



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

January 19, 2023

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. Approval of January 5, 2023 Planning & Zoning Commission Minutes
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. **PUBLIC HEARING: Resolution PC-23-02: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR DEL CAMINO CENTRAL FILING NO. 2, 2ND AMENDMENT**
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.

**AGENDA INFORMATION
MEMORANDUM**

**TOWN OF FIRESTONE
PLANNING AND ZONING COMMISSION**



AIM#: 4.a

Approval of Minutes

Meeting Date: January 19, 2023

Initiated By:

Dept: Planning & Development

AGENDA TITLE

Approval of January 5, 2023 Planning & Zoning Commission Minutes

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ATTACHMENTS

None

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.a

Public Hearings

Meeting Date: January 19, 2023

Initiated By: Matt Thompson

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution PC-23-02: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR DEL CAMINO CENTRAL FILING NO. 2, 2ND AMENDMENT

SUMMARY

The Del Camino Central Filing 2, 2nd Amendment Final Plat is proposing 10 commercial lots with 7 tracts for detention, private roadways, and future development on approximately 33 acres.

HISTORY AND PREVIOUS BOARD ACTION

The Del Camino Central property was annexed/zoned into the Town of Firestone in January 1998. The First Amendment to the Del Camino Central ODP was approved in September 2016.

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-02, a resolution recommending approval of the Del Camino Central Filing No. 2, 2nd Amendment Final Plat application to the Board of Trustees with the following conditions:

1. All remaining technical corrections to the Del Camino Central Filing No. 2, 2nd Amendment final plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
2. Prior to recordation of the Del Camino Central Filing No. 2, 2nd Amendment final plat, a CDOT Access Permit shall be issued for the proposed access onto the East Side Frontage Road.
3. Prior to commencement of construction, Final Construction Plans shall be approved by the Town and CDOT.
4. The Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

ATTACHMENTS

1. PC Staff Report
2. Resolution PC-23-02
3. Del Camino Central Filing No. 2, 2nd Amendment



Staff Report

Del Camino Central Filing 2, 2nd Amendment Non-Residential

Final Plat

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

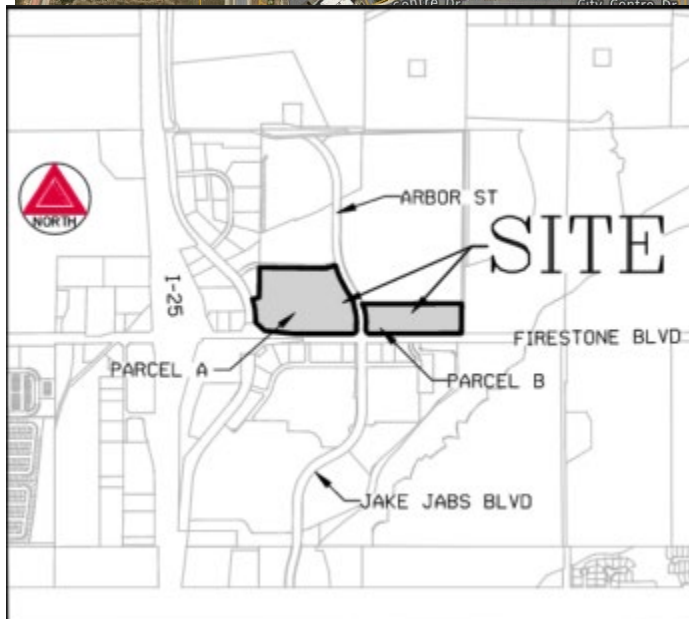
January 19, 2023

GENERAL INFORMATION

Purpose: This staff report is for the Del Camino Central Filing 2, 2nd Amendment Non-Residential Final Plat proposing 10 commercial lots with 7 tracts for detention, private roadways, and future development on approximately 33 acres.

Applicant: THF Firestone Development, LLC
2127 Innerbelt Business Center Drive, #200
St. Louis, MO 63114

Location: The Del Camino Central Filing 2, 2nd Amendment Non-Residential final plat is located at the northeast corner of Firestone Blvd. and the East I-25 Frontage Road.



Existing Conditions:

Existing Zoning: Regional Commercial (RC) and Employment Center (EC) PUD
Existing Use: Vacant land

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	RC/EC PUD (Firestone)	Vacant land
SOUTH	RC PUD (Firestone)	Commercial
EAST	RC/EC PUD (Firestone)	Gravel and materials business
WEST	RC PUD (Firestone)	Commercial

Del Camino Central Filing No. 2, 2nd Amendment Non-Residential Final Plat - Plan Analysis

Del Camino Central Filing No. 2, 2nd Amendment Final Plat is proposing ten (10) commercial lots and seven (7) tracts for internal roads, future development, open space, landscaping, drainage purposes, and commercial development.

The subject property is located north of Firestone Blvd. and between the East I-25 Frontage Road and Weld County Road 9 $\frac{3}{4}$. The land is vacant.

The proposed lots range from 0.874 acres to 10.079 acres in size. Since there are no minimum lot standards, the proposed plat is in conformance with the Firestone Development Code (FDC).

The site is proposing six (6) points of access to existing roadways. Public improvements include the west half of Arbor Street between Firestone Blvd. and Union Street. The full section of Weld County Road (WCR) 9 $\frac{3}{4}$ adjacent to the property will be improved as well. Waterlines will be looped throughout the site with connections to existing water mains under Arbor Street, along Firestone Blvd., and along the project's western boundary. Sanitary sewer will run throughout the site. Sanitary for the west parcel will outfall to an existing main adjacent to the frontage road. The east parcel will drain east to an existing main in WCR 9 $\frac{3}{4}$. Dry utilities will be provided by United Power and Black Hills Energy. Public infrastructure and utilities will be extended into the property by the developer at the time of the development.

An existing 100-year floodplain encumbers the eastern parcel, primarily on Tract C. No proposed lots fall within the floodplain. The site is proposed to be phased to minimize improvements within the floodplain as well. A CLOMR will be required to modify the floodplain and move it off of the site. Two ponds are proposed to provide on-site detention and water quality and to direct flows to their historic locations. Once floodplain modifications are made, Tract C may be replatted into one or more lots for future development.

Pedestrian access will be provided via attached sidewalks along interior streets, a detached sidewalk along Firestone Blvd., and a detached sidewalk along Arbor Street. 30-foot landscape buffers are proposed along all public roadways.

APPROVAL CRITERIA AND STAFF ANALYSIS

Non-Residential Final Plat Approval Criteria and Staff Analysis:

The Non-Residential Final Plat application for Del Camino Central Filing No. 2, 2nd Amendment was reviewed for compliance with the Approval Criteria from Section 16.7.6.F of the FDC. Staff makes the following findings.

- A. The final plat is generally consistent with the Town's Comprehensive Master Plan;
Staff: *The proposed final plat is generally consistent with the regional commercial land use designations identified in the Town of Firestone Master Plan.*
- B. The final plat is generally consistent with and implements the intent of the specific zoning district in which it is located;
Staff: *The proposed final plat is consistent with the purpose and intent and specific use of RC and EC zoning as outlined in the FDC.*
- C. As applicable, the final plat is generally consistent with the terms and conditions of any previously approved development plan;
Staff: *The layout of the final plat is generally consistent with the terms and conditions as approved in the Outline Development Plan.*
- D. The final plat complies with all applicable use, development, and design standards set forth in this FDC;
Staff: *The proposed final plat complies with the development and design standards set forth in Chapters 3, 5 and 6 of the FDC.*
- E. 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 final plat provides public safety via detached sidewalks along Arbor Street and attached sidewalks via attached sidewalks along internal streets. Other facilities and services are available to the site and will be maintained at the existing level of service.*
- F. The final plat will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
Staff: *The proposed final plat will not have a significant impact on adjacent properties.*

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	January 4, 2023
Property Posted:	January 4, 2023
Letters to Adjacent Property Owners:	January 4, 2023

RECOMMENDATIONS

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-02, a resolution recommending approval of the Del Camino Central Filing No. 2, 2nd Amendment Final Plat application to the Board of Trustees with the following conditions:

1. All remaining technical corrections to the Del Camino Central Filing No. 2, 2nd Amendment final plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
2. Prior to recordation of the Del Camino Central Filing No. 2, 2nd Amendment final plat, a CDOT Access Permit shall be issued for the proposed access onto the East Side Frontage Road.
3. Prior to commencement of construction, Final Construction Plans shall be approved by the Town and CDOT.
4. The Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-23-02

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING
APPROVAL OF THE FINAL PLAT FOR DEL CAMINO CENTRAL FILING
NO. 2, 2ND AMENDMENT**

WHEREAS, Sand Land, Inc., (“Applicant”), as owner of certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted a proposed final 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 Del Camino Central Filing No. 2, 2nd Amendment Final 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 Del Camino Central Filing No. 2, 2nd Amendment final plat and construction drawings requested by Town staff shall be made to the Town staff’s satisfaction.
2. Prior to recordation of the Del Camino Central Filing No. 2, 2nd Amendment final plat, a CDOT Access Permit shall be issued for the proposed access onto the East Side Frontage Road.
3. Prior to commencement of construction, Final Construction Plans shall be approved by the Town and CDOT.
4. 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 _____, 2023.

ATTEST:

Chairperson

Secretary

EXHIBIT A
DEL CAMINO CENTRAL FILING NO. 2, 2ND AMENDMENT FINAL PLAT

FINAL PLAT

DEL CAMINO CENTRAL, FILING NO. 2, 2ND AMENDMENT

A REPLAT OF TRACTS A AND B, DEL CAMINO CENTRAL, FILING NO. 2, 1ST AMENDMENT
AND LOT 1, BLOCK 4, DEL CAMINO CENTRAL, FILING NO. 2,
A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 1 OF 3

OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED SAND LAND, INC., A COLORADO CORPORATION AND SAND LAND PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

PARCEL A:

TRACTS A AND B, DEL CAMINO CENTRAL, FILING NO. 2, 1ST AMENDMENT A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

PARCEL B:

LOT 1, BLOCK 4, DEL CAMINO CENTRAL, FILING NO. 2, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 33.091 ACRES, (1,441,472 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **DEL CAMINO CENTRAL FILING NO. 2, 2ND AMENDMENT**, 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 ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS SHOWN.

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

OWNERS

SAND LAND, INC., A COLORADO CORPORATION

BY: _____
GARRETT VARRA, VICE PRESIDENT

SAND LAND PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
DENNY COMPTON, PERSONAL REPRESENTATIVE FOR THE ESTATE OF PASQUALE VARRA

NOTARY CERTIFICATE

STATE OF)
COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

_____, 20____, BY DENNY COMPTON, AS PERSONAL REPRESENTATIVE FOR

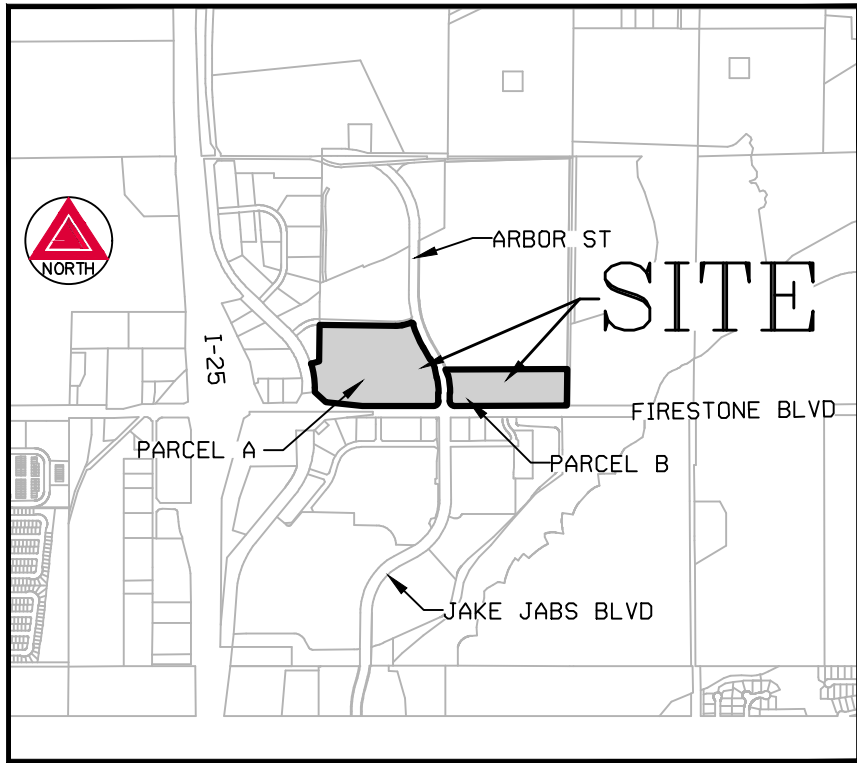
THE ESTATE OF PASQUALE VARRA, AND BY GARRETT VARRA, VICE PRESIDENT OF

SAND LAND INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES



VICINITY MAP

SCALE 1" = 2000'

GENERAL NOTES

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON MAY 6, 2021.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT 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."
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. N0040530-020-JY-ES, AMENDMENT NO. 2 WITH A COMMITMENT DATE OF OCTOBER 26, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SURVEYED PROPERTY.
4. 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.
5. UPON AND AFTER RECORDATION, THIS PLAT SHALL SUPERSEDE AND REPLACE ALL SUBDIVISION PLATS PREVIOUSLY FILED OF RECORD WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS PLAT, WITH THE LEGAL EFFECT THAT ALL SUCH PREVIOUSLY RECORDED PLATS SHALL BE CONSIDERED VOID AND OF NO FURTHER LEGAL AFFECT AS APPLIED TO THE PROPERTY DESCRIBED IN THIS PLAT, AND THAT THE PROPERTY DESCRIBED IN THIS PLAT SHALL BE CONCLUSIVELY RELEASED FROM THE ENCUMBRANCE OF ALL SUCH RECORDED PLATS UPON AND AFTER RECORDATION OF THIS PLAT.
6. TRACTS H AND I ARE DEDICATED TO THE TOWN OF FIRESTONE FOR RIGHT-OF-WAY PURPOSES.
7. A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS TRACTS A & B.
8. A BLANKET UTILITY EASEMENT IS HEREBY DEDICATED ACROSS TRACTS E & F.

BASIS OF BEARINGS

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 EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°51'57" EAST, A DISTANCE OF 1298.38 FEET.

FLOOD ZONE

FLOOD ZONE: THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS-ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND SPECIAL FLOOD HAZARD AREAS-ZONE A, AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08123C1890E, MAP REVISED JANUARY 20, 2016

TRACT OWNERSHIP & MAINTENANCE					
TRACT	SQUARE FEET±	ACRES±	USE	OWNERSHIP	MAINTENANCE
TRACT A	84,654	1.943	OPEN SPACE/ DRAINAGE	SAND LAND INC./SAND LAND PROPERTIES LLC	OWNER/ASSIGNS
TRACT B	105,396	2.420	OPEN SPACE/ DRAINAGE	SAND LAND INC./SAND LAND PROPERTIES LLC	OWNER/ASSIGNS
TRACT C	99,263	2.279	FUTURE DEVELOPMENT	SAND LAND INC./SAND LAND PROPERTIES LLC	OWNER/ASSIGNS
TRACT D	6,898	0.158	MONUMENT SIGN & UTILITIES	SAND LAND INC./SAND LAND PROPERTIES LLC	OWNER/ASSIGNS
TRACT E	77,569	1.781	ACCESS & UTILITIES	SAND LAND INC./SAND LAND PROPERTIES LLC	OWNER/ASSIGNS
TRACT F	71,332	1.638	ACCESS & UTILITIES	SAND LAND INC./SAND LAND PROPERTIES LLC	OWNER/ASSIGNS
TRACT G	1,764	0.040	MONUMENT SIGN	SAND LAND INC./SAND LAND PROPERTIES LLC	OWNER/ASSIGNS

SHEET INDEX

SHEET 1 - DEDICATION, APPROVALS, VICINITY MAP, AND GENERAL NOTES

SHEET 2 - OVERALL BOUNDARY, LOTS AND TRACTS

SHEET 3 - EASEMENT DETAILS

REPLAT STATEMENT

DEL CAMINO CENTRAL FILING NO. 2, 2ND AMENDMENT HAS BEEN CREATED TO SUBDIVIDE TRACTS A AND B, DEL CAMINO CENTRAL FILING NO. 2, 1ST AMENDMENT AND LOT 1, BLOCK 2 AND LOT 1, BLOCK 4, DEL CAMINO CENTRAL, FILING NO. 2, INTO 11 LOTS AND 6 TRACTS.

SURVEYOR'S CERTIFICATE

I, MICHAEL J. NOFFSINGER, 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 LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THE TOWN OF FIRESTONE.

MICHAEL J. NOFFSINGER, PLS NO. 38367
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 OF FIRESTONE APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF FIRESTONE PLANNING & DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 2023.

PLANNING & DEVELOPMENT DIRECTOR

FIRESTONE INFORMATION BLOCK

Name of Application	DEL CAMINO CENTRAL
Type of Submittal	FINAL PLAT, AMENDMENT 2
Filing Number	TWO
Phase Number	N/A
Preparation Date	07-26-2022
Revision Date	10-28-2022
Revision Date	01-09-2023
Revision Date	

COVER PAGE ~ SHEET 1 of 3

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

AzTec Proj. No.: 54822-18

Drawn By: GLW

DEVELOPER

SAND LAND, INC.
8120 GAGE STREET
FREDERICK, COLORADO 80516
(303) 666-6657

DATE OF PREPARATION:

07-26-2022

SCALE:

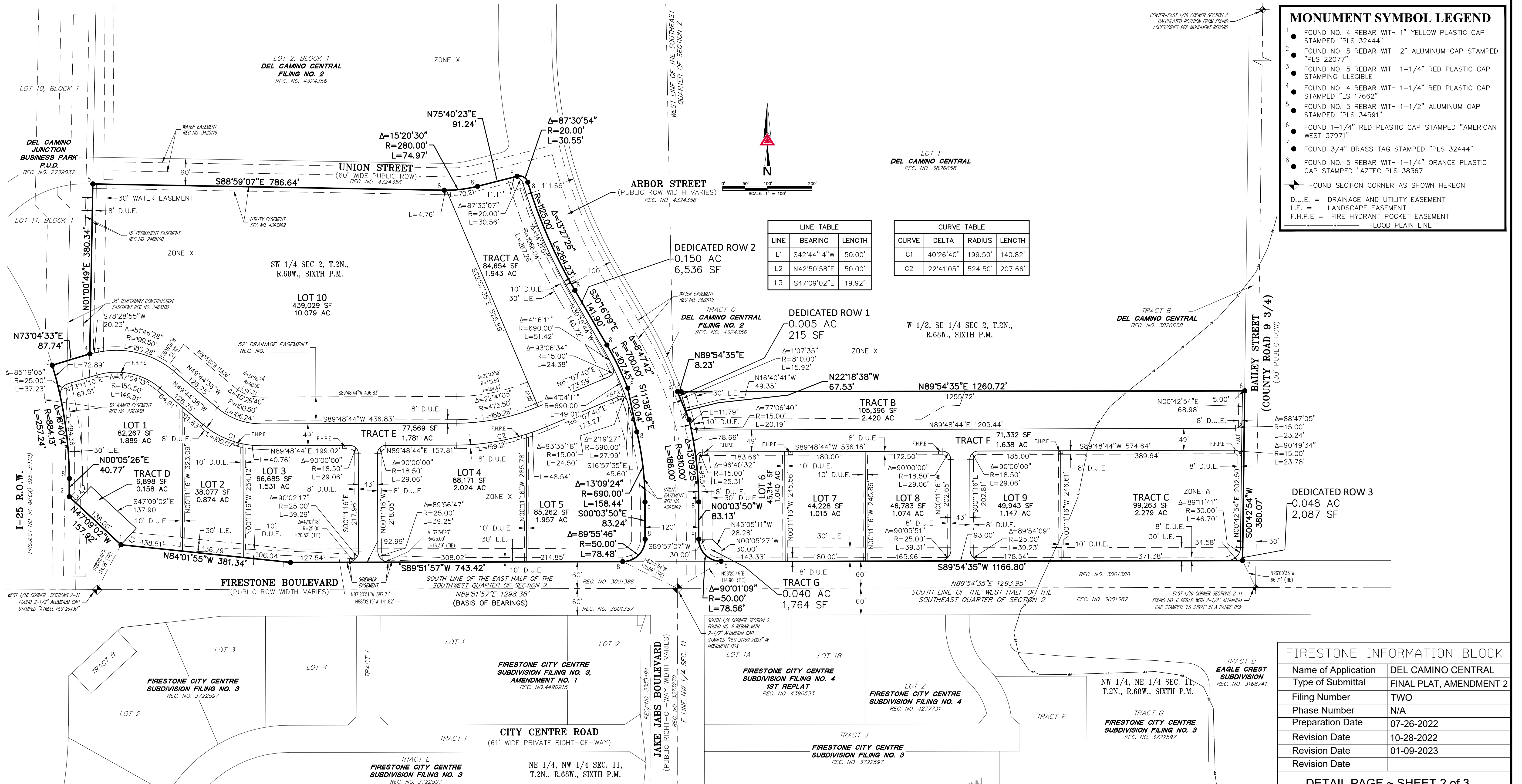
N/A

SHEET 1 OF 3

FINAL PLAT

DEL CAMINO CENTRAL, FILING NO. 2, 2ND AMENDMENT

A REPLAT OF TRACTS A AND B, DEL CAMINO CENTRAL, FILING NO. 2, 1ST AMENDMENT
AND LOT 1, BLOCK 4, DEL CAMINO CENTRAL, FILING NO. 2,
A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 2 OF 3



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.: 54822-18 Drawn By: GLW

DEVELOPER

SAND LAND INC.
8120 GAGE STREET
FREDERICK, COLORADO 80516
(303) 666-6657

DATE OF PREPARATION: 07-26-2022

SCALE: 1" = 100'

SHEET 2 OF 3

FINAL PLAT

DEL CAMINO CENTRAL, FILING NO. 2, 2ND AMENDMENT

A REPLAT OF TRACTS A AND B, DEL CAMINO CENTRAL, FILING NO. 2, 1ST AMENDMENT
AND LOT 1, BLOCK 4, DEL CAMINO CENTRAL, FILING NO. 2,
A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 3 OF 3

