



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

July 7, 2022

6:00 PM

9900 Park Avenue
Firestone, CO 80504

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. Regular Meeting June 16th, 2022 Minutes
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. **PUBLIC HEARING: Resolution PC-22-11:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM RESIDENTIAL B (R-B) TO RESIDENTIAL A (R-A) AND NEIGHBORHOOD CENTER (NC) ZONE DISTRICTS
 - b. **PUBLIC HEARING: Resolution PC-22-12:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE VISTOSA DESIGN OVERLAY
 - c. **PUBLIC HEARING: Resolution PC-22-13:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE VISTOSA PRELIMINARY SUBDIVISION PLAT
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.

* Individuals that desire to address the Board of Trustees 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.

If you need special assistance in order to participate in a Board of Trustees 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.

**AGENDA INFORMATION
MEMORANDUM**

**TOWN OF FIRESTONE
PLANNING AND ZONING COMMISSION**



AIM#: 4.a

Approval of Minutes

Meeting Date: July 7, 2022

Initiated By:

Dept: Town Clerk

AGENDA TITLE

Regular Meeting June 16th, 2022 Minutes

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ATTACHMENTS

1. 06-16-2022 P&Z Commissions Minutes

TOWN OF FIRESTONE, COLORADO
Planning & Zoning Commission
MINUTES
June 16, 2022

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met on June 16, 2022, at 9900 Park Avenue, Firestone, Colorado. Chairperson Haney called the meeting to order at 6:05 p.m.

The following were present upon the call of the roll:

Chairperson: Dennis Haney
Vice-Chairperson: Tim Spiegelberg
Commissioners: Jaci Daggett
John Damsma
Amber Harper- Excused
Jim Sutton

Staff: Marty Ostholthoff – Planning Manager
Michelle Dollmaier - Senior Planner
Miriam Luna Gonzalez- PC Secretary
Jessica Koenig – Interim PC Secretary

2. Pledge of Allegiance

Chairperson Haney led the pledge of allegiance.

3. Approval of Agenda

Motion by Commissioner Sutton, **second** by Commissioner Daggett, Approval of Agenda All in Favor, **Motion carried.**

4. Approval of Minutes

Motion by Commissioner Daggett, **second** by Commissioner Damsma, Approval of Minutes All in Favor, **Motion carried.**

a. Regular Meeting March 17, 2022 Minutes

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

There was no one present that wished to give public comment.

6. Public Hearings

- a. **PUBLIC HEARING: Resolution PC-22-08:** A RESOLUTION RECOMMENDING APPROVAL OF A NON-RESIDENTIAL FINAL SUBDIVISION PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE FIRELIGHT PARK SUBDIVISION

Chairperson Haney verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 6:05 p.m.

Michelle Dollmaier, Senior Planner, 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.

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 and Zoning Commission agenda packet; all written referrals 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.

Karen Henn with the Design Group, Inc. also provided an overview of the proposed application and reviewed a PowerPoint presentation.

Marty Ostholthoff, Planning Manager, responded to Commissioner questions regarding highway 119 and oil and gas impacts.

Chairperson Haney closed the Public Hearing at 6:18 p.m.

Motion by Commissioner Spiegelberg, **second** by Commissioner Daggett, to Approve **Resolution PC-22-08**: A RESOLUTION RECOMMENDING APPROVAL OF A NON-RESIDENTIAL FINAL SUBDIVISION PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE FIRELIGHT PARK SUBDIVISION

Roll Call Vote:

Yes: Chairperson Haney, Commissioner Daggett, Commissioner Damsma, Commissioner Spiegelberg, Commissioner Sutton

No: None

Abstain: None

Motion carried.

- b. **PUBLIC HEARING: Resolution PC-22-09**: A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDED OUTLINE DEVELOPMENT PLAN FOR FIRELIGHT PARK PLANNED UNIT DEVELOPMENT

Chairperson Haney verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 6:20 p.m.

Michelle Dollmaier, Senior Planner, 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.

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.

Karen Henny of the Design Group, Inc. provided a general overview of the application.

Ms. Dollmaier responded to questions regarding lot sizes and setbacks.
Ms. Henny responded to questions about landscaping.
Mr. Osthoff responded to questions related to building heights.

Chairperson Haney closed the Public Hearing at 6:36 p.m.

Motion by Commissioner Damsma, **second** by Commissioner Spiegelberg, to Approve **Resolution PC-22-09**: A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDED OUTLINE DEVELOPMENT PLAN FOR FIRELIGHT PARK PLANNED UNIT DEVELOPMENT

Roll Call Vote:

Yes: Chairperson Haney, Commissioner Daggett, Commissioner Damsma, Commissioner Spiegelberg, Commissioner Sutton

No: None

Abstain: None

Motion carried.

- c. **PUBLIC HEARING: Resolution PC-22-10**: A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE FIRELIGHT PARK SUBDIVISION

Chairperson Haney verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 6:20 p.m.

Michelle Dollmaier, Senior Planner, 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.

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.

Ms. Henny provided a general overview of the application.

Mr. Osthoff responded to oil and gas well fencing, traffic light, and trail questions.

Kevin Hunt, the applicant, provided more landscaping information and oil and gas well activity.

Chairperson Haney closed the Public Hearing at 6:36 p.m.

Motion by Commissioner Daggett, **second** by Commissioner Sutton, to Approve **Resolution PC-22-10**: A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE FIRELIGHT PARK SUBDIVISION

Roll Call Vote:

Yes: Chairperson Haney, Commissioner Daggett, Commissioner Damsma, Commissioner Spiegelberg, Commissioner Sutton

No: None

Abstain: None

Motion carried.

7. Staff Reports

Marty Ostholthoff, Planner Manager, informed commissioners that there will be a July Planning and Zoning Commission Meeting.

8. Commissioner Comments

Commissioner James Spiegelberg thanked all those who sent cards to his family.

9. Adjournment

Motion by Commissioner Daggett, **second** by Commissioner Sutton, Adjournment at 7:06 pm. All in Favor, **Motion carried.**

Introduced and Approved the 7th of July, 2022

TOWN OF FIRESTONE, COLORADO

ATTEST

Dennis Haney, Chair

Jessica Koenig, Interim Secretary

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.a

Public Hearings

Meeting Date: July 7, 2022

Initiated By: Michelle Dollmaier

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution PC-22-11: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM RESIDENTIAL B (R-B) TO RESIDENTIAL A (R-A) AND NEIGHBORHOOD CENTER (NC) ZONE DISTRICTS

SUMMARY

The landowner is proposing that the Vistosa property be rezoned to Residential-A for 267.9 acres on both the north and the south side of Firestone Boulevard and east of Frontier Street. Neighborhood Center zoning is also proposed for 6.17 acres on the northeast corner of Firestone Boulevard and Frontier Street.

HISTORY AND PREVIOUS BOARD ACTION

The Vogl property was annexed and zoned by the Town in 2001. The property is now known as Vistosa.

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-22-11, a resolution recommending approval of the Vistosa Rezoning application to the Board of Trustees with the following conditions:

1. Technical corrections to the Vistosa rezoning map shall be made to the Town's satisfaction.

ATTACHMENTS

1. Resolution PC-22-11
2. Staff Report
3. Vistosa Rezoning
4. Neighborhood Meeting Summary

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-22-11

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM RESIDENTIAL B (R-B) TO RESIDENTIAL A (R-A) AND NEIGHBORHOOD CENTER (NC) ZONE DISTRICTS

WHEREAS, Prominence Partners I LLC (“Applicant”), as owner of certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted a proposed rezoning for the Property (the “Application”); and

WHEREAS, the Property is located in the Residential B (R-B) zone district; and

WHEREAS, Applicant has applied for the rezoning of the Property from Residential B (R-B) zone district to Residential A (R-A) and Neighborhood Center (NC) zone districts; and

WHEREAS, the Firestone Planning and Zoning Commission, at its meeting on July 7, 2022, reviewed the Application and considered the approval criteria set out in Section 16.7.4 of the Firestone Development Code; and

WHEREAS, the Firestone Planning and Zoning Commission wishes to make a recommendation to the Town of Firestone Board of Trustees regarding the Application.

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 the Board of Trustees approve the Application for the rezoning of the Property from Residential B (R-B) zone district to Residential A (R-A) and Neighborhood Center (NC) zone districts as shown on **Exhibit A**, attached hereto and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

1. Technical corrections to the Vistosa Zoning Map shall be made to the Town’s satisfaction.

PASSED AND ADOPTED this ____ day of _____, 20__.

Chairperson

ATTEST:

Miriam Gonzalez, Secretary

EXHIBIT A
Vistosa Zoning Map



Staff Report

Vistosa

Rezoning

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

July 7, 2022

GENERAL INFORMATION

Purpose: This staff report is for the Vistosa rezoning, proposing Residential-A (R-A) for the majority of the site, and Neighborhood Center (NC) at the corner of Firestone Boulevard and Frontier Street.

Applicant: Prominence Partners I LLC
PO Box 870
Firestone, CO

Location: The Vistosa property is located on the northeast and southeast corner of Firestone Boulevard and Frontier Street.



Existing Conditions:

Existing Zoning: Residential-A (R-A), Residential-B (R-B) and Neighborhood Center (NC)

Existing Use: Vacant land, agriculture and oil/gas operations

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	AG (Weld County)	Agriculture, and oil/gas operations
SOUTH	AG (Weld County)	Large lot residential
EAST	AG (Weld County)	Agriculture
WEST	AG (Weld County)	Large lot residential and vacant land

Vistosa Rezoning - Plan Analysis

The landowner is proposing that the Vistosa property be rezoned to Residential-A for 267.9 acres on both the north and the south side of Firestone Boulevard and east of Frontier Street. Neighborhood Center zoning is also proposed for 6.17 acres on the northeast corner of Firestone Boulevard and Frontier Street.

The land is vacant and is currently used for agricultural purposes with an oil and gas facility on the northwest side of the property.

The current zoning for the residential portion is R-A and R-B which would allow for either R-A development or R-B development with a maximum density of 5-10 dwelling unit per acre. The proposed gross density of the subdivision is 3.84 dwelling units/acre in accordance with the proposed R-A residential regulations as outlined in the Firestone Development Code (FDC).

The proposed zoning of R-A is also in accordance with the Firestone Master Plan where the property is shown to be residential medium. Residential medium uses in the Firestone Master Plan are more based on housing types rather than density. As per the Firestone Master Plan, residential medium should contain housing types such as single family detached, and single family attached, including duplexes and townhomes, but not apartment buildings. The Vistosa property will be providing the 4 housing types included in the residential medium uses.

APPROVAL CRITERIA AND STAFF ANALYSIS**Rezoning Approval Criteria and Staff Analysis:**

The Rezoning application for Vistosa was reviewed for compliance with the Approval Criteria from Section 16.7.4.E of the FDC. Staff makes the following findings:

- A. The proposed zoning promotes the health, safety or welfare of the inhabitants of the Town and the purposes of this FDC; and

Staff: *The proposed R-A and NC zoning promotes the health, safety, and welfare of the inhabitants of the Town and the purposed of the FDC by providing multiple housing types, parks and open space.*

- B. The proposed zoning is generally consistent with the Town's Comprehensive Master Plan, or the proposed zoning is necessary to provide land for a

community need that was not anticipated at the time of the adoption of the Town's plan.

Staff: *The proposed R-A and NC zoning is generally consistent with the Town's Master Plan by proposing the housing types outlined in the residential medium land use designation.*

- C. Adequate facilities and services (including street and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Staff: *Adequate facilities and services are provided to serve the subject property and maintain adequate levels of service to existing development.*

- D. The proposed zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff: *The proposed R-A and NC zoning is not likely to result in significant adverse impacts upon the natural environment.*

- E. The proposed zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

Staff: *Open space and single family detached homes are closest to existing developments. Therefore, the proposed R-A and NC zoning is not likely to result in significant adverse impacts upon the property in the vicinity of this property.*

- F. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property; and

Staff: *The proposed uses on the Vistosa property provides buffering to higher density housing types with single family detached to be compatible with existing scale and uses of other properties in the vicinity of this property.*

- G. The proposed zoning is generally consistent with the Towns' economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.

Staff: *The proposed R-A and NC zoning is generally consistent with the Town's economic development goals and objectives in bringing positive growth via residential lots and revenue via a commercial parcel to the Town.*

NEIGHBORHOOD MEETING

As required by the Firestone Development Code, a Neighborhood Meeting was held on April 18, 2022 at 4:30 pm at the Rocky Mountain Christian Church. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	June 22, 2022
Property Posted:	June 21, 2022
Letters to Adjacent Property Owners:	June 21, 2022

RECOMMENDATIONS

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-22-11, a resolution recommending approval of the Vistosa Rezoning application to the Board of Trustees with the following conditions:

- a. Technical corrections to the Vistosa rezoning map shall be made to the Town's satisfaction.

VISTOSA ZONING MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO

ZONING DESCRIPTION

R-A 1

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 89°59'05" EAST, A DISTANCE OF 2,689.01 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 00°51'03" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 5, A DISTANCE OF 804.77 TO THE POINT OF BEGINNING;

THENCE NORTH 00°51'03" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1,845.15 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5;

THENCE SOUTH 89°44'48" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,680.42 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 5;

THENCE SOUTH 00°40'03" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,848.62 FEET;

THENCE NORTH 89°59'05" WEST, A DISTANCE OF 312.02 FEET;

THENCE SOUTH 00°40'03" WEST, A DISTANCE OF 790.05 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89°59'05" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,842.32 FEET;

THENCE NORTH 00°00'55" EAST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 17°15'16" WEST, A DISTANCE OF 73.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 180.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°46'43", AN ARC LENGTH OF 49.57 FEET;

THENCE NORTH 33°01'59" WEST, A DISTANCE OF 600.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 320.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°09'43", AN ARC LENGTH OF 134.95 FEET;

THENCE NORTH 89°08'57" WEST, A DISTANCE OF 104.81 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 151.135 ACRES, (6,583,429 SQUARE FEET), MORE OR LESS.

R-A 2

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS SOUTH 89°59'05" EAST, A DISTANCE OF 2,689.01 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 89°59'05" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 8, A DISTANCE OF 380.06 TO THE POINT OF BEGINNING;
THENCE SOUTH 89°59'05" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 1,808.94 FEET;

THENCE SOUTH 00°27'54" WEST, A DISTANCE OF 871.23 FEET;

THENCE SOUTH 89°59'05" EAST, A DISTANCE OF 500.02 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00°27'54" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,789.35 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 8;

THENCE NORTH 89°57'24" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 8, A DISTANCE OF 1,987.26 FEET;

THENCE NORTH 00°51'17" EAST, A DISTANCE OF 1,888.20 FEET;

THENCE NORTH 88°07'43" WEST, A DISTANCE OF 339.80 FEET;

THENCE NORTH 00°51'17" EAST, A DISTANCE OF 760.60 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 116.776 ACRES, (5,086,759 SQUARE FEET), MORE OR LESS.

NC

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 5, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 89°59'05" EAST, A DISTANCE OF 2,689.01 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 00°51'03" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 5, A DISTANCE OF 804.77 FEET;

THENCE SOUTH 89°08'57" EAST, A DISTANCE OF 104.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 320.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 81°07'44" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°09'43", AN ARC LENGTH OF 134.95 FEET;

THENCE SOUTH 33°01'59" EAST, A DISTANCE OF 600.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 180.00 FEET;

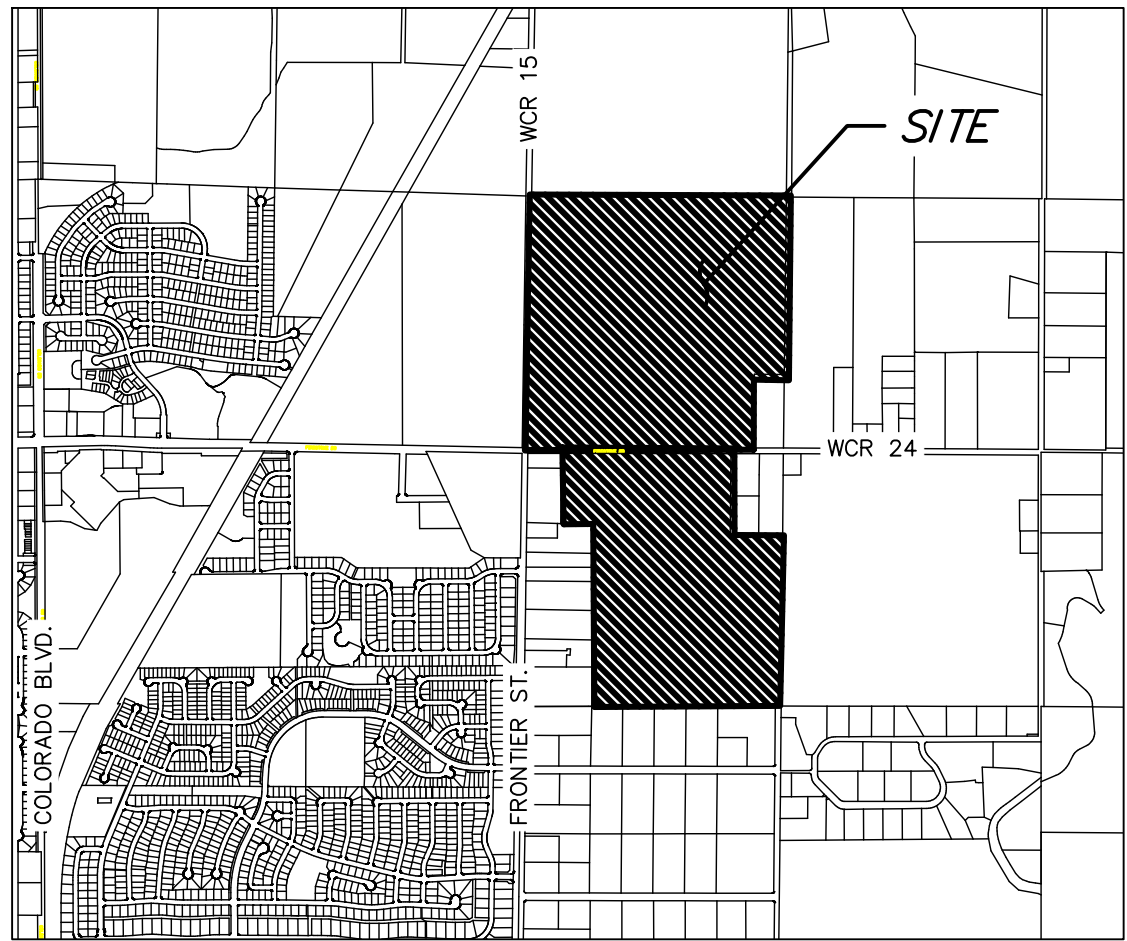
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°46'43", AN ARC LENGTH OF 49.57 FEET;

THENCE SOUTH 17°15'16" EAST, A DISTANCE OF 73.50 FEET;

THENCE SOUTH 00°00'55" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5;

THENCE NORTH 89°59'05" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 534.66 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.171 ACRES, (268,795 SQUARE FEET), MORE OR LESS.



VICINITY MAP
SCALE: 1"=2000'



GENERAL NOTES

- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON MARCH 11, 2022.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS ZONING MAP ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR SOUTH 89°59'05" EAST, A DISTANCE OF 2689.01 FEET.

SURVEYOR'S STATEMENT

I, JAMES E. LYNCH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ZONING MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT THE ZONING PARCEL DESCRIPTION WAS PREPARED FOR ZONING PURPOSES ONLY.

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS _____, DAY OF _____, 20____.

BY: JAMES E. LYNCH, PLS NO. 37933
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
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 1.6.B.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 VISTOSA ZONING MAP WAS APPROVED ON THE _____ DAY OF _____, 2022 BY ORDINANCE NO. _____.

AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID ZONING UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR _____

ATTEST: TOWN CLERK _____

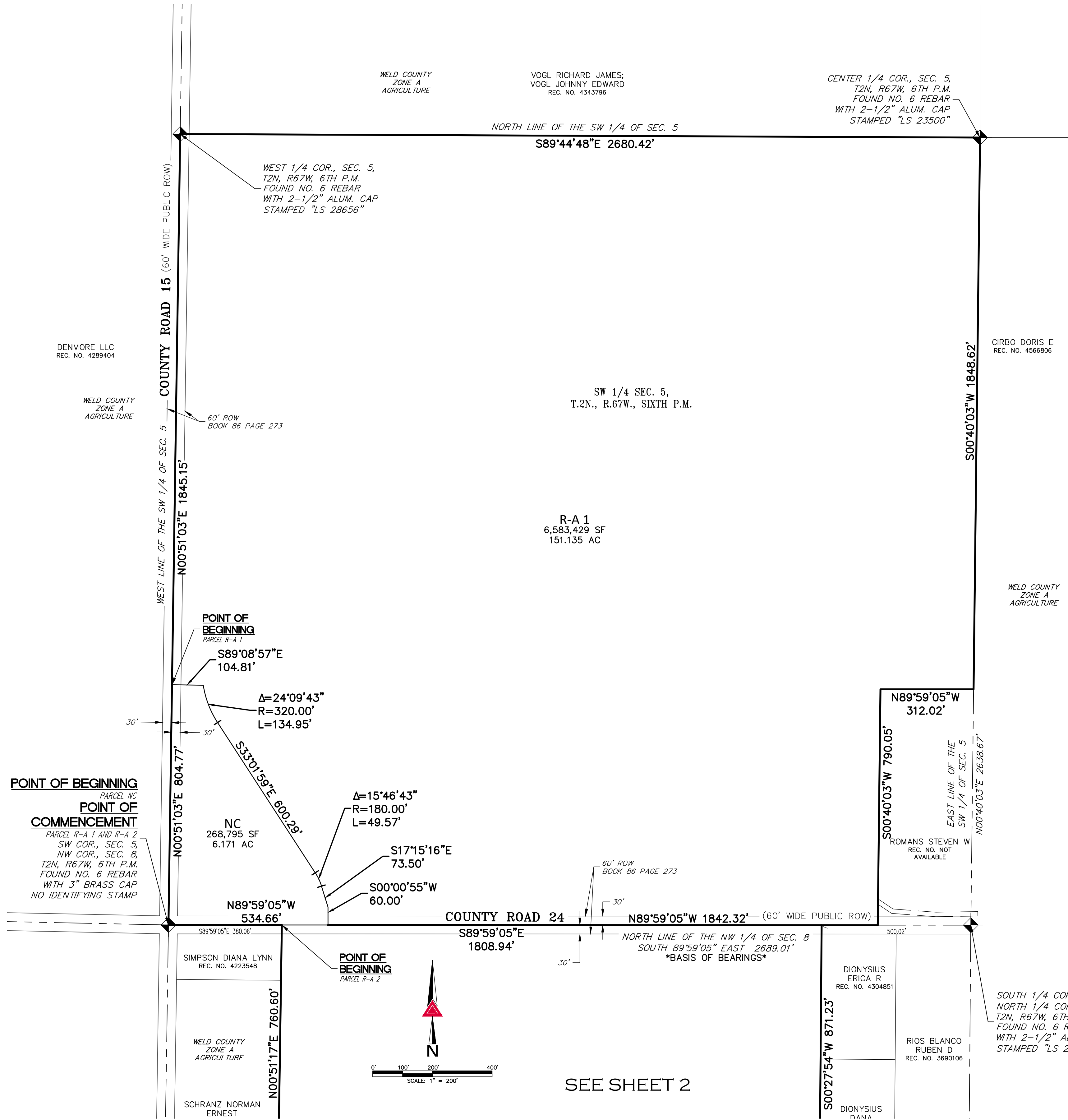


300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DATE OF PREPARATION:	04-08-2022
SCALE:	1" = 200'
SHEET 1 OF 2	

AzTec Proj. No.: 157922-01

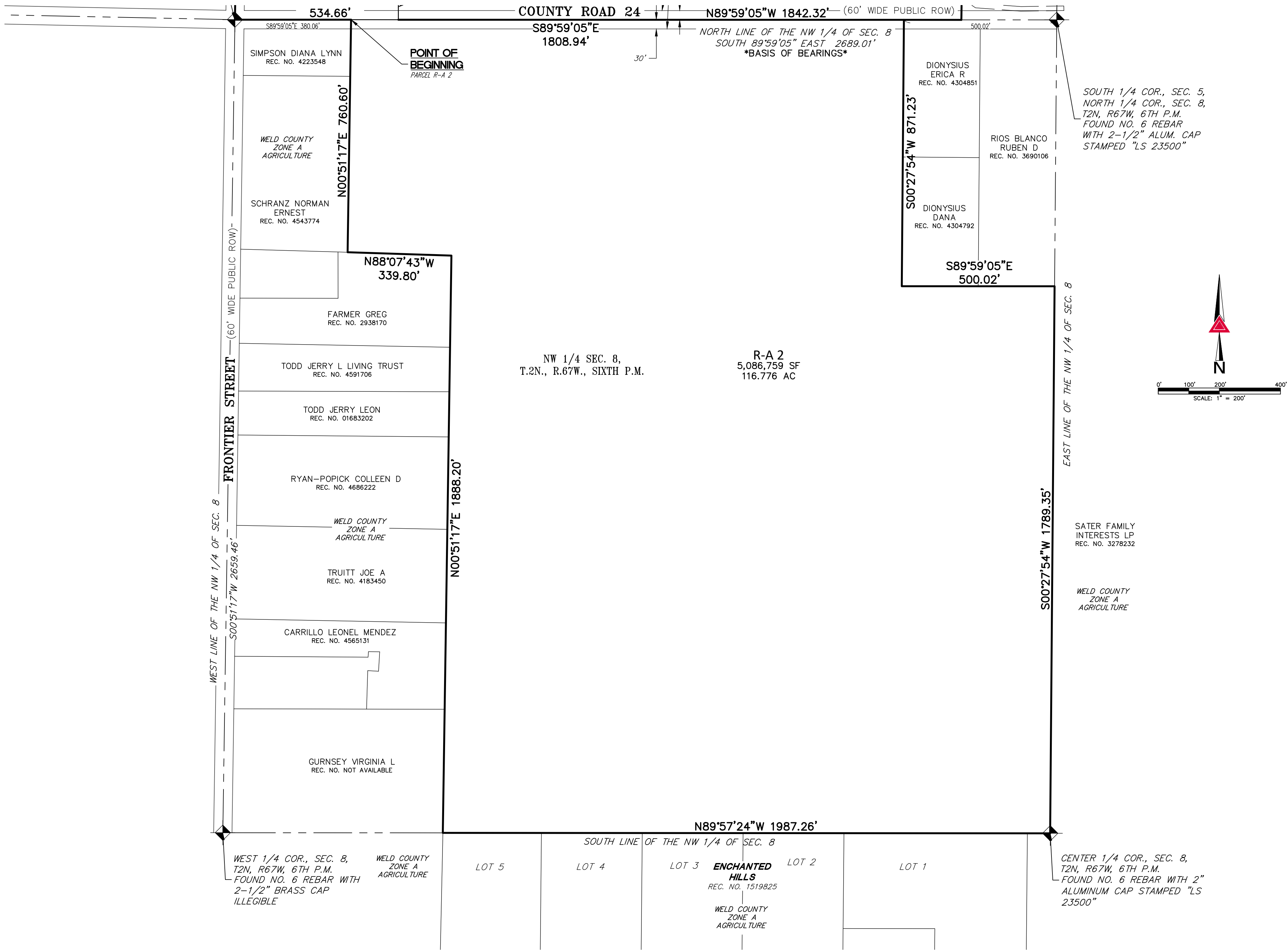
Drawn By: JEL



VISTOSA ZONING MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 1



Town of Firestone
Michelle Dollmaier
9950 Park Ave.
Firestone, CO 80504

RE: Neighborhood meeting summary from April 18th, 2022

Dear Ms. Dollmaier;

The Vistosa project team was proud to host a neighborhood meeting for the surrounding property owners on Monday April 18th, 2022 at Rocky Mountain Christian Church, room 2017. The meeting was hosted in an open house style with 3 different stations. Each station had a different project focus with the associated project consultant hosting that particular station. The stations were hosted as follows: Mr. Chris March, our landscape architect, hosted the station for Parks, Open Space, Landscaping and site design/layout. Ms. Tess Hogan, our civil engineer, hosted a station for Utilities, Traffic, Drainage and Site construction. Mr. Blake Carlson, the project applicant, hosted the final station for general questions and site layout/design. Attached to this document is a copy of the notice that was mailed out the surround property owners.

The following surrounding property owners signed in at the meeting:

Sheldon Simpson
Diana Simpson
Norman Schranz
Melinda Shotts
Kenneth Voss
Lisa Bergesser
Michael Pummer
Noel Pummer
Ronald Gilberts nice Alexis

Sincerely,

A handwritten signature in black ink, appearing to be 'Blake Carlson', with a long horizontal flourish extending to the right.

Blake Carlson

March 22, 2022

Dear Property Owner,

To facilitate the development of the project formally known as Wildrose/Vogl, the Applicant is processing a re-zone and Plat in the town of Firestone to create the Vistosa Subdivision. The property is generally located at the northeast and southeast corner of Firestone Blvd. & Frontier street.

The application if approved, would allow for the development of 1,053 residences. The total project consists of 274 acres.

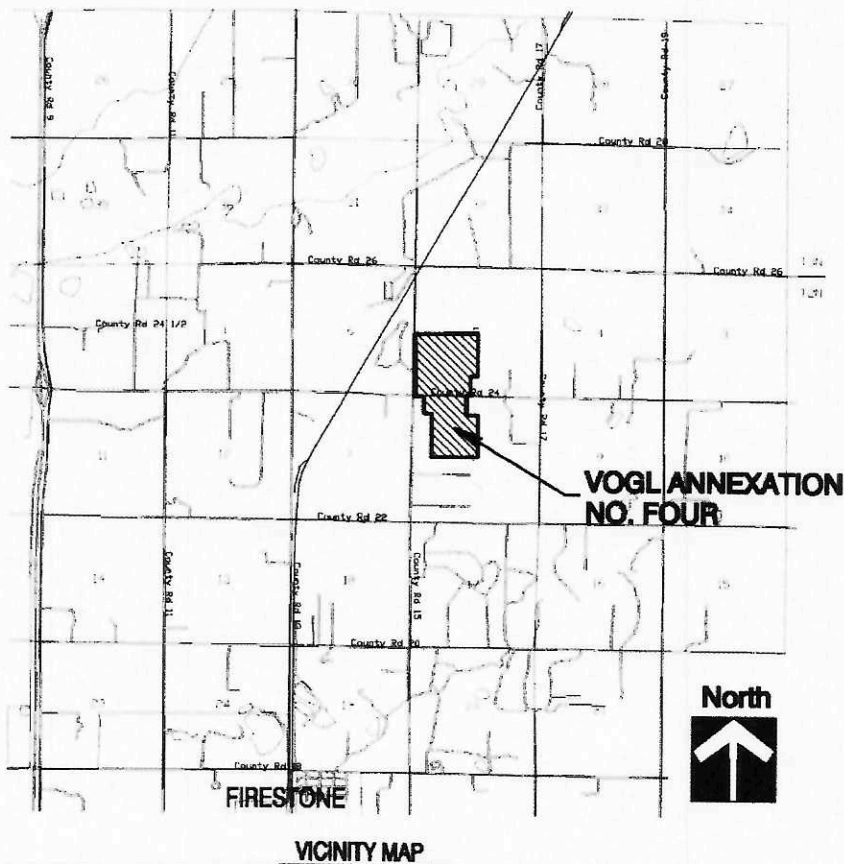
In conjunction with this application, a neighborhood meeting has been scheduled by the Applicant which you are invited to attend. Details of the meeting are as follows:

Date: April 18th, 2022

Time: 4:30 pm- 5:30 pm MDT

Where: 5860 Majestic St Frederick, CO 80504 Room 2017

Sincerely,
Carlson Land Development



AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.b

Public Hearings

Meeting Date: July 7, 2022

Initiated By: Michelle Dollmaier

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution PC-22-12: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE VISTOSA DESIGN OVERLAY

SUMMARY

The Vistosa design overlay area is approximately 274.1 acres in size, proposing a decrease in lot size for single family detached, and a decrease in lot size and width for single family detached alley loaded.

HISTORY AND PREVIOUS BOARD ACTION

The Vogl property was annexed and zoned by the Town in 2001. The property is now known as Vistosa.

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-22-12, a resolution recommending approval of the Vistosa Design Overlay application to the Board of Trustees with the following conditions:

1. Technical corrections to the Vistosa design overlay map shall be made to the Town's satisfaction.

ATTACHMENTS

1. Resolution PC-22-12
2. Staff Report
3. Vistosa Design Overlay Map
4. Neighborhood Meeting Summary

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC 22-12

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING
APPROVAL OF THE VISTOSA DESIGN OVERLAY**

WHEREAS, Prominence Partners I LLC (“Applicant”), as owner of certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted a proposed rezoning for the Property (the “Application”); and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds and determines that the Application is complete, and that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Code; and

WHEREAS, the Planning and Zoning Commission wishes to make a recommendation to the Board of Trustees regarding the Application.

**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 the Board of Trustees approve the Vistosa Design Overlay, attached hereto as **Exhibit A** and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

1. Technical corrections to the Vistosa Design Overlay shall be made to the Town’s satisfaction.

PASSED AND ADOPTED this ____ day of _____, 20__.

Chairperson

ATTEST:

Miriam Gonzalez, Secretary

EXHIBIT A
Vistosa Design Overlay



Staff Report

Vistosa

Design Overlay

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

July 7, 2022

GENERAL INFORMATION

Purpose: This staff report is for the Vistosa design overlay, proposing a decrease in lot size for single family detached, and a decrease in lot size and width for single family detached alley loaded.

Applicant: Prominence Partners I LLC
PO Box 870
Firestone, CO

Location: The Vistosa property is located on the northeast and southeast corner of Firestone Boulevard and Frontier Street.



Existing Conditions:

Existing Zoning: Residential-A (R-A), Residential-B (R-B) and Neighborhood Center (NC)

Existing Use: Vacant land, agriculture and oil/gas operations

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	AG (Weld County)	Agriculture, and oil/gas operations
SOUTH	AG (Weld County)	Large lot residential
EAST	AG (Weld County)	Agriculture
WEST	AG (Weld County)	Large lot residential and vacant land

Vistosa Design Overlay - Plan Analysis

The proposed design overlay area is approximately 274.1 acres in size, and is currently vacant land use for agricultural purposes with an oil and gas facility on the northwest side of the property.

The Residential-A (R-A) zoning district allows for single family detached front and alley loaded, and single family attached front and alley loaded products. The Vistosa subdivision is proposing all four of these housing types.

The applicant is proposing a design overlay to modify the Firestone Development Code (FDC) dimensional standards for lots to accommodate specific housing products. On approximately 45% of the single family detached lots, the proposed lot sizes would be decreased from a minimum of 4,500 square feet as required by the FDC down to 4,410 square feet. The proposed lots will be 45 feet wide, meeting the regulations of the FDC, however only 98 feet long. The FDC does not set out regulations for a minimum length. Staff are not concerned with this change as this will just result in a smaller yard.

The lot size and width for single family detached alley lots would also be modified through this design overlay. The overall size of these lots will be decreased from the required 3,500 square feet, down to 3,040 square feet. The minimum lot width will decrease from 35 feet to 32 feet on internal lots, and from 45 feet to 42 feet on corner lots.

Although the proposed lots are smaller than outlined in the FDC, the products still meet the required setbacks, and the overall density of the neighborhood is proposed to be 3.84 dwelling units/acre. This density is within the limit of the R-A zoning district. For those reasons, staff are in support of the proposed design overlay.

APPROVAL CRITERIA AND STAFF ANALYSIS**Design Overlay Rezoning Approval Criteria and Staff Analysis:**

The Design Overlay Rezoning application for Vistosa was reviewed for compliance with the Approval Criteria from Section 16.7.4.E of the FDC. Staff makes the following findings:

- A. The proposed zoning promotes the health, safety or welfare of the inhabitants of the Town and the purposes of this FDC; and

Staff: *The modifications proposed promotes the health, safety, and welfare of the inhabitants of the Town and the purposed of the FDC by providing multiple housing types.*

- B. The proposed zoning is generally consistent with the Town's Comprehensive Master Plan, or the proposed zoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the Town's plan.

Staff: *The proposed modifications are generally consistent with the Town's Master Plan.*

- C. Adequate facilities and services (including street and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Staff: *Adequate facilities and services are provided to serve the subject property and maintain adequate levels of service to existing development.*

- D. The proposed zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff: *The proposed modifications are not likely to result in significant adverse impacts upon the natural environment.*

- E. The proposed zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

Staff: *The proposed modifications are not likely to result in significant adverse impacts upon the property in the vicinity of this property.*

- F. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property; and

Staff: *The proposed uses on the Vistosa property provides buffering to higher density housing types with single family detached to be compatible with existing scale and uses of other properties in the vicinity of this property.*

- G. The proposed zoning is generally consistent with the Towns' economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.

Staff: *The proposed modifications are generally consistent with the Town's economic development goals and objectives in bringing positive growth via residential lots and revenue via a commercial parcel to the Town*

NEIGHBORHOOD MEETING

As required by the Firestone Development Code, a Neighborhood Meeting was held on April 18, 2022 at 4:30 pm at the Rocky Mountain Christian Church. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	June 22, 2022
Property Posted:	June 21, 2022
Letters to Adjacent Property Owners:	June 21, 2022

RECOMMENDATIONS

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-22-12, a resolution recommending approval of the Vistosa Design Overlay application to the Board of Trustees with the following conditions:

- a. Technical corrections to the Vistosa design overlay map shall be made to the Town's satisfaction.

VISTOSA DESIGN OVERLAY

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
274.081 ACRES - 1,053 RESIDENTIAL LOTS / 54 TRACTS
RZ-O-22-024

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 5;
EXCEPT THE SOUTH 790.00 FEET OF THE EAST 312.00 FEET, TOWNSHIP 2 NORTH, RANGE 67 WEST OF
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER WHENCE THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 67 WEST BEARS SOUTH 00°00'00" WEST 2659.46 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

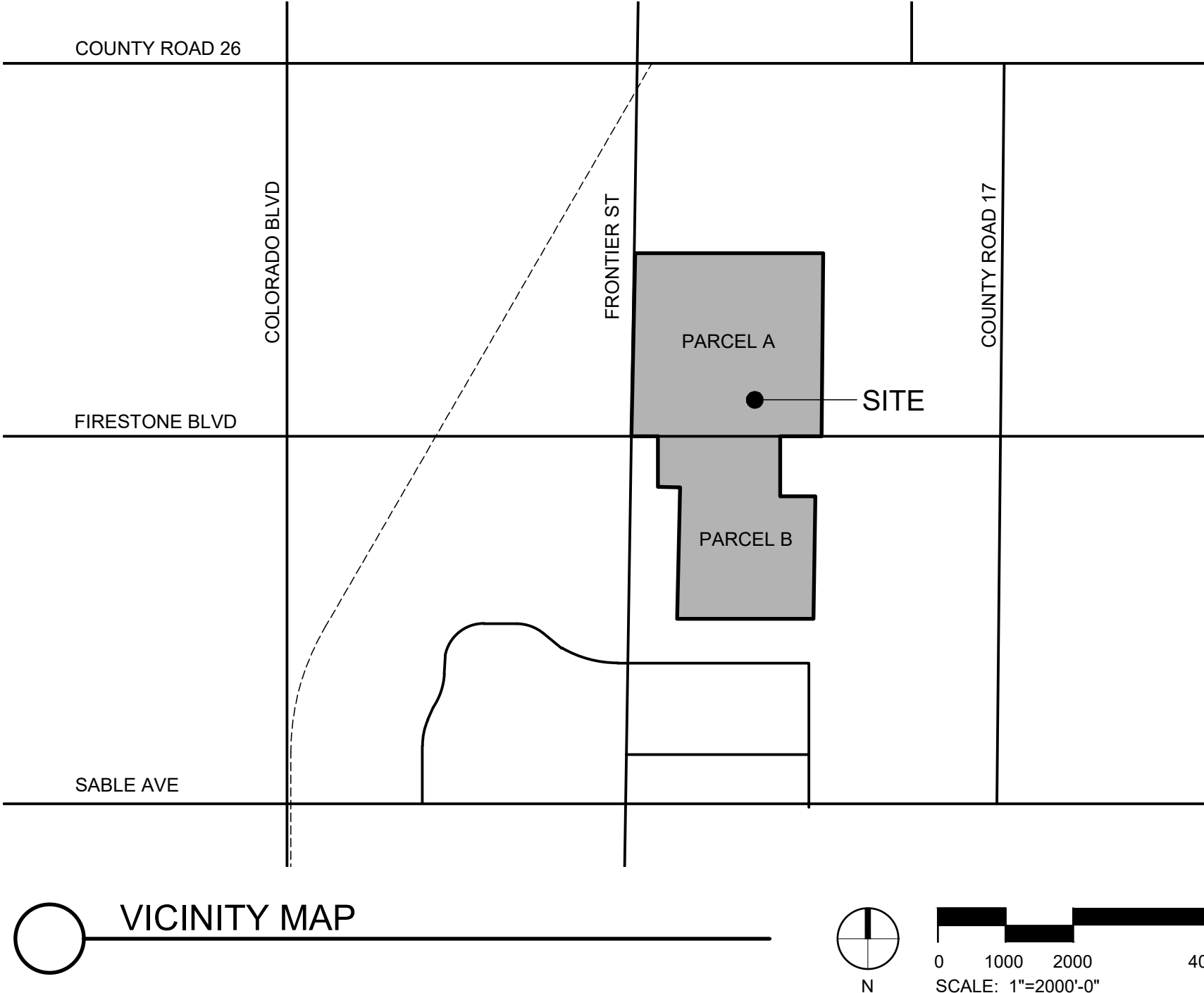
THENCE NORTH 00°00'14" WEST 2649.92 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89°23'55" EAST 2680.42 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER;
THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°11'14" EAST 1848.62 FEET;
THENCE ALONG A LINE 790.00 FEET NORTHERLY FROM AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°09'38" WEST 312.02 FEET;
THENCE ALONG A LINE 312.00 FEET WESTERLY FROM AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°11'14" EAST 790.05 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°09'38" WEST 2376.98 FEET TO THE TRUE POINT OF BEGINNING.
COUNTY OF WELD, STATE OF COLORADO.

PARCEL B:

A PARCEL OF LAND BEING THE NORTHWEST QUARTER OF SECTION 8;
EXCEPT THE NORTH 871.20 FEET OF THE EAST 500.00 FEET, THE SOUTH 1904.04 FEET OF THE WEST
719.75 FEET AND THE NORTH 755.00 FEET OF THE WEST 380.00 FEET, TOWNSHIP 2 NORTH, RANGE 67
WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 WHENCE THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER BEARS SOUTH 00°00'00" EAST 2659.46 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°09'38" EAST 380.04 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°09'38" EAST 1808.95 FEET;
THENCE ALONG A LINE 500.00 FEET WESTERLY FROM AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°23'23" EAST 871.23 FEET;
THENCE ALONG A LINE 871.20 FEET SOUTHERLY FROM AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°09'38" EAST 500.02 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER;
THENCE SOUTH 00°23'23" EAST 1789.35 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89°11'19" WEST 1987.26 FEET;
THENCE ALONG A LINE 719.75 FEET EASTERLY FROM AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°00'00" EAST 1888.20 FEET;
THENCE NORTH 88°59'00" WEST 339.80 FEET;
THENCE ALONG A LINE 380.00 FEET EASTERLY FROM AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER, NORTH 00°00'00" EAST 760.60 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING A TOTAL AREA OF 274.081 ACRES (11,938,983 SQUARE FEET), MORE OR LESS



DESIGN OVERLAY

DESIGN OVERLAY SUMMARY CHART	
REQUIREMENTS	DESIGN OVERLAY STANDARDS
MINIMUM LOT STANDARDS	
SINGLE FAMILY DETACHED LOT SIZE (SQ. FT.)	4,410 ¹
SINGLE FAMILY DETACHED (ALLEY) LOT SIZE (SQ. FT.)	3,040
SINGLE FAMILY DETACHED (ALLEY) MINIMUM LOT WIDTH (FT.)	32
SINGLE FAMILY DETACHED (ALLEY) MINIMUM CORNER LOT WIDTH (FT.)	42

¹ LIMITED TO 45% OF THE SINGLE FAMILY DETACHED LOTS IN THE DESIGN OVERLAY AREA

SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSION LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

SURVEYOR'S NAME
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # (SEAL)

PLANNING & ZONING COMMISSION CERTIFICATE

THIS ZONING MAP REVIEWED BY THE TOWN OF FIRESTONE PLANNING & ZONING COMMISSION ON
THE DAY OF _____, 20____.

CHAIRPERSON

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS ZONING MAP TO BE KNOWN AS UNION ZONING MAP, IS APPROVE AND ACCEPTED BY ORDINANCE _____, PASSED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, HELD ON THE _____ DAY OF _____, 20____.

MAYOR

ATTEST: _____
TOWN CLERK



356 S. LOWELL BLVD, UNIT 32 #260
LITTLETON, CO 80123
303-883-3278
CMARCH@SEVENTHSEVENDESIGN.COM

[illegible]

DESIGN OVERLAY

Town of Firestone
Michelle Dollmaier
9950 Park Ave.
Firestone, CO 80504

RE: Neighborhood meeting summary from April 18th, 2022

Dear Ms. Dollmaier;

The Vistosa project team was proud to host a neighborhood meeting for the surrounding property owners on Monday April 18th, 2022 at Rocky Mountain Christian Church, room 2017. The meeting was hosted in an open house style with 3 different stations. Each station had a different project focus with the associated project consultant hosting that particular station. The stations were hosted as follows: Mr. Chris March, our landscape architect, hosted the station for Parks, Open Space, Landscaping and site design/layout. Ms. Tess Hogan, our civil engineer, hosted a station for Utilities, Traffic, Drainage and Site construction. Mr. Blake Carlson, the project applicant, hosted the final station for general questions and site layout/design. Attached to this document is a copy of the notice that was mailed out the surround property owners.

The following surrounding property owners signed in at the meeting:

Sheldon Simpson
Diana Simpson
Norman Schranz
Melinda Shotts
Kenneth Voss
Lisa Bergesser
Michael Pummer
Noel Pummer
Ronald Gilberts nice Alexis

Sincerely,

A handwritten signature in black ink, appearing to be 'Blake Carlson', with a long horizontal stroke extending to the right.

Blake Carlson

March 22, 2022

Dear Property Owner,

To facilitate the development of the project formally known as Wildrose/Vogl, the Applicant is processing a re-zone and Plat in the town of Firestone to create the Vistosa Subdivision. The property is generally located at the northeast and southeast corner of Firestone Blvd. & Frontier street.

The application if approved, would allow for the development of 1,053 residences. The total project consists of 274 acres.

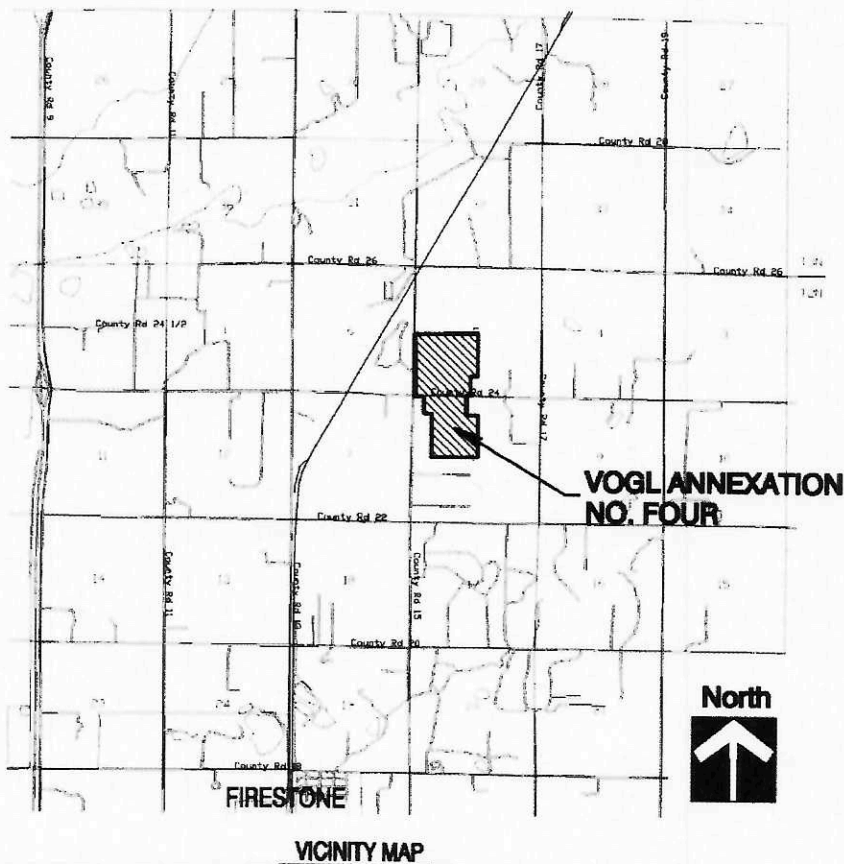
In conjunction with this application, a neighborhood meeting has been scheduled by the Applicant which you are invited to attend. Details of the meeting are as follows:

Date: April 18th, 2022

Time: 4:30 pm- 5:30 pm MDT

Where: 5860 Majestic St Frederick, CO 80504 Room 2017

Sincerely,
Carlson Land Development



AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.c

Public Hearings

Meeting Date: July 7, 2022

Initiated By: Michelle Dollmaier

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution PC-22-13: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE VISTOSA PRELIMINARY SUBDIVISION PLAT

SUMMARY

The Vistosa residential preliminary plat proposes a total of 1053 dwelling units consisting of 957 single family detached residential lots, 96 single family attached residential lots and 53 tracts for open space, landscaping and drainage purposes on approximately 274.1 acres.

HISTORY AND PREVIOUS BOARD ACTION

The Vogl property was annexed and zoned by the Town in 2001. The property is now known as Vistosa.

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-22-13, a resolution recommending approval of the Vistosa Preliminary Plat application to the Board of Trustees with the following conditions:

1. All remaining technical corrections to the Vistosa preliminary plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
2. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

ATTACHMENTS

1. Resolution PC-22-13
2. Staff Report
3. Vistosa Preliminary Plat
4. Vistosa Landscape Plan
5. Neighborhood Meeting Summary

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC 22-13

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING
APPROVAL OF THE VISTOSA PRELIMINARY SUBDIVISION PLAT**

WHEREAS, Prominence Partners I LLC (“Applicant”), as owner of certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted a proposed preliminary subdivision plat for the Property (the “Application”); and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds and determines that the Application is complete, and that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Code; and

WHEREAS, the Planning and Zoning Commission wishes to make a recommendation to the Board of Trustees regarding the Application.

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

Section 1. The Town of Firestone Planning and Zoning Commission hereby recommends the Board of Trustees approve the Vistosa Preliminary Plat, attached hereto as **Exhibit A** and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

1. All remaining technical corrections to the Vistosa preliminary plat and construction drawings requested by Town staff shall be made to the Town staff’s satisfaction.
2. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

PASSED AND ADOPTED this ____ day of _____, 2022.

Chairperson

ATTEST:

Miriam Gonzalez, Secretary

EXHIBIT A
Preliminary Plat



Staff Report

Vistosa

Preliminary Plat

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

July 7, 2022

GENERAL INFORMATION

Purpose: This staff report is for the Vistosa preliminary plat proposing 1,053 dwelling units consisting of 957 single family detached residential lots, 96 single family attached residential lots and 53 tracts on approximately 274.1 acres.

Applicant: Prominence Partners I LLC
PO Box 870
Firestone, CO

Location: The Vistosa preliminary plat is located on the northeast and southeast corner of Firestone Boulevard and Frontier Street.



Existing Conditions:

Existing Zoning: Residential-A (R-A), Residential-B (R-B) and Neighborhood Center (NC)

Existing Use: Vacant land, agriculture and oil/gas operations

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	AG (Weld County)	Agriculture, and oil/gas operations
SOUTH	AG (Weld County)	Large lot residential
EAST	AG (Weld County)	Agriculture
WEST	AG (Weld County)	Large lot residential and vacant land

Vistosa Preliminary Plat - Plan Analysis

The Vistosa residential preliminary plat proposes a total of 1053 dwelling units consisting of 957 single family detached residential lots, 96 single family attached residential lots and 53 tracts for open space, landscaping and drainage purposes on approximately 274.1 acres

The subject property is located on the northeast and southeast corner of Firestone Boulevard and Frontier Street. The land is vacant and is currently used for agricultural purposes with an oil and gas facility on the northwest side of the property.

The gross density of the proposed subdivision is 3.84 dwelling units/acre in accordance with the proposed R-A residential regulations as outlined in the Firestone Development Code (FDC). Lot sizes range from 25-foot wide and 2,375 square feet in area for townhouse developments and up to 50-foot wide and 5,500 square feet in area for single family detached developments. The proposed density will be compatible with adjacent developments by having open space and larger residential lots on the exterior near the existing large lot residential developments, and higher densities towards the center of the subdivision.

There are 3 vehicular access points to the north side of the property, and 2 vehicular access points to the south portion. The 2 off Firestone Boulevard lead into both and north and south side of the subdivision. An additional access point is provided off Frontier Street for the north side. Street stubs are provided to the north and to the east of the property into vacant land to create connectivity with future development.

Pedestrian access is provided via attached sidewalks along interior residential streets and regional trail connections are provided throughout the property. To preserve green space, a large open space drainage way is proposed along the west side of the north and south portions that will include a pedestrian trail.

On the north side of the subdivision, residents will be able to access 2 pocket parks and a 10-acre neighborhood park will serve the entire subdivision. The regional trail will also be provided behind houses along a drainage way.

The residents on the south side of the property will also have access to a pocket park located centrally, along with a trail along the west side by the drainage area. The community park for the development will be provided via fee in-lieu.

Public infrastructure and utilities will be extended into the property by the developer at the time of the development.

APPROVAL CRITERIA AND STAFF ANALYSIS

Preliminary Plat Approval Criteria and Staff Analysis:

The Preliminary Plat application for Vistosa was reviewed for compliance with the Approval Criteria from Section 16.7.6.C of the FDC. Staff makes the following findings:

- A. The subdivision is generally consistent with the Town's Comprehensive Master Plan;

Staff: *The proposed preliminary plat is generally consistent with the residential medium (R-M) land use designation as identified in the Town's Master Plan.*

- B. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located;

Staff: *The proposed preliminary plat is consistent with the purpose and intent of the R-A zone district as outlined in the FDC.*

- C. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this FDC;

Staff: *The general layout of the proposed preliminary plat is consistent with applicable development and design standards set forth in the FDC. In addition, the general layout is consistent with the Town of Firestone Design Standards and Construction Specifications for Public Improvements.*

- D. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this FDC that have not otherwise been modified or waived pursuant to this Chapter or this FDC;

Staff: *The proposed preliminary plat complies with the development and design standards set forth in Chapters 3, 5 and 6 of the FDC.*

- E. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations;

Staff: *The proposed preliminary plat complies with applicable federal and state regulations.*

- F. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff: *The proposed preliminary plat will not have a significant impact on the identified environmental conditions.*

- G. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features;

Staff: *The proposed preliminary plat is integrated and connected to major pedestrian and vehicular passageways by providing regional trail connections throughout the development and stubbing roads into adjacent vacant land.*

- H. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

Staff: *The proposed preliminary plat will not have significant adverse impacts on adjacent properties given landscape buffers are provided behind existing country residential developments. Single family homes will also buffer existing developments from higher density developments.*

- I. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development; and

Staff: *The proposed preliminary plat will provide sufficient transportation, utilities, and recreational facilities while maintaining existing levels of service to the development.*

- J. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Staff: *The phasing of the proposed preliminary plat is rational in terms of infrastructure capacities.*

NEIGHBORHOOD MEETING

As required by the Firestone Development Code, a Neighborhood Meeting was held on April 18, 2022 at 4:30 pm at Rocky Mountain Christian Church. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	June 22, 2022
Property Posted:	June 21, 2022
Letters to Adjacent Property Owners:	June 21, 2022

RECOMMENDATIONS

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-22-13, a resolution recommending approval of the Vistosa Preliminary Plat application to the Board of Trustees with the following conditions:

- a. All remaining technical corrections to the Vistosa preliminary plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
- b. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

VISTOSA PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FRONTIER VENTURES LLC, A COLORADO LIMITED LIABILITY COMPANY AND MILLRACE RESOURCES LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE LAND SHOWN IN THIS PLAT AND DESCRIBED AS FOLLOWS:

PARCEL A:

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 5;
EXCEPT THE SOUTH 790.00 FEET OF THE EAST 312.00 FEET, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER WHENCE THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 67 WEST BEARS SOUTH 00°00'00" WEST 2659.46 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 00°00'14" WEST 2649.92 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89°23'55" EAST 2680.42 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER;
THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°11'14" EAST 1848.62 FEET;
THENCE ALONG A LINE 790.00 FEET NORTHERLY FROM AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°09'38" WEST 312.02 FEET;
THENCE ALONG A LINE 312.00 FEET WESTERLY FROM AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00°11'14" EAST 790.05 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°09'38" WEST 2376.98 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL B:

A PARCEL OF LAND BEING THE NORTHWEST QUARTER OF SECTION 8;
EXCEPT THE NORTH 871.20 FEET OF THE EAST 500.00 FEET, THE SOUTH 1904.04 FEET OF THE WEST 719.75 FEET AND THE NORTH 755.00 FEET OF THE WEST 380.00 FEET, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 WHENCE THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER BEARS SOUTH 00°00'00" EAST 2659.46 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

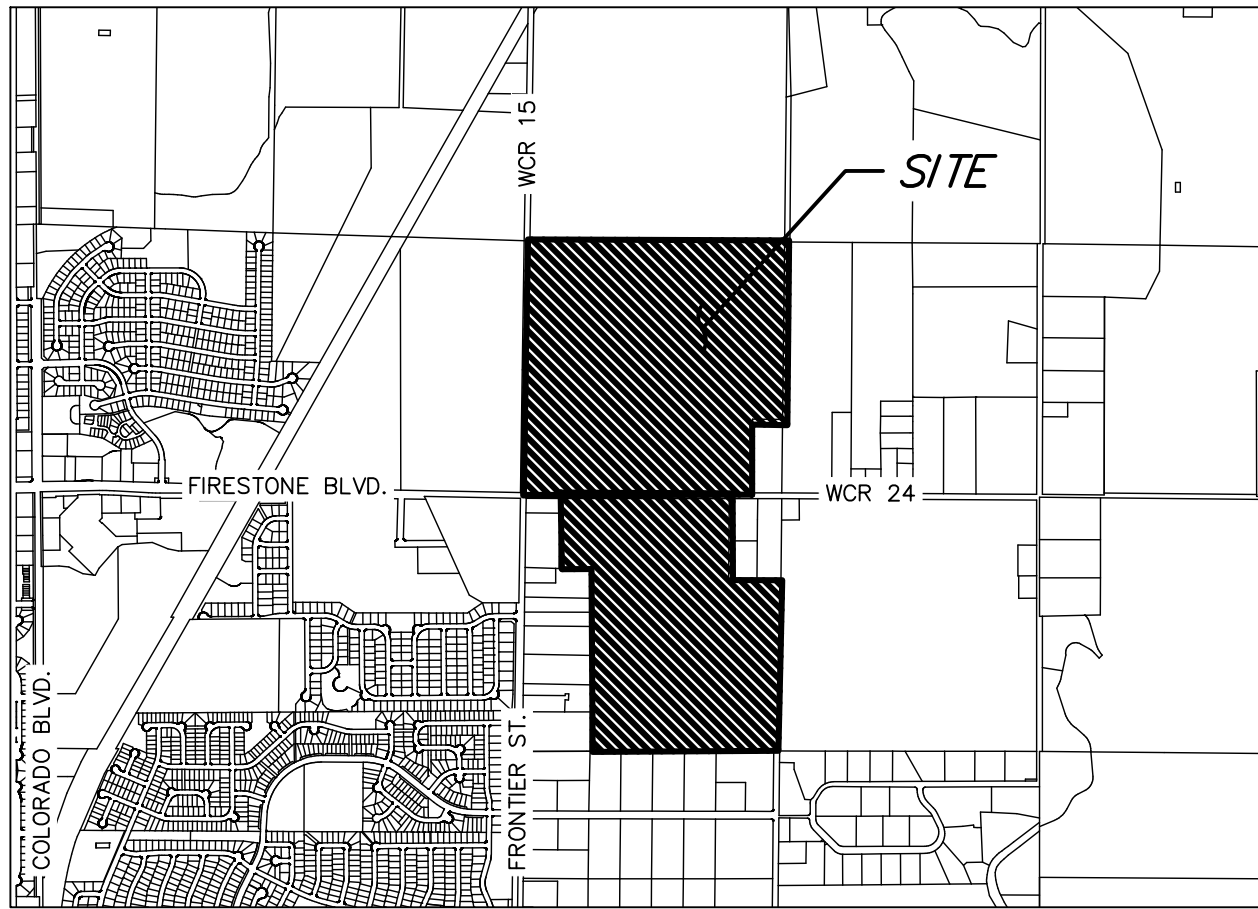
THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°09'38" EAST 380.04 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°09'38" EAST 1808.95 FEET;
THENCE ALONG A LINE 500.00 FEET WESTERLY FROM AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°23'23" EAST 871.23 FEET;

THENCE ALONG A LINE 871.20 FEET SOUTHERLY FROM AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°09'38" EAST 500.02 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER;
THENCE SOUTH 00°23'23" EAST 1789.35 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89°11'19" WEST 1987.26 FEET;
THENCE ALONG A LINE 719.75 FEET EASTERLY FROM AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°00'00" EAST 1888.20 FEET;
THENCE NORTH 88°59'00" WEST 339.80 FEET;
THENCE ALONG A LINE 380.00 FEET EASTERLY FROM AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER, NORTH 00°00'00" EAST 760.60 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING A TOTAL AREA OF 274.081 ACRES (11,938,983 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **VISTOSA**, 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, TRACTS/OUTLOTS) 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.



OWNER:
PROMINENCE PARTNERS I, LLC
PO BOX 870
FIRESTONE, CO. 80520

BY: _____

NAME: _____

TITLE: _____

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

STATE OF COLORADO }
COUNTY OF _____ } SS.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 201__.

BY _____ AS _____

OF PROMINENCE PARTNERS I, LLC, A COLORADO LIMITED LIABILITY COMPANY
MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL. _____

NOTARY PUBLIC

BY: _____

NAME: _____

TITLE: _____

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

Tract Table					
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT A	781,236	17.935	LANDSCAPE BUFFER/ DRAINAGE/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT AA	1,920	0.044	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT AAA	56,846	1.305	OPEN SPACE/DRAINAGE/UTILITIES	TOWN OF FIRESTONE	HOA/METRO DISTRICT
TRACT B	11,000	0.253	LANDSCAPE BUFFER/ DRAINAGE/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT BB	939	0.022	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT C	30,067	0.690	LANDSCAPE BUFFER/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT CC	793	0.018	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT D	29,678	0.681	LANDSCAPE BUFFER/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT DD	75,307	1.729	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT E	12,150	0.279	ACCESS/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT EE	3,180	0.073	ACCESS/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT F	12,150	0.279	ACCESS/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT FF	62,266	1.429	LANDSCAPE BUFFER/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT G	12,188	0.280	ACCESS/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT GG	1,387,485	31.852	OPEN SPACE/DRAINAGE/UTILITIES	TOWN OF FIRESTONE	HOA/METRO DISTRICT
TRACT H	17,897	0.411	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT HH	9,240	0.212	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT I	17,897	0.411	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT II	36,279	0.833	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT J	11,498	0.264	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT JJ	38,550	0.885	POCKET PARK	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT K	265,862	6.103	OPEN SPACE/DRAINAGE/UTILITIES	TOWN OF FIRESTONE	HOA/METRO DISTRICT
TRACT KK	36,633	0.841	OPEN SPACE/UTILITIES	TOWN OF FIRESTONE	HOA/METRO DISTRICT
TRACT L	65,476	1.503	POCKET PARK	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT LL	93,278	2.141	OPEN SPACE/UTILITIES	TOWN OF FIRESTONE	HOA/METRO DISTRICT
TRACT M	34,853	0.800	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT MM	17,100	0.393	LANDSCAPE BUFFER/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT

Tract Table					
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY	MAINTAINED BY
TRACT N	34,845	0.800	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT NN	17,100	0.393	ACCESS/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT O	7,809	0.179	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT OO	17,100	0.393	ACCESS/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT P	11,049	0.254	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT PP	437,752	10.049	NEIGHBORHOOD PARK/UTILITIES	TOWN OF FIRESTONE	HOA/METRO DISTRICT
TRACT Q	19,600	0.450	POCKET PARK	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT QQ	8,700	0.200	ACCESS/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT R	12,104	0.278	LANDSCAPE BUFFER/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT RR	3,300	0.076	ACCESS/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT S	8,700	0.200	ACCESS/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT SS	8,700	0.200	ACCESS/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT T	12,500	0.287	LANDSCAPE BUFFER/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT TT	3,300	0.076	ACCESS/UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT U	929	0.021	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT UU	206,824	4.748	OPEN SPACE/DRAINAGE/UTILITIES	TOWN OF FIRESTONE	HOA/METRO DISTRICT
TRACT V	1,900	0.044	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT VV	49,726	1.142	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT W	929	0.021	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT WW	6,772	0.155	AGRICULTURAL	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT X	939	0.022	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT XX	23,520	0.540	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT Y	1,920	0.044	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT YY	7,473	0.172	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT Z	939	0.022	LANDSCAPE BUFFER	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT ZZ	46,777	1.074	LANDSCAPE BUFFER/DRAINAGE	HOA/METRO DISTRICT	HOA/METRO DISTRICT

SHEET INDEX

SHEET 1 — DEDICATION, APPROVALS, , VICINITY MAP, LEGAL DESCRIPTION
SHEET 2 — OVERALL BOUNDARY, LARGE PARCEL GRAPHICS AND DETAILS
SHEETS 3–16 — TRACTS, LOTS, BLOCKS AND RIGHTS–OF–WAY GRAPHICS AND DIMENSIONS

GENERAL NOTES

- 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.
- 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.
- 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
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 89°44'48" EAST, 2680.42 FEET AND MONUMENTED AS SHOWN HEREON.
- TITLE COMMITMENT:** OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER ABZ25183948, WITH AN EFFECTIVE DATE OF 01/18/2021 AT 5:00 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.
- FLOODPLAIN:** BASED ON GRAPHICAL REPRESENTATION THE SUBJECT PROPERTY SHOWN HEREON LIES IN OTHER AREAS — ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08123C1895E, PANEL 1895 OF 2250, WITH A REVISED DATE OF JANUARY 20, 2016.

SURVEYING CERTIFICATE:

I, JAMES E. LYNCH, 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, PROFESSIONAL ARCHITECTS AND PROFESSIONAL LAND SURVEYORS, AND THE TOWN OF FIRESTONE.

BY: JAMES E. LYNCH, P.L.S. NO. 37933.
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.

LAND SUMMARY CHART		
TYPE	AREA (AC ±)	% OF TOTAL AREA
RESIDENTIAL LOTS	111.525	41%
TRACTS		
OPEN SPACE	46.990	17%
LANDSCAPE BUFFER	31.021	11%
ACCESS	2.842	1%
NEIGHBORHOOD PARK	10.049	3%
POCKET PARK	2.449	1%
AGRICULTURAL	0.155	1%
PUBLIC ROW	69.050	25%
TOTAL	274.081	100%

OWNER:

PROMINENCE PARTNERS I, LLC
PO BOX 870
FIRESTONE, COLORADO 80520
303-853-5332
CONTACT: DANIEL SMITH
DAN@PROMINENCEDEVELOPMENT.COM

ENGINEER:

INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, SUITE 470
WESTMINSTER, COLORADO 80234
303-421-4224
CONTACT: ANNA SPARKS, P.E.
ANNA@INNOVATIVELANDINC.COM

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-713-1898
CONTACT: JIM LYNCH
JLYNCH@AZTECCONSULTANTS.COM

DEVELOPER:

CARLSON LAND DEVELOPMENT
14570 CLAY STREET
BROOMFIELD, COLORADO 80023
303-809-7930
CONTACT: BLAKE CARLSON
BLAKE@CARLSONLANDDEVELOPMENT.COM

FIRESTONE INFORMATION BLOCK

Name of Application	VISTOSA
Type of Submittal	PRELIMINARY PLAT
Filing Number	N/A
Phase Number	N/A
Preparation Date	12/21/2021
Revision Date	
Revision Date	
Revision Date	

COVER PAGE ~ SHEET 1 of 17



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

DEVELOPER CARLSON LAND DEVELOPMENT

145750 CLAY STREET
BROOMFIELD, COLORADO

DATE OF PREPARATION:

12-21-2021

SCALE:

NA

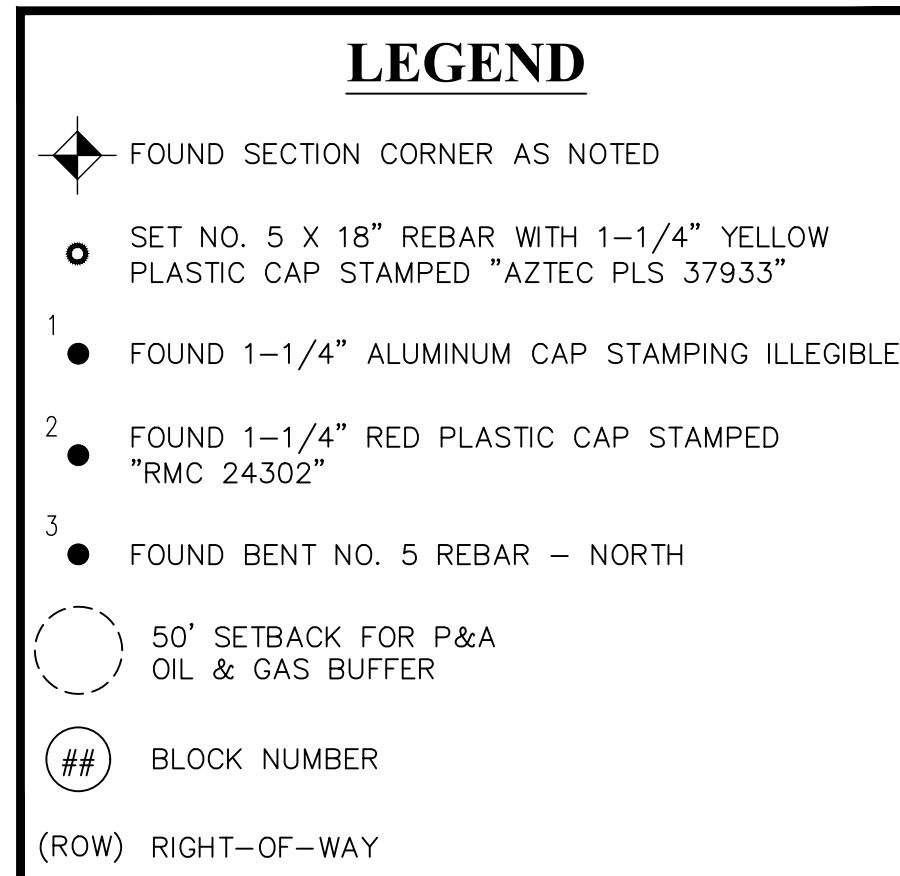
SHEET 1 OF 16

LAST REVISED: 05/06/2022

AzTec Proj. No.: 157922-01

Drawn By: RDR

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001



POINT OF BEGINNING
PARCEL A
POINT OF
COMMENCEMENT
PARCEL B
NW COR., SEC. 8,
T2N, R67W, 6TH P.M.
FOUND NO. 6 REBAR
WITH 3" BRASS CAP
NO IDENTIFYING STAMP



Drawn By: RDR

te 1

DEVELOPER
CARLSON LAND DEVELOPMENT

145750 CLAY STREET
BROOMFIELD, COLORADO

DATE OF PREPARATION:	12-21-2021
SCALE:	1"=200'
S H E E T 2 O F 16	

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

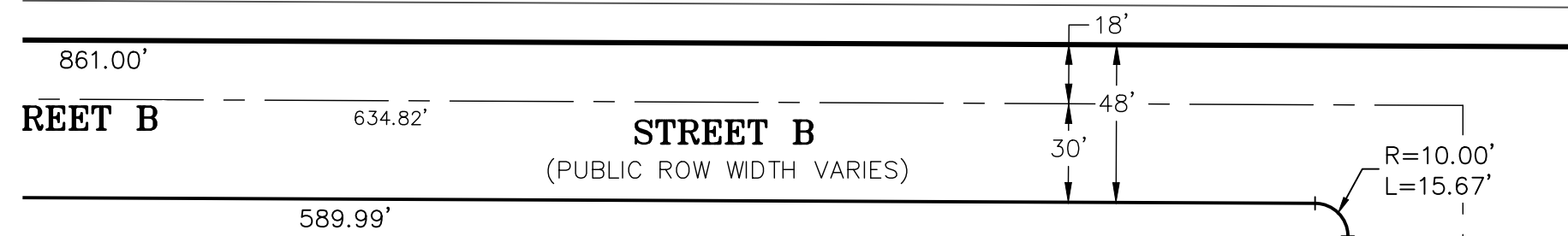


FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

VISTOSA PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

SEE SHEET 3

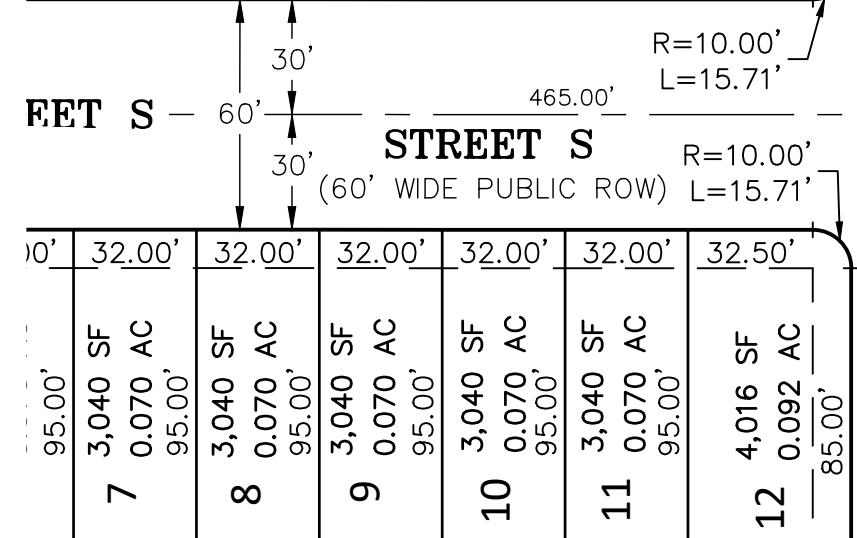
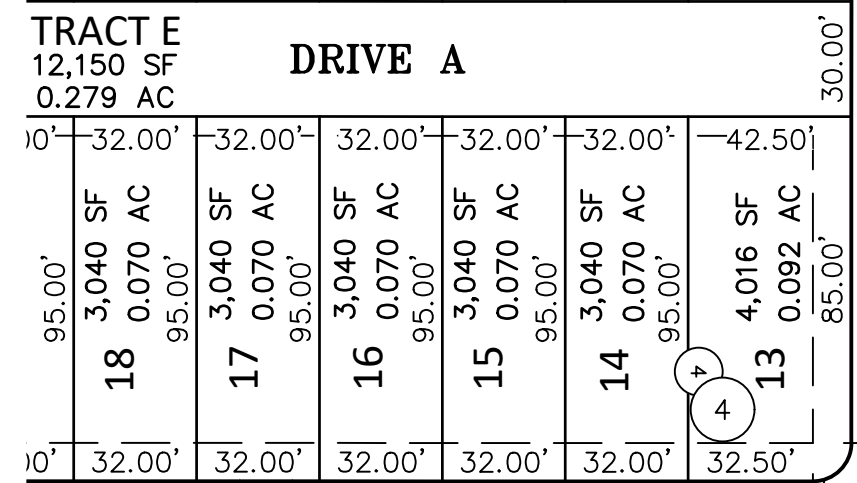
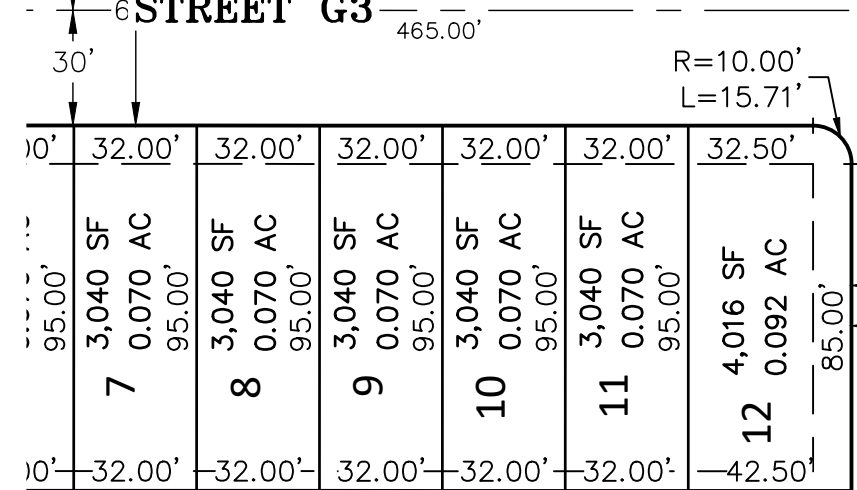


LEGEND

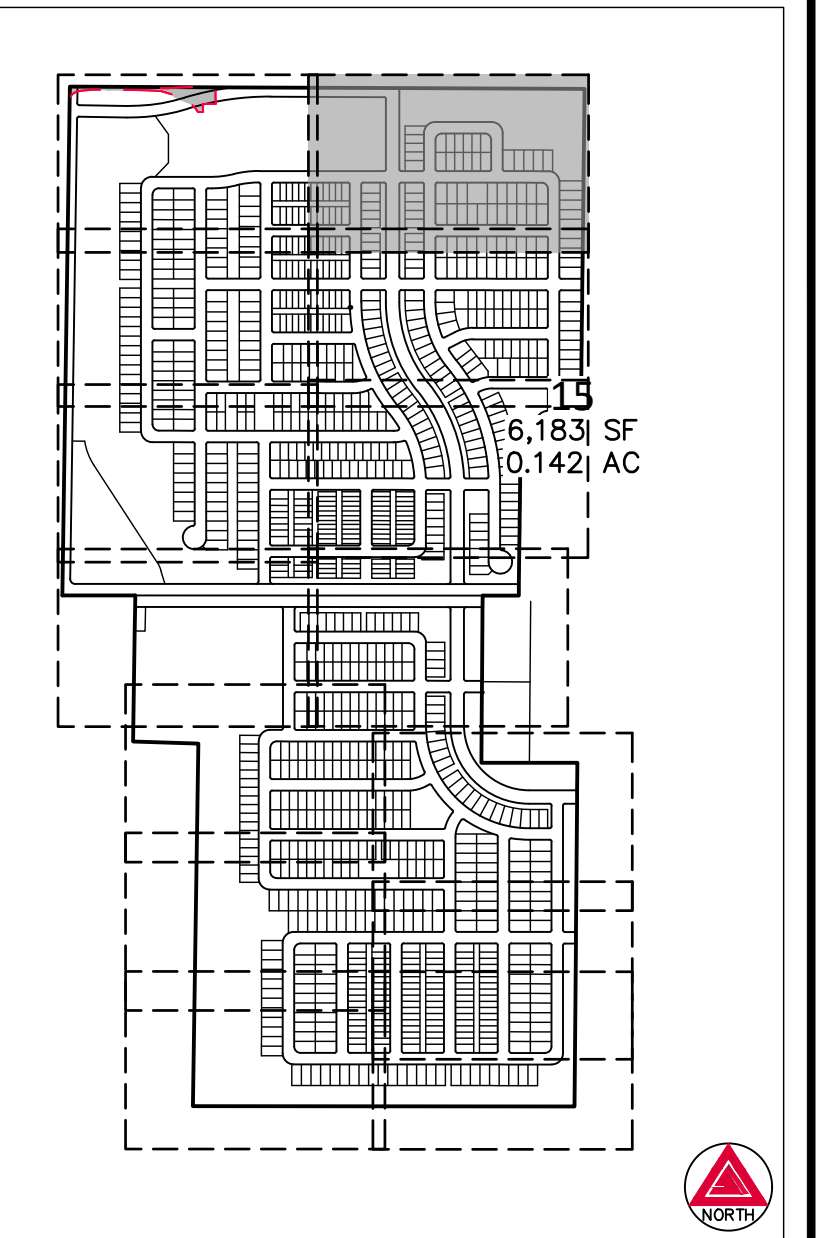
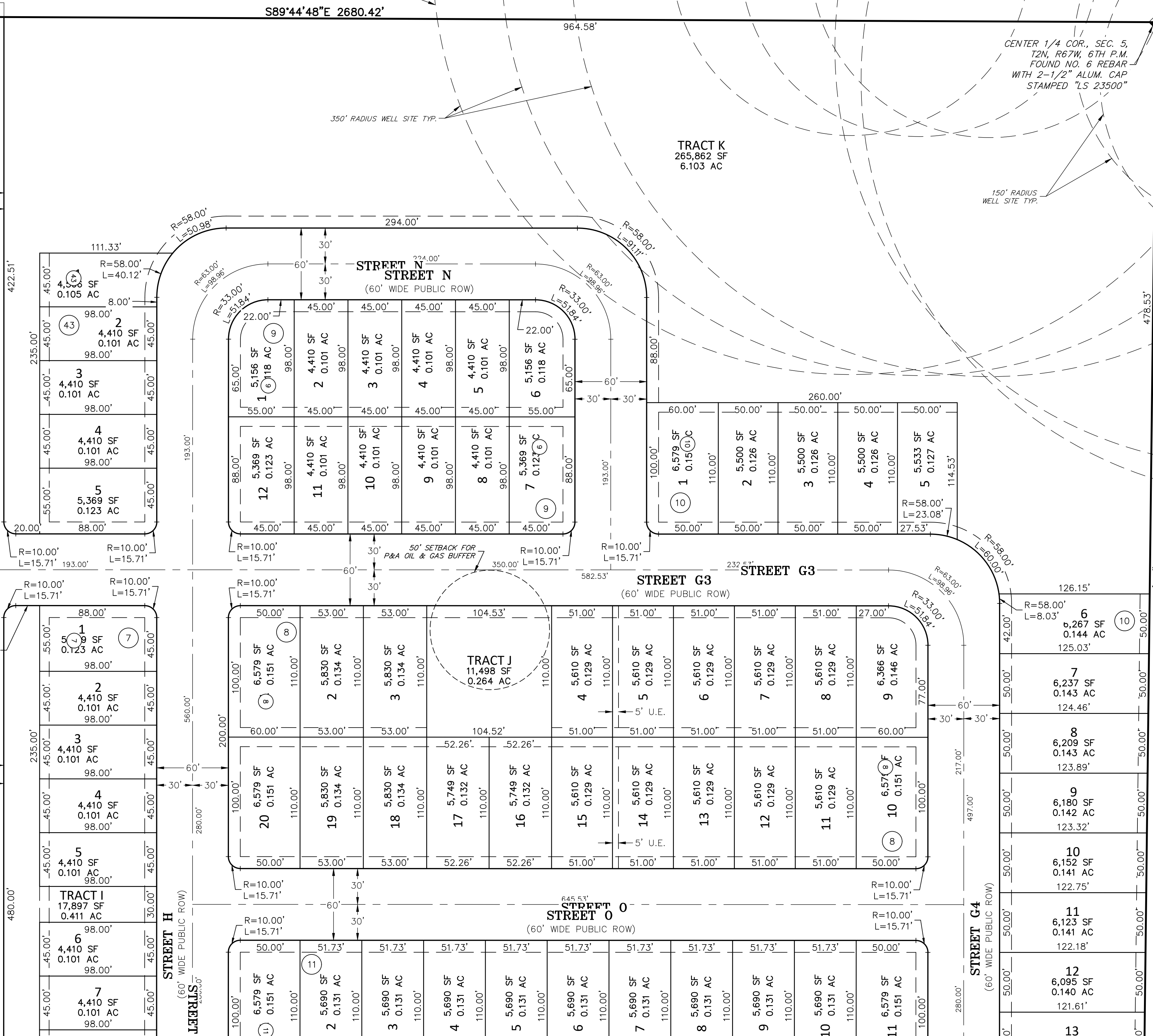
- FOUND SECTION CORNER AS NOTED
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND 1-1/4" ALUMINUM CAP STAMPING ILLEGIBLE
- FOUND 1-1/4" RED PLASTIC CAP STAMPED "RMC 24302"
- FOUND BENT NO. 5 REBAR - NORTH
- U.E. UTILITY EASEMENT (ROW) RIGHT-OF-WAY
- BLOCK NUMBER

TRACT PP
437,752 SF
10.049 AC

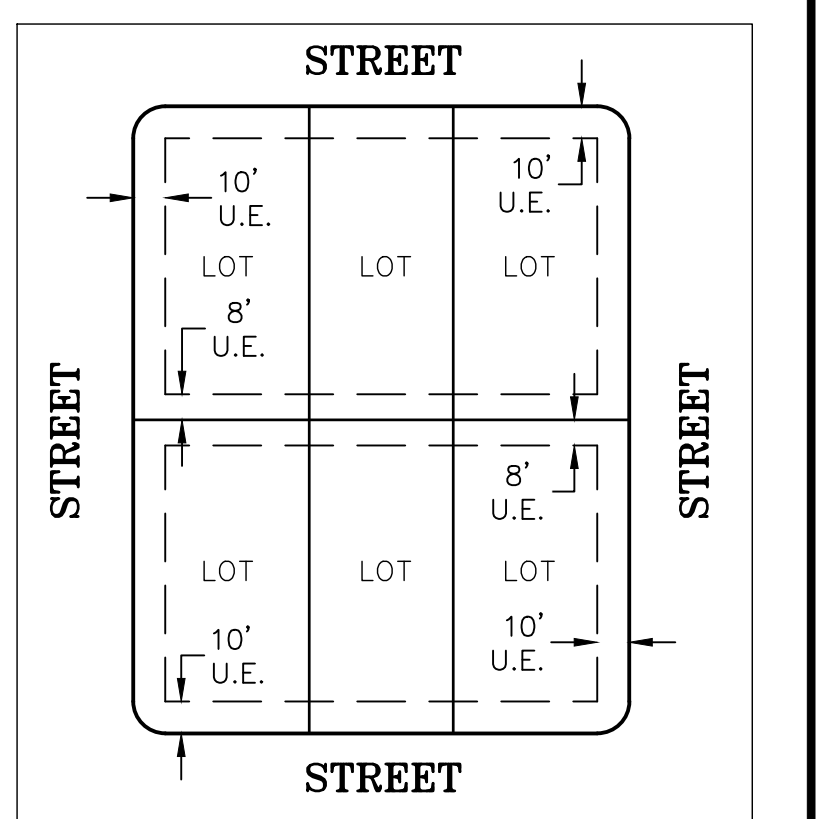
STREET G3
(60' WIDE PUBLIC ROW)



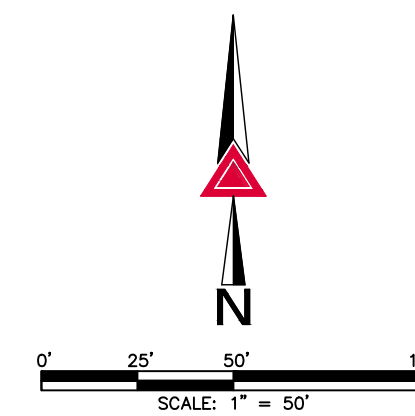
SEE SHEET 6



KEY MAP
SCALE: 1" = 1000'



EASEMENT DETAIL (TYP.)
SCALE: 1" = 60'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

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.: 157922-01

Drawn By: RDR

DEVELOPER
CARLSON LAND DEVELOPMENT

145750 CLAY STREET
BROOMFIELD, COLORADO

DATE OF PREPARATION:	12-21-2021
SCALE:	1"=50'
SHEET 4 OF 16	

VISTOSA PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

SEE SHEET 3

TRACT A
781,236 SF
17.935 AC

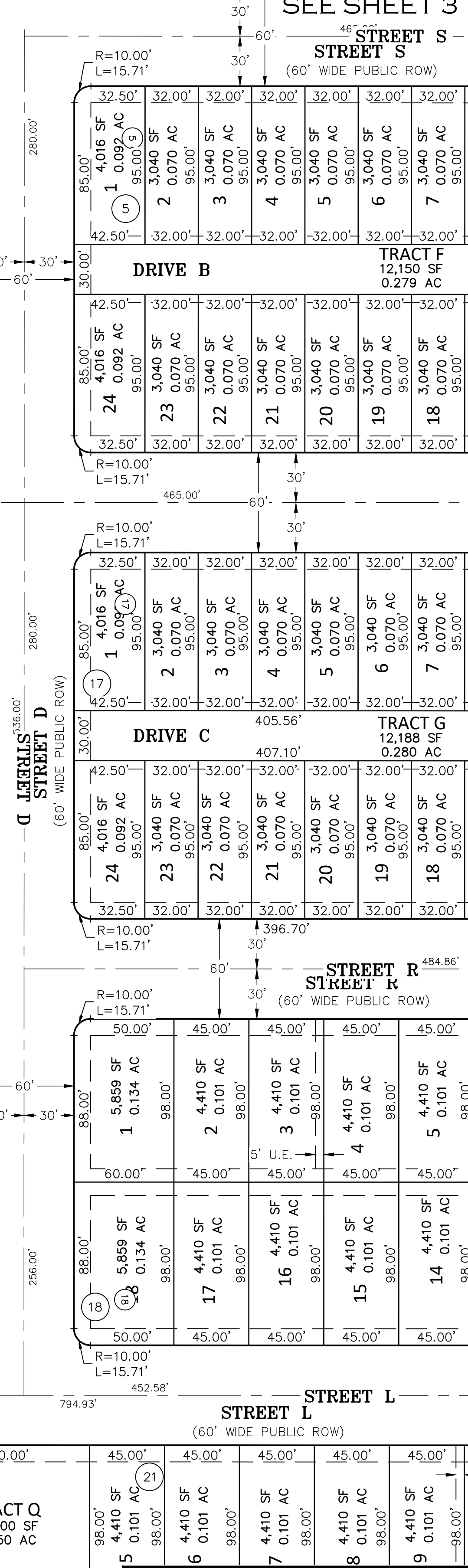
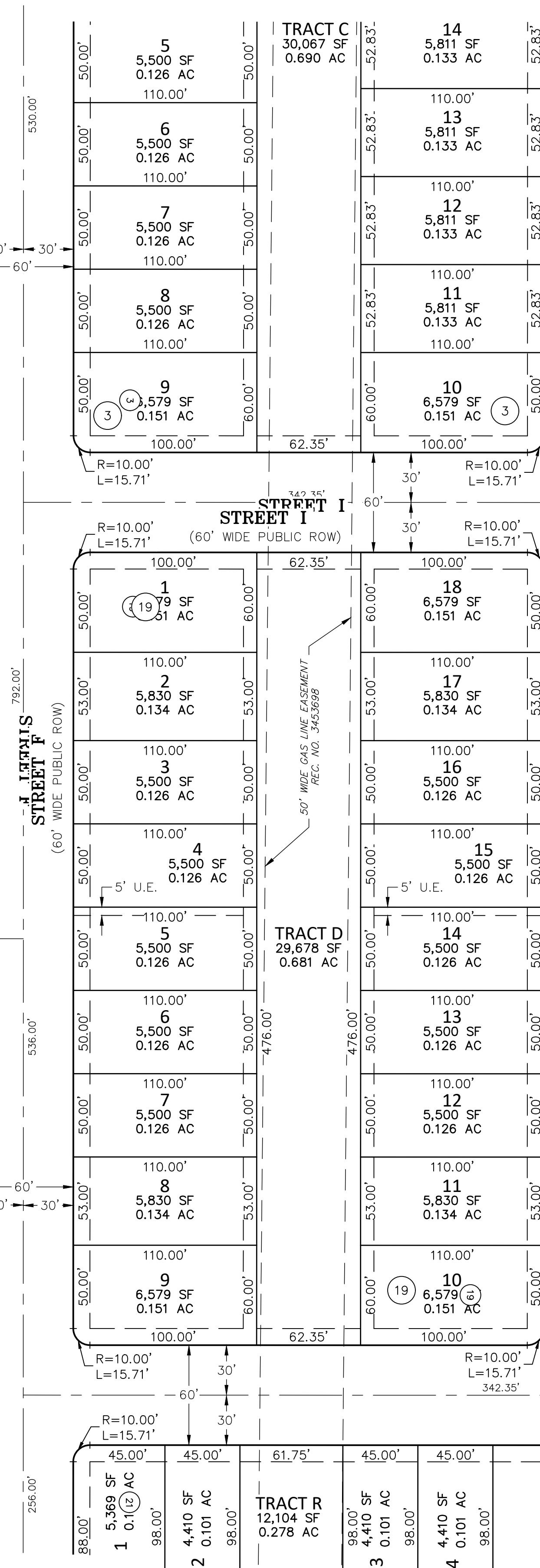
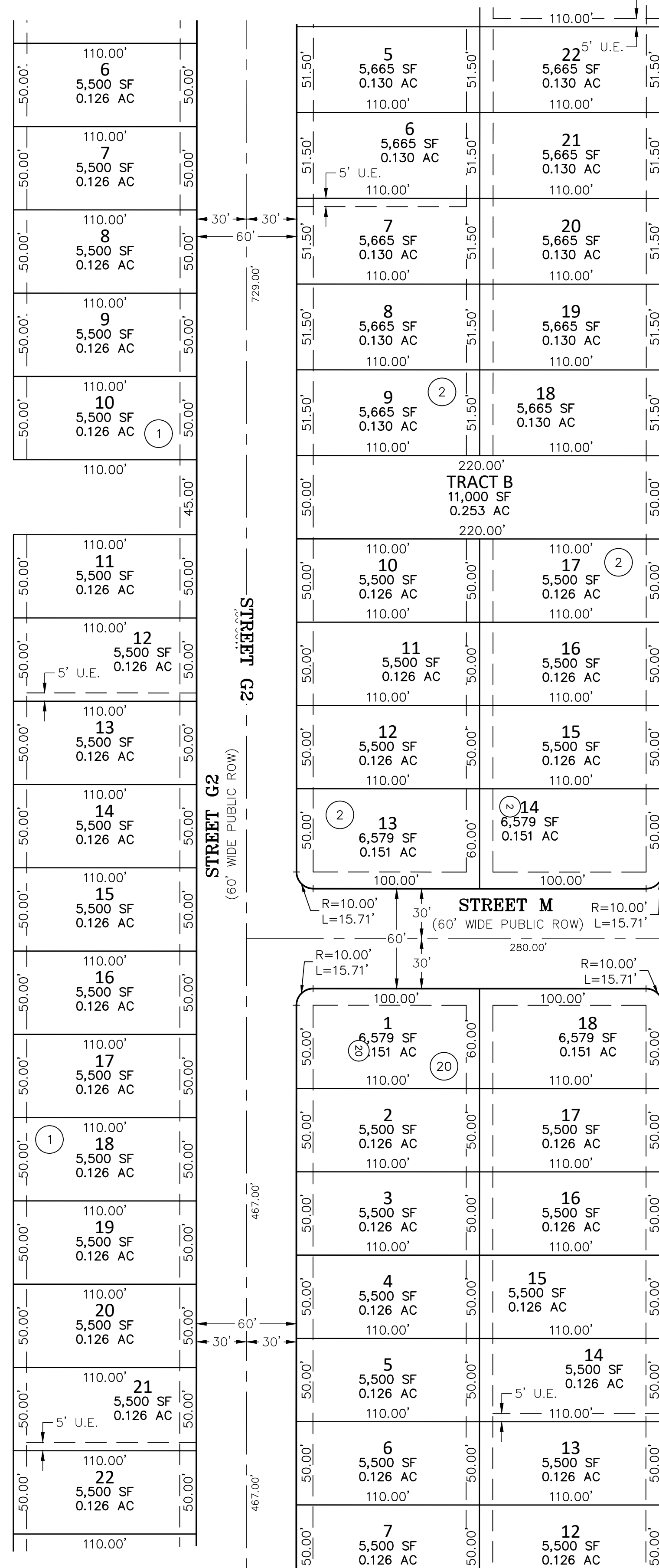
60' ROW
BOOK 86 PAGE 273

N00°51'03"E 2649.92'

2649.92'

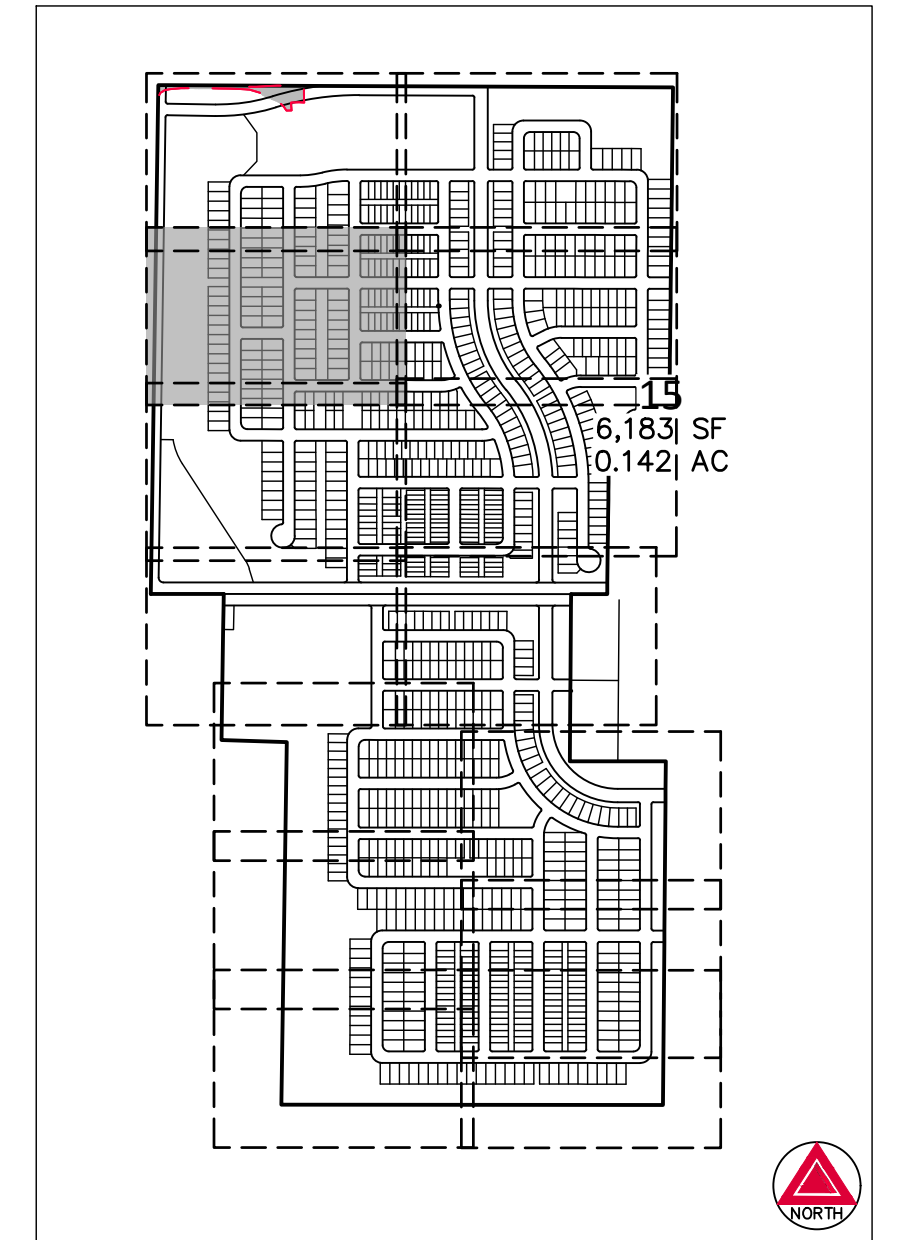
1679.22'

SEE SHEET 7



SEE SHEET 6

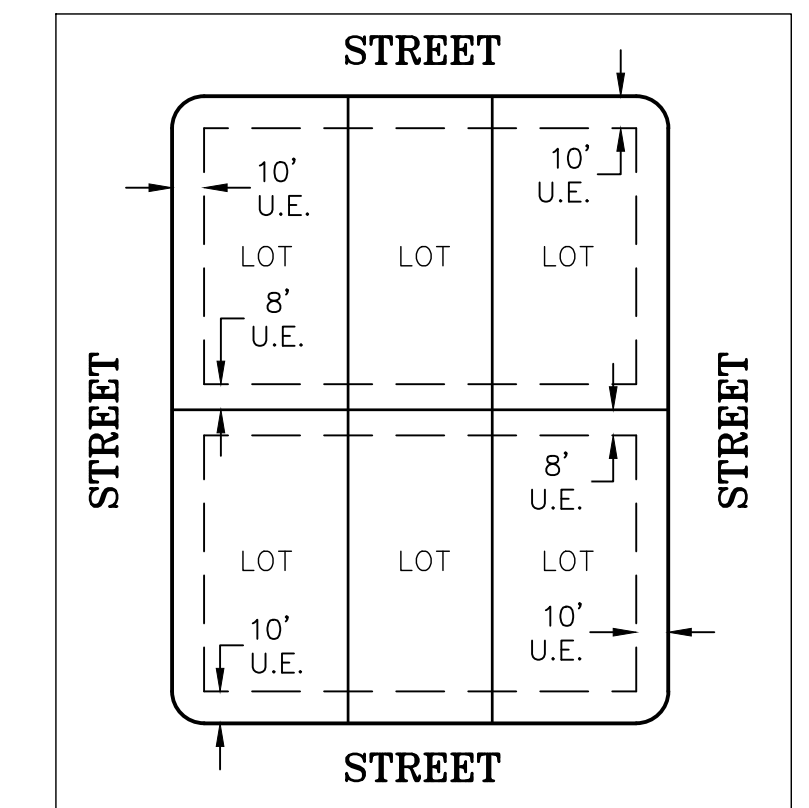
SEE SHEET 6



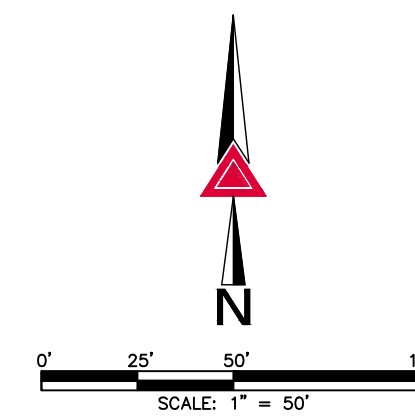
KEY MAP
SCALE: 1" = 1000'

LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND 1-1/4" ALUMINUM CAP STAMPING ILLEGIBLE
- FOUND 1-1/4" RED PLASTIC CAP STAMPED "RMC 24302"
- FOUND BENT NO. 5 REBAR - NORTH
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER



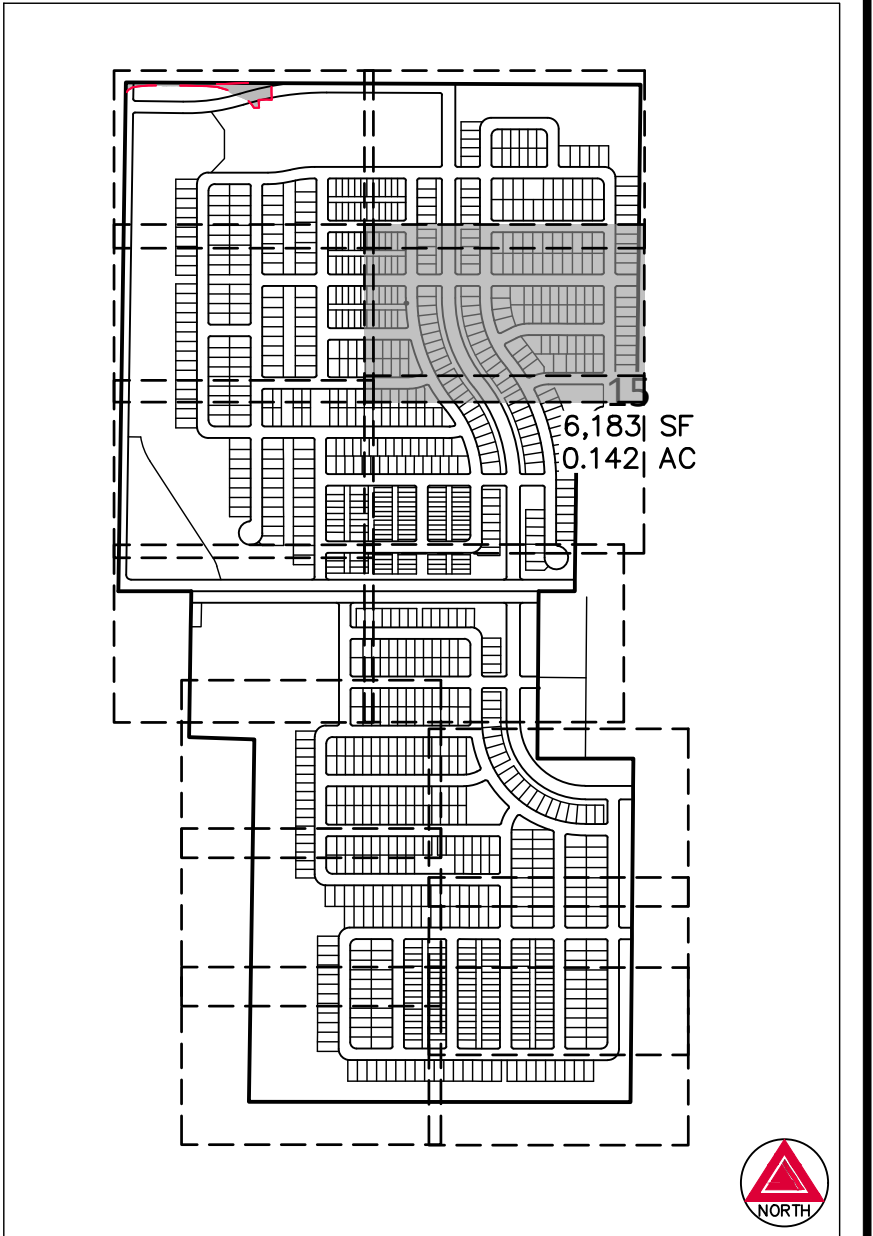
EASEMENT DETAIL (TYP.)
SCALE: 1" = 60'



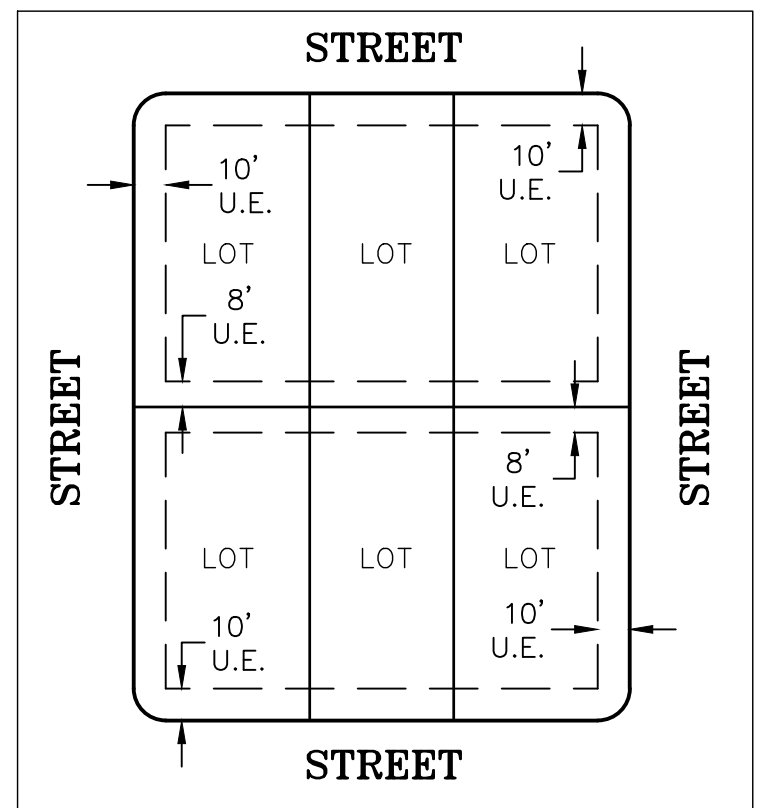
FOR REVIEW

Aztec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CARLSON LAND DEVELOPMENT		DATE OF PREPARATION:	12-21-2021
	145750 CLAY STREET BROOMFIELD, COLORADO		SCALE:	1"=50'
	AzTec Proj. No.: 157922-01 Drawn By: RDR		SHEET 5 OF 16	

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001



KEY MAP
SCALE: 1" = 1000'



EASEMENT DETAIL (TYP.)
SCALE: 1" = 60'

LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- 1 ● FOUND 1-1/4" ALUMINUM CAP STAMPING ILLEGIBLE
- 2 ● FOUND 1-1/4" RED PLASTIC CAP STAMPED "RMC 24302"
- 3 ● FOUND BENT NO. 5 REBAR - NORTH
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 8



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Littleton, Colorado 80122
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Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
CARLSON LAND DEVELOPMENT

145750 CLAY STREET
BROOMFIELD, COLORADO

DATE OF PREPARATION:	12-21-2021
----------------------	------------

SCALE: 1"=50'

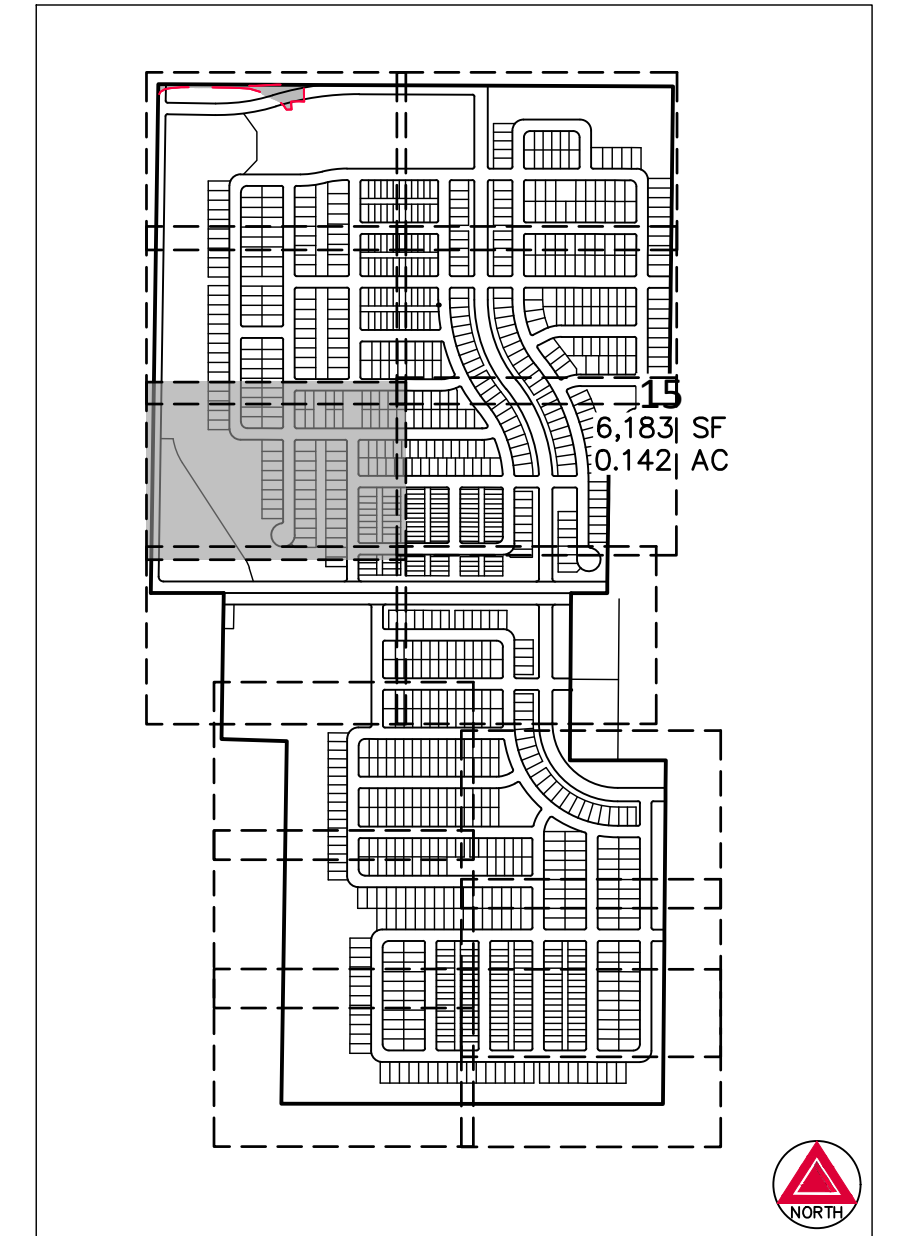
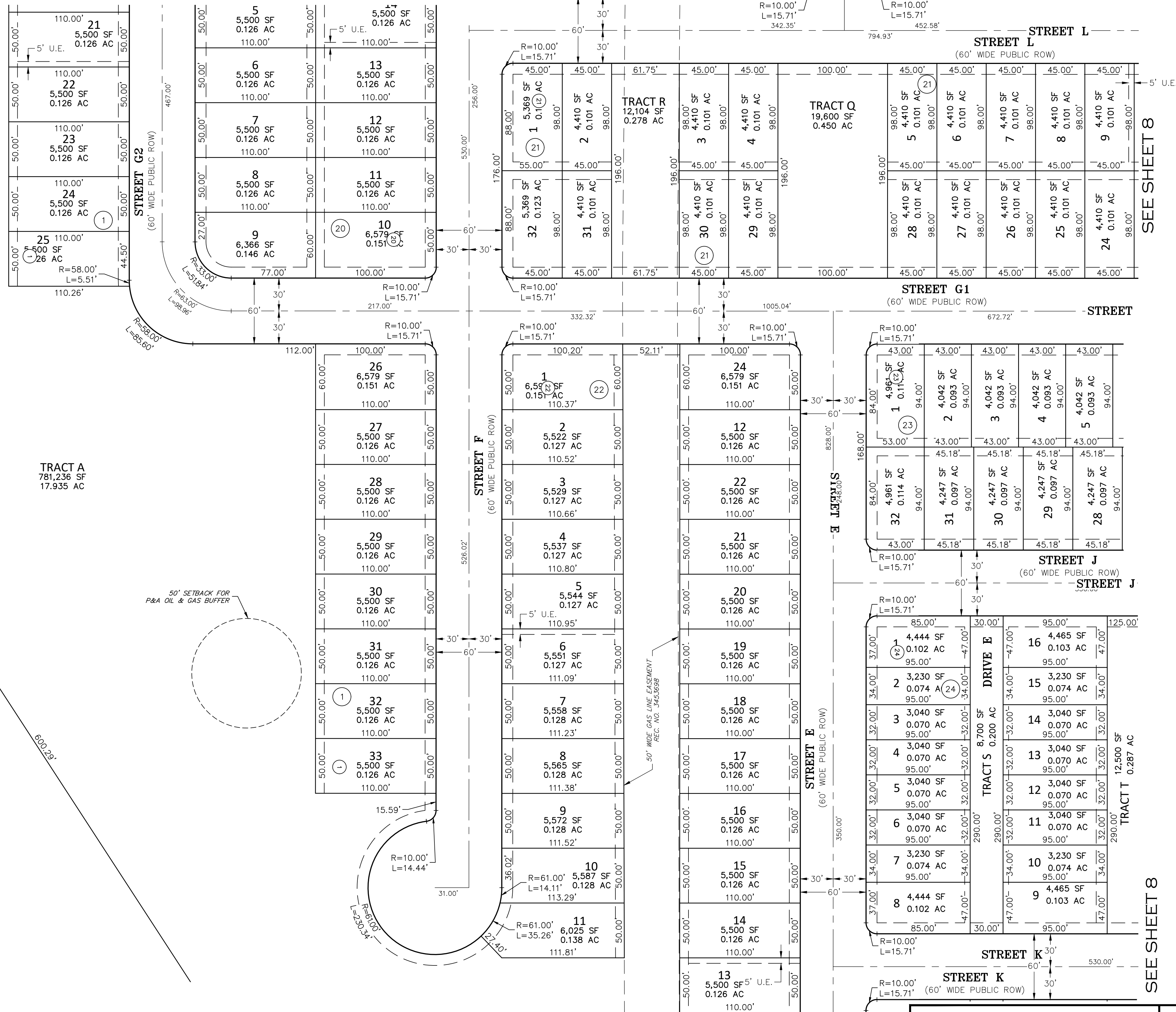
SHEET 6 OF 16

VISTOSA PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

SEE SHEET 5

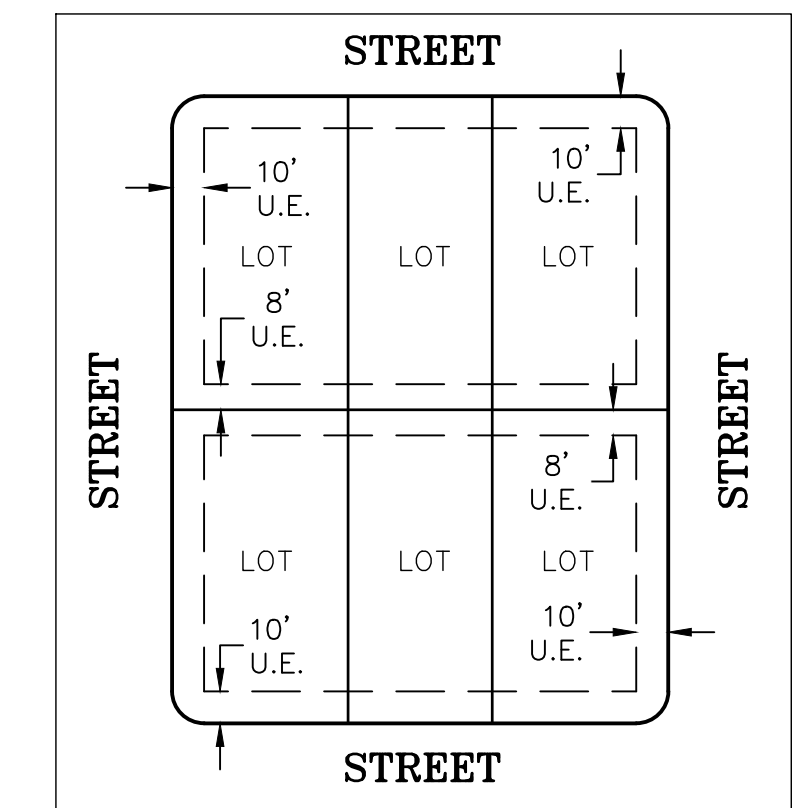
SEE SHEET 5



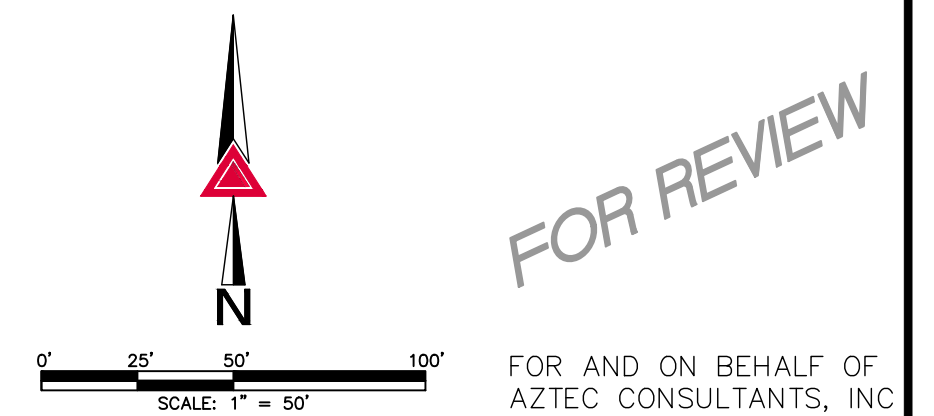
KEY MAP
SCALE: 1" = 1000'

LEGEND

- ◆ FOUND SECTION CORNER AS NOTED
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND 1-1/4" ALUMINUM CAP STAMPING ILLEGIBLE
- FOUND 1-1/4" RED PLASTIC CAP STAMPED "RMC 24302"
- FOUND BENT NO. 5 REBAR - NORTH
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER



EASEMENT DETAIL (TYP.)
SCALE: 1" = 60'



FOR REVIEW

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Littleton, Colorado 80122
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www.aztecconsultants.com

AzTec Proj. No.: 157922-01

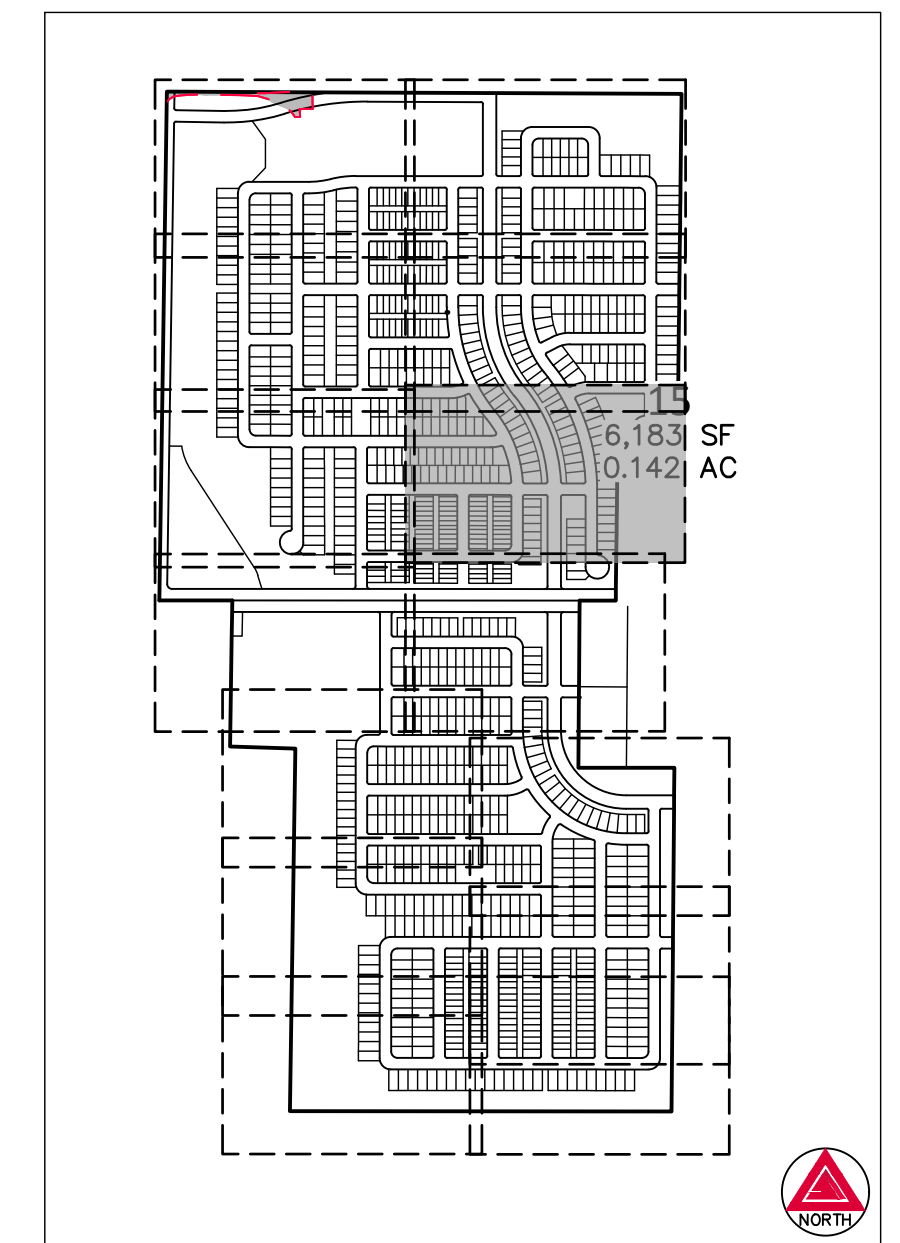
Drawn By: RDR

DEVELOPER
CARLSON LAND DEVELOPMENT
145750 CLAY STREET
BROOMFIELD, COLORADO

DATE OF PREPARATION: 12-21-2021
SCALE: 1"=50'
SHEET 7 OF 16

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001 SEE SHEET 6

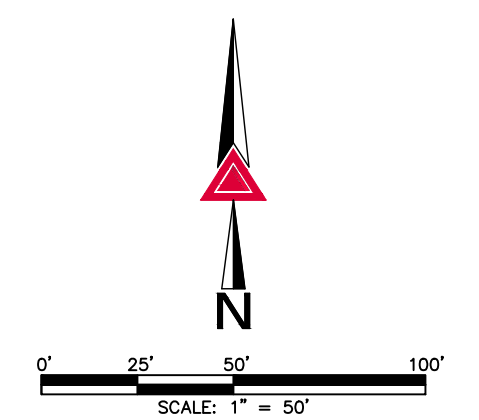
SEE SHEET 6



KEY MAP
SCALE: 1" = 1000'

-

EASEMENT DETAIL (TYP.)
SCALE: 1" = 60'

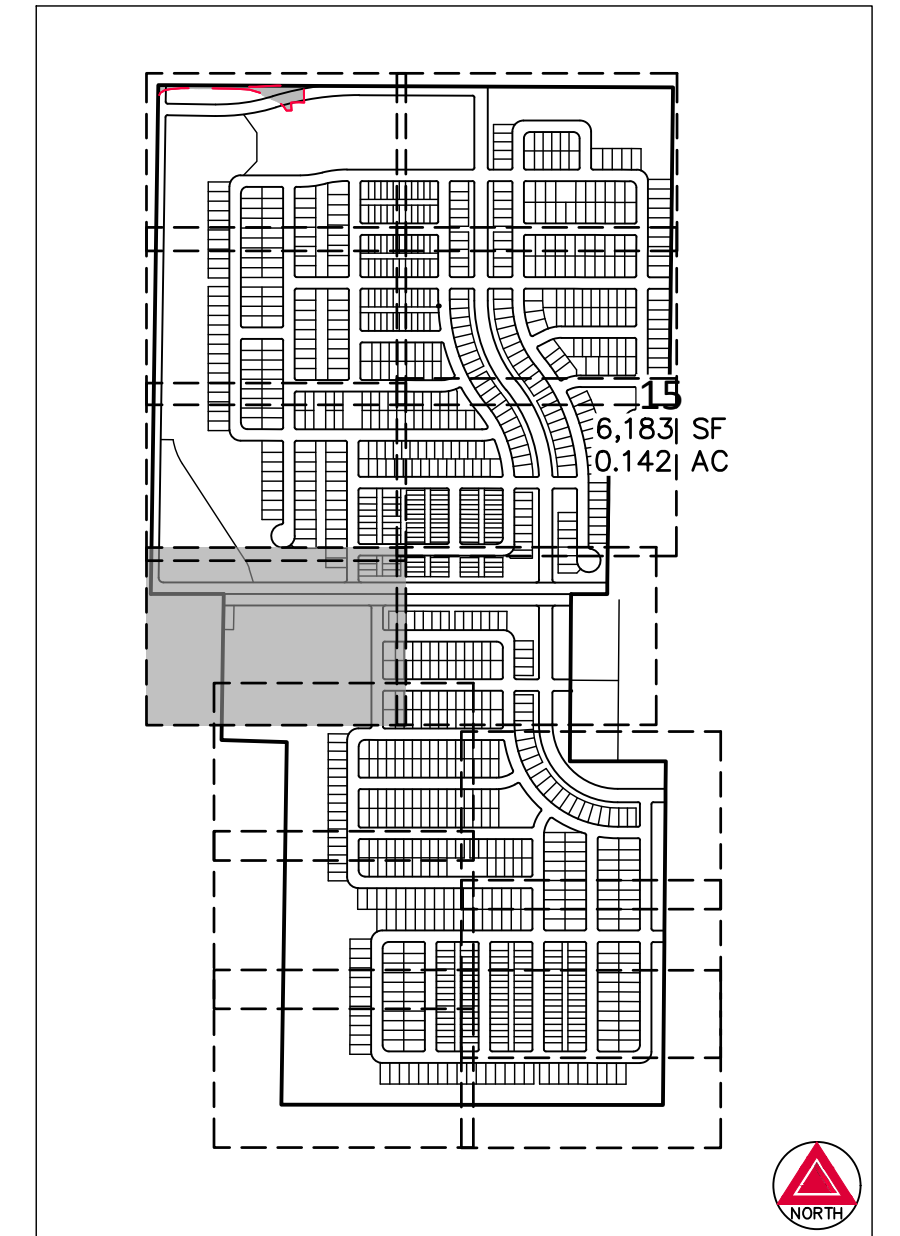


FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

SEE SHEET 7



KEY MAP
SCALE: 1" = 1000'

FOUND SECTION CORNER AS NOTED

- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"

1 ● FOUND 1-1/4" ALUMINUM CAP STAMPING ILLEGIBLE

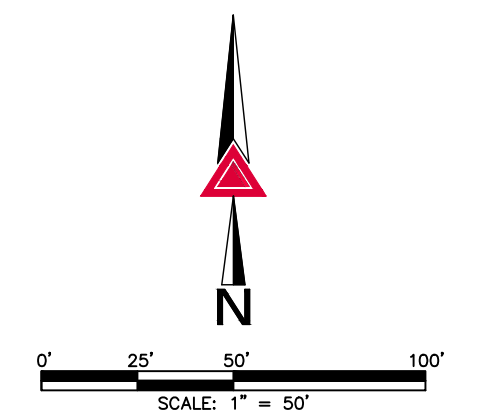
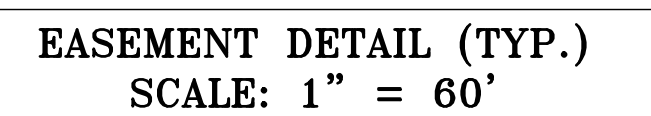
2 ● FOUND 1-1/4" RED PLASTIC CAP STAMPED "RMC 24302"

3 ● FOUND BENT NO. 5 REBAR - NORTH

U.E. UTILITY EASEMENT

(ROW) RIGHT-OF-WAY

BLOCK NUMBER



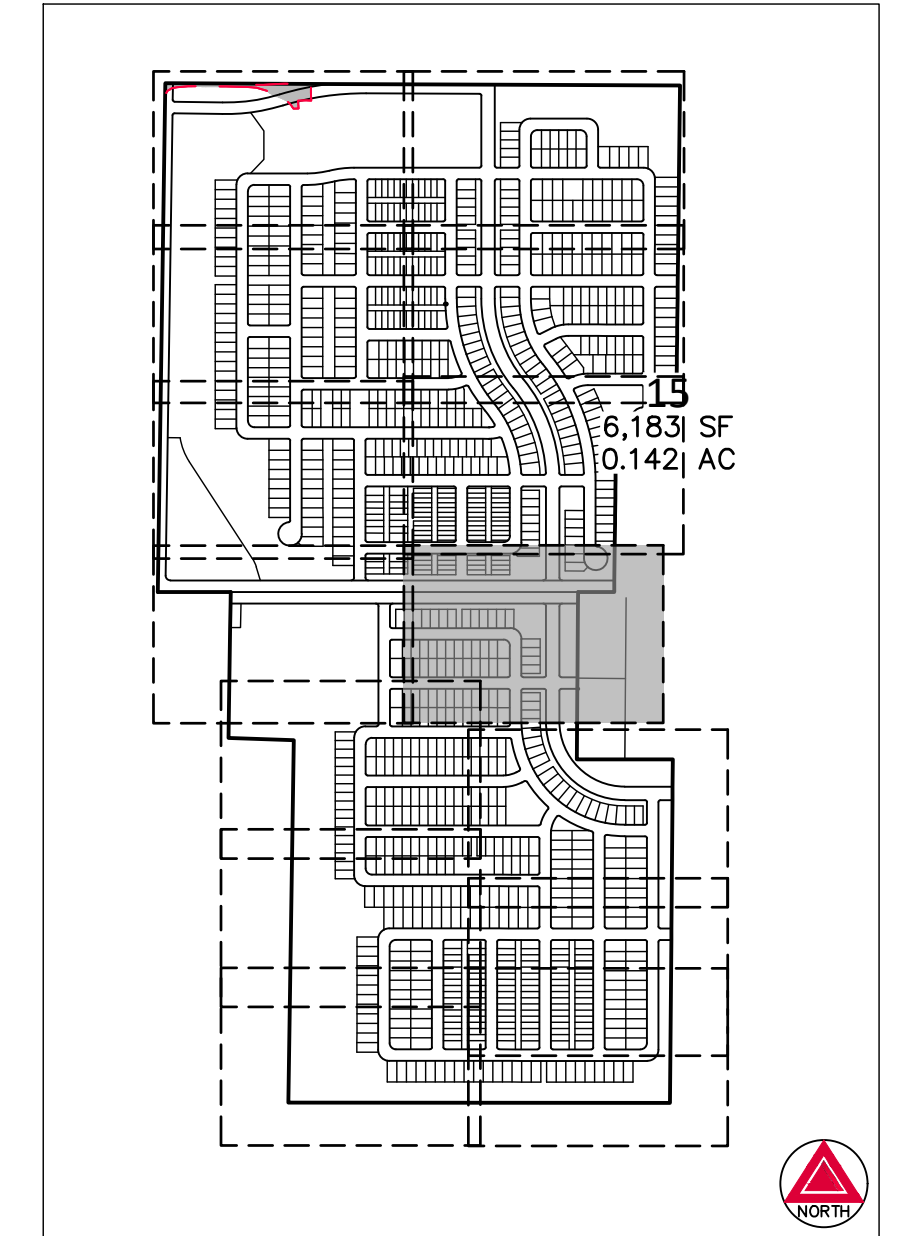
FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

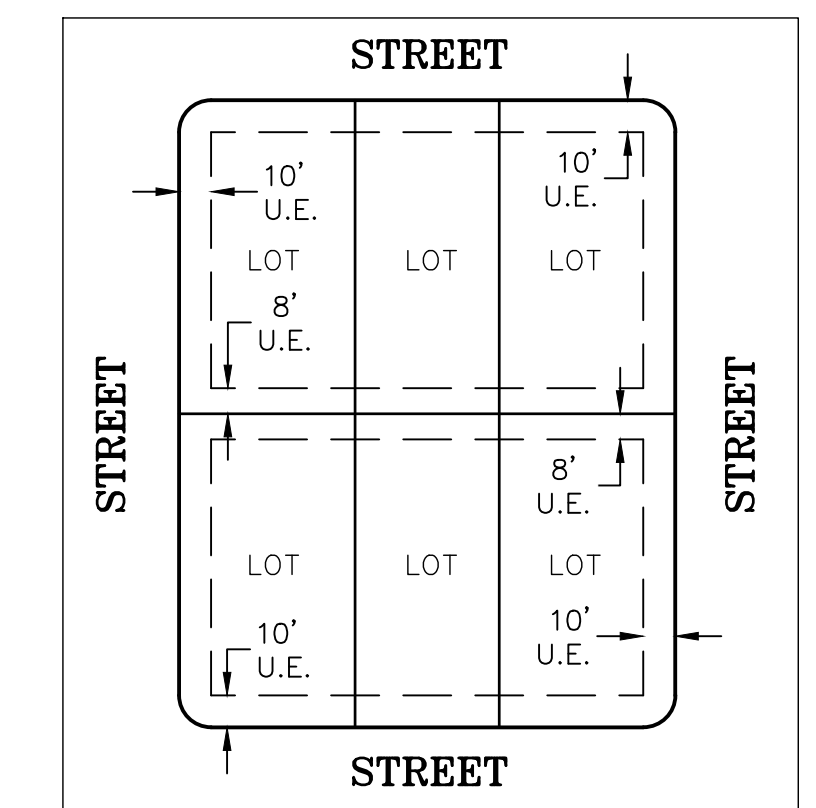
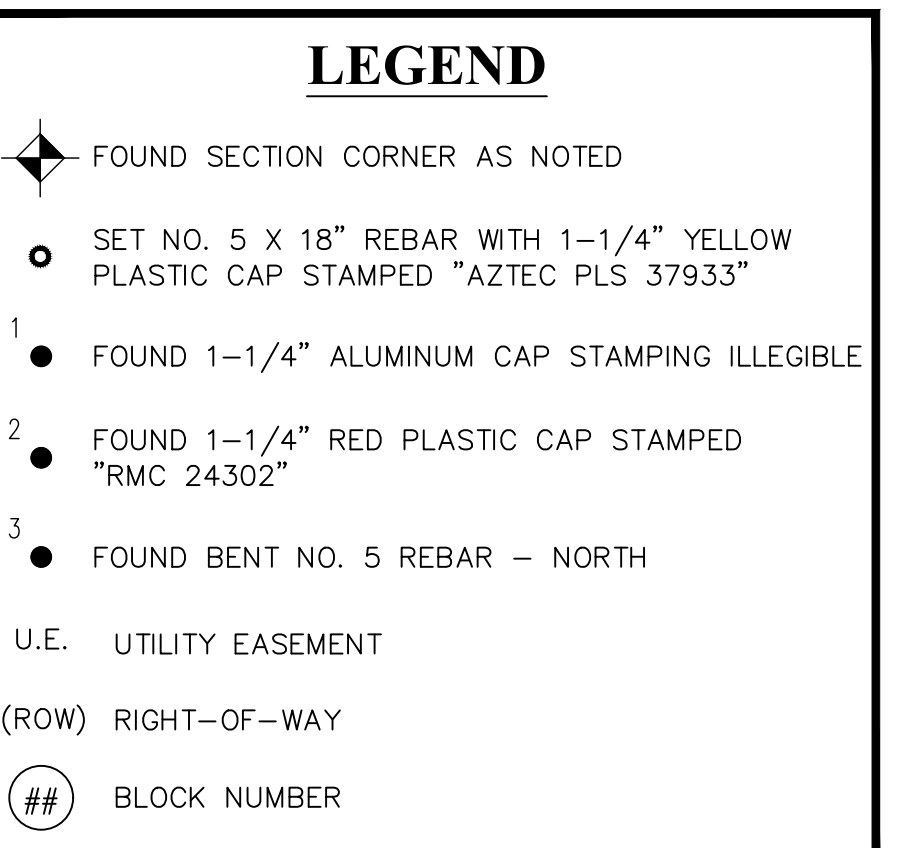
 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CARLSON LAND DEVELOPMENT 145750 CLAY STREET BROOMFIELD, COLORADO	DATE OF PREPARATION:	12-21-2021
		SCALE:	1"=50'
AzTec Proj. No.: 157922-01 Drawn By: RDR		SHEET 9 OF 16	

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
SEE SHEET 8 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

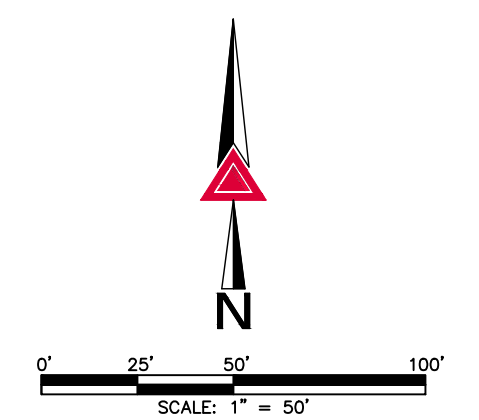
SEE SHEET 9



SEE SHEET 9



EASEMENT DETAIL (TYP.)
SCALE: 1" = 60'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

 **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.: 157922-01

Drawn By: RDR

DEVELOPER
CARLSON LAND DEVELOPMENT

145750 CLAY STREET
BROOMFIELD, COLORADO

DATE OF PREPARATION:	12-21-2021
----------------------	------------

SCALE: 1"=50'

S H E E T 10 O F 16

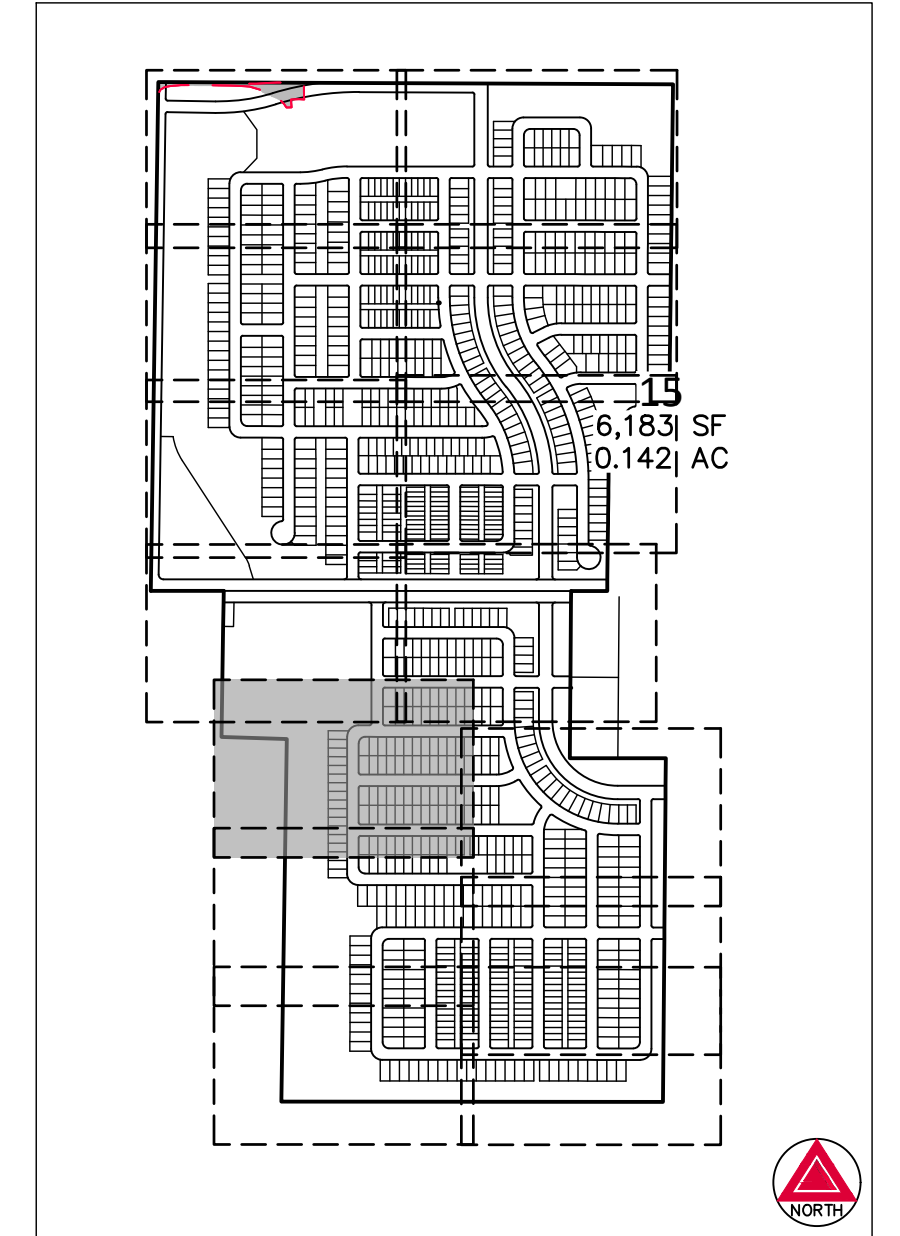
VISTOSA PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

SEE SHEET 9

SEE SHEET 10

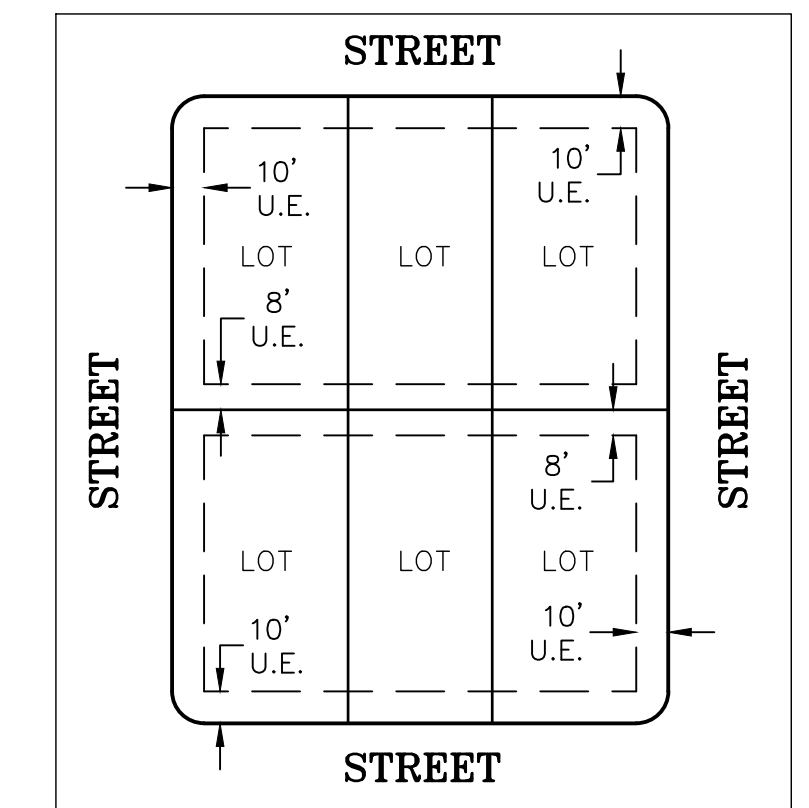
SEE SHEET 10



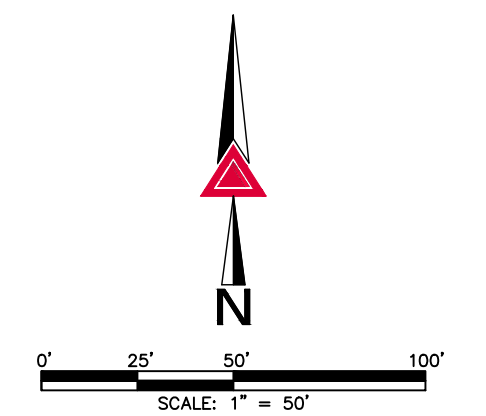
KEY MAP
SCALE: 1" = 1000'

LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND 1-1/4" ALUMINUM CAP STAMPING ILLEGIBLE
- FOUND 1-1/4" RED PLASTIC CAP STAMPED "RMC 24302"
- FOUND BENT NO. 5 REBAR - NORTH
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER



EASEMENT DETAIL (TYP.)
SCALE: 1" = 60'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

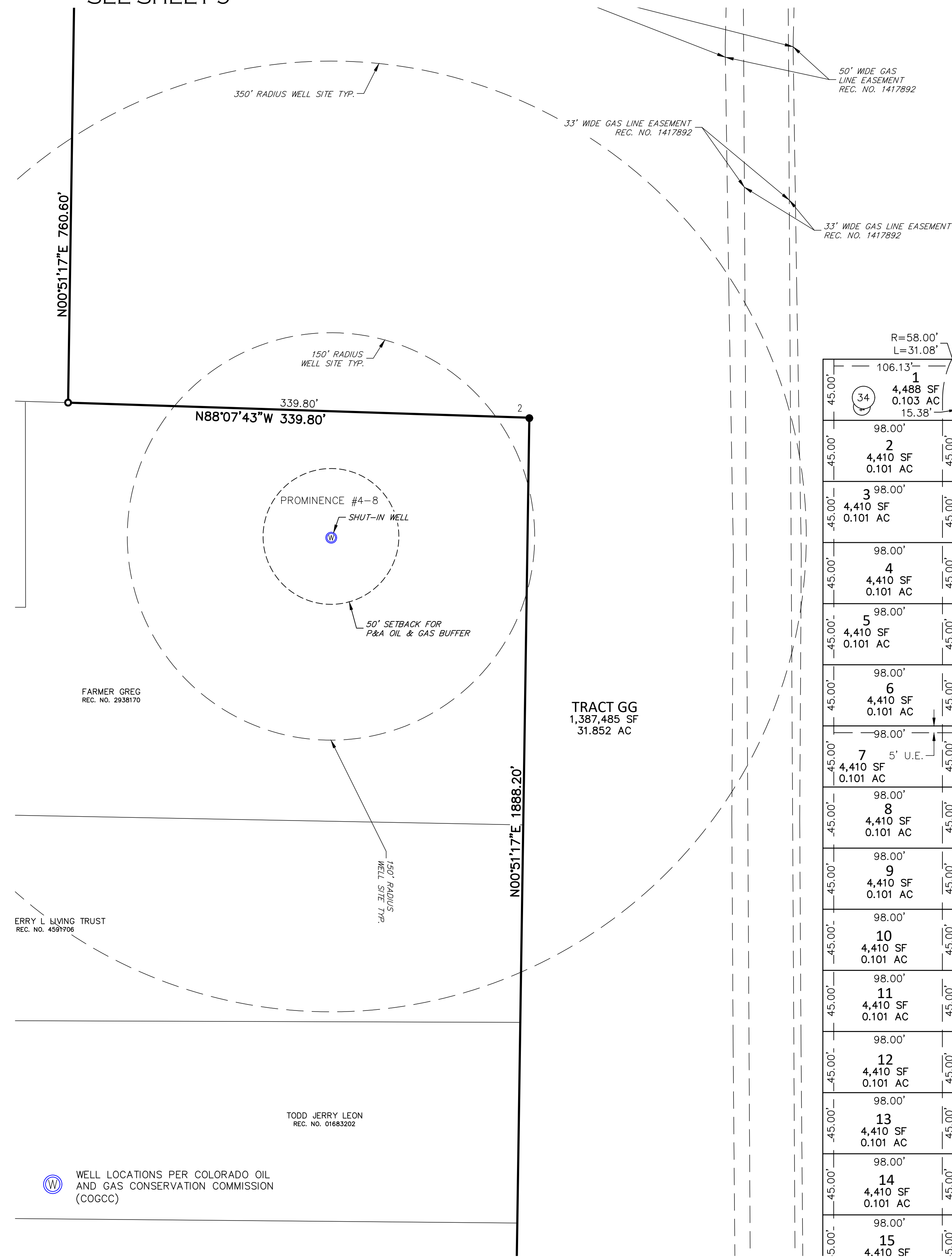
AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 157922-01

Drawn By: RDR

DEVELOPER
CARLSON LAND DEVELOPMENT
145750 CLAY STREET
BROOMFIELD, COLORADO

DATE OF PREPARATION: 12-21-2021
SCALE: 1"=50'
SHEET 11 OF 16



SEE SHEET 13

SEE SHEET 13

SEE SHEET 12

VISTOSA PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

SEE SHEET 10

SEE SHEET 10

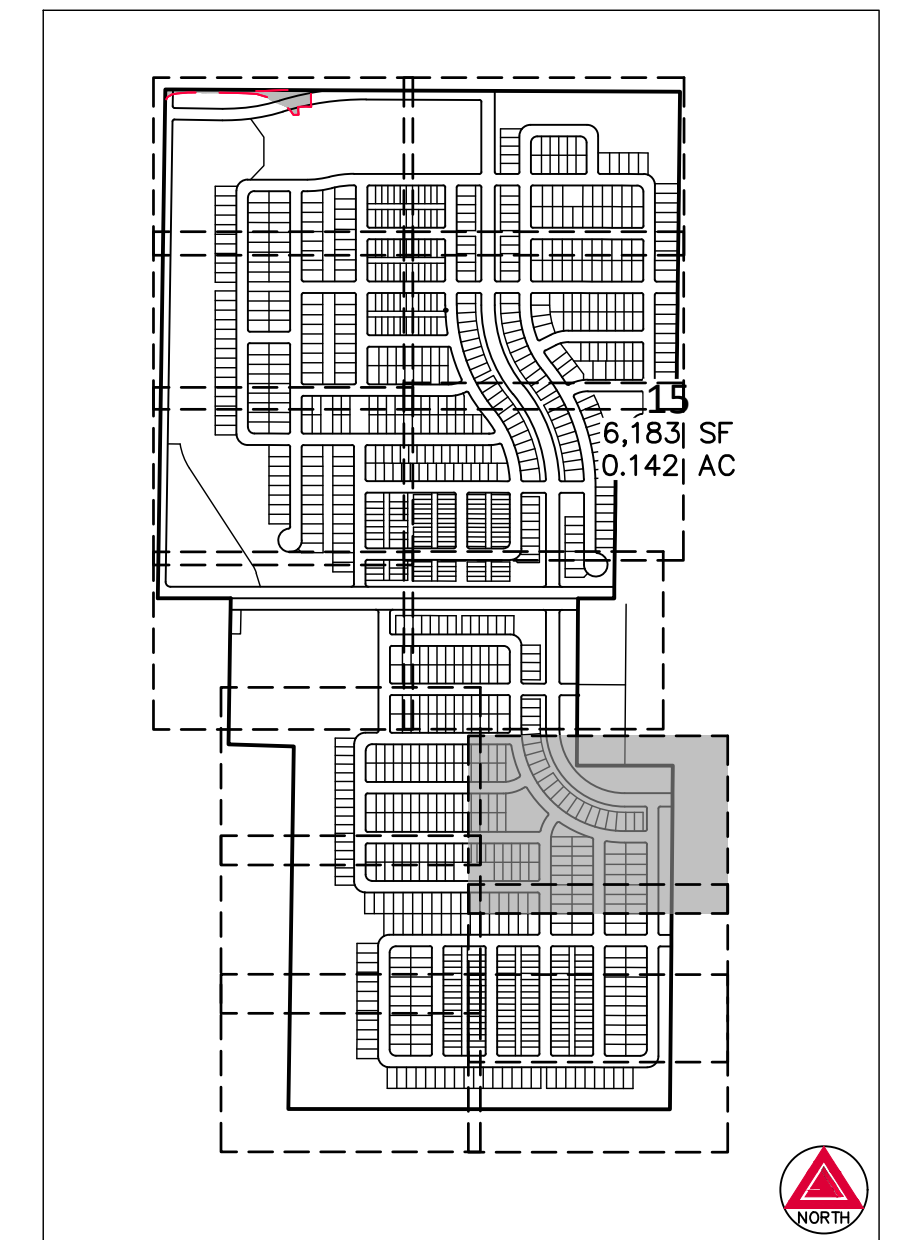
SEE SHEET 11

SEE SHEET 11

SEE SHEET 13

SEE SHEET 14

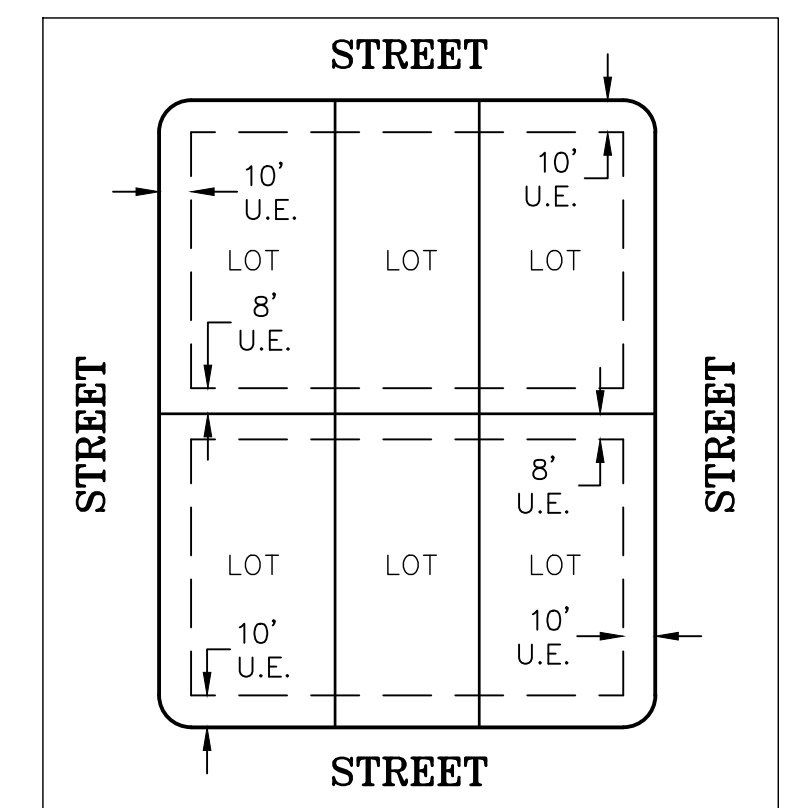
SEE SHEET 14



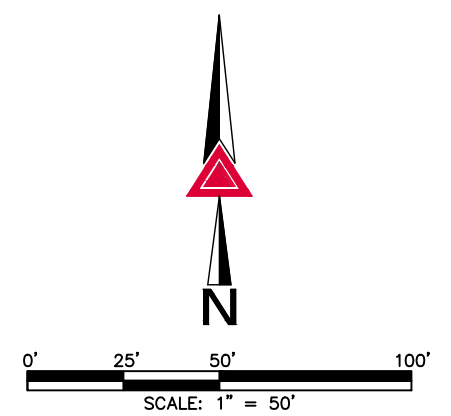
KEY MAP
SCALE: 1" = 1000'

LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND 1-1/4" ALUMINUM CAP STAMPING ILLEGIBLE
- FOUND 1-1/4" RED PLASTIC CAP STAMPED "RMC 24302"
- FOUND BENT NO. 5 REBAR - NORTH
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER



EASEMENT DETAIL (TYP.)
SCALE: 1" = 60'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AzTec Proj. No.: 157922-01

Drawn By: RDR

DEVELOPER
CARLSON LAND DEVELOPMENT
145750 CLAY STREET
BROOMFIELD, COLORADO

DATE OF PREPARATION: 12-21-2021
SCALE: 1"=50'
SHEET 12 OF 16

VISTOSA PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

SEE SHEET 11

SEE SHEET 12

TODD JERRY LEON
REC. NO. 01683202

RYAN-POPICK COLLEEN D
REC. NO. 4686222

TRUITT JOE A
REC. NO. 4183450

CARRILLO LEONEL MENDEZ
REC. NO. 4565131

N00°51'17"E 1888.20'

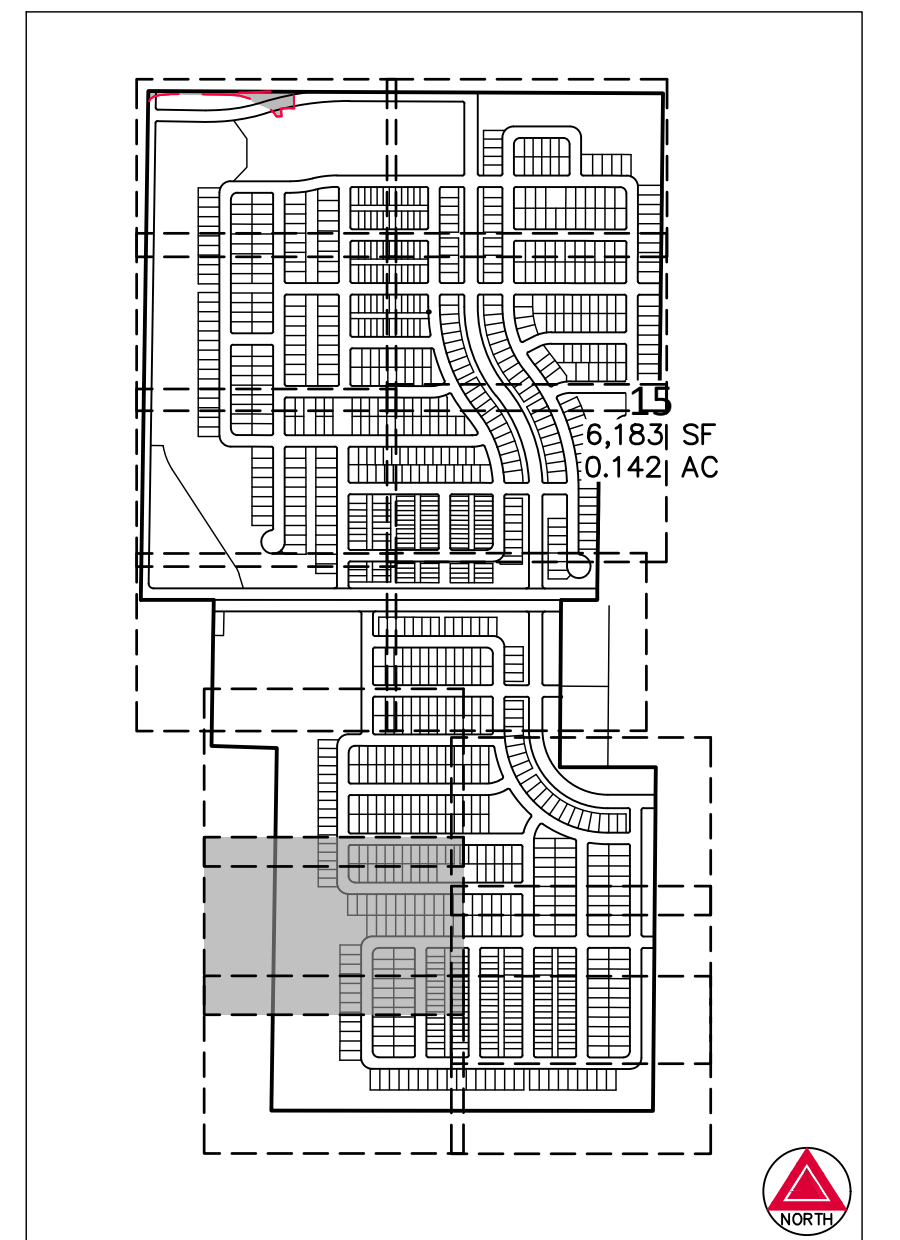
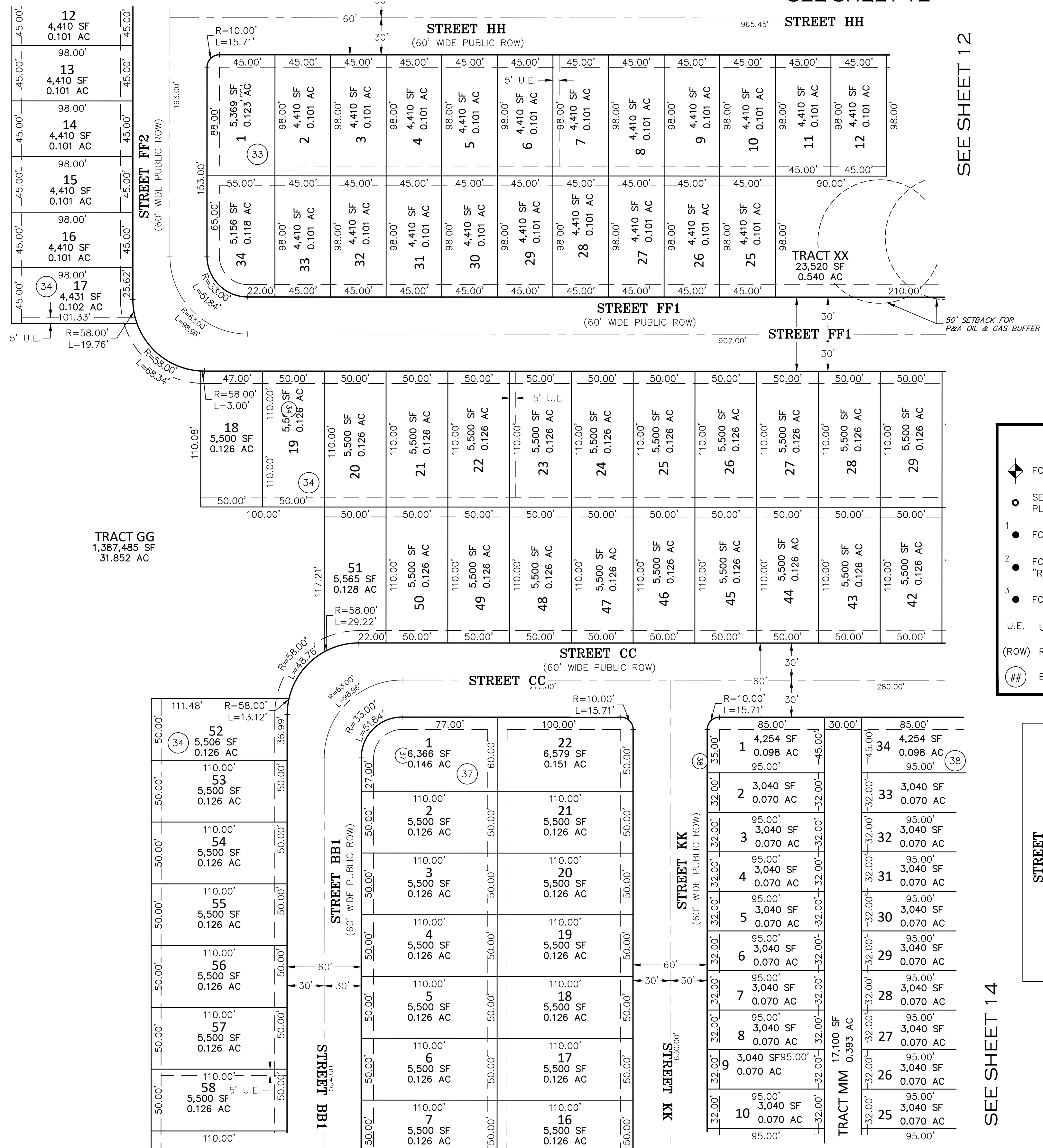
50' WIDE GAS
LINE EASEMENT
REC. NO. 1417892

33' WIDE GAS LINE EASEMENT
REC. NO. 1417892

33' WIDE GAS LINE EASEMENT
REC. NO. 1417892

50' SETBACK FOR
P&A OIL & GAS BUFFER

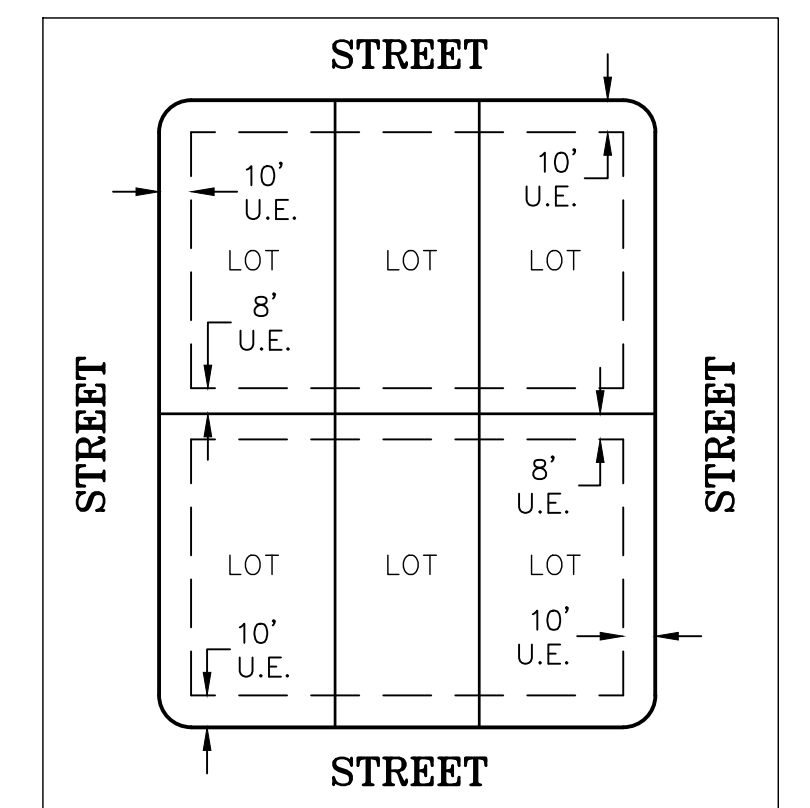
SEE SHEET 15



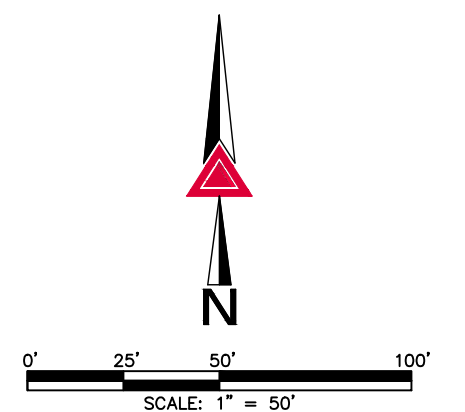
KEY MAP
SCALE: 1" = 1000'

LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND 1-1/4" ALUMINUM CAP STAMPING ILLEGIBLE
- FOUND 1-1/4" RED PLASTIC CAP STAMPED "RMC 24302"
- FOUND BENT NO. 5 REBAR - NORTH
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER



EASEMENT DETAIL (TYP.)
SCALE: 1" = 60'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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.: 157922-01

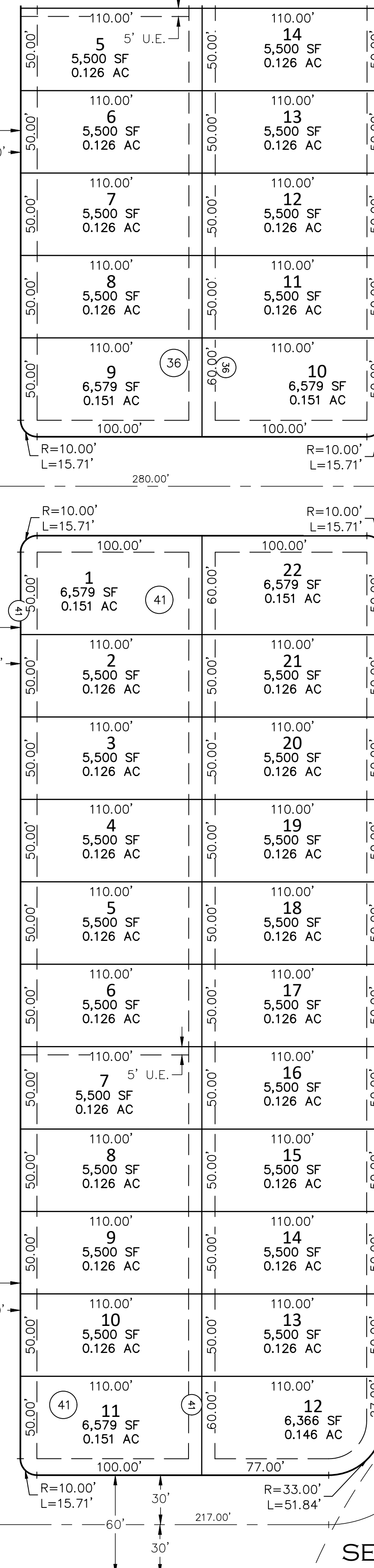
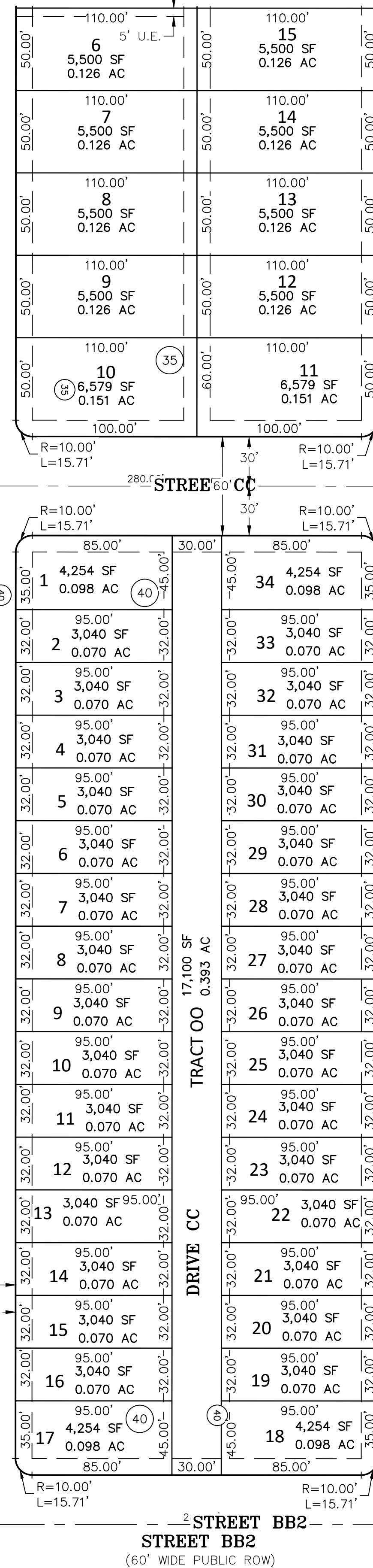
Drawn By: RDR

DEVELOPER		DATE OF PREPARATION:	12-21-2021
CARLSON LAND DEVELOPMENT		SCALE:	1"=50'
145750 CLAY STREET BROOMFIELD, COLORADO		SHEET 13 OF 16	

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

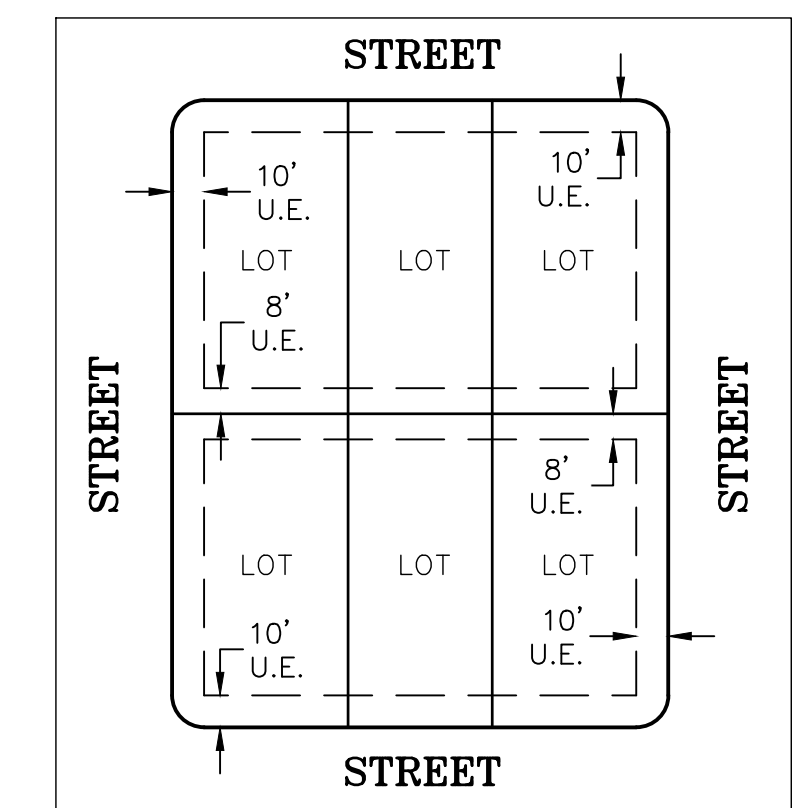
SEE SHEET 12

SEE SHEET 15

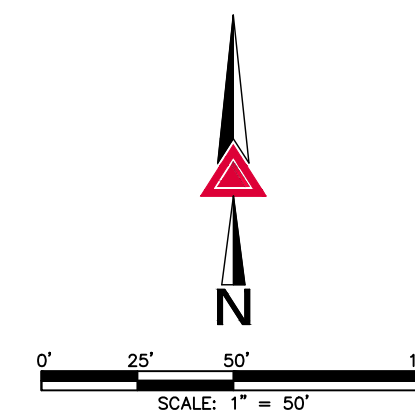


LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- 1 ● FOUND 1-1/4" ALUMINUM CAP STAMPING ILLEGIBLE
- 2 ● FOUND 1-1/4" RED PLASTIC CAP STAMPED "RMC 24302"
- 3 ● FOUND BENT NO. 5 REBAR - NORTH
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER



EASEMENT DETAIL (TYP.)
SCALE: 1" = 60'



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

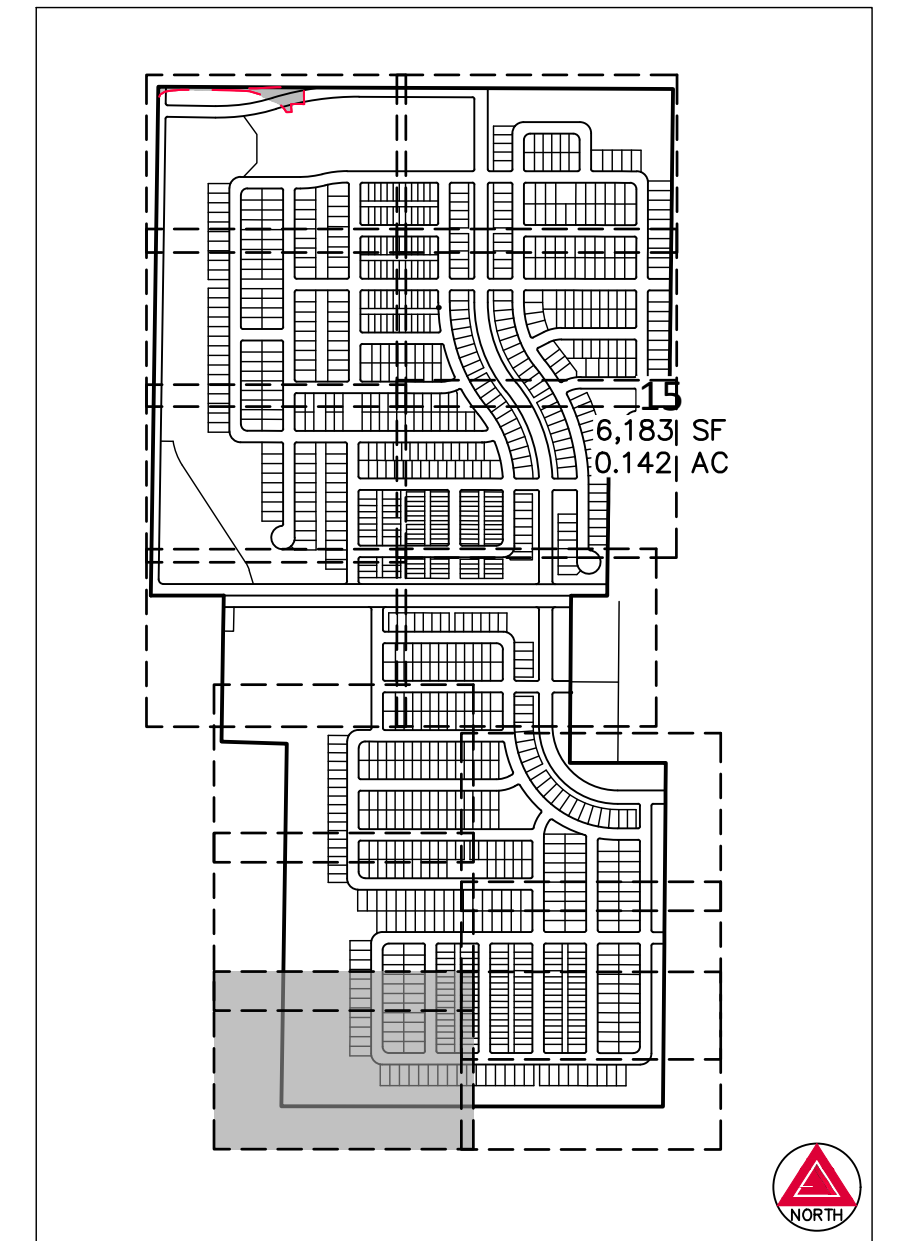
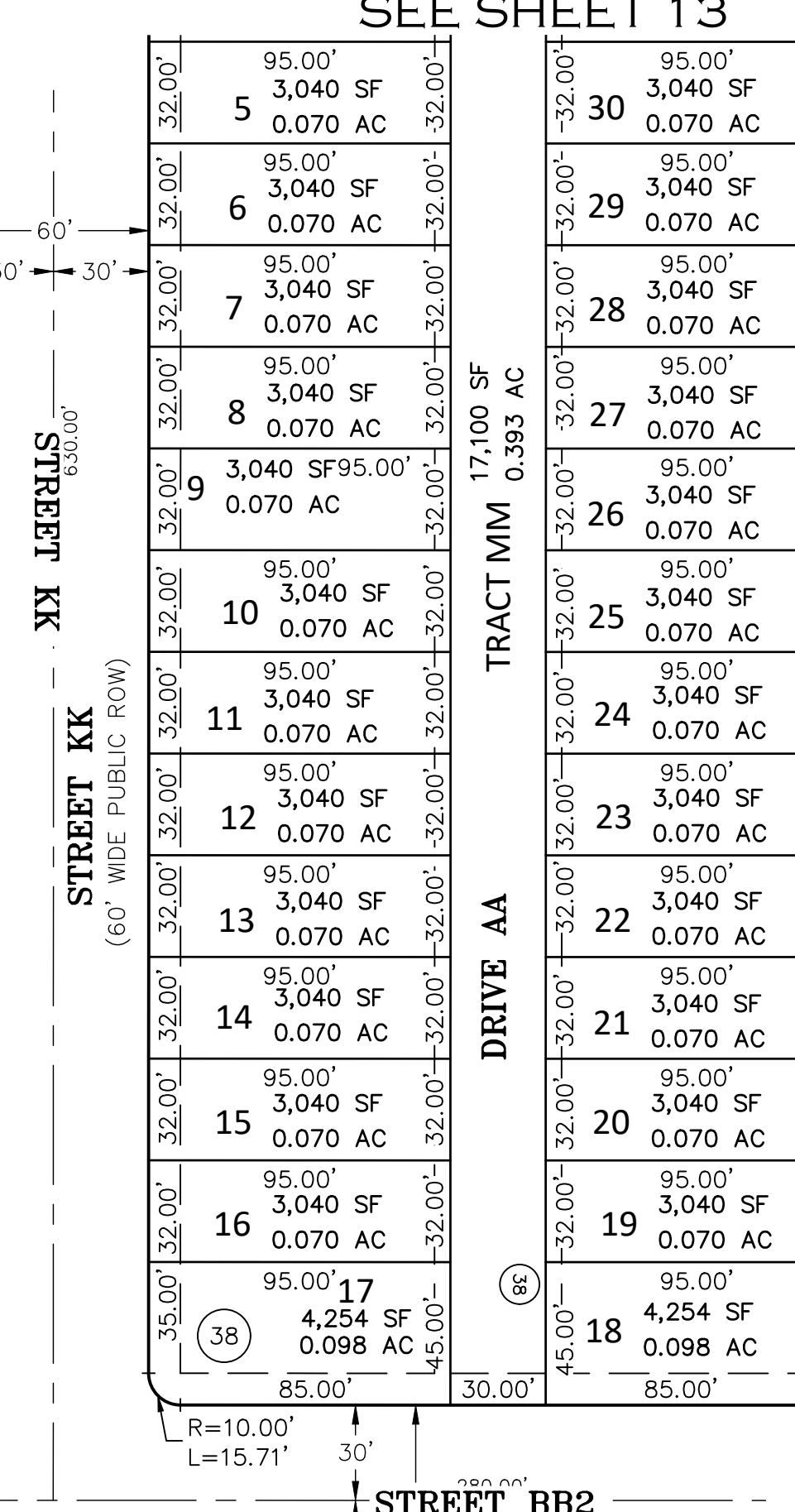
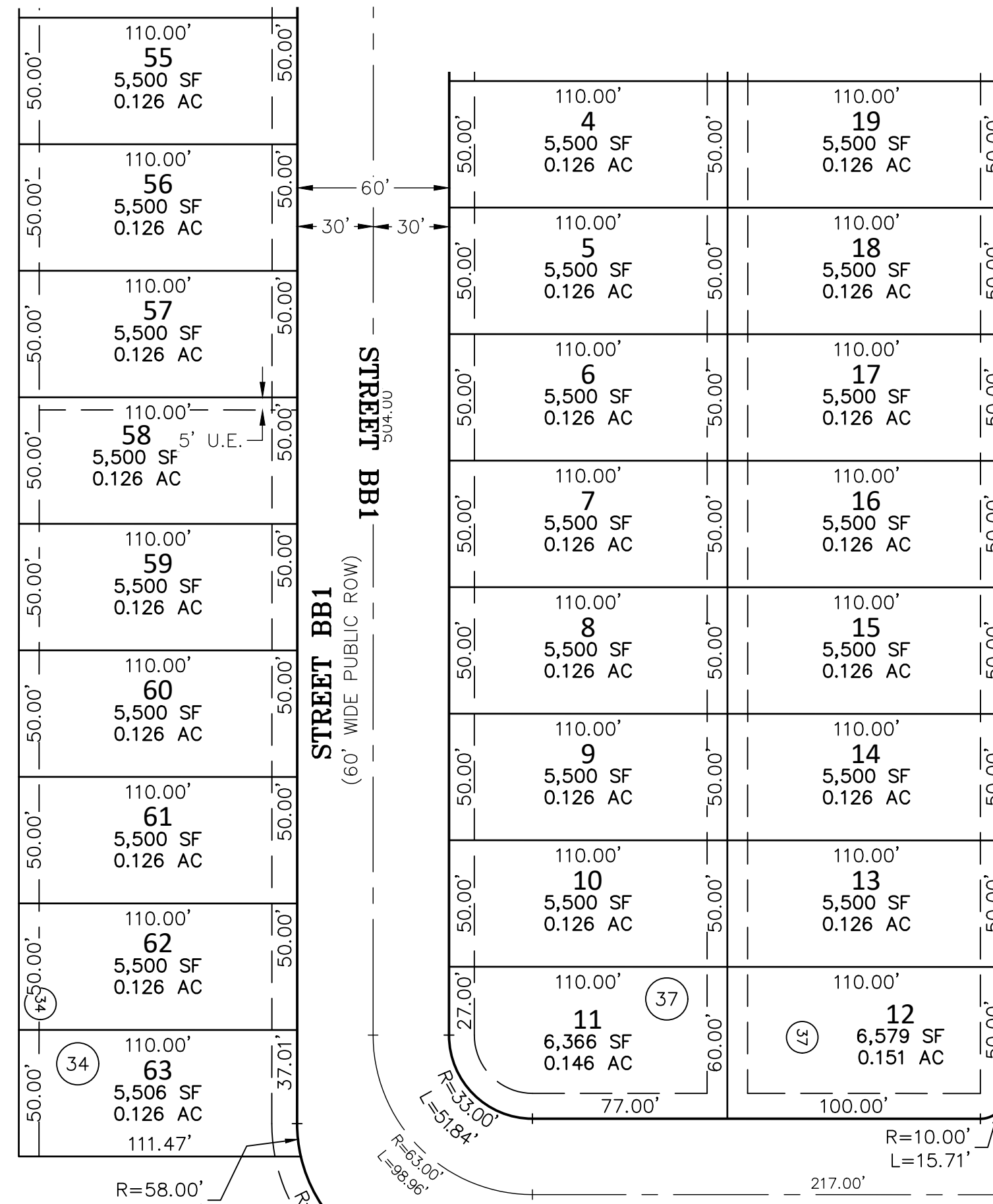
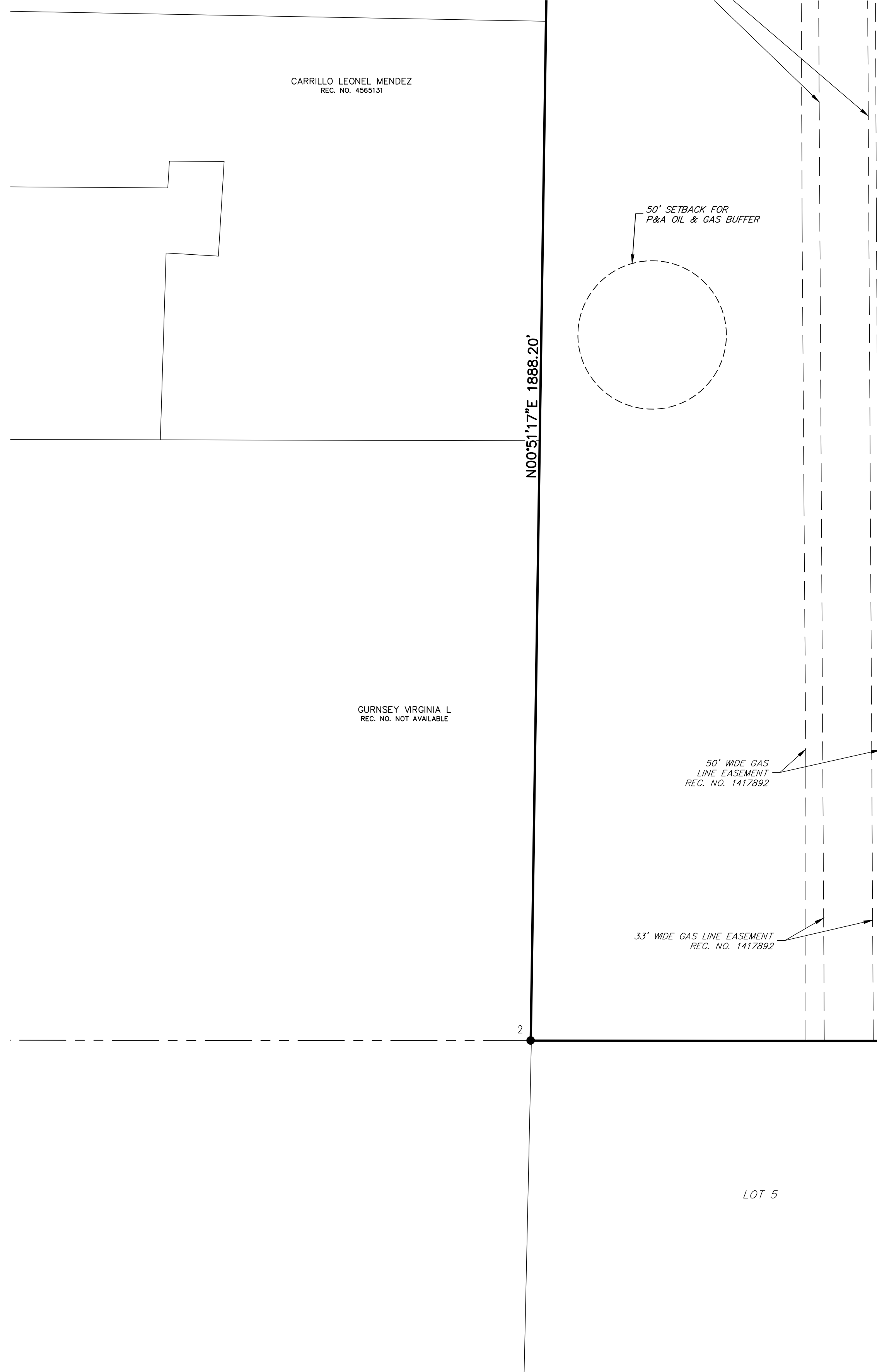
 AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1876 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CARLSON LAND DEVELOPMENT		DATE OF PREPARATION:	12-21-2021
			SCALE:	1"=50'
	AzTec Proj. No.: 157922-01 Drawn By: RDR		145750 CLAY STREET BROOMFIELD, COLORADO	

VISTOSA PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

SEE SHEET 13

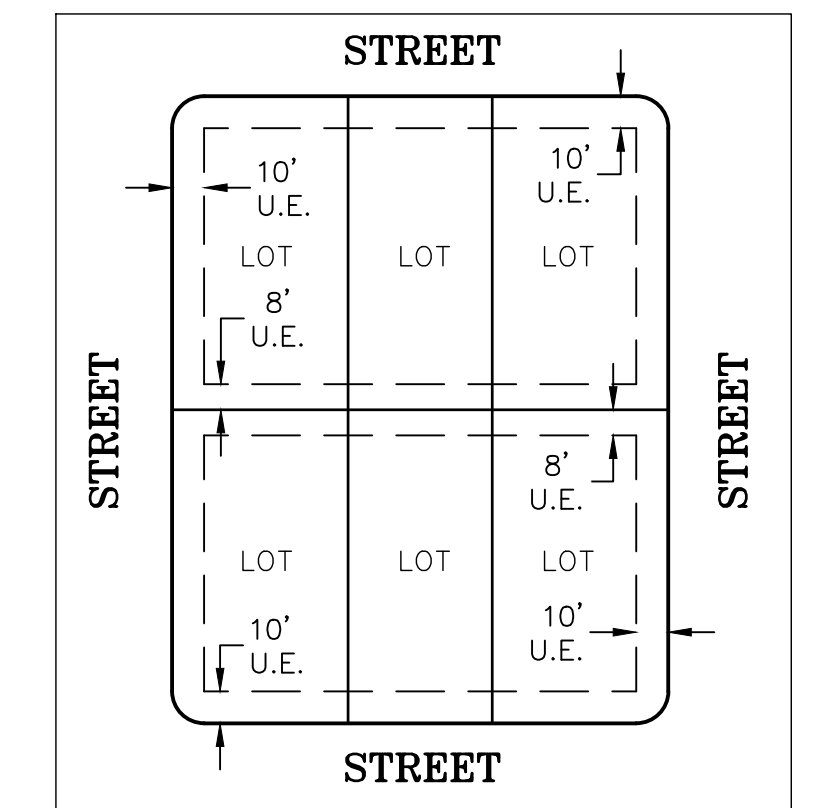
SEE SHEET 13



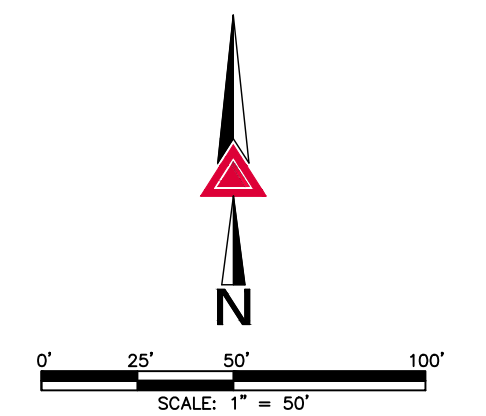
KEY MAP
SCALE: 1" = 1000'

LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND 1-1/4" ALUMINUM CAP STAMPING ILLEGIBLE
- FOUND 1-1/4" RED PLASTIC CAP STAMPED "RMC 24302"
- FOUND BENT NO. 5 REBAR - NORTH
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER



EASEMENT DETAIL (TYP.)
SCALE: 1" = 60'



FOR REVIEW

 Aztec CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER CARLSON LAND DEVELOPMENT 145750 CLAY STREET BROOMFIELD, COLORADO	DATE OF PREPARATION:	12-21-2021
		SCALE:	1"=50'
		SHEET 15 OF 16	

AzTec Proj. No.: 157922-01

Drawn By: RDR

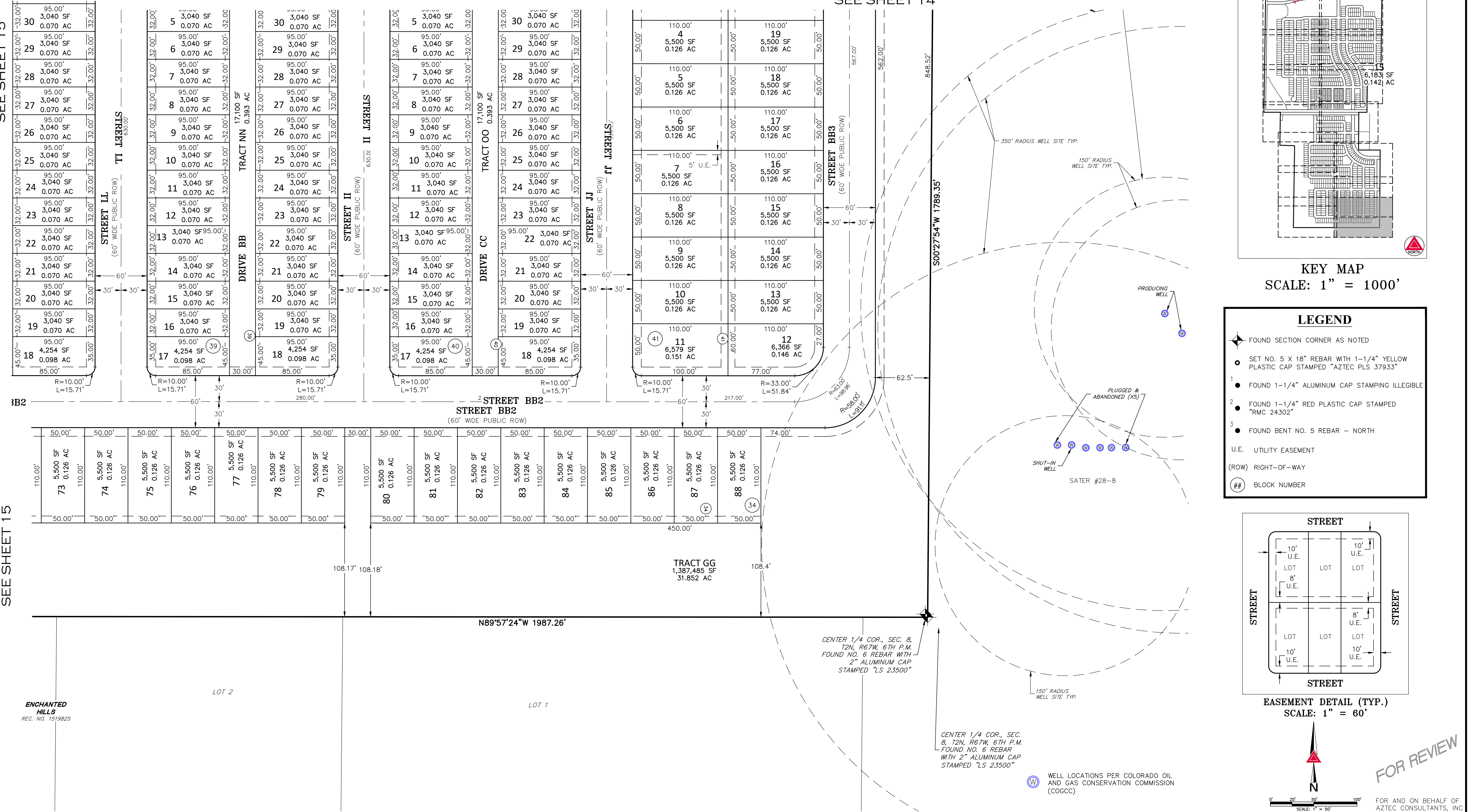
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

VISTOSA PRELIMINARY PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. 274.081 ACRES - 1,053 LOTS / 53 TRACTS PP-22-001

SEE SHEET 14

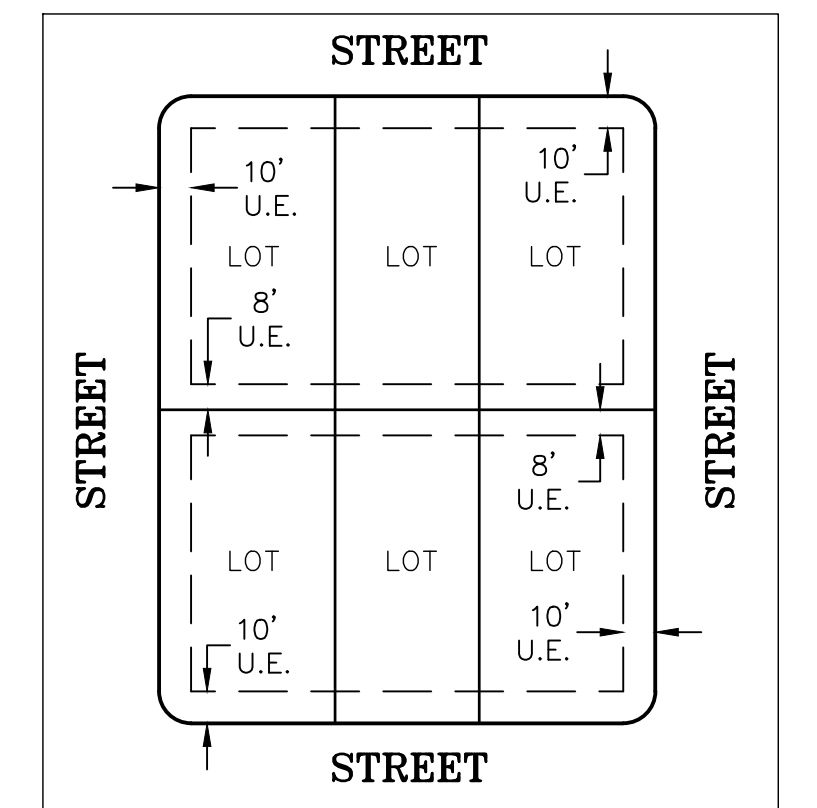
SEE SHEET 14



KEY MAP
SCALE: 1" = 1000'

LEGEND

- FOUND SECTION CORNER AS NOTED
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- FOUND 1-1/4" ALUMINUM CAP STAMPING ILLEGIBLE
- FOUND 1-1/4" RED PLASTIC CAP STAMPED "RMC 24302"
- FOUND BENT NO. 5 REBAR - NORTH
- U.E. UTILITY EASEMENT
- (ROW) RIGHT-OF-WAY
- ## BLOCK NUMBER



WELL LOCATIONS PER COLORADO OIL AND GAS CONSERVATION COMMISSION (COGCC)

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.: 157922-01

Drawn By: RDR

DEVELOPER
CARLSON LAND DEVELOPMENT
145750 CLAY STREET
BROOMFIELD, COLORADO

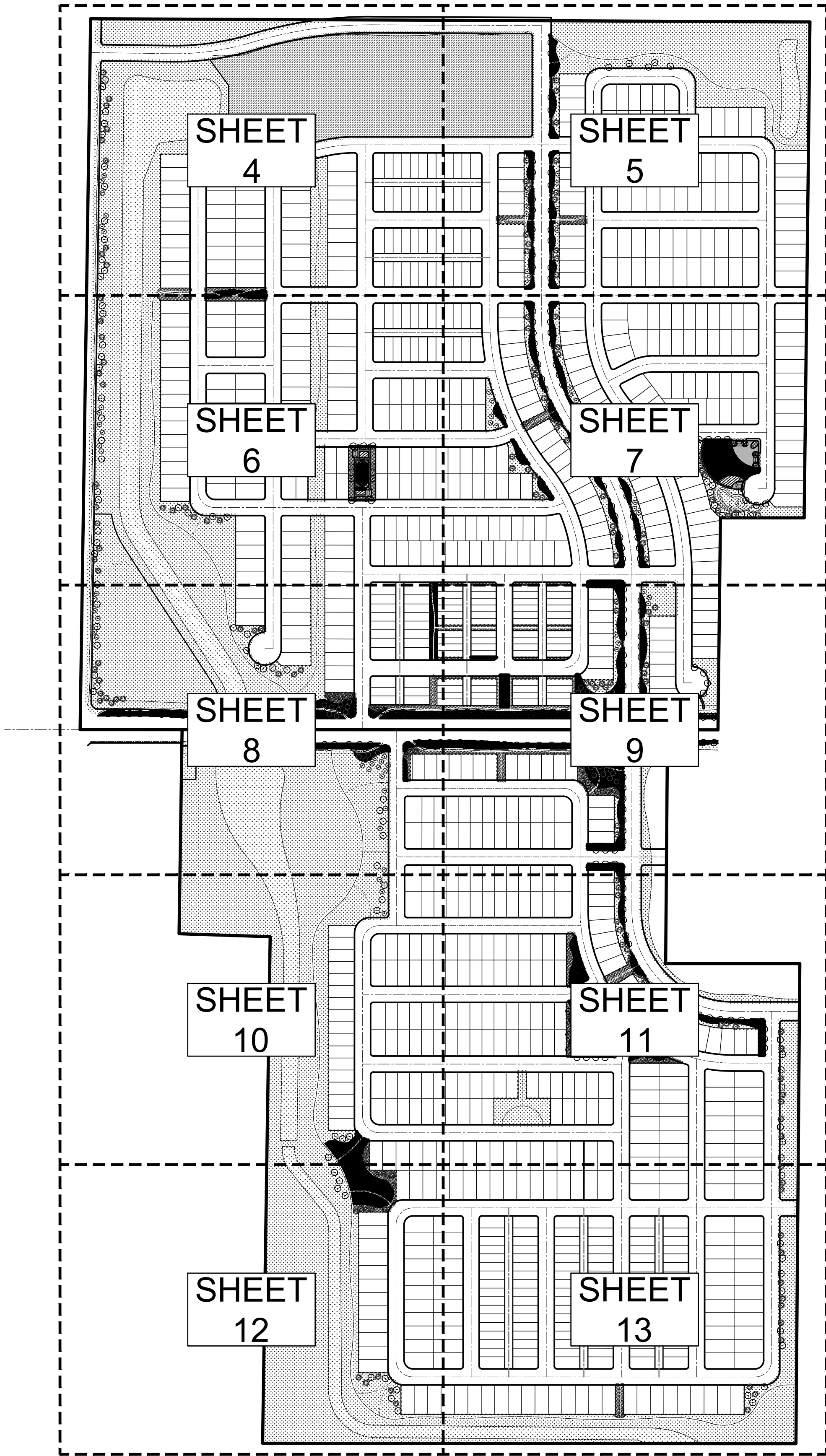
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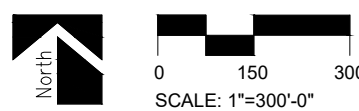
SHEET 16 OF 16

VISTOSA PRELIMINARY PLAT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
274.081 ACRES - 1,053 RESIDENTIAL LOTS / 54 TRACTS
PP-22-001



5856 S. LOWELL BLVD. UNIT 32 #200
LITTLETON, CO 80123
303-883-3278
CMARCH@SEVENDSIGN.COM



PROJECT NUMBER		21004
DATE		DECEMBER 22, 2021
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1	TOWN COMMENTS	2022-05-06

OVERALL LANDSCAPE
PLAN

VISTOSA PRELIMINARY PLAT

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LEGEND

SYMBOL	DESCRIPTION
	EXISTING DECIDUOUS TREE TO BE REMOVED
	TREE NUMBER

TREE INVENTORY - NORTH PARCEL

KEY	COMMON NAME	CALIPER (IN)	CONDITION	PERCENT	STATUS	COMMENTS
N-1	RUSSIAN OLIVE	13	POOR	60%	REMOVE	NOXIOUS WEED
N-2	JUNIPER SP	NA	NA	0%	REMOVE	DEAD
N-3	RUSSIAN OLIVE	MULTI-STEM	FAIR	75%	REMOVE	NOXIOUS WEED
N-4	SIBERIAN ELM	MULTI-STEM	POOR	40%	REMOVE	
N-5	SIBERIAN ELM	17	POOR	20%	REMOVE	
N-6	SIBERIAN ELM	<6	POOR	20%	REMOVE	
N-7	SIBERIAN ELM	<6	POOR	20%	REMOVE	
N-8	SIBERIAN ELM	<6	POOR	20%	REMOVE	
N-9	SIBERIAN ELM	<6	POOR	20%	REMOVE	
N-10	SIBERIAN ELM	17	POOR	20%	REMOVE	
N-11	SIBERIAN ELM	11	POOR	55%	REMOVE	
N-12	SIBERIAN ELM	12	FAIR	70%	REMOVE	
N-13	RUSSIAN OLIVE	NA	NA	0%	REMOVE	DEAD
N-14	COTTONWOOD	7	POOR	50%	REMOVE	
N-15	COTTONWOOD	<4	POOR	60%	REMOVE	
N-16	RUSSIAN OLIVE	5	POOR	20%	REMOVE	NOXIOUS WEED
N-17	RUSSIAN OLIVE	9	POOR	30%	REMOVE	NOXIOUS WEED
N-18	COTTONWOOD	17	POOR	60%	REMOVE	
N-19	COTTONWOOD	12	POOR	50%	REMOVE	
N-20	COTTONWOOD	20	POOR	60%	REMOVE	
N-21	SIBERIAN ELM	8	POOR	60%	REMOVE	DOG-HAIR STAND
N-22	SIBERIAN ELM	<5	POOR	20%	REMOVE	
N-23	COTTONWOOD	12	POOR	20%	REMOVE	
N-24	SIBERIAN ELM	8	POOR	40%	REMOVE	
N-25	SIBERIAN ELM	MULTI-STEM	POOR	35%	REMOVE	
N-26	SIBERIAN ELM	8	POOR	40%	REMOVE	
N-27	COTTONWOOD	MULTI-STEM	POOR	60%	REMOVE	
N-28	SIBERIAN ELM	4	POOR	5%	REMOVE	

NOTES: ALL TREES APPEAR TO BE NATURAL GROWN, NOT PLANTED



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EXISTING
VEGETATION-NORTH

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LEGEND

SYMBOL	DESCRIPTION
	EXISTING DECIDUOUS TREE TO BE REMOVED
	TREE NUMBER

TREE INVENTORY - SOUTH PARCEL

KEY	COMMON NAME	SIZE (IN)	CONDITION	PERCENT	STATUS	COMMENTS
S-1	RUSSIAN OLIVE	MULTI-STEM	POOR	40%	REMOVE	NOXIOUS WEED
S-2	RUSSIAN OLIVE	MULTI-STEM	POOR	40%	REMOVE	NOXIOUS WEED
S-3	RUSSIAN OLIVE	MULTI-STEM	POOR	40%	REMOVE	NOXIOUS WEED
S-4	RUSSIAN OLIVE	MULTI-STEM	POOR	40%	REMOVE	NOXIOUS WEED
S-5	RUSSIAN OLIVE	MULTI-STEM	POOR	40%	REMOVE	NOXIOUS WEED
S-6	WILLOW	MULTI-STEM	POOR	35%	REMOVE	NOXIOUS WEED
S-6B	WILLOW	MULTI-STEM	POOR	35%	REMOVE	
S-6C	WILLOW	MULTI-STEM	POOR	35%	REMOVE	
S-7	RUSSIAN OLIVE	NA	NA	0%	REMOVE	DEAD
S-8	RUSSIAN OLIVE	NA	NA	0%	REMOVE	DEAD
S-9	RUSSIAN OLIVE	NA	NA	0%	REMOVE	DEAD
S-10	RUSSIAN OLIVE	MULTI-STEM	POOR	40%	REMOVE	NOXIOUS WEED
S-11	RUSSIAN OLIVE	MULTI-STEM	POOR	40%	REMOVE	NOXIOUS WEED
S-12	RUSSIAN OLIVE	MULTI-STEM	POOR	40%	REMOVE	NOXIOUS WEED
S-13	SIBERIAN ELM	2	POOR	50%	REMOVE	NOXIOUS WEED
S-14	SIBERIAN ELM	4	POOR	50%	REMOVE	NOXIOUS WEED
S-15	RUSSIAN OLIVE	13	FAIR	70%	REMOVE	NOXIOUS WEED
S-16	RUSSIAN OLIVE	MULTI-STEM	POOR	40%	REMOVE	NOXIOUS WEED

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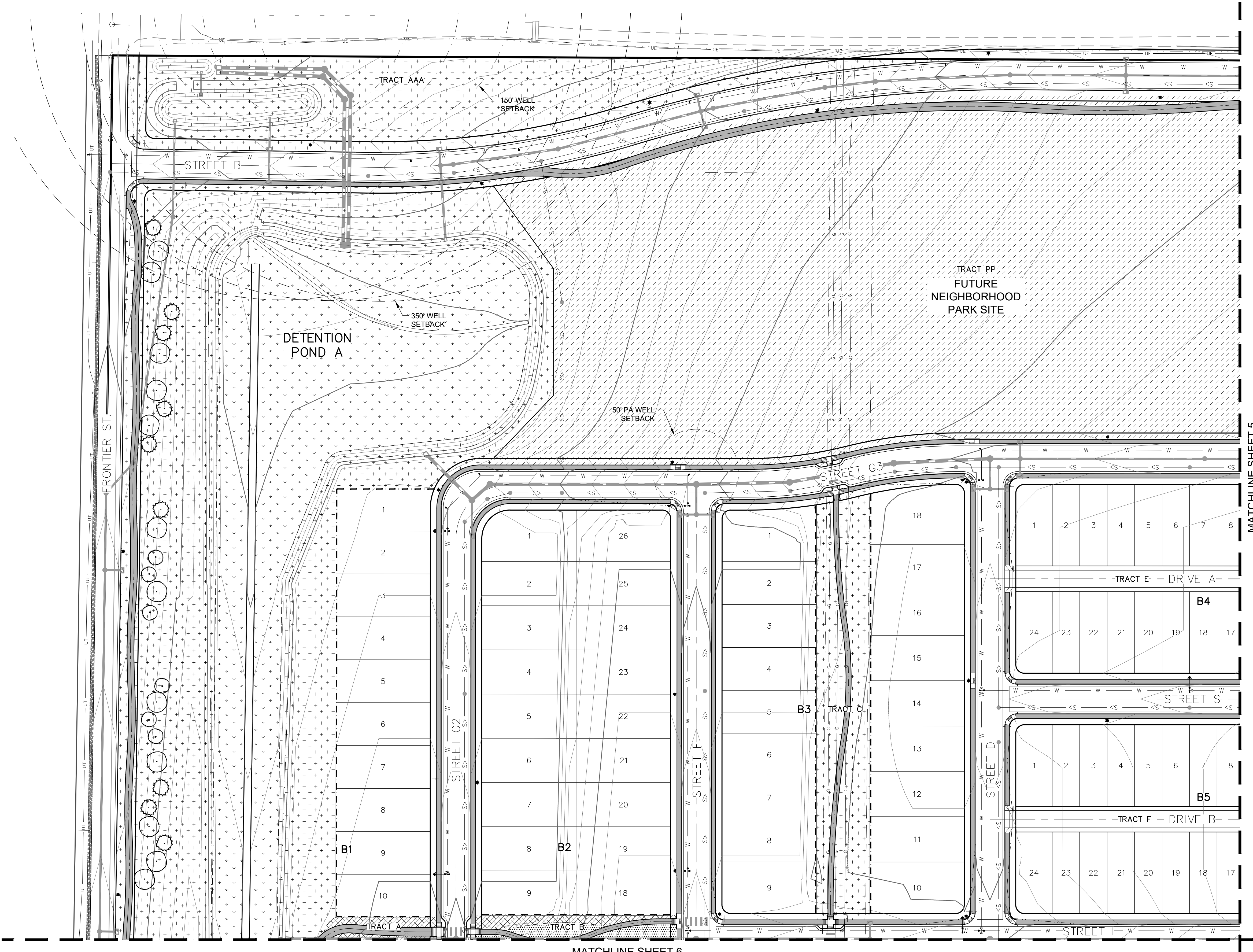


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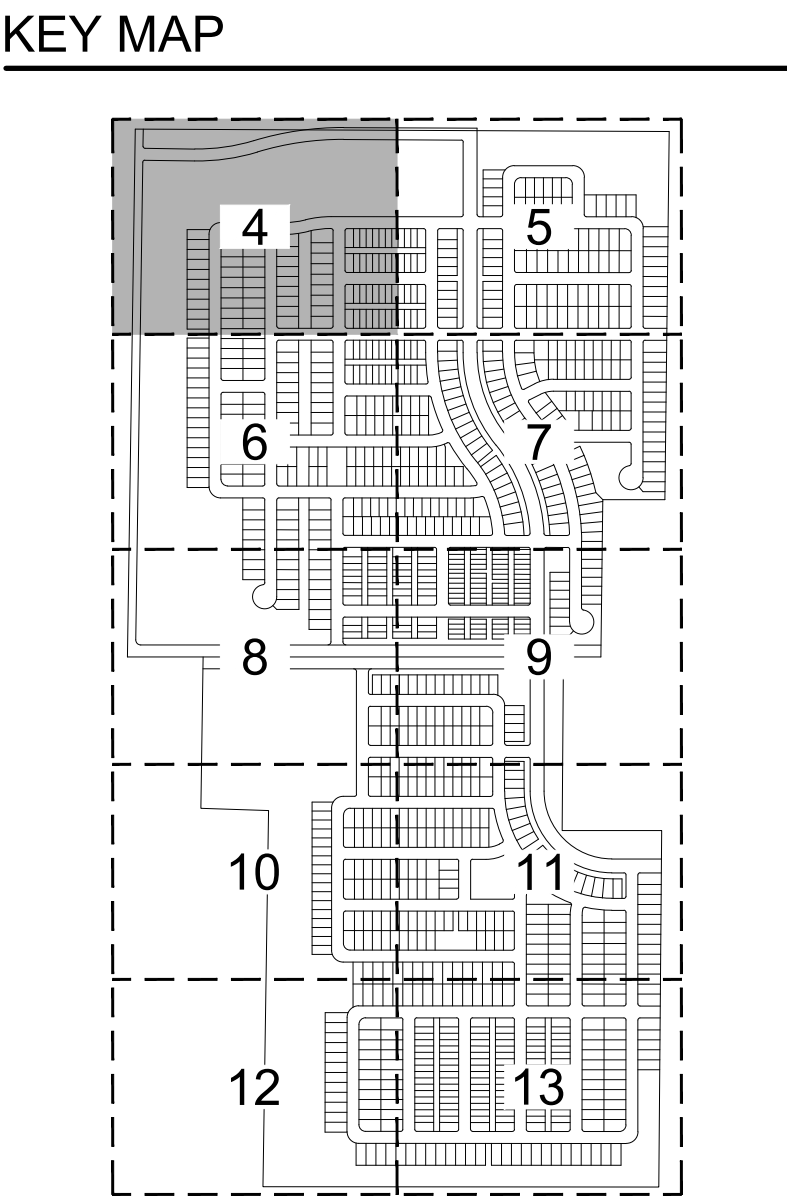
EXISTING
VEGETATION-SOUTH

VISTOSA PRELIMINARY PLAT

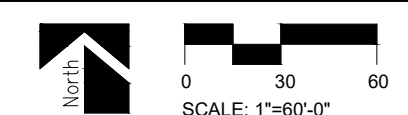
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	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	TEXAS HYBRID SOD
	UPLAND NATIVE SEED
	WETLAND NATIVE SEED
	SHRUB BEDS
	CONCRETE PAVING
	10 FOOT CONCRETE TRAIL
	6 FOOT CONCRETE TRAIL
	5 FOOT CONCRETE WALK
	OPEN RAIL FENCE



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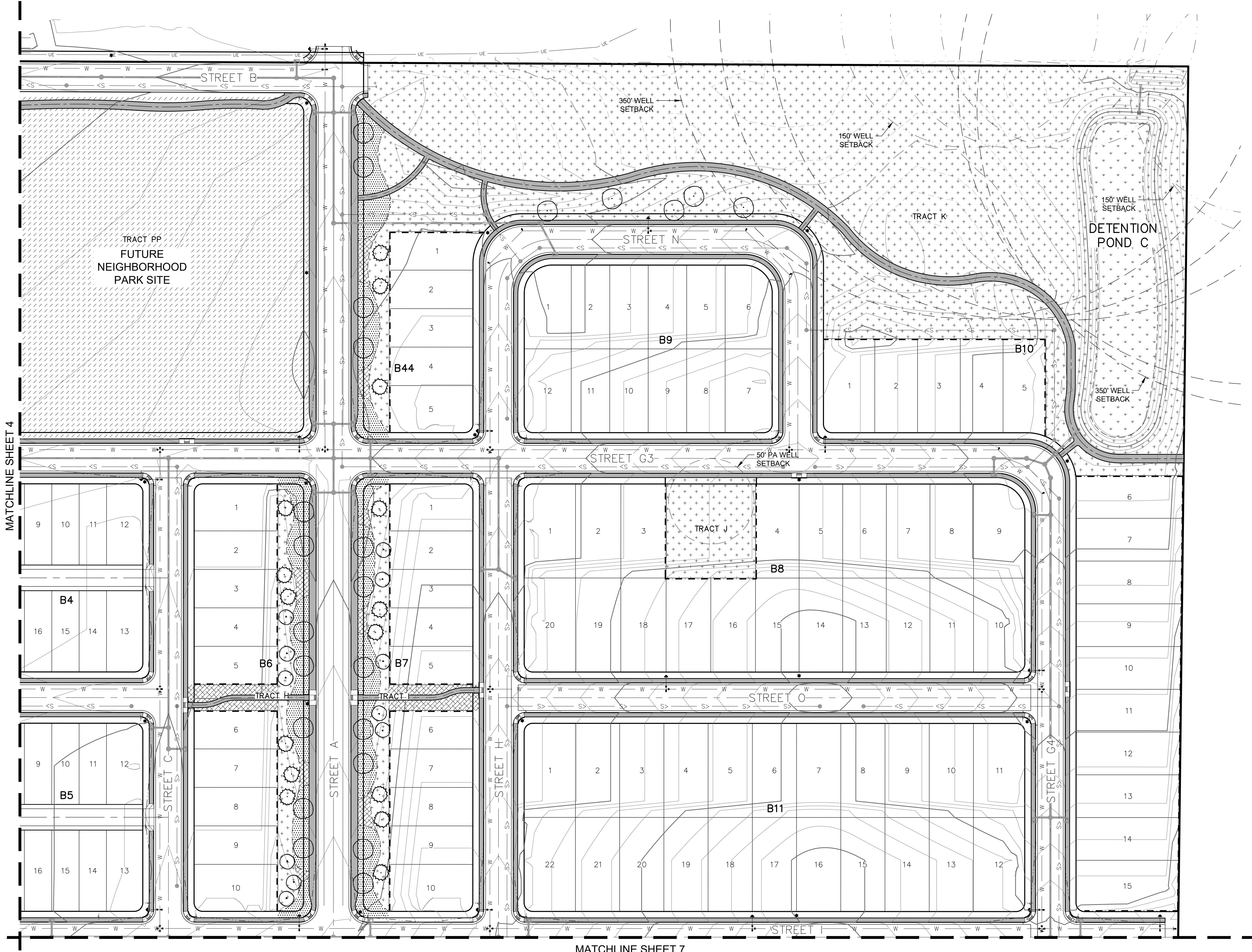


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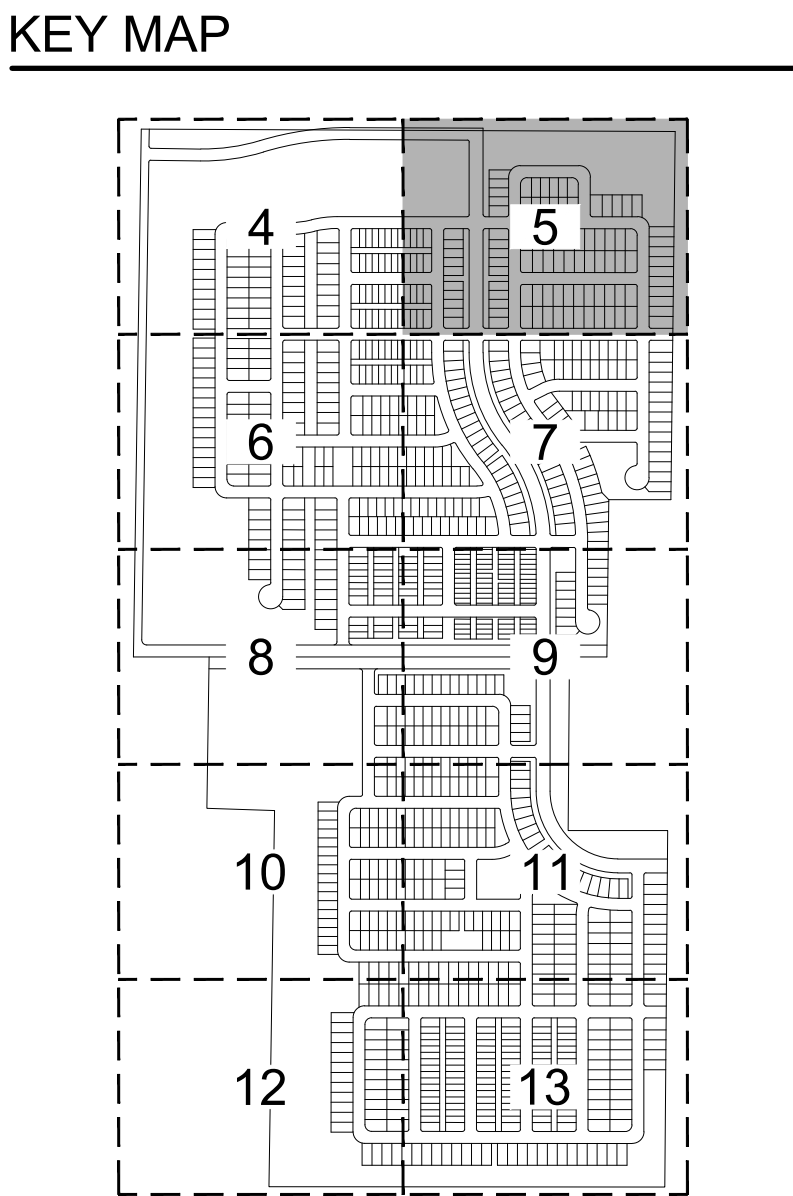
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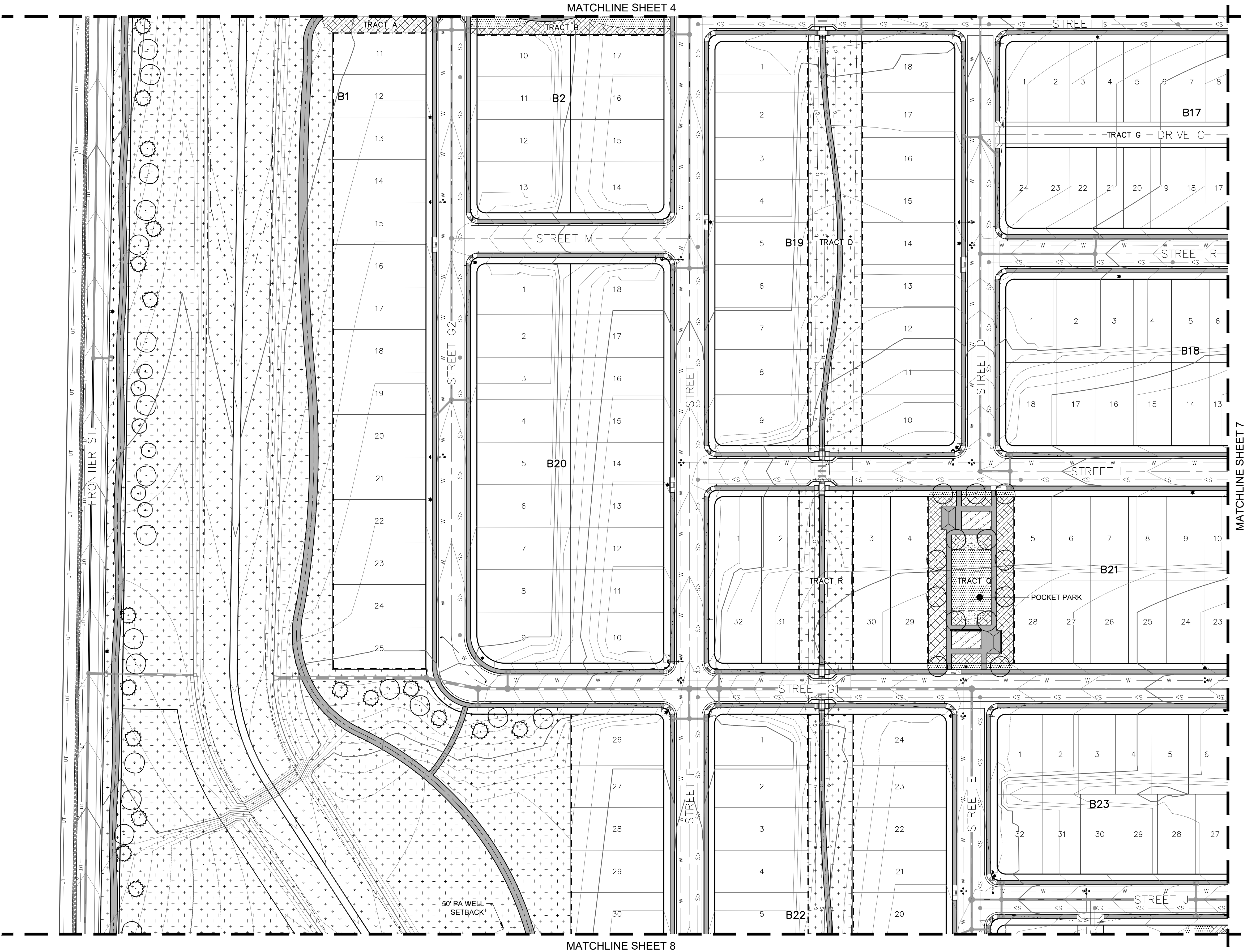
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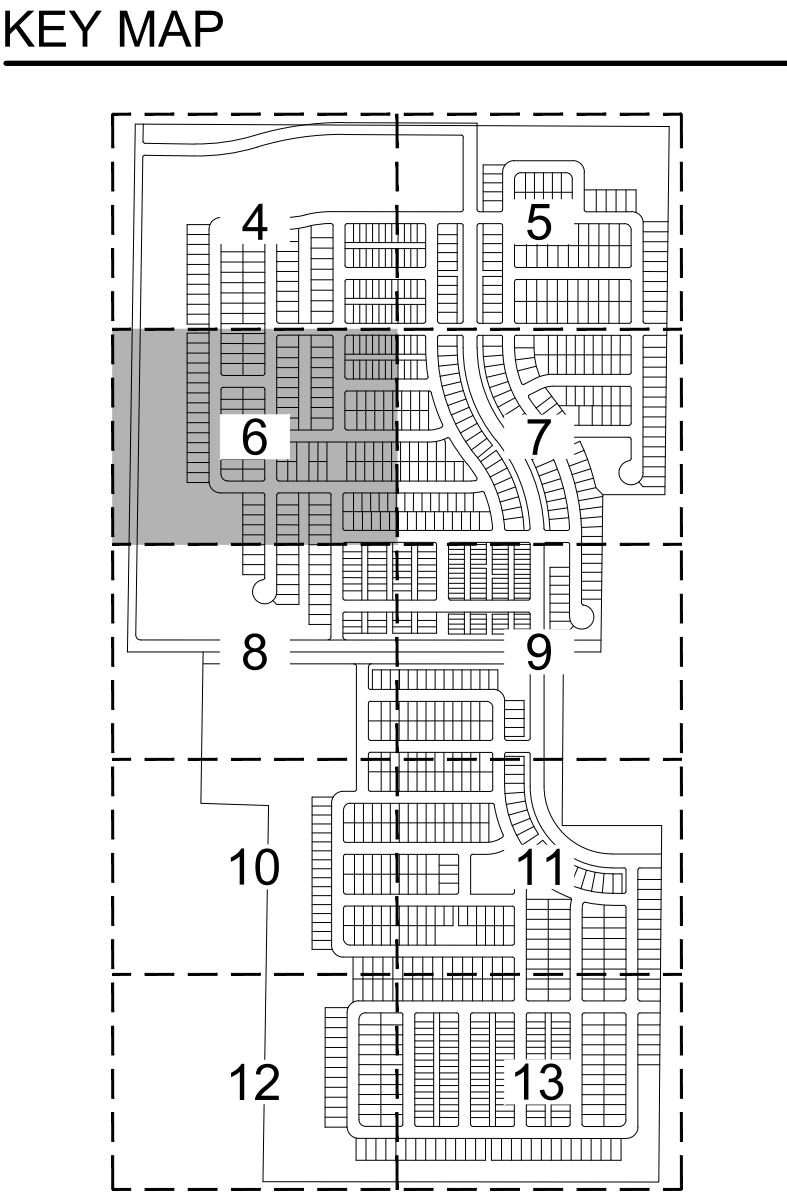
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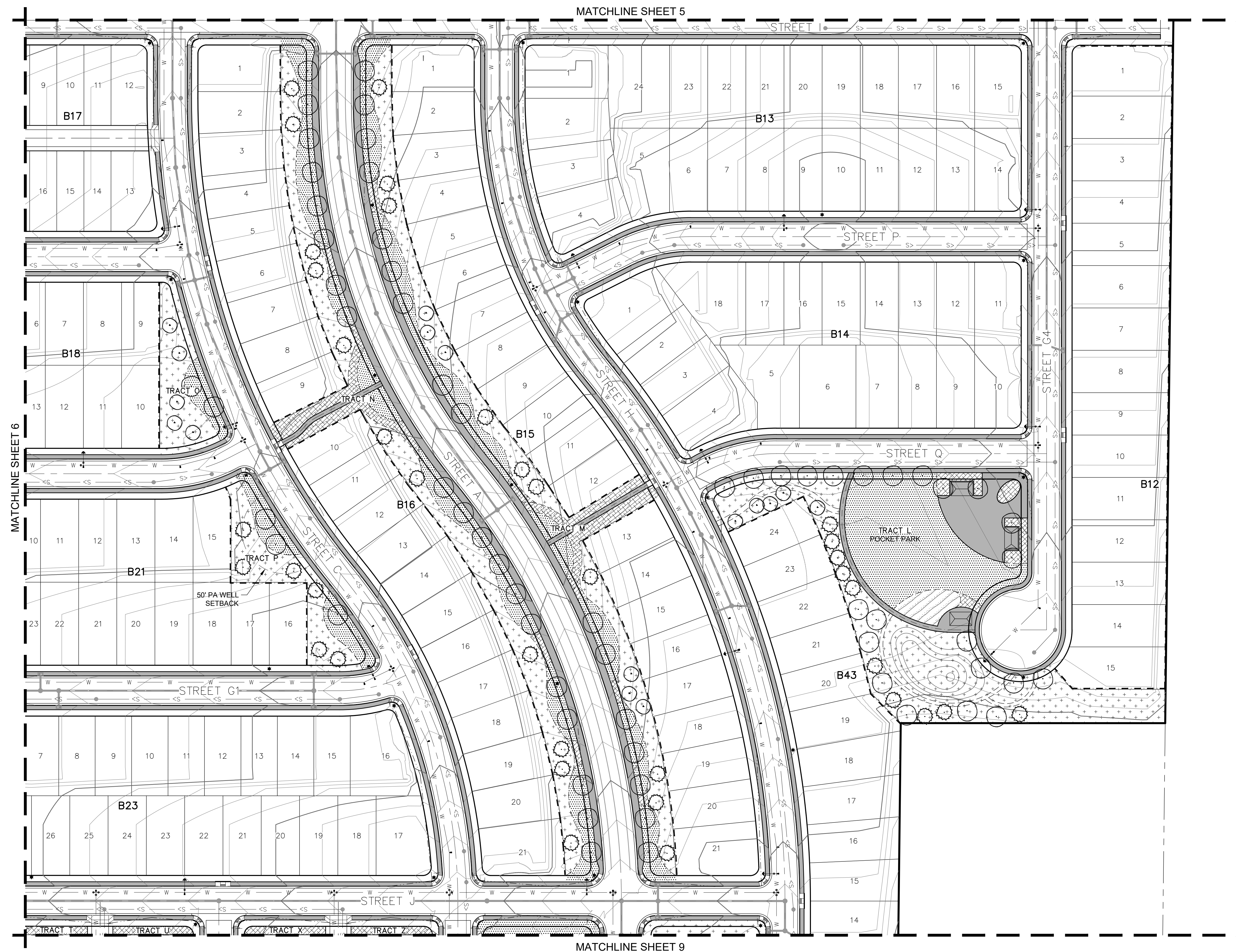
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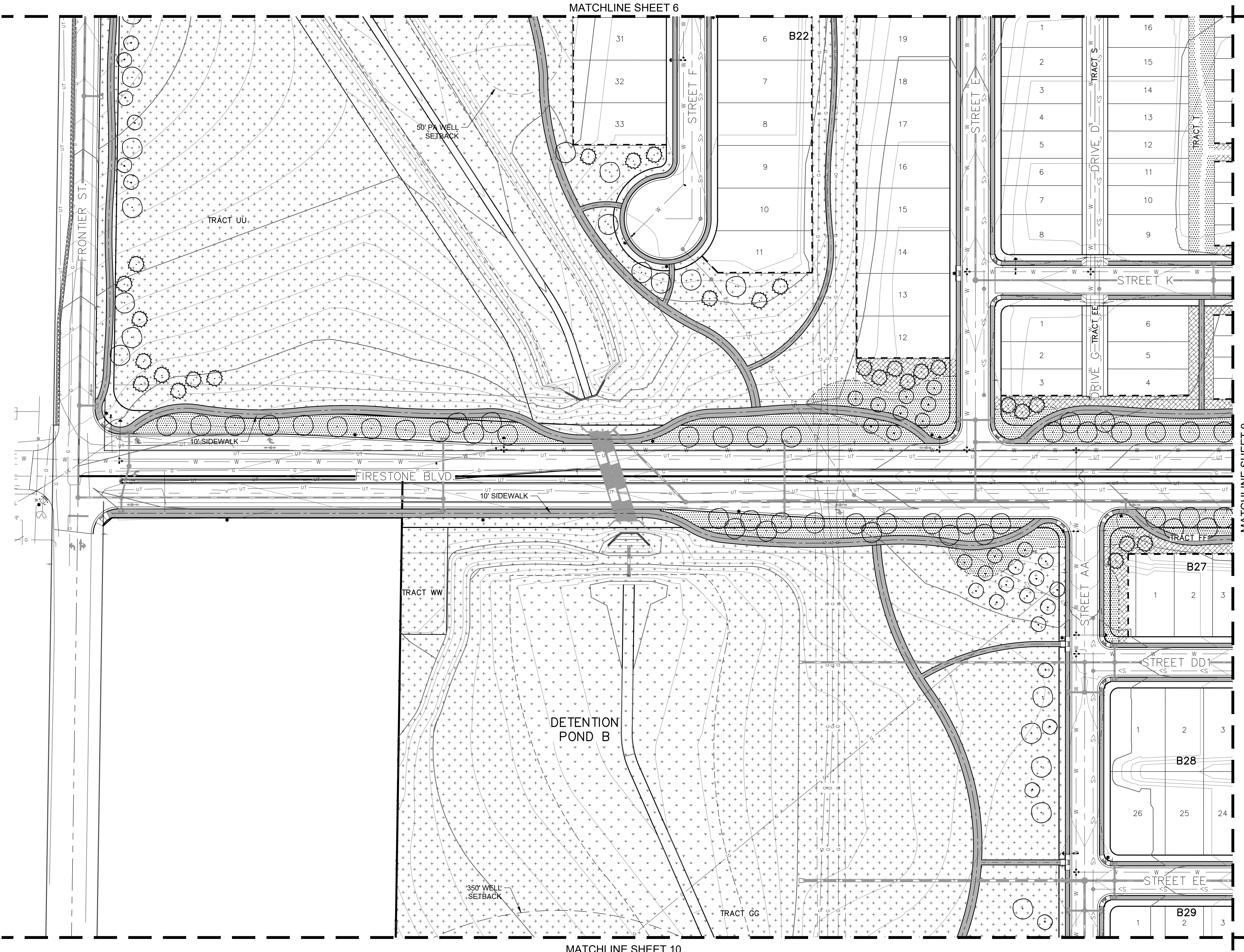


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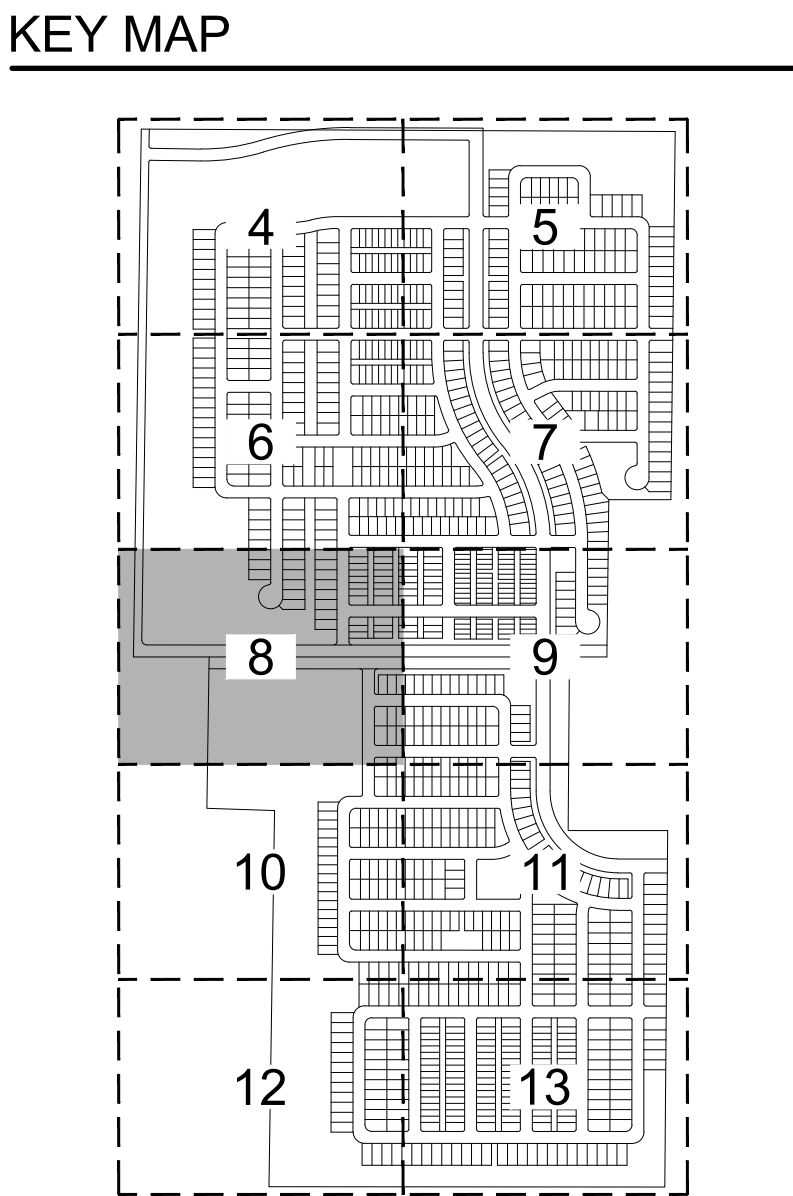
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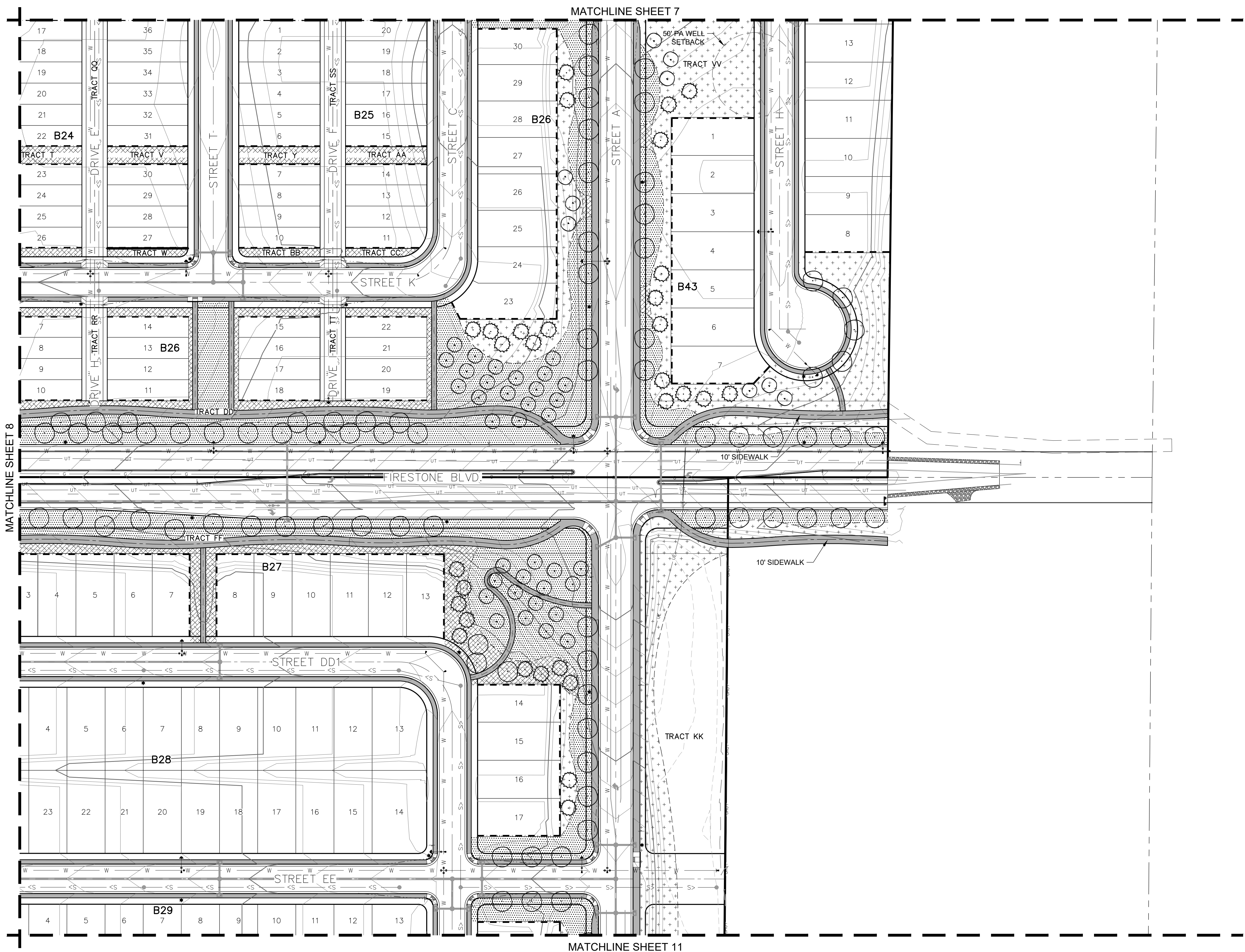


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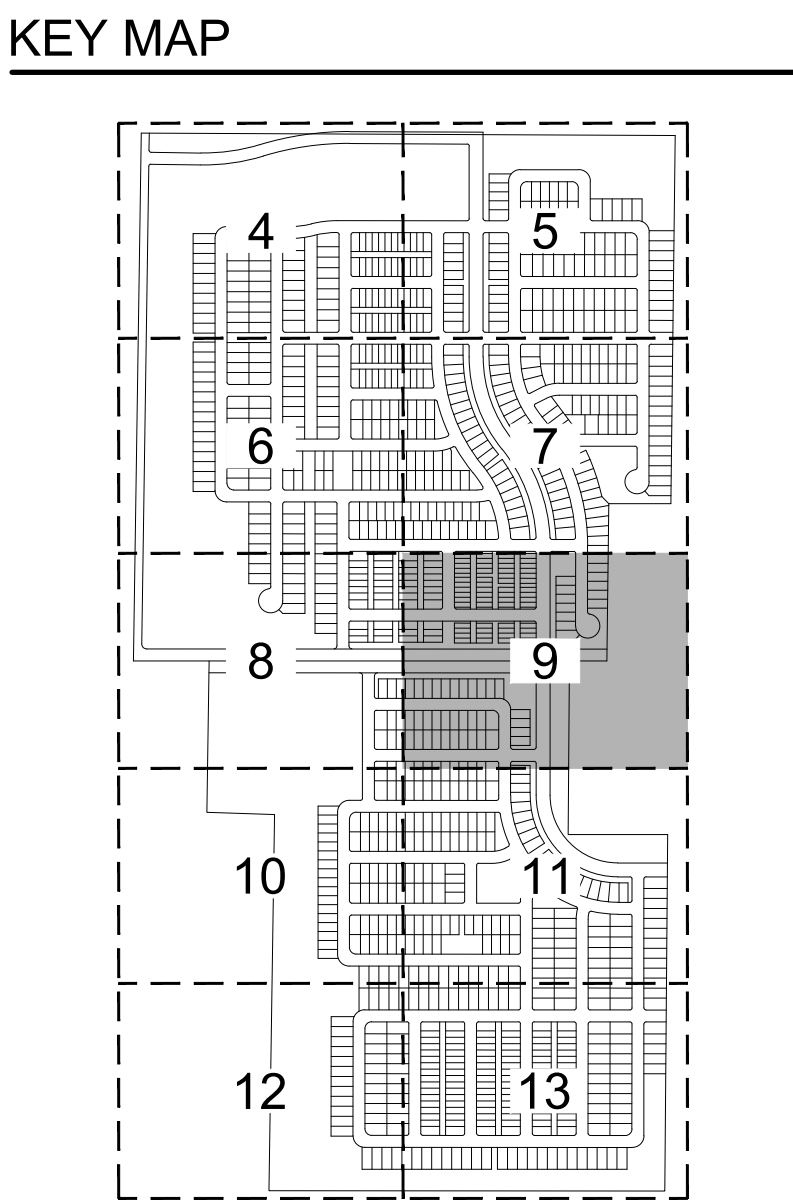
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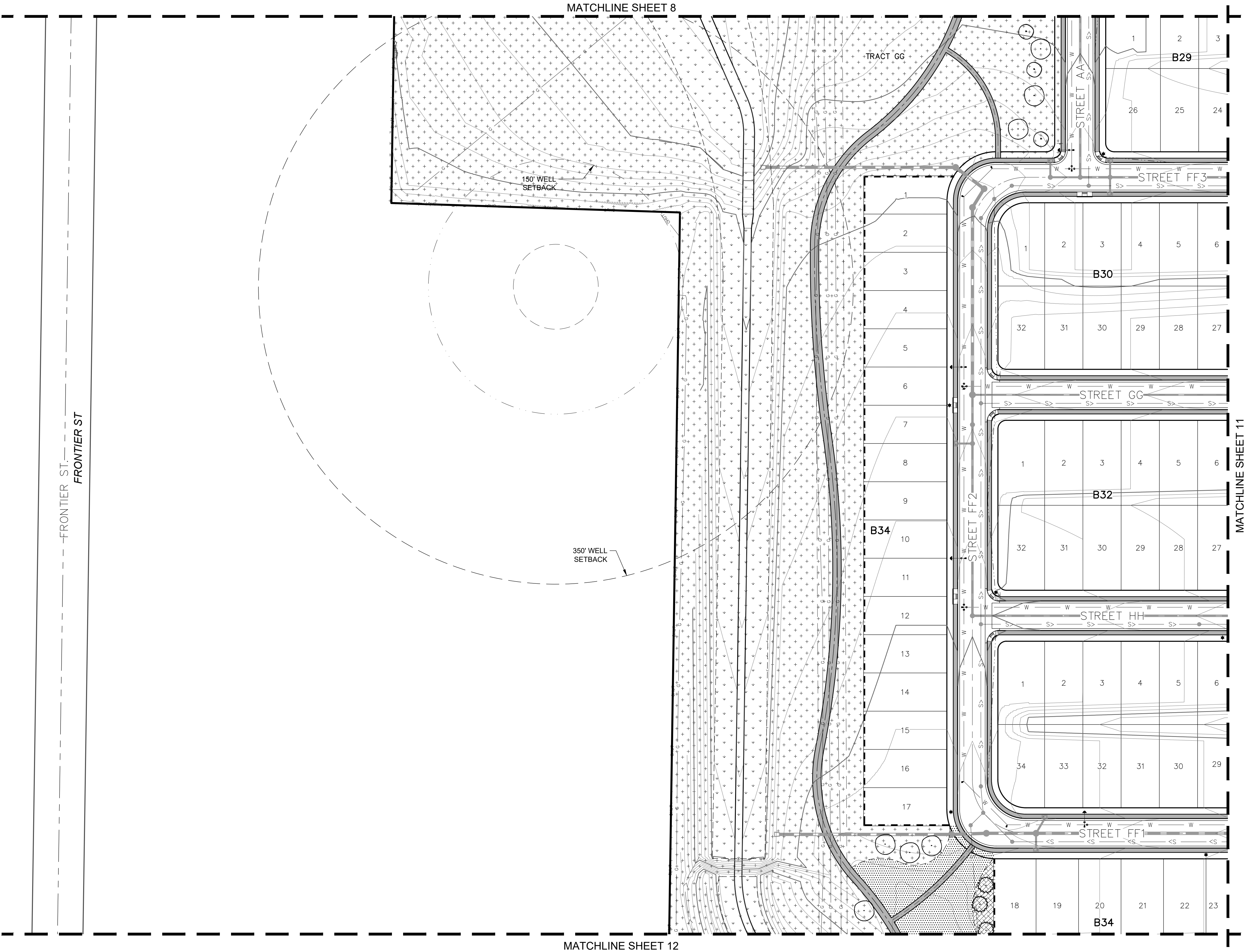
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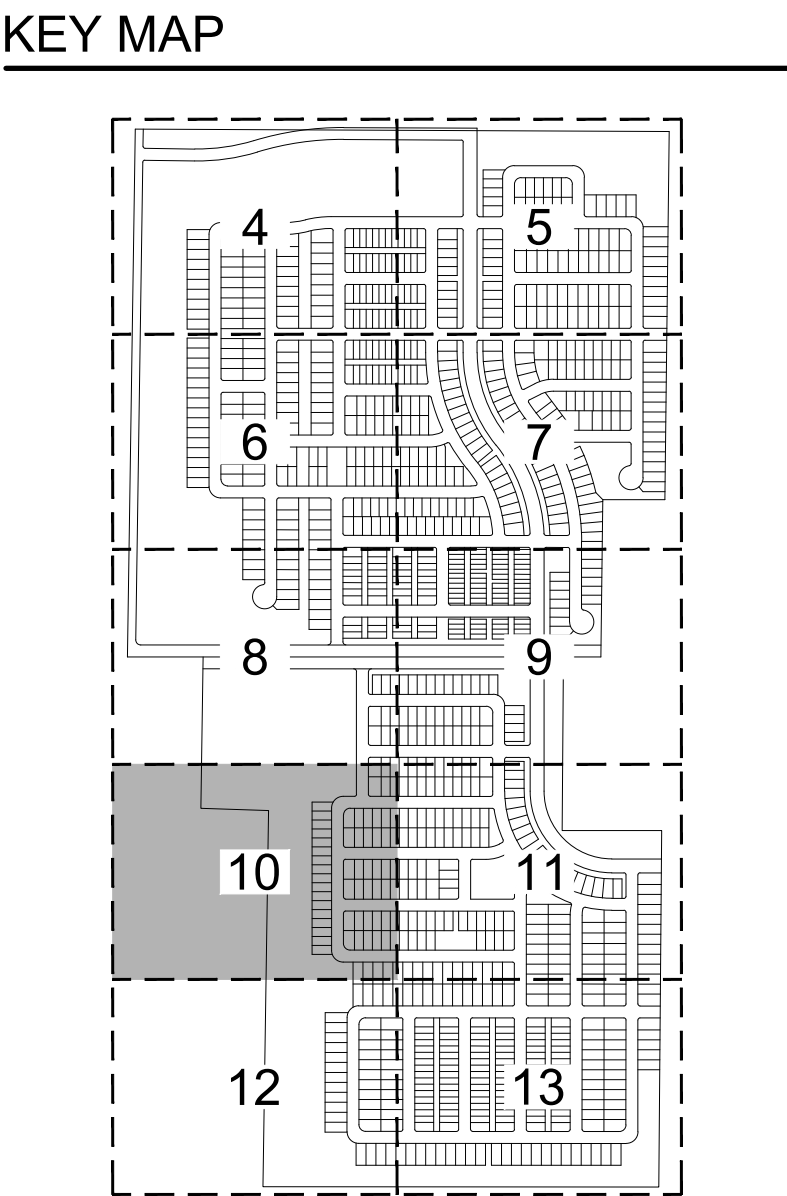
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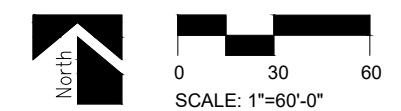
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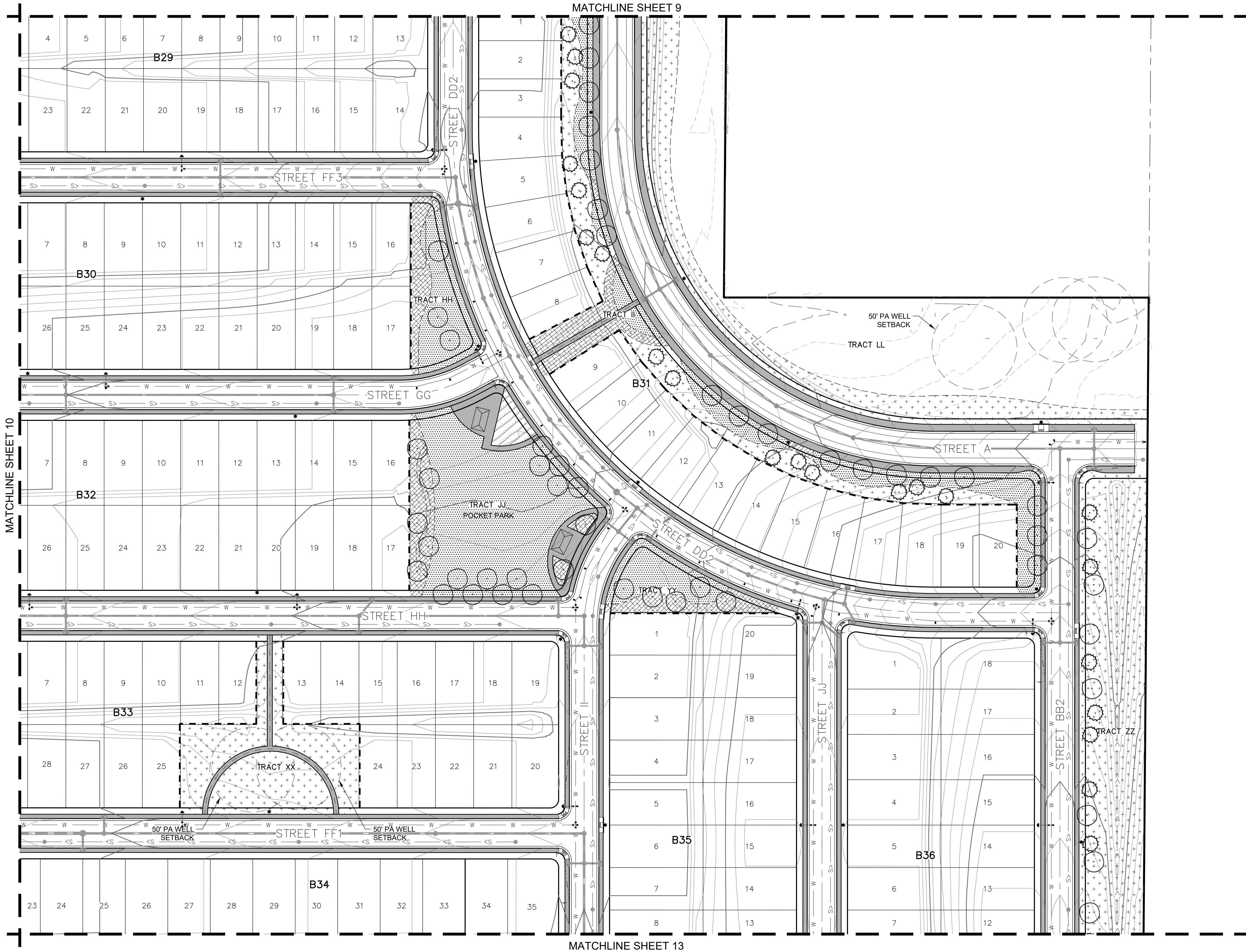


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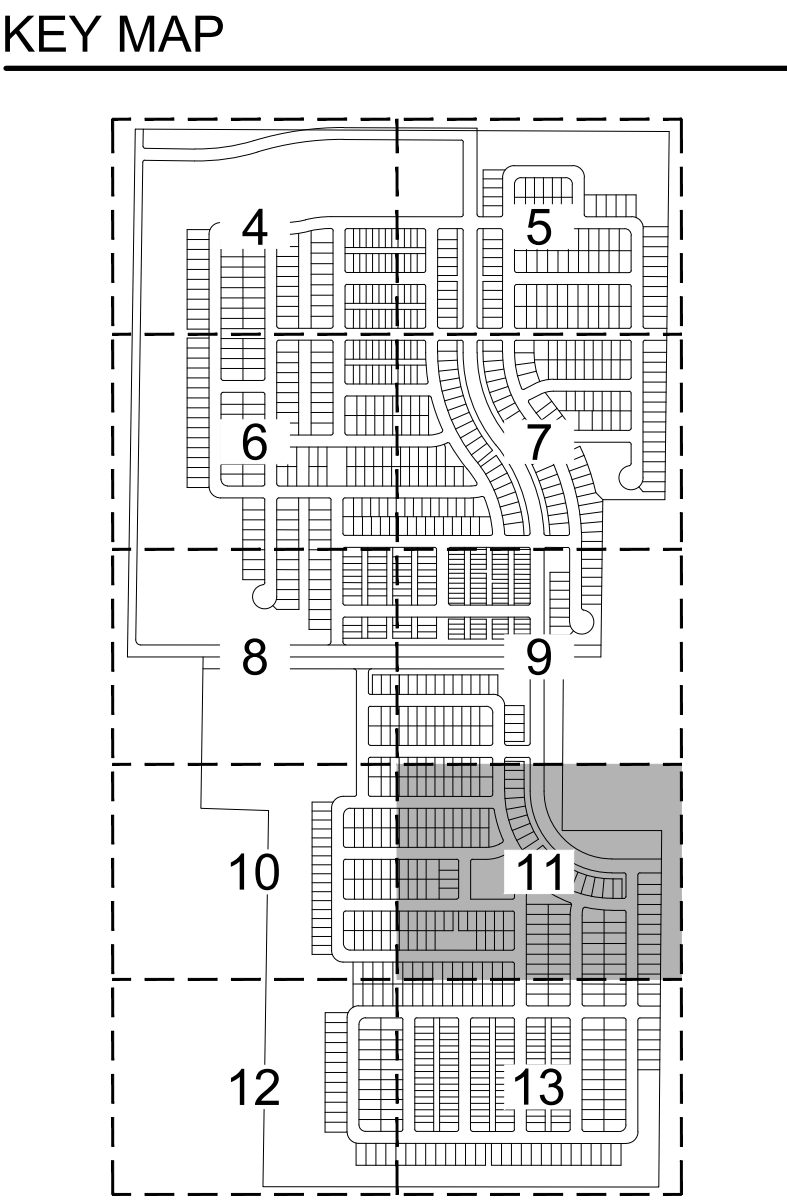
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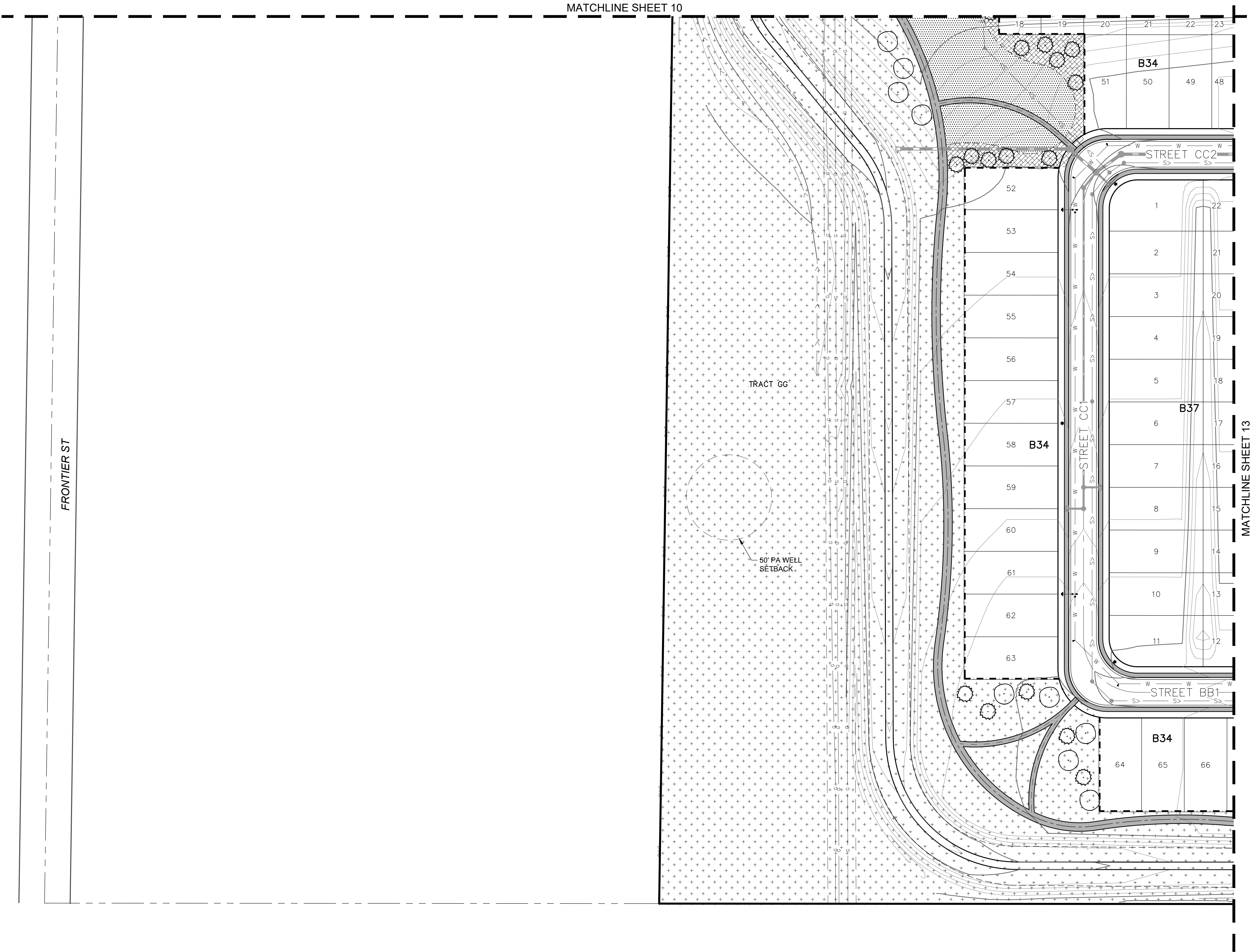


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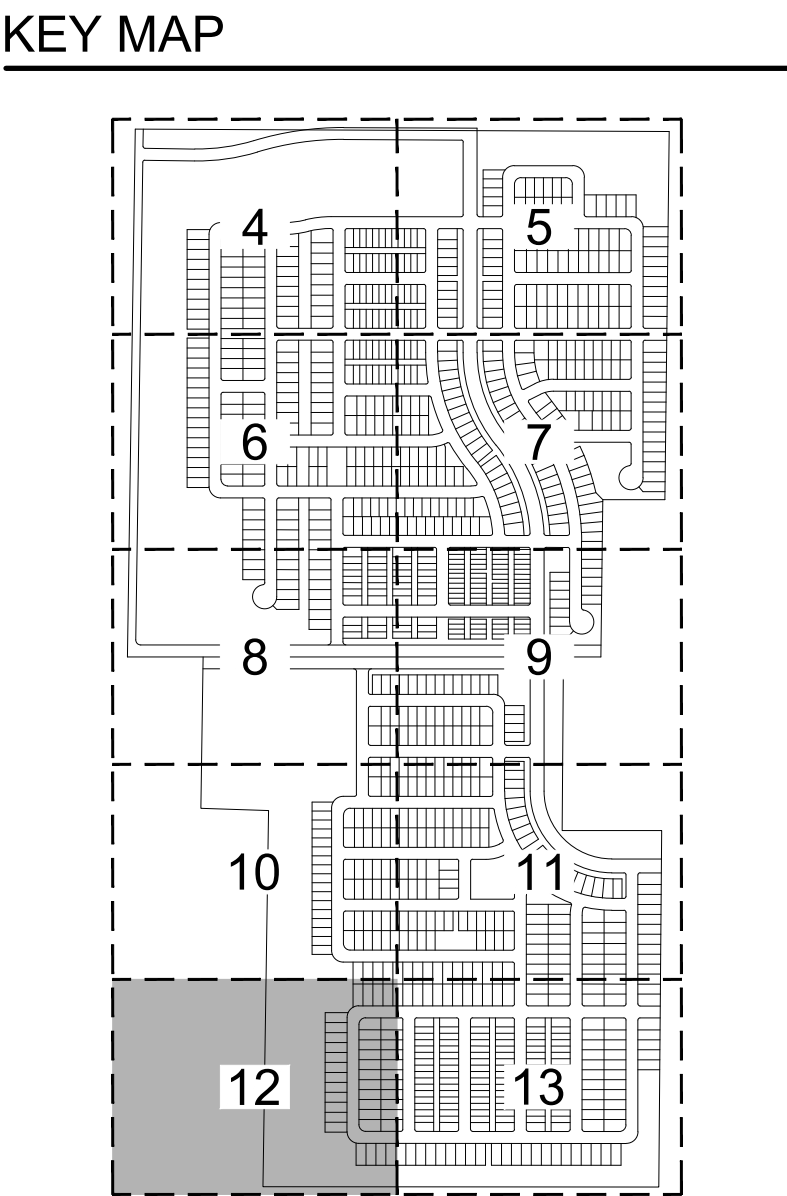
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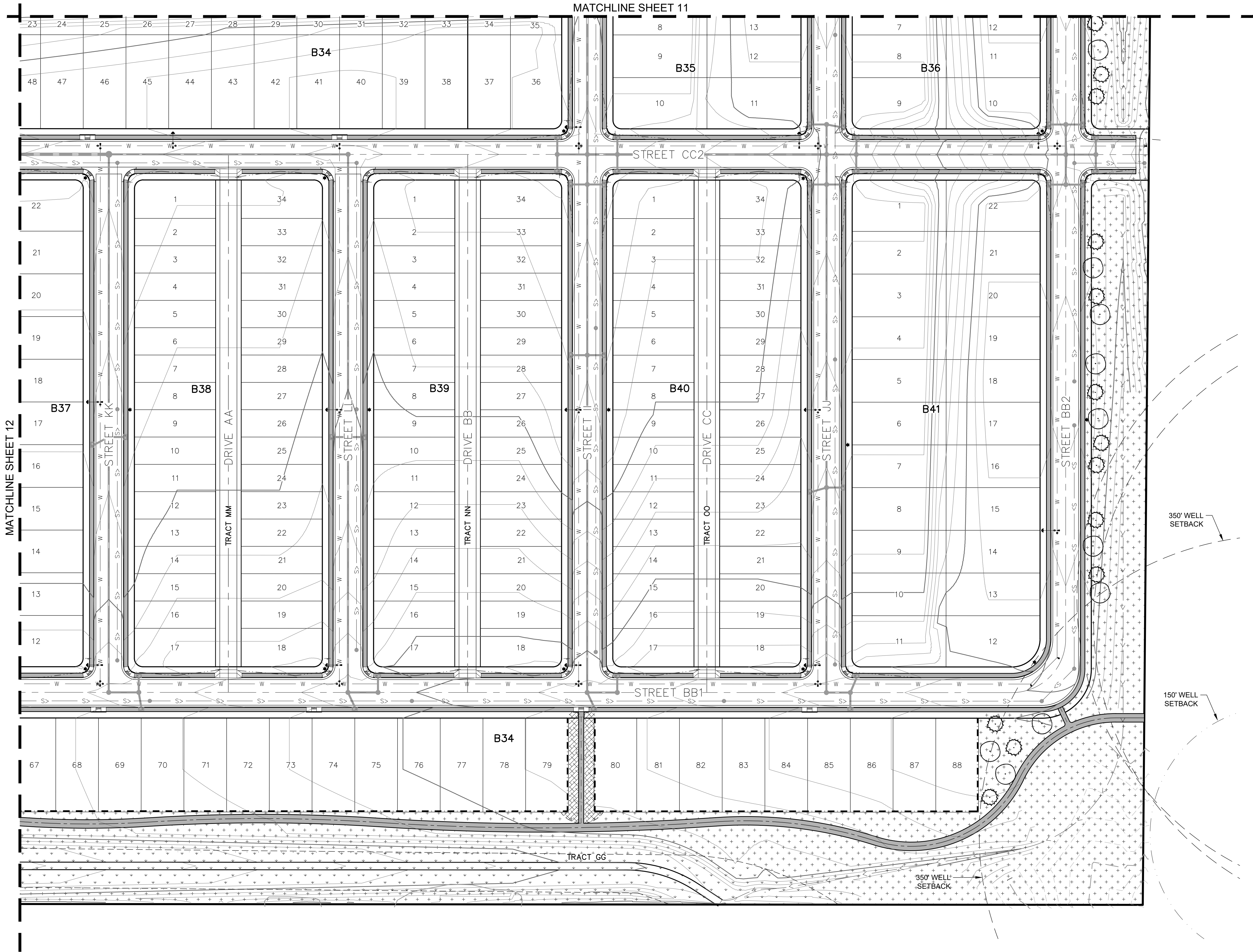


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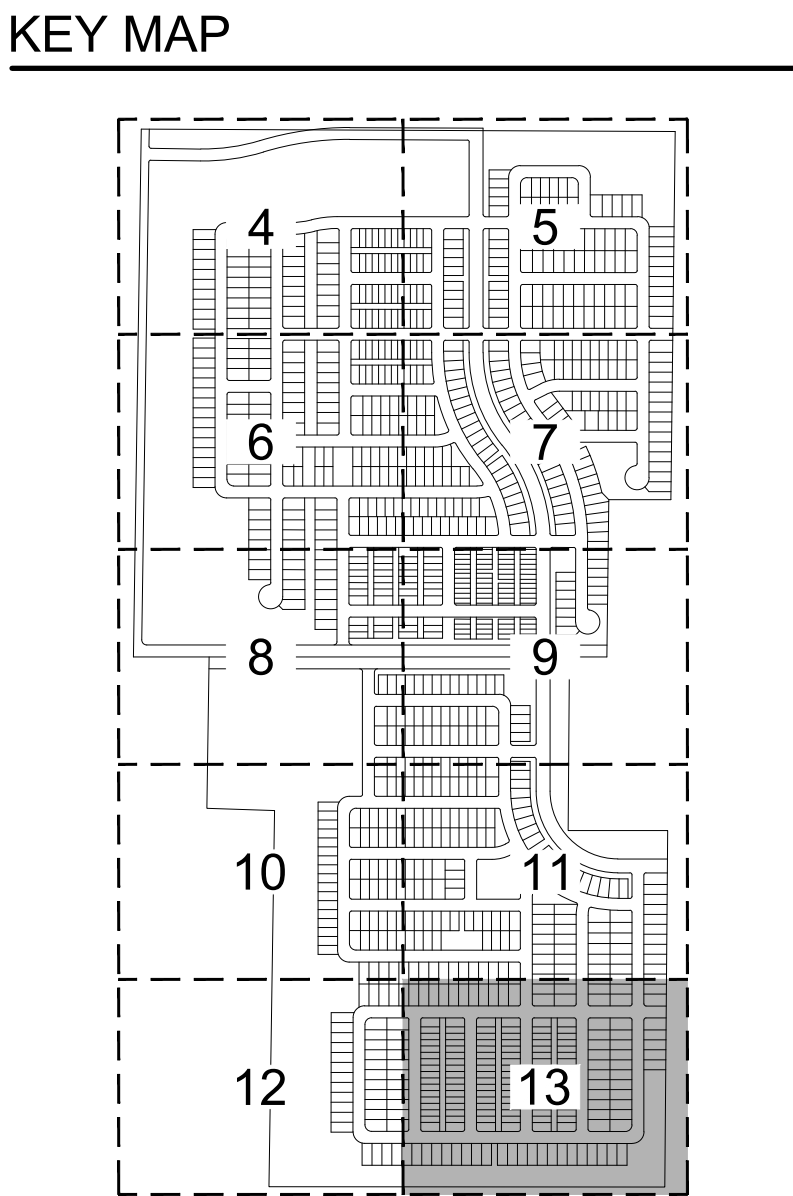
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GENERAL NOTES

- ALL WORK SHALL CONFORM TO TOWN OF FIRESTONE STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.
- THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH PLANS DONE BY OTHERS SO THE PROPOSED GRADING, DRAINAGE WORK, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO REQUIREMENTS. ALL STORM WATER REPORTS AND REQUIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO REQUIREMENTS.
- THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- ANY REVISION TO THE LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED BY THE PARKS SUPERINTENDENT OR HIS DESIGNEE PRIOR TO IMPLEMENTATION.
- THE CONTRACTOR SHALL HAVE AN ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH THE TOWN OF FIRESTONE PARKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY AND ALL WORK.
- THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, WORKMANSHIP, AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.
- DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
- THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGH OUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.
- GRAPHIC SYMBOLS SHALL PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREES SPECIES SHALL BE FROM THE TOWN OF FIRESTONE APPROVED TREE LIST.
- NATIVE PLANTS SHALL BE USED IN NATIVE SEED AREAS. REFER TO STANDARDS AND SPECIFICATIONS FOR COMPLETE SPECIES LIST.

SUBMITTALS

CONTRACTOR SHALL FURNISH MATERIAL SAMPLES ON REQUEST BY THE TOWN (MULCH, AMENDMENTS, EDGING, ETC.).

MULCH

- WOOD CHIP MULCH SHALL BE OF A HIGH QUALITY FIBROUS NATURE, SUCH AS SHREDDED WOOD CHIPS OR SHAVINGS, WHICH ARE BETWEEN ONE (1) INCHES AND FOUR (4) INCHES IN LENGTH. MULCH SHALL BE CLEAN AND FREE OF SOIL OR MAN-MADE DEBRIS.
- ROCK MULCH SHALL BE CLEAN, THREE-QUARTER (3/4) TO THREE (3) INCH ROUNDED, WASHED RIVER ROCK. ROCK COBBLE SHALL BE 2- 4 INCH OR 3- 6 INCH WASHED COBBLE. ROCK MULCH AND COBBLE SHALL BE CLEAN AND FREE OF SOIL OR MAN-MADE DEBRIS AND SHALL BE OF GOOD QUALITY. ALL ROCK MULCH OR COBBLE SAMPLES SHALL HAVE THE SIZE, PRODUCT NAME AND SUPPLIER LISTED WITH THE SAMPLE PROVIDED.

EDGING

- EDGING SHALL BE THREE-SIXTEENTHS BY SIX (3/16 X 6) INCH GREEN PAINTED STEEL.

STAKING MATERIALS

- STAKES: SIX (6) FOOT STEEL TEE POSTS FOR DECIDUOUS TREES. TWO (2) FOOT STEEL TEE POSTS FOR EVERGREEN TREES
- WIRES: A DOUBLE STRAND OF NUMBER TWELVE (12) GAUGE GALVANIZED WIRE.
- NYLON STRAPS: ONE AND ONE-HALF INCH (1 1/2") WIDE NYLON STRAP WITH EYELETS AT EACH END.

LANDSCAPE FABRIC

- ALL LANDSCAPE FABRIC SHALL BE TYPAR 3401 OR MIRAFI MIRASCAPE GEO-TEXTILE POLYPROPYLENE FABRIC OR AN APPROVED EQUIVALENT.
- ALL SEAMS IN THE FABRIC SHALL OVERLAP A MINIMUM OF TWELVE (12) INCHES. LANDSCAPE FABRIC PINS WILL BE USED A MINIMUM OF EVERY THREE (3) FEET ALONG THE EDGE OF THE FABRIC AS WELL AS A MINIMUM OF THREE (3) FEET ON CENTER THROUGHOUT THE FABRIC.

SOD

- SOD SHALL CONSIST OF A BLEND OF AT LEAST THREE (3) VARIETIES OF BLUEGRASS. THIS BLEND IS TO BE APPROVED BY THE PARKS SUPERINTENDENT OR HIS DESIGNEE.
- SOD SHALL BE STRONGLY ROOTED AND FREE OF NOXIOUS WEEDS, UNDESIRABLE PLANTS, ROOTS, STONES, AND OTHER FOREIGN MATERIALS THAT WILL BE DETRIMENTAL OR WILL HINDER THE PROPER DEVELOPMENT OF THE SOD. SEE SECTIONS 1023.00 AND 1043.00 WITHIN THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS FOR FURTHER INFORMATION.

PLANTING NOTES

- ALL PLANT MATERIALS SHALL BE LISTED ON THE TOWN OF FIRESTONE APPROVED TREE LIST. DISTRIBUTION OF TREE SPECIES SHALL FOLLOW THE 10/20/30 RULE: NO MORE THAN TEN (10) PERCENT OF A SINGLE SPECIES, TWENTY (20) PERCENT OF A SINGLE GENUS, OR THIRTY (30) PERCENT OF A SINGLE FAMILY ARE TO BE USED. ALL PLANT MATERIALS SHALL BE APPROVED BY TOWN OF FIRESTONE.
- EACH INDIVIDUAL HOMEOWNER IS REQUIRED TO MEET CODE REQUIRING EACH TRACT TO PLANT ONE DECIDUOUS STREET (AS APPROVED BELOW) FOR EVERY FORTY (40) LINEAR FEET OF STREET FRONTAGE OR PORTION THEREOF, WITH A MINIMUM OF TWO (2) TREES PER LOT FOR LOTS THAT HAVE A MINIMUM WIDTH OF SIXTY FEET (60'). STREET TREES SHALL BE PLANTED WITHIN THE TREE LAWN PORTION OF THE RIGHT OF WAY WITH ADEQUATE SPACING TO ALLOW FOR THE MATURE SPREAD OF THE TREES. WHEN A TREE LAWN IS NOT PROVIDED, TREES SHALL BE PLANTED WITHIN TEN FEET (10') OF THE BACK OF CURB."
- STREET TREES SHALL BE PLACED THIRTY (30) FEET FROM ALL INTERSECTIONS.

POCKET PARK NOTES

PER TOWN OF FIRESTONE 'POCKET PARK DESIGN STANDARDS' THE FOLLOWING ELEMENTS SHALL BE INCLUDED WITHIN THE PROPOSED PARKS AS SHOWN ON THE LANDSCAPE PLANS:

POCKET PARK A:

- LIST A -** BENCHES (2); BICYCLE RACKS (4 BIKES); PET WASTE STATION; SIGNAGE; IRRIGATION; OPEN TURF AREA; SIDEWALKS; TRASH RECEPTACLES; PLANT MATERIAL**
- (10) DECIDUOUS TREES
(6) ORNAMENTAL TREES
(4) EVERGREEN TREES
(40) SHRUBS
(48) PERENNIALS
(6) ORNAMENTAL GRASSES
- LIST B -** GROUP PICNIC SHELTER (REPLACING SHELTER REQUIRED IN LIST A); NATURAL AREA (>10,000 SF)
- LIST C -** BOULDER PLAY AREA; OPEN TURF SCULPTED AS PLAY BERM; OUTDOOR CLASSROOM
- LIST D -** BENCHES (2 ADDITIONAL FROM LIST A REQUIREMENTS); **LANDSCAPING (DOUBLED REQUIREMENTS SHOWN IN LIST A)
- POCKET PARK B:**
- LIST A -** BENCHES (2); BICYCLE RACKS (4 BIKES); PET WASTE STATION; SIGNAGE; IRRIGATION; OPEN TURF AREA; SIDEWALKS; TRASH RECEPTACLES; PLANT MATERIAL
- (5) DECIDUOUS TREES
(3) ORNAMENTAL TREES
(2) EVERGREEN TREES
(20) SHRUBS
(24) PERENNIALS
(3) ORNAMENTAL GRASSES
- LIST B -** DISPLAY GARDEN; GROUP PICNIC SHELTER (REPLACING SHELTER REQUIRED IN LIST A)
- LIST C -** NATURE PLAY AREA (EQUIVALENT COMPONENT FOR APPROVAL. NATURE INSPIRED FREESTANDING PLAY EQUIPMENT CLIMBING AND TUNNEL); OPEN TURF SCULPTED AS PLAY BERM
- LIST D -** BENCHES (2 ADDITIONAL FROM LIST A REQUIREMENTS); BBQ GRILLS (2)

MASTER SEED MIXES

MIXED GRASS PRAIRIE NATIVE SEED MIXTURE

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACRE	PLS OZ/ACRE
BUFFALO GRASS	BUCHLOE DACTYLOIDES	NATIVE	3	
SIDEOTS GRAMA	BOUTELIA CURTIPENDULA	BUTTE	5	
PRAIRIE SANDREED	CALAMAGROSTIS LONGIFOLIA	GOSHEN	1	
BLUE GRAMA	CHONDROSUM GRACILE	LOVINGTON	3	
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARRIBA	5	
LITTLE BLUESTEM	SCHIZACHRYLIUM SCOPARIUM	PASTURA	4	
ALKALI SACATON	SPOROBOLUS AIROIDES	COMMON	1	
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	COMMON	1	
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	5	
FRINGED SAGE*	ARTEMISIA FRIGIDA	COMMON		1
PURPLE PRAIRIE CLOVER*	DALEA PURPUREA	COMMON		6
BLANKETFLOWER*	GALLARDA ARISETATA	COMMON		6
GAYFEATHER*	LIATRIS PUNCTATA	COMMON		4
BLUE FLAX*	LINUM PERENNE	COMMON		3
TANSY ASTER*	MACHAERANTHERA TANACETAFOLIA	COMMON		3
PRAIRIE CONEFLOWER*	RATIBIDIA COLUMNIFERA	COMMON		3
YARROW*	ACHILLEA MILLEFOLIUM	WESTERN		2
			28	1.75

SEEDING RATE POUNDS PLS/ACRE

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACRE	PLS OZ/ACRE
WOOLLY SEDGE	CAREX LANUGINOSA	NATIVE	0.5	
NEBRASKA SEDGE	CAREX NEBRASCENSIS	NATIVE	0.1	
BLUE GRAMA	CHONDROSUM GRACILE	LOVINGTON	1.5	
BUFFALOGRASS	BUCHLOE DACTYLOIDES	NATIVE	0.5	
INLAND SALTGRASS	DISTICHLIS STRICTA	NATIVE	0.5	
BALTIC RUSH	JUNCUS BALTICUS	NATIVE	0.1	
PRAIRIE CORDGRASS	SPARTINA PECTINATA	NATIVE	1.0	
ALKALI SACATON	SPOROBOLUS AIROIDES	NATIVE	3.0	
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	3.0	
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARRIBA	5.0	
ASTER	ASTER LAEVIS		0.05	
YARROW	ACHILLEA MILLEFOLIUM		0.05	
PRAIRIE CONEFLOWER	RATIBIDIA COLUMNIFERA		0.05	
SEEDING RATE POUNDS PLS/ACRE			15.35	

MASTER PLANT SCHEDULE

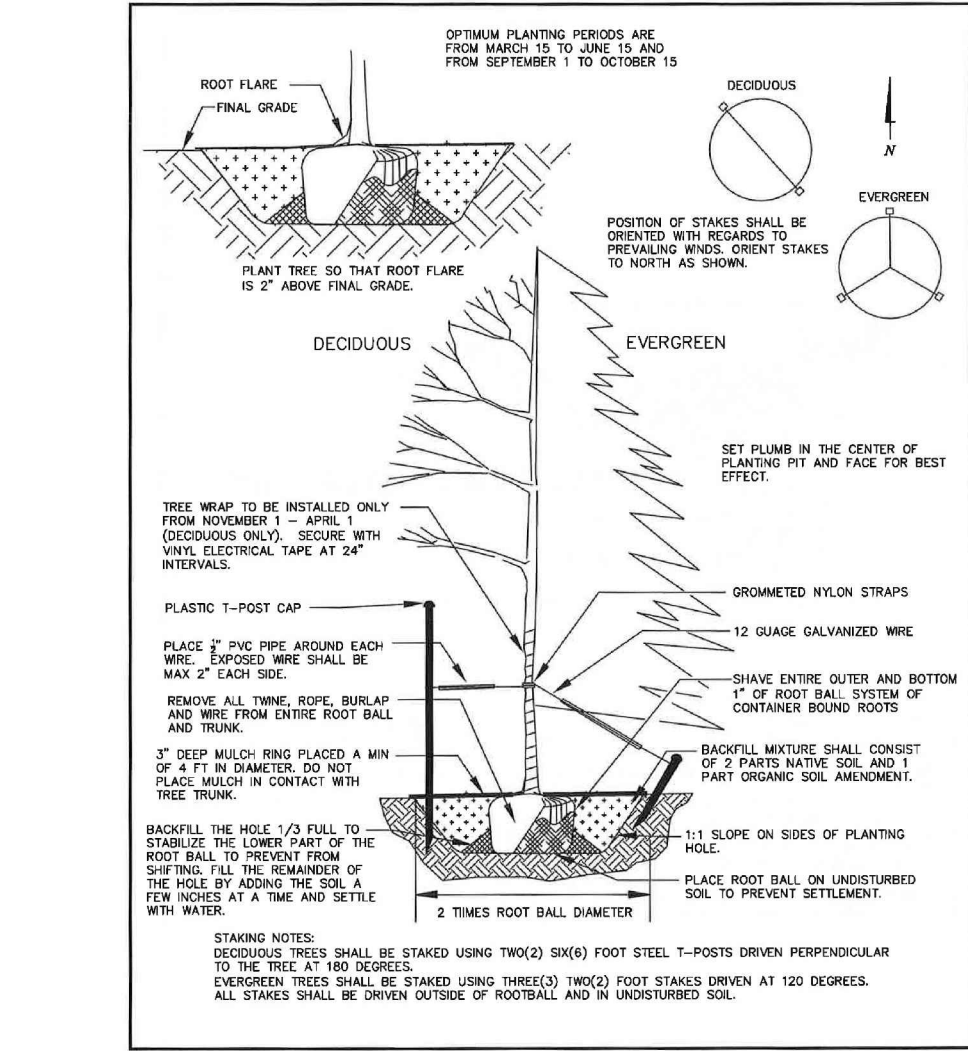
BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES	
ACER PLATANOIDES 'DEBORAH'	DEBORAH MAPLE
ACER X FREEMANII 'JEFFERSRED' TM	AUTUMN BLAZE MAPLE
CELTIS OCCIDENTALIS	WESTERN HACKBERRY
FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH
FRAXINUS PENNSYLVANICA 'PATMORE'	'PATMORE' ASH
GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE THORNLESS HONEY LOCUST
GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE
QUERCUS ROBUR	
ENGLISH OAK	
QUERCUS 'CRIMSCHMIDT'	CRIMSON SPIRE OAK
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
EVERGREEN TREES	
PICEA PUNGENS 'BAKERI'	BLUE SPRUCE
PINUS EDULIS	PINON PINE
PINUS NIGRA	AUSTRIAN PINE
ORNAMENTAL TREES	
ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE
CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN
MALUS HYBRID 'INDIAN MAGIC'	INDIAN MAGIC CRAB
MALUS PRAIRIEFIRE	PRAIRIEFIRE CRABAPPLE
MALUS X 'ROYALTY'	ROYALTY CRAB APPLE
SHRUBS	
BUDDLEJA DAVIDII 'POTTER'S PURPLE'	POTTER'S PURPLE BUTTERFLY BUSH
CHRYSOHAMNUS NAUSEOSUS	RABBITBRUSH
CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM
EPHEDRA EQUISETINA	BLUESTEM JOINT FIR
EUONYMUS FORTUNEI 'EMERALD GAJETY'	EMERALD GAJETY EUONYMUS
FORESTIERA NEOMEXICANA	NEW MEXICAN PRIVET
JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER
MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY
PHILADELPHUS LEWISII 'CHEYENNE'	LEWIS MOCK ORANGE
PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABLO PURPLE NINEBARK
RHUS TYPHINA	STAGHORN SUMAC
ROSA VAR. RADRAZZ	KNOCK OUT ROSE
SALVIA X SYLVESTRIS 'MAY NIGHT'	SAGE
SYRINGA VULGARIS 'CHARLES JOLY'	CHARLES JOLY LILAC
VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM
VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM
WEIGELA FLORIDA 'ELVERA' TM	WEIGELA
YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA
ORNAMENTAL GRASS	
ANDROPOGON GERARDII	BIG BLUESTEM
CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER	FEATHER REED- KARL FORESTER
DESCAMPSIA CAESPITOSA	TUFTED HAIR GRASS
ERIANthus RAVENNACE	PAMPAS GRASS
FESTUCA GLAUCA 'ELIJAH BLUE	BLUE FESCUE
HELIOTRICHON SEMPERVIRENS	BLUE AVENA / OAT GRASS
IMPERARATA CYLINDRICA 'RUBRA'	BLOOD GRASS
MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASSES
MISCANTHUS SINENSIS 'ZEBRINUS'	ZEBRA GRASS
PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS
PENNISTUM ALORECUROIDES 'HAMELN'	HARDY /FOUNTAIN GRASS

LANDSCAPE REQUIREMENTS

DESCRIPTION	REQUIREMENT	LENGTH	REQUIRED TREES	PROVIDED TREES
FIRESTONE PKWY - NORTH	1 TREE/40 LINEAR FEET	2,312 LF	58	71
FIRESTONE PKWY - SOUTH	1 TREE/40 LINEAR FEET	1,809 LF	46	52
FRONTIER STREET	1 TREE/40 LINEAR FEET	2,564 LF	65	75

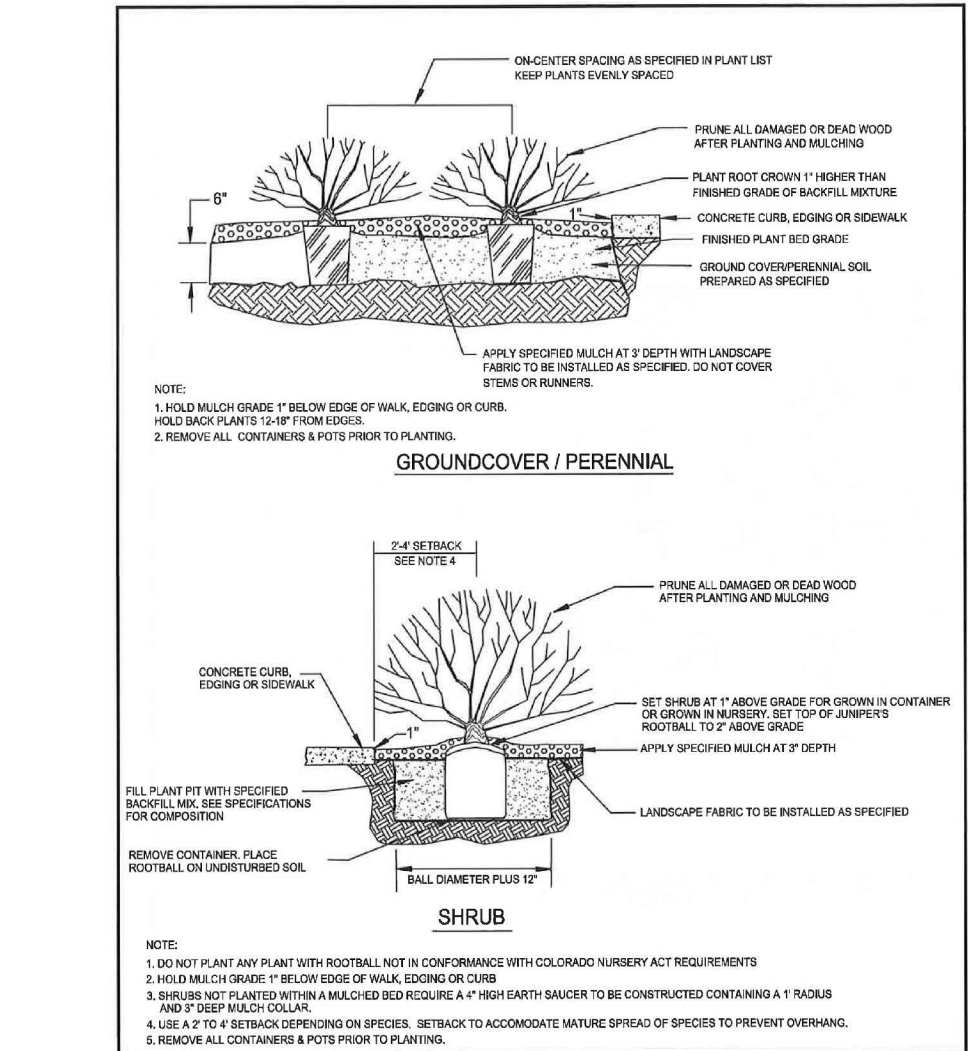
LANDSCAPE QUANTITIES

DESCRIPTION	QUANTITY
SOD	362,994 SF
LANDSCAPE BEDS	125,010 SF
TREES IN NATIVE AREAS	323



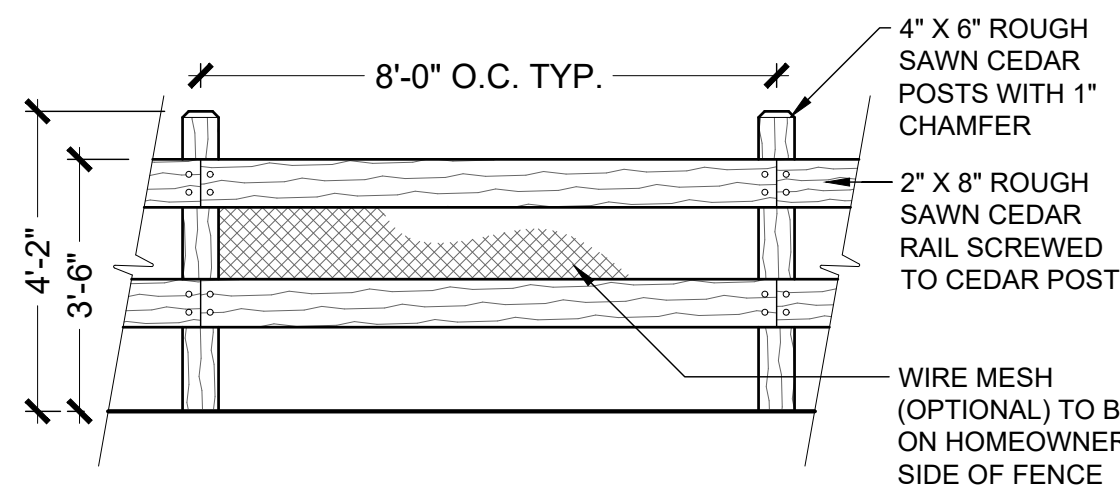
TREE PLANTING DETAIL

NTS P20A



SHRUB & GROUNDCOVER PLANTING

NTS P20B



OPEN RAIL FENCE

3/8" = 1'-0" EF-01

NOTES AND DETAILS

14 of 14

Town of Firestone
Michelle Dollmaier
9950 Park Ave.
Firestone, CO 80504

RE: Neighborhood meeting summary from April 18th, 2022

Dear Ms. Dollmaier;

The Vistosa project team was proud to host a neighborhood meeting for the surrounding property owners on Monday April 18th, 2022 at Rocky Mountain Christian Church, room 2017. The meeting was hosted in an open house style with 3 different stations. Each station had a different project focus with the associated project consultant hosting that particular station. The stations were hosted as follows: Mr. Chris March, our landscape architect, hosted the station for Parks, Open Space, Landscaping and site design/layout. Ms. Tess Hogan, our civil engineer, hosted a station for Utilities, Traffic, Drainage and Site construction. Mr. Blake Carlson, the project applicant, hosted the final station for general questions and site layout/design. Attached to this document is a copy of the notice that was mailed out the surround property owners.

The following surrounding property owners signed in at the meeting:

Sheldon Simpson
Diana Simpson
Norman Schranz
Melinda Shotts
Kenneth Voss
Lisa Bergesser
Michael Pummer
Noel Pummer
Ronald Gilberts nice Alexis

Sincerely,

A handwritten signature in black ink, appearing to be 'Blake Carlson', with a long horizontal stroke extending to the right.

Blake Carlson

March 22, 2022

Dear Property Owner,

To facilitate the development of the project formally known as Wildrose/Vogl, the Applicant is processing a re-zone and Plat in the town of Firestone to create the Vistosa Subdivision. The property is generally located at the northeast and southeast corner of Firestone Blvd. & Frontier street.

The application if approved, would allow for the development of 1,053 residences. The total project consists of 274 acres.

In conjunction with this application, a neighborhood meeting has been scheduled by the Applicant which you are invited to attend. Details of the meeting are as follows:

Date: April 18th, 2022

Time: 4:30 pm- 5:30 pm MDT

Where: 5860 Majestic St Frederick, CO 80504 Room 2017

Sincerely,
Carlson Land Development

