



**TOWN OF FIRESTONE**  
Planning and Zoning Commission  
Regular Meeting Agenda

December 4, 2025  
6:00 PM

9900 Park Avenue, Firestone, CO 80504

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Town of Firestone Board and Commission meetings can be viewed live online at [www.firestoneco.gov/Agendas](http://www.firestoneco.gov/Agendas)

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
  - a. Approval of October 16, 2025, Meeting Minutes
- 5. Public Comment \*** (maximum time permitted for all Public Comment is 30 minutes)
- 6. Public Hearings**
  - a. **PUBLIC HEARING: RESOLUTION NO. PC 25-12: RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE GATEWAY NORTH FINAL DEVELOPMENT PLAN**
- 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 303-531-6264 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 No.: 4.a

Approval of Minutes

Meeting Date: December 4, 2025

Initiated By:

Department: Town Clerk

**AGENDA ITEM**

Approval of October 16, 2025, Meeting Minutes

**RECOMMENDATION**

**SUMMARY**

**HISTORY AND PREVIOUS BOARD ACTION**

**ATTACHMENTS**

1. October 16, 2025 PC Meeting Minutes DRAFT



**TOWN OF FIRESTONE**  
Planning & Zoning Commission  
MINUTES  
October 16, 2025

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

The Planning and Zoning Commission of the Town of Firestone met for a Regular Meeting on October 16, 2025, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Chair Sutton called the meeting to order at 06:02 PM

The following were present upon the call of the roll:

**Chair:** Jim Sutton  
**Vice Chair:** Tim Spiegelberg, **Excused**  
**Commissioners:** Dennis Haney  
John Damsma  
Gene Hoskins  
Pat Young  
David Whelan, **Excused**

**2. Pledge of Allegiance**

Chair Sutton led the Pledge of Allegiance.

**3. Approval of Agenda**

**Motion** by Commissioner Damsma, **second** by Commissioner Haney, for Approval of the Agenda. All in Favor, **Motion carried.**

**4. Approval of Minutes**

a. Approval of September 18, 2025, Meeting Minutes

**Motion** by Commissioner Haney, **second** by Commissioner Hoskins, for Approval of the Minutes. All in Favor, **Motion carried.**

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

No members of the public came forward with their comments.

**6. Public Hearings**

- a. **PUBLIC HEARING: RESOLUTION NO. PC-25-11: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM THE RESIDENTIAL C (R-C) ZONE DISTRICT TO THE RESIDENTIAL B (R-B) ZONE DISTRICT**

Chair Sutton opened the public hearing at 6:06 p.m. Annika Risser, Planner I for the Town of Firestone, provided a presentation on Resolution No. PC-25-11, a resolution recommending that the Board of Trustees approve an application to rezone certain land from the Residential C (R-C) zone district to the Residential B (R-B) zone district. The presentation included a summary of the proposed zoning change, its alignment with the Comprehensive Plan, and the rationale behind the recommendation.

Following the staff presentation, Steve Shoflick, the applicant representing Miller United Real Estate, addressed the Commission to provide additional context on the proposal. He was accompanied by Allison Stavish, Land Planner, and Travis Frazier, Civil Engineer, both with Redland. The applicant team was available for questions and offered brief remarks in support of the rezoning request.

Chair Sutton opened the floor for public comment, but no members of the public came forward to speak. The Commission asked several questions to clarify the details of the proposal, and staff and the applicant team provided responses. After discussion, Chair Sutton closed the public hearing at 6:30 p.m.

**Motion** by Commissioner Haney, **second** by Commissioner Hoskins, to Approve **PUBLIC HEARING: RESOLUTION NO. PC-25-11: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM THE RESIDENTIAL C (R-C) ZONE DISTRICT TO THE RESIDENTIAL B (R-B) ZONE DISTRICT**

**Roll Call Vote:**

**Yes:** Commissioner Haney, Commissioner Young, Commissioner Damsma, Commissioner Hoskins

**No:** None

**Abstain:** None

**Motion carried.**

**7. Discussion Items**

- a. Comprehensive Plan Presentation and Discussion

- b. Training with Town Attorney's Office

**8. Staff Reports**

**9. Commissioner Comments**

**10. Adjournment**

**Motion** by Commissioner Haney, **second** by Commissioner Damsma, to Adjourn. All in Favor, **Motion carried.**

Introduced and Approved the 4th of December, 2025.

TOWN OF FIRESTONE, COLORADO

ATTEST

\_\_\_\_\_  
James Sutton, Chair

\_\_\_\_\_  
Missy Carranco, Secretary

DRAFT

**AGENDA INFORMATION  
MEMORANDUM**

**TOWN OF FIRESTONE  
PLANNING AND ZONING COMMISSION**



**AIM No.:** 6.a

**Public Hearings**

**Meeting Date:** December 4, 2025

**Initiated By:** Rachel Clyne

**Department:** Planning & Development

**AGENDA ITEM**

**PUBLIC HEARING: RESOLUTION NO. PC 25-12: RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE GATEWAY NORTH FINAL DEVELOPMENT PLAN**

**RECOMMENDATION**

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-25-12, a resolution recommending approval of the Gateway North Final Development Amendment #2 application to the Board of Trustees with the following conditions:

1. All remaining technical corrections to the Gateway North Final Development Amendment #2 application requested by Town staff shall be made to the Town staff's satisfaction.
2. Comments by the Town Attorney sent to the applicant on August 14, 2025, via email, be addressed prior to Board of Trustees approval.

**SUMMARY**

This Del Camino Central PUDA (Planned Unit Development Amendment) carries over the standards of the Original PUD and includes new standards to accommodate the addition of two new multifamily residential structures. The standards to be included relate to maximum density, parking requirements, and the parking lot setback along the west property line.

**HISTORY AND PREVIOUS BOARD ACTION**

The property was zoned PUD R-C as part of the First Amendment to the Del Camino Central Outline Development Plan approved by the Board of Trustees on September 14, 2016. The Final Development Plan for Phases 1 and 3 of the Gateway North Multi-Family Development was approved by the Board on October 11, 2017. The Final Development Plan for Phase 2 was approved by the Board on September 12, 2018. An administrative Final Development Plan was approved by the Director of Planning and Development on January 27, 2020. The purpose of the amendment was to add 45 additional parking spaces.

**ATTACHMENTS**

1. PUDA-24-004 PC Staff Report
2. Reso PC-25-12 Gateway
3. UPDATED Submittal 7\_FDPA\_Zoning
4. 300' Buffer Report
5. Vicinity Map
6. Notice of Public Hearing.neighbors 11.25.25
7. Notice Map
8. Notice of Public Hearing.neighbors 11.12.25
9. Map Sent with Original Notice



## **Staff Report**

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**Gateway North Apartments  
Planned Unit Development Amendment  
PUDA-24-004**

**December 4, 2025**

## **GENERAL INFORMATION**

### **Purpose:**

This staff report is for the Gateway North Apartments Planned Unit Development Amendment, which is a proposed amendment to the Gateway North Multi-Family Final Development Plan Amendment #1.

### **Applicant:**

Avant Civil Group  
1337 Riverside Ave, STE 2,  
Fort Collins, CO 80524

### **Owners**

Gateway North Holdings, LLC  
7251 W 20th Street. Bldg L, Ste 200  
Greeley, CO 80634-4626

### **Location:**

The subject property is located at 11371 Arbor Street



**Existing Zoning:**

Residential C (R-C) [High-Density Residential]

**Existing Use:**

Multifamily Residential

**Adjacent Zoning/Land Use:**

	ZONING	LAND USE
NORTH	Weld County Agricultural Zone District	Ground Water Maintenance CWWDD
SOUTH	Neighborhood Center (NC) and Employment Center (EC)	Business Park & Hotels
EAST	Neighborhood Center (NC) and Employment Center (EC)	Storage Facilities
WEST	Neighborhood Center (NC) and Employment Center (EC)	Undeveloped

**Del Camino Central, Filing 2 History**

The property was zoned PUD R-C as part of the First Amendment to the Del Camino Central Outline Development Plan approved by the Board of Trustees on September 14, 2016. The Final Development Plan for Phases 1 and 3 of the Gateway North Multi-Family Development was approved by the Board on October 11, 2017. The Board of Trustees approved the Final Development Plan for Phase 2 on September 12, 2018. The Director of Planning and Development approved an administrative Final Development Plan on January 27, 2020. The purpose of the amendment was to add 45 additional parking spaces.

The subject property, now known as Gateway North Apartments, has been developed in phases into multifamily residential housing. This amendment to the Planned Unit Development is to allow the construction of two (2) additional multifamily residential buildings and ensure adequate parking spaces are available for new and existing tenants and guests.

There is no change to the property's zoning. This amendment is necessary to adjust the minimum parking requirements to accommodate additional dwelling units. The PUD Amendment (Zoning) indicates parking spaces that exceed the minimum standards, helping alleviate a previous parking shortage.

**Del Camino Central, Lot 1, Block E, Filing 2 PUD Amendment Analysis**

This Del Camino Central PUDA (Planned Unit Development Amendment) carries over the standards of the Original PUD and includes new standards to accommodate the addition of two new multifamily residential structures. The standards to be included relate to maximum density, parking requirements, and the parking lot setback along the west property line.

In the Firestone Development Code (FDC), **Table 6.6-1 | Schedule A** provides the required off-street parking requirements for various uses in the Town. Under the Use

Category, “Household Living Residential,” and the Use Type, “Dwelling, Multi-Family,” the parking requirements are: One and one-half (1.5) spaces per efficiency, studio, or 1-bedroom dwelling unit (du); two (2) spaces per dwelling unit with two (2) or more bedrooms; PLUS one (1) guest space for every three (3) dwelling units.

2014 Firestone Development Regulations stated that parking requirements would be determined at the time of FDP approval, but recommended a minimum of 2.25 spaces per dwelling unit for the R-C district. These regulations were replaced in 2020 by the Firestone Development Code, which requires One and one-half (1.5) spaces per efficiency, studio, or 1-bedroom dwelling unit (du); two (2) spaces per dwelling unit with two (2) or more bedrooms; PLUS one (1) guest space for every three (3) dwelling units.

	Ph. 1 & 3 FDP	Ph. 2 FDP	Buildout	FDPA #1	FDPA #2
Units	246	156	405	405	447
Density	12.4	19.834	20.42	20.42	22.5
Parking Spaces	392	222	614	654	803
Parking Ratio	1.59	1.42	1.52	1.62	1.8

The attached FDP Amendment #2 Zoning includes a Land Use Summary and an Additional Parking Requirements table on Sheet 1.

**APPROVAL CRITERIA AND STAFF ANALYSIS**

**Rezoning Approval Criteria and Staff Analysis:**

This Planned Unit Development Amendment application (PUDA-24-004) was reviewed for compliance with the Approval Criteria from Section 16.7.4.E.3 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.**

*Staff Response:* The modifications proposed promote the health, safety, and welfare of the inhabitants of the Town and the purpose of the FDC.

- 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 Response:* The proposed modifications are generally consistent with the Town's Master Plan. The Master Plan Map indicates the land use designation for this property is residential. The PUDA is generally consistent with the land use designations as identified in 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 Response:* Adequate facilities and services will be provided to serve the additional buildings on the subject property and to maintain adequate levels of

service for the existing development. During development, all referral reviews will be conducted to ensure compliance.

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

Staff Response: The proposed modifications are not likely to result in significant adverse impacts on 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 Response: The proposed modifications are unlikely to result in significant adverse impacts on other properties in the vicinity of this property, as they will allow for development consistent with existing multifamily residential use on the subject 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.**

Staff Response: The proposed uses will be compatible in scale with uses on other properties of the same land use designation.

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

Staff Response: The proposed modifications are generally consistent with the Town's economic development goals and objectives, promoting positive growth through increased residential development.

#### **PUD District Approval Criteria and Staff Analysis:**

This Planned Unit Development Amendment application (PUDA-24-004) was reviewed for compliance with the Approval Criteria from Section 16.7.5.B.4 of the FDC. Staff makes the following findings:

- A. The PUD district zoning is generally consistent with the purpose of the PUD zone district as set forth in FDC Subsection 2.4.E.**

Staff Response: The PUD is generally consistent with the purpose of the PUD zone district as outlined in FDC subsection 2.4.E.

- B. The PUD district and the PUD district plan comply with all applicable standards and criteria stated in Section 7.5.**

Staff Response: The PUD complies with all applicable standards and criteria from Section 7.5.

- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions.**

Staff Response: The proposed development on the subject property must adhere to the current parking requirements of the Firestone Development Code (FDC). Without this amendment, the increase in dwelling units would exacerbate the parking shortage.

- D. The PUD district and the PUD district plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.**

Staff Response: The proposed PUD district plan establishes permitted uses that are compatible with the existing land uses adjacent to the subject property.

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

Staff Response: The proposed modifications are unlikely to result in significant adverse impacts on other properties in the vicinity of this property, as they will allow for development consistent with similar multifamily residential development in the area.

### **PUBLIC NOTICE**

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	November 19, 2025
Signs Posted on the Property:	November 13, 2025
Letters to Adjacent Property Owners:	November 12, 2025*

\*Note: Due to missing information in the notification letter sent to property owners, an updated letter with complete information was mailed on November 25, 2025, to the property owners for notification of the Board of Trustees public hearing on December 10, 2025. The requirement for notification 15 days before the BOT meeting has been met.

### **RECOMMENDATIONS**

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-25-12, a resolution recommending approval of the Gateway North Final Development Amendment #2 to the Board of Trustees with the following conditions:

- a. All remaining technical corrections to the Gateway North Final Development Amendment #2 application requested by Town staff shall be made to the Town staff's satisfaction.
- b. Comments by the Town Attorney sent to the applicant on August 14, 2025, via email, be addressed prior to Board of Trustees approval.

**FIRESTONE PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PC 25-12**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN  
OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION  
TO AMEND THE GATEWAY NORTH FINAL DEVELOPMENT PLAN**

**WHEREAS**, Journey Homes, (the “Applicant”), on behalf of Gateway North Holdings LLC, the owner of certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted an application to amend the existing Gateway North Multi-family Final Development Plan and the Gateway North Multi-family Final Development Plan (Phase 2) (collectively, the “Original FDP”), as previously amended by the Gateway North Multi-family Final Development Plan Amendment #1; as it relates to the areas of the Original FDP platted as Lot 1 Block E, Del Camino Central, Filing No. 2; 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 approval of the proposed FDP Amendment, attached hereto as Exhibit A and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

- a. All remaining technical corrections to the Gateway North Final Development Amendment #2 application requested by Town staff shall be made to the Town staff’s satisfaction.
- b. Comments by the Town Attorney sent to the applicant on August 14, 2025, via email, be addressed prior to Board of Trustees approval.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Missy Carranco, Deputy Town Clerk



**EXHIBIT A**  
GATEWAY NORTH FINAL DEVELOPMENT PLAN AMENDMENT #2

[See following pages]

# FINAL DEVELOPMENT PLAN AMENDMENT #2 (ZONING) FOR GATEWAY NORTH

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.

## PROJECT INFORMATION

### PROJECT NARRATIVE

The Gateway North Multifamily FDP Amendment #2 project is an addition to the already constructed Gateway North Multifamily development in northwest Firestone. The project area was purchased with the rest of the development, but was unable to be developed due to the presence of a gas well/tank battery. The well/tank battery has been shut down and demolished, so the remainder of the site can be finished to match the rest of the development, which is the purpose of this project. The Amendment includes 2 multifamily buildings and parking area and associated infrastructure across approximately 3.54 acres. This Amendment is consistent with the existing development on the property, and complements the immediate area and overall region by providing a residential living space for the Town's growing population. The project conforms to the 2013 Town Master Plan by providing living opportunities for residents that may wish to live in a small town but work in larger cities like Denver or Fort Collins. It is nearby many amenities located off Firestone Blvd., and provides access to nearby mass transportation. There are recreational amenities located nearby, including walking paths around the numerous lakes located immediately to the north. The project will commence immediately upon approval by the Town, and should take 6-12 months to complete.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that the under signed, Gateway North Holdings, LLC, and Gateway North Holdings II, LLC being the Owners, of the land shown in the Final Plat and described as follows:

Lot 1, Block 1, and Tract E, Del Camino Central, Filing No. 2 as recorded August 4, 2017 at Reception No. 4324356 of the records of the Weld County Clerk & Recorder, Town of Firestone, County of Weld, State of Colorado.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of Gateway North, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets, avenues as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

No changes or amendments to the official zoning map of the Town of Firestone, Colorado, are executed with this amendment.

The undersigned further acknowledge(s) that the signature hereon of any representative of a partnership, limited liability company, or corporate entity, as applicable, indicates that all required approvals have been obtained.

In witness whereof, we have hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner: Gateway North Holdings, LLC, a Colorado limited liability company

BY: AS:

### NOTARIAL CERTIFICATE

STATE OF COLORADO )  
                                  ) Ss  
COUNTY OF WELD    )

The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

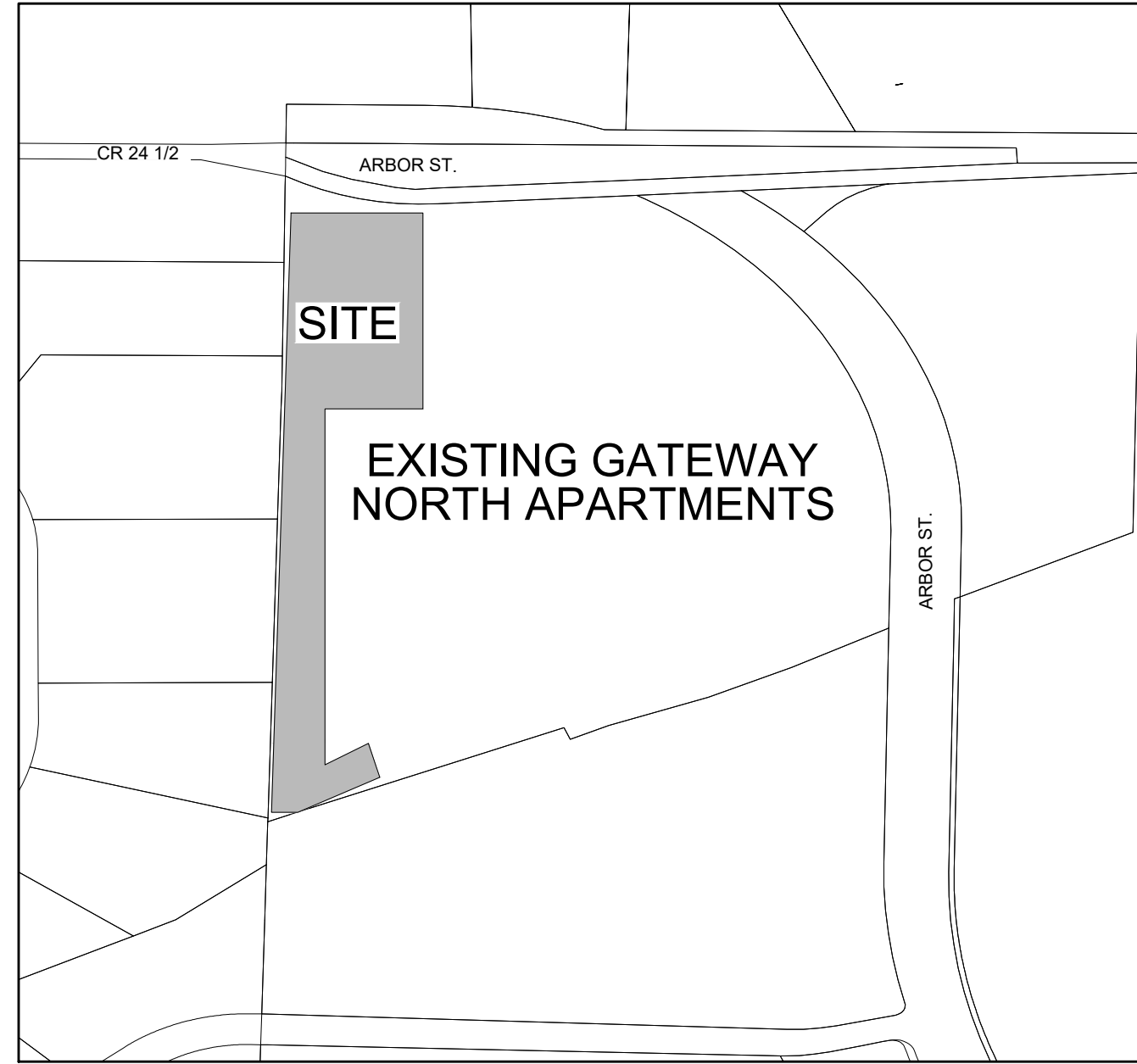
Witness my Hand and Official Seal.

\_\_\_\_\_  
Notary Public

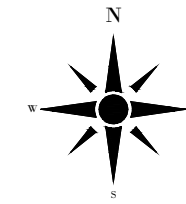
My commission expires: \_\_\_\_\_.

## SHEET INDEX

1 C000 COVER SHEET



VICINITY MAP  
SCALE: 1" = 2,500'



AMENDMENT #2 AREA LAND USE SUMMARY				
Description	Code or PUD Plan		Provided	
Zoning	PUD		R-C District	
Primary Land Use			Multi-Family Dwellings	
Accessory Land Use			Garages & Amenities	
Type of Use	Area (sf)	Area (ac)	% Of Total	
Residential (Rooftops)	16,220	0.37	10.50%	
Drive, Parking, Walks	94,817	2.18	61.38%	
Landscaped/Open Space Area	43,437	1.00	28.12%	
<b>Amendment #2 Area</b>	<b>154,474</b>	<b>3.55</b>	<b>100%</b>	
<b>Dwelling Density</b>			<b>Total Units</b>	<b>Density (Units/ac)</b>
<b>Amendment #2 Area</b>	<b>154,474</b>	<b>3.55</b>	42	11.8
<b>Existing Gateway North Area</b>	<b>711,444</b>	<b>16.33</b>	405	24.8
<b>Combined Total Area</b>	<b>865,918</b>	<b>19.88</b>	447	22.5
<b>Amendment #2 % of Combined Total</b>			<b>18%</b>	
<b>Setback(s):</b>	<b>Parking</b>	<b>10' from adjacent property line</b>		
<b>Building Height:</b>	<b>40' max.</b>			
REQUIRED ADDITIONAL PARKING				
21-Plex				
Bedrooms/Unit	Units/ Building	Spaces/Unit		
3	21	1.5		
Parking Spaces Required Per Building				31.5
Additional Buildings				2
<b>Standard Parking Required (Without Guest Parking)</b>				<b>63</b>
Guest Parking (1 Stall/3 Units)				21
<b>Total Standard Parking Required</b>				<b>84</b>
ADA Accessible (including 1 van)				6
<b>Total ADA Accessible Required</b>				<b>6</b>
PROVIDED PARKING				
Gateway North Standard Parking Spaces	Gateway North Garage Parking Spaces	Gateway North ADA Parking Spaces		
448	168	20		
<b>Amendment #2 Additional Parking</b>	<b>Required</b>	<b>Provided</b>	<b>GRAND TOTAL</b>	
Standard Spaces (Garage and Uncovered)	84	156	772	
ADA Accessible Spaces	5	5	25	
Van Accessible ADA Spaces	1	1	6	

ACCEPTANCE BLOCK AND NOTARY  
BY SIGNING THIS FDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

OWNER \_\_\_\_\_ TITLE \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_ COMPANY \_\_\_\_\_

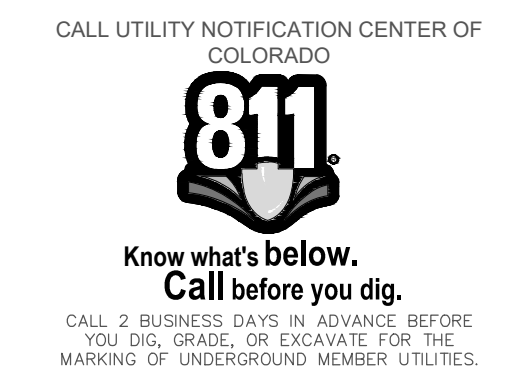
STATE OF COLORADO )  
                                  ) SS  
COUNTY OF WELD    )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
BY: \_\_\_\_\_  
NAME, TITLE, COMPANY AS LISTED ABOVE

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

BOARD OF TRUSTEES APPROVAL BLOCK  
THIS ZONING MAP TO BE KNOWN AS GATEWAY NORTH ZONING MAP DESCRIBING THE ZONING AS DESCRIBED AND SHOWN HEREON IS APPROVED BY ORDINANCE NO. \_\_\_\_\_, PASSED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AT THE REGULAR MEETING HELD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BY ORDINANCE NO. \_\_\_\_\_

MAYOR \_\_\_\_\_ ATTEST: TOWN CLERK \_\_\_\_\_



NO.	REVISIONS	BY:	DATE:

REVIEW SET  
NOT FOR CONSTRUCTION  
XX/XX/XX



GATEWAY NORTH  
AMENDMENT #2 | 3.68 ACRES | 142 UNITS  
FDP COVER SHEET

PROJECT MANAGER: ROBBIE LAUER  
SUBMITTAL DATE: 10/8/25

CAUTION  
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:  
HORIZ: N/A  
VERT: N/A

SHEET:  
C000  
1 OF 11

# FINAL DEVELOPMENT PLAN AMENDMENT #2 (ZONING) FOR

# GATEWAY NORTH

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.

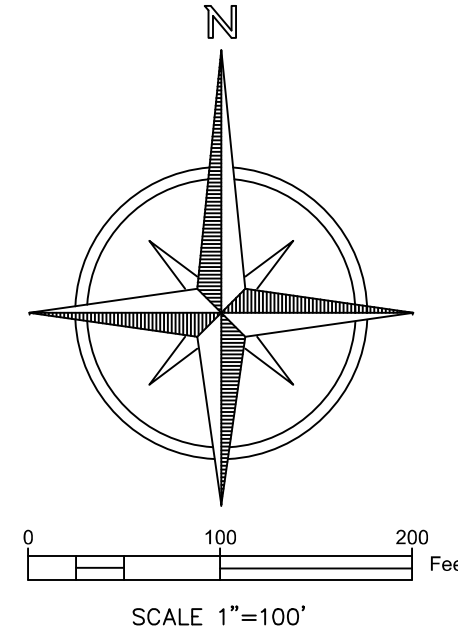
**NOTE:**

THIS ZONING MAP IS NOT AN IMPROVEMENT SURVEY PLAT, NOR IS IT A LAND SURVEY PLAT. IT IS INTENDED TO SHOW THE ZONING AREAS DESCRIBED IN THE LEGAL DESCRIPTION.

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

Assuming the most Northerly West line of Lot 1, Block 1, Del Camino Central Filing No. 2, monumented as shown on this drawing, as bearing North 00°20'10" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 413.84 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".



EXISTING ZONING/LAND USE:  
 RESIDENTIAL-C  
 NO CHANGE PROPOSED  
 WITH AMENDMENT #2

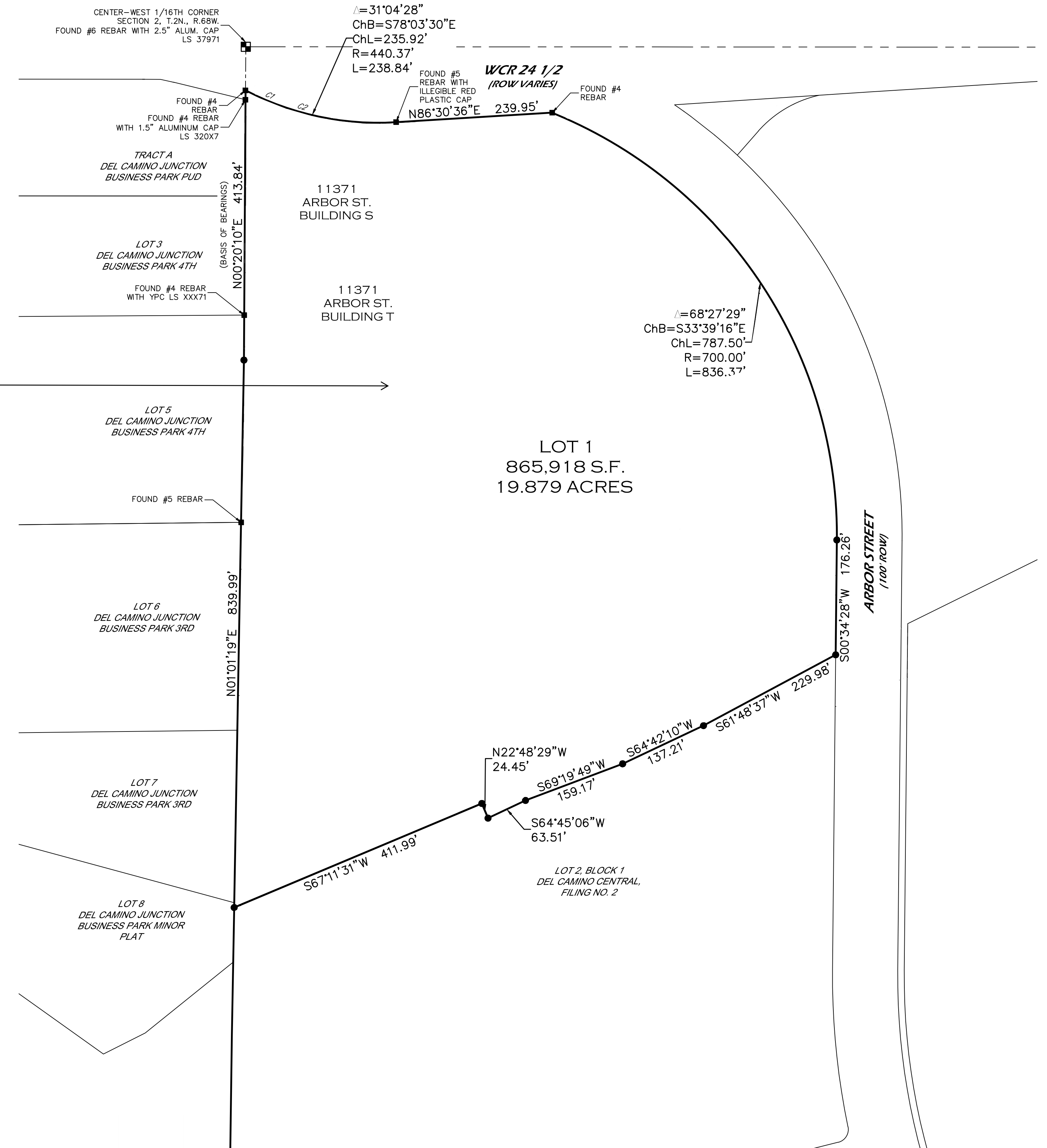
**LEGEND**

- BOUNDARY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348 ALSO FOUND #5 REBAR WITH RED PLASTIC CAP LS 32430 0.5' EAST OF PARCEL CORNER -NOT ACCEPTED-

LINE	BEARING	LENGTH
L1	N02°06'13"W	22.36'
L2	N00°34'52"E	65.00'
L3	N89°24'27"W	71.50'
L4	N00°20'11"E	73.35'
L5	N86°40'42"E	54.98'
L6	N02°06'13"W	27.29'
L7	N59°04'02"E	39.92'
L8	N00°35'33"E	157.63'
L9	N45°35'34"E	23.74'
L10	N89°24'27"W	148.82'
L11	S45°35'18"W	19.99'
L12	S00°35'33"W	66.90'
L13	N89°24'27"W	30.00'
L14	N00°35'33"E	61.04'
L15	N89°24'27"W	33.32'
L16	N00°35'33"E	30.00'
L17	N89°24'27"W	45.03'
L18	S45°35'18"W	28.28'
L19	N89°24'27"W	127.61'
L20	S45°35'34"W	28.89'

LINE	BEARING	LENGTH
L21	S00°35'33"W	20.23'
L22	S89°39'50"E	24.93'
L23	S00°20'10"W	30.00'
L24	N89°39'50"W	25.07'
L25	S00°35'33"W	60.55'
L26	S89°24'27"E	213.06'
L27	S00°35'33"W	5.01'
L28	S89°25'41"E	49.04'
L29	N45°34'19"E	28.28'
L30	S00°35'33"W	4.97'
L31	S89°24'27"E	157.24'
L32	N44°24'26"W	23.74'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	76.46'	440.37'	9°56'51"	76.36'	S67°29'41"E
C2	31.48'	440.37'	4°05'44"	31.47'	S74°30'59"E
C3	15.91'	20.00'	45°35'07"	15.50'	S28°11'29"E
C4	29.45'	20.00'	84°22'48"	26.86'	N48°24'10"E
C5	21.80'	20.00'	62°26'51"	20.74'	S58°11'01"E
C6	21.80'	20.00'	62°26'30"	20.73'	N55°27'27"E



PROJECT NO: 2023420	PROJECT NAME: DEL CAMINO	REVISIONS:	DATE:
DATE: 03-25-2025	CLIENT: JOURNEY HOMES	ADD TABLE	5-27-25
DRAWN BY: SIP/GQ	FILE NAME: 2023420ADDR-PLAT		
CHECKED BY: SIP	SCALE: 1" = 100'		

**WELD COUNTY COLORADO LAND RECORDS**  
**REPORT OF INTERESTED LAND OWNERS**  
**SURFACE ESTATE**

11/10/2025  
1:48:09 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 300 feet of the properties being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <https://maps.weld.gov/propertyportal/>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Property Owners Within 300 feet of Selected Parcels**

Account	Parcel	Owner	Mailing Address
R6776795	131302000999	FIRESTONE TOWN OF	9950 PARK AVE FIRESTONE, CO 805047820
R8404900	131302001010	TSG DEL CAMINO LLC	2127 INNERBELT BUSINESS CENTER DR STE 200 SAINT LOUIS, MO 631145700
R0904101	131302001014	FIRESTONE EXPRESS LLC	468 TACKER CT CASTLE ROCK, CO 801042913
R8955577	131302200082	FIRESTONE TOWN OF	9950 PARK AVE FIRESTONE, CO 805047820
R8955578	131302200083	WELD COUNTY	1150 O ST GREELEY, CO 806319596
R8955579	131302200084	WELD COUNTY	1150 O ST GREELEY, CO 806319596
R8955580	131302200085	GROUND WATER MANAGEMENT SUBDISTRICT OF THE CCWCD	3209 W 28TH ST GREELEY, CO 806347554
R1821702	131302300072	FIRESTONE TOWN OF	9950 PARK AVE FIRESTONE, CO 805047820
R4697107	131302309002	TIGER FIRESTONE LLC	C/O ESA MANAGEMENT LLC #8009 PO BOX 49550 CHARLOTTE, NC 282779550
R4697207	131302309003	FIRESTONE HOSPITALITY LLC	11292 BUSINESS PARK CIR FIRESTONE, CO 805049540

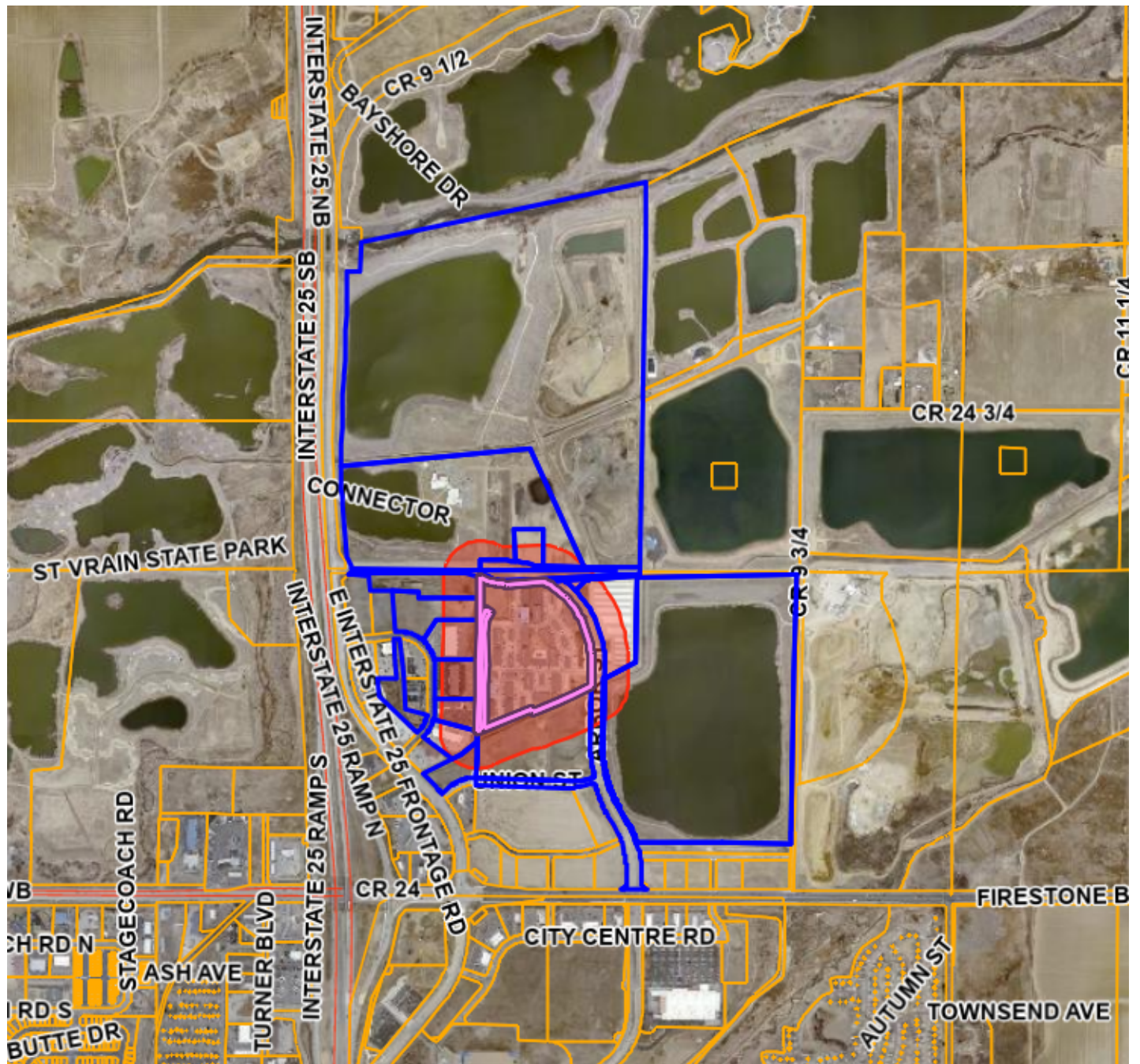
Property Owners Within 300 feet of Selected Parcels

R4846707	131302310003	ALEASKA HOLDING CO LLC	2012 BAYOU LAPORTE DR BILOXI, MS 395312400
R4846807	131302310005	DCJ PROPERTIES LLC	917 S MAIN ST STE 100 LONGMONT, CO 805016400
R8950664	131302313001	<del>GATEWAY NORTH HOLDINGS LLC</del>	<del>7251 W 20TH STREET BLDG L STE 200 GREELEY, CO 806344626</del>
R8950665	131302313002	SAND LAND INC	12618 COUNTY ROAD 13 LONGMONT, CO 805049559
R8950665	131302313002	SAND LAND PROPERTIES LLC	
R8950669	131302313003	FIRESTONE TOWN OF	9950 PARK AVE FIRESTONE, CO 805047820
R8950672	131302313004	FIRESTONE TOWN OF	9950 PARK AVE FIRESTONE, CO 805047820
R8950673	131302313005	<del>GATEWAY NORTH HOLDINGS II LLC</del>	<del>7251 W 20TH ST UNIT L200 GREELEY, CO 806344626</del>
R8950667	131302315001	<del>GATEWAY NORTH SELF STORAGE LLC</del>	<del>7251 W 20TH ST STE 200 GREELEY, CO 806344625</del>
R8950670	131302315002	FIRESTONE TOWN OF	9950 PARK AVE FIRESTONE, CO 805047820
R8950671	131302316002	SAND LAND INC	12618 COUNTY ROAD 13 LONGMONT, CO 805049559
R8950671	131302316002	SAND LAND PROPERTIES LLC	
R6780755	131302411078	VARRA COMPANIES INC	12618 COUNTY ROAD 13 LONGMONT, CO 805049559
R6780755	131302411078	VARRA PETER	

Parcels: 21

Owner Records: 24



Property Owners Within 300 feet of Selected Parcels



# Gateway North

Write a description for your map.

## Legend

-  Gateway North
-  Gateway North



# Gateway North Holdings, LLC

7251 W 20<sup>th</sup> St, L-200  
Greeley, CO 80634  
(970) 352-7072

November 25, 2025

Notice of Planning Commission and Board of Trustees Meeting

## **Via Certified Return Receipt**

Pursuant to the applicable ordinances of Town of Firestone and Weld County and the applicable statutes of the State of Colorado, notice is hereby given to you, as a surrounding property owner (as such is defined in CRS§24-65.5-102).

Township 2 North, Range 68 West, 6<sup>th</sup> P.M., Weld County, CO  
Section 2: A parcel of land located in the S ½,

**Gateway North Apartments**  
**11371 Arbor Street**

Notice of public **hearing**: Town of Firestone Planning Commission will consider the approval of the PUD Amendment of said property. The meeting of the Town of Firestone Planning Commission will be held on December 4<sup>th</sup>, 2025 at 6:00 pm at Firestone Town Hall, 9950 Park Avenue., Firestone, CO 80504.

Notice of public **hearing**: Town of Firestone Board of Trustees will consider the approval of the PUD Amendment of said property. Such meeting will be held December 10<sup>th</sup>, 2025 at the Firestone Town Hall, 9950 Park Avenue, Firestone, CO 80504.

**The Applicant is proposing to increase the density of the proposed property from 20.4 DU/AC to 22.4 DU/AC with the addition of 2 additional buildings.**

**Any person may appear at the Public Hearings and be heard regarding the matters under consideration. Copies of the application are on file and available for public inspection in the office of the Town Clerk, 9950 Park Avenue, Firestone, CO 80504.**

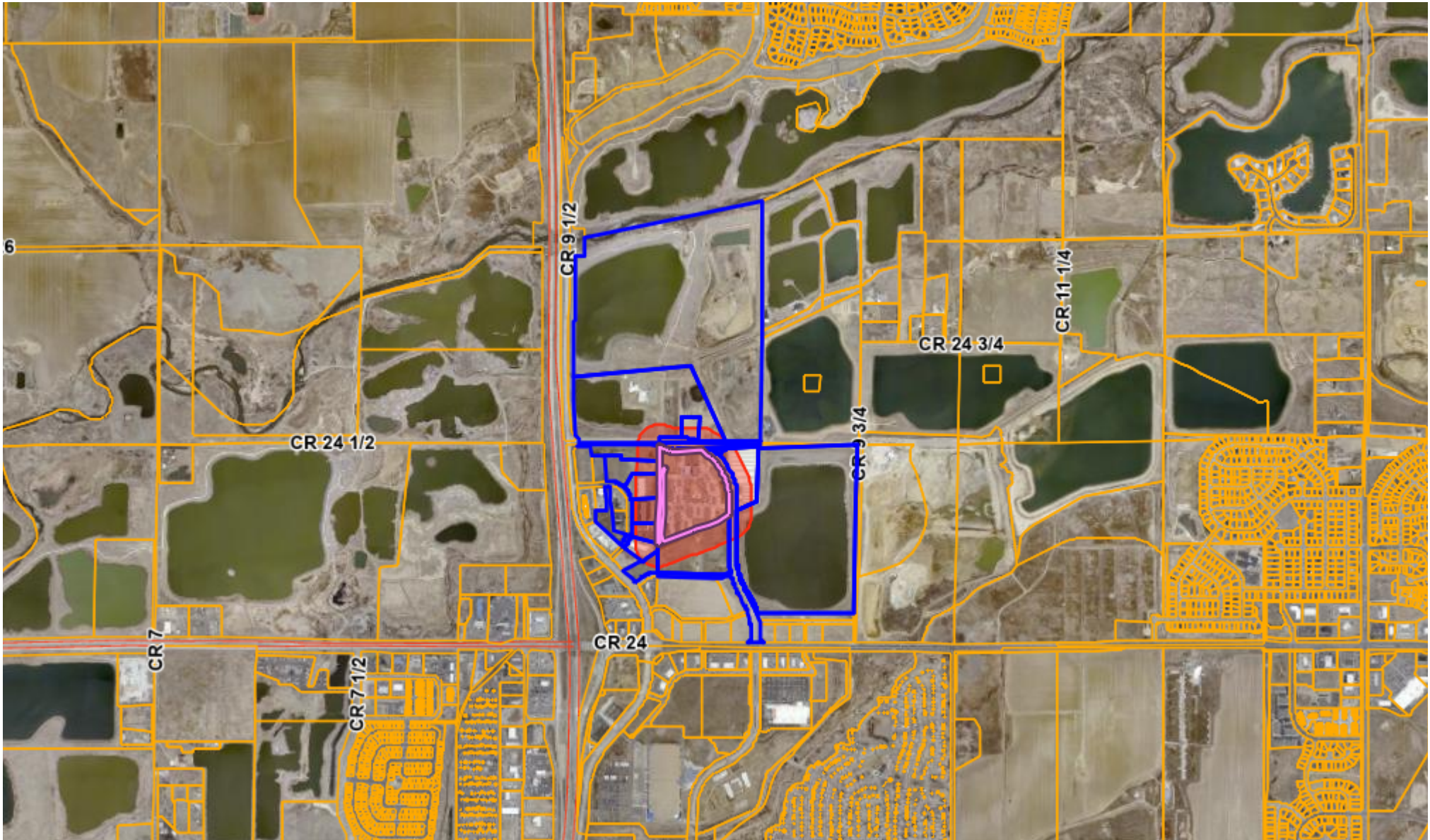
Gateway North Holdings, LLC is the applicant. Please address any questions to the undersigned at Morgan Kidder, (970)352-7072, 7251 W 20<sup>th</sup> Street, Bldg L – Ste 200, Greeley, CO, 80634.

Very truly yours,

Gateway North Holdings, LLC

cc: Town of Firestone Planning Commission  
Town of Firestone Board Of Trustees  
Pam Howard

# Gateway North Notice



Scale: 1:21207

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Notes: 300' buffer

DISCLAIMER: This product has been developed solely for internal use only by Weld County. The GIS database, applications, and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the database does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL ANY PART THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN.

# Gateway North Holdings, LLC

7251 W 20<sup>th</sup> St, L-200

Greeley, CO 80634

(970) 352-7072

November 12, 2025

Notice of Planning Commission and Board of Trustees Meeting

## **Via Certified Return Receipt**

Pursuant to the applicable ordinances of Town of Firestone and Weld County and the applicable statutes of the State of Colorado, notice is hereby given to you, as a surrounding property owner (as such is defined in CRS§24-65.5-102) under the:

Township 2 North, Range 68 West, 6<sup>th</sup> P.M., Weld County, CO

Section 2: A parcel of land located in the S ½, more particularly described on Exhibit A

Notice of public meeting: Town of Firestone Planning Commission will consider the approval of the Final Development Plan of Phase 4 of said property. The meeting of the Town of Firestone Planning Commission will be held on December 4<sup>th</sup>, 2025 at 6:00 pm at Firestone Town Hall, 9950 Park Avenue., Firestone, CO 80504.

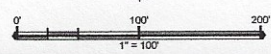
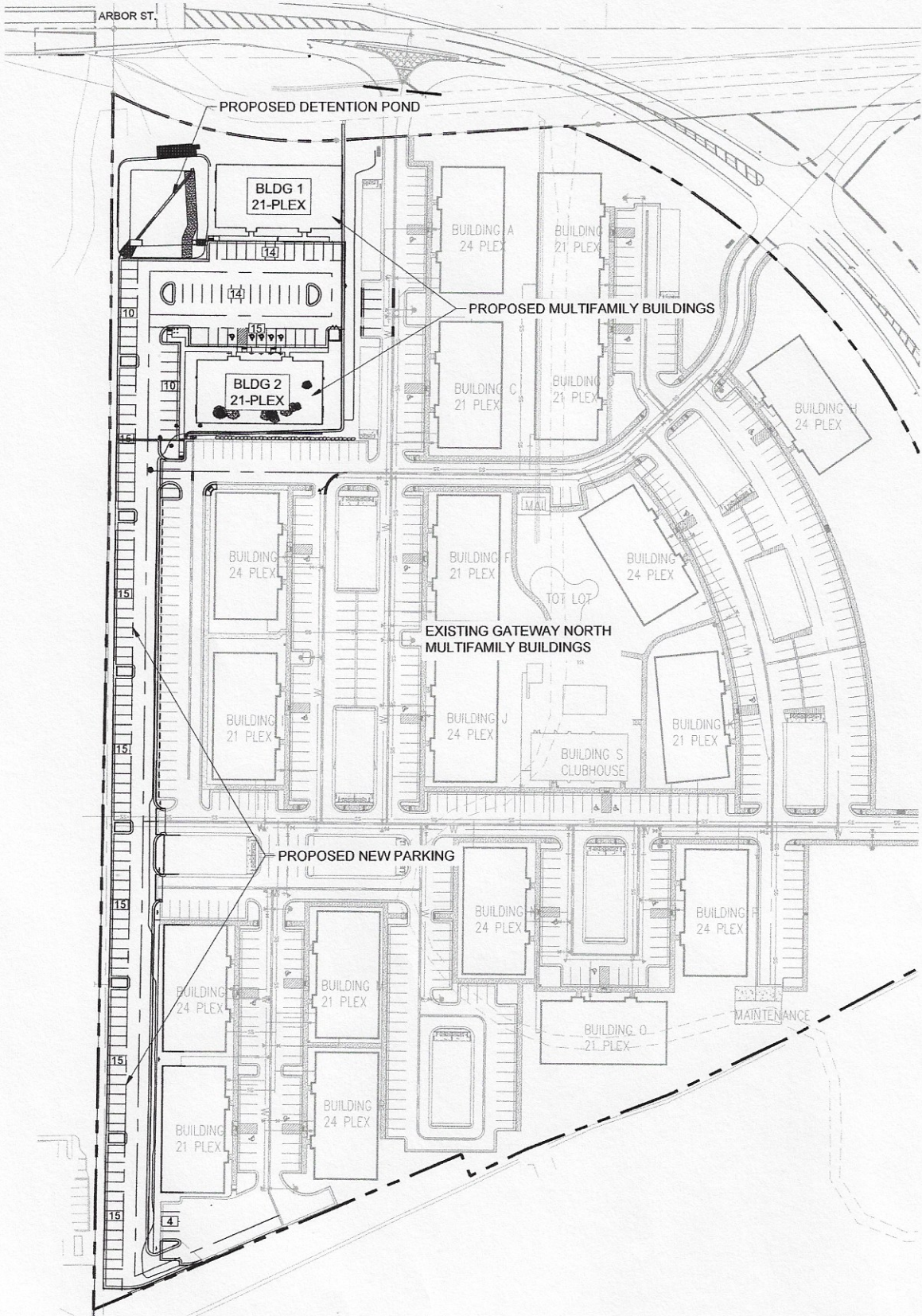
Notice of public meeting: Town of Firestone Board of Trustees will consider the approval of the Final Development Plan of Phase 4 of said property. Such meeting will be held December 10<sup>th</sup>, 2025 at the Firestone Town Hall, 9950 Park Avenue, Firestone, CO 80504

Gateway North Holdings, LLC is the applicant. Please address any questions to the undersigned at Morgan Kidder, (970)352-7072, 7251 W 20<sup>th</sup> Street, Bldg L – Ste 200, Greeley, CO, 80634.

Very truly yours,

Gateway North Holdings, LLC

cc: Town of Firestone Planning Commission  
Town of Firestone Board Of Trustees  
Pam Howard



# Gateway North Multifamily Amendment #2

Site Plan

Firestone, CO

November 10, 2025

Scale: 1/8" = 10'-0"