



**TOWN OF WELLINGTON
PLANNING COMMISSION**

January 6, 2020

**REGULAR MEETING
6:30 PM**

LEEPER CENTER – 3800 WILSON AVE

1. CALL TO ORDER
2. ROLL CALL
3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
4. PUBLIC FORUM
5. CONSIDERATION OF MINUTES
 - A. Meeting minutes of November 4, 2019.
6. NEW BUSINESS
 - A. Annexation - Poudre School District Annexation
 - B. Preliminary/Final Plat - Poudre School District Subdivision
 - C. Annexation - Country Lane Acres Annexation
 - D. Minor Subdivision - Sundance at Daubert Farm, First Filing
 - E. Election of Officers
 - F. Adopt 2020 Meeting Schedule and Submission Deadlines
7. ANNOUNCEMENTS
8. ADJOURNMENT

Planning Commission Meeting

Date: January 6, 2020
Submitted By:
Subject: Meeting minutes of November 4, 2019.

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

- Approve regular meeting minutes of November 4, 2019 as presented.

ATTACHMENTS

1. Minutes of November 4, 2019



TOWN OF WELLINGTON PLANNING COMMISSION

REGULAR MEETING MINUTES November 4, 2019

The Planning Commission for the Town of Wellington, Colorado, met on November 4, 2019, at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 6:30 p.m.

Commissioners Present: Bert McCaffrey, Chairperson
Dan Sattler
Rebekka Kinney
Troy Hamman
Barry Friedrichs
Bonnie Dawdy

Commissioners Absent: Tim Whitehouse

Town Staff Present: Cody Bird, Town Planner
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA None

4. PUBLIC FORUM None

5. CONSIDERATION OF MINUTES

5.A. Planning Commission Meeting Minutes of October 7, 2019

Moved by Commissioner Sattler, seconded by Commissioner Kinney to approve the minutes as presented. Motion passed 4-0 (Dawdy and Friedrichs abstained, Whitehouse absent)

6. NEW BUSINESS

6.A. Annexation – Poudre School District Annexation

Cody Bird, Town Planner presented the staff report:

- The property consists of 132 acres of land located at the northwest corner of County Road 9 and County Road 62E. The land is owned by Poudre School District and is proposed to be the site of a new combination middle/high school.
- The property is within the Town's Growth Management Area and is within the identified 3-mile plan for municipal annexations. The Town's Future Land Use map identifies the property as commercial.
- This property is proposed to be zoned C1 Community Commercial District.
- Town staff is recommending approval.

Brendon Willits with Poudre School District asked to address some comments that were made about the costs of infrastructure improvements. He said that these concerns would be addressed in the Annexation Agreement and in the Development Agreement which the District is working on with Town staff. It has also been addressed in a Memorandum of Understanding that the Board of Trustees has already signed.

Commissioner Kinney asked if this process would be completed before the next Trustees meeting. Mr. Willits no, but it is anticipated to be done at the same time as the subdivision process and the Development Agreement.

Commissioner Kinney asked if this annexation was matching the timeline that you were expecting for building? Mr. Willits said that the annexation and subdivision plat is running a little bit behind. However, since the school gets its permitting through the State of Colorado it allows for a little more flexibility. They are still planning to have their groundbreaking the first week in December.

Chairman McCaffery opened the floor for public comments. Seeing no public comments, he closed the public portion of the meeting.

Commissioner Sattler moved to forward a recommendation of approval to the Board of Trustees to annex the Poudre School District Annexation into the Town of Wellington and to amend the official zoning map of the Town to include the annexation as C1- Community Commercial based on the analysis and findings contained in the staff report, seconded by Dawdy.

Roll call was taken, and the motion passed unanimously.

7. ANNOUNCEMENTS

- There were no announcements.

8. ADJOURNMENT

Commissioner McCaffrey adjourned the meeting at 7:00 p.m.

Respectfully Submitted by:

Patty Lundy
Development Coordinator



Planning Commission Meeting

Date: January 6, 2020
Submitted By: Cody Bird, Town Planner
Subject: Annexation - Poudre School District Annexation

EXECUTIVE SUMMARY

General Location:

- Northwest corner of County Road 9 and Country Road 62E

Applicant/Agent:

- Poudre School District R-1
- Curtis Bridges

Reason for Request:

- Annex property into Town for development of public school facilities

BACKGROUND / DISCUSSION

- Poudre School District R-1 (PSD) recently purchased approximately 132 acres of land at the northwest corner of County Road 9 and County Road 62E for the purpose of constructing a new combination middle/high school.
- PSD has submitted a petition for annexation of the property into the Town of Wellington.
- This annexation request was referred to the Planning Commission for a recommendation previously.
- Subsequent to the Planning Commission's consideration, the required public hearing advertised for November 26, 2019 had to be canceled due to an extreme snow event.
 - Because the public hearing could not be held when advertised, the Town and PSD agreed it is advisable to complete the process again, beginning with the Board adopting a resolution to establish the date of the public hearing, and follow the subsequent process.
- On December 10, the Board of Trustees passed a resolution finding the annexation petition to be in substantial compliance with State and local requirements and found that the property meets the eligibility requirements of State Statutes. The resolution also establishes the new public hearing date to consider the annexation on January 28, 2020.
- The Board of Trustees referred the proposed annexation to the Planning Commission for review and to form a recommendation.
- The Planning Commission previously considered this annexation request and recommended approval.
 - Matters considered by the Planning Commission and outlined under the "Staff Comments" section below have not changed since the Planning Commission's prior consideration.
 - The Commission may choose to reaffirm the prior findings, or may choose to modify the findings. Following consideration, the Commission will need to make a recommendation to the Board of Trustees.

Staff Comments:

1. Existing Conditions:
 - The property is approximately 132 acres in size and has historically been used for agricultural purposes. There is one existing residence on the property that will be removed when the property is developed for public school purposes.
 - Properties north, south and west of the property are in unincorporated Larimer County and uses are agricultural.
 - East of County Road 9 are single-family and multi-family residential subdivisions within the Town of Wellington. These

residential subdivisions are fully built out and no changes to land use are anticipated in the foreseeable future.

- There are two parcels east of County Road 9 that will remain in unincorporated Larimer County until the owners request annexation or the properties are subject to annexation as enclaves (completely surrounded by the Town for a period of more than 3 years).

2. Proposed Development:

- The concept master plan for the property is to create three lots for development of public school facilities. A combination middle/high school is proposed on the southernmost lot. The middle/high school is proposed to be developed in the immediate near term.
 - Additional public streets and public utility extensions are proposed to facilitate development of the northern two lots in the future when PSD determines additional school facilities are warranted.
 - The property is proposed to be zoned C1 – Community Commercial District.

3. Planning Considerations:

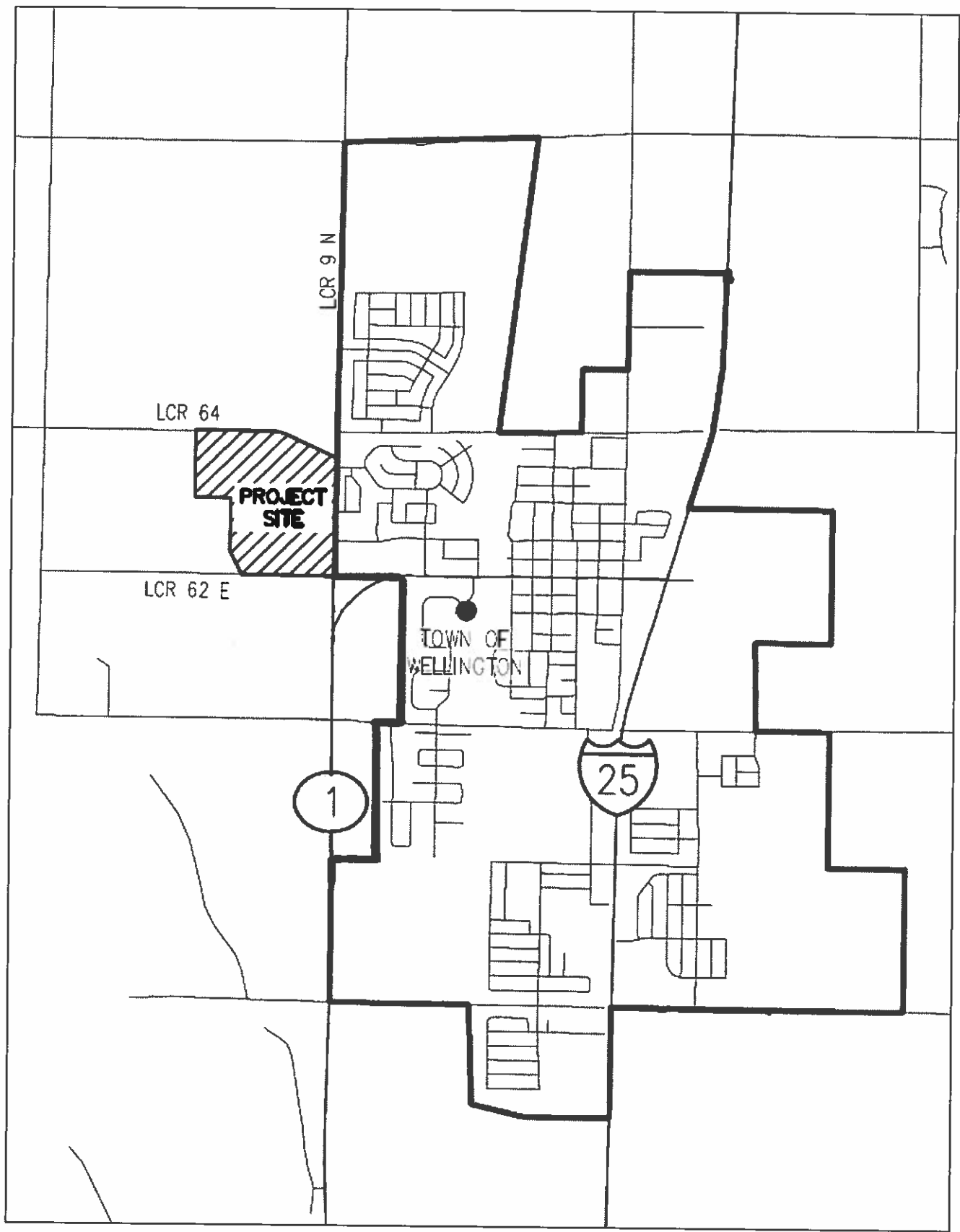
- The property is within the Town's Growth Management Area (GMA) and is within the identified 3-mile plan adopted by the Town. Land within the GMA and 3-mile plan are areas which are likely to be incorporated into the Town and urban services provided.
 - The property is identified on the Future Land Use Map as "Commercial." The proposed C1 Community Commercial District is consistent with the intent of the Comprehensive Plan.
 - Urban services including Town water and sanitary sewer are available or can be extended to serve the property. Public utilities necessary to serve the site are being designed and will be installed during site construction.
 - There are adequate public roads to provide access to the property. The annexation will include incorporating all existing road right-of-way adjacent to the property. Upon annexation, the Town will be responsible for maintenance of the roadways.
 - The site is intended to be developed for public school facilities. Due to the nature of school sites, there is not a requirement for dedication of parks or open space.

STAFF RECOMMENDATION

- Forward a recommendation of approval to the Board of Trustees to annex the Poudre School District Annexation into the Town of Wellington and to amend the official zoning map of the Town to include the annexation as C1 – Community Commercial District based on the analysis and findings contained in the staff report.

ATTACHMENTS

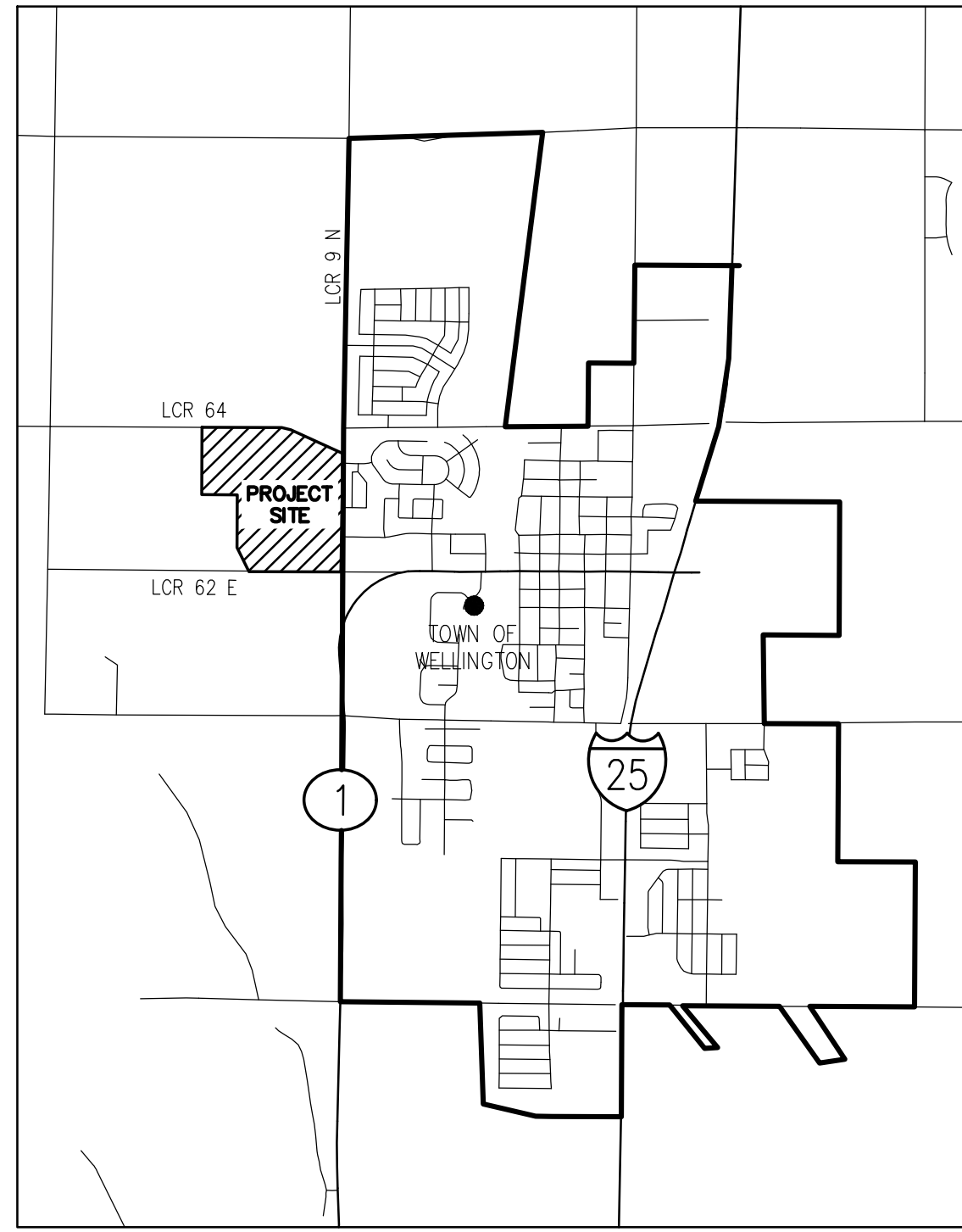
1. Vicinity Map
2. Annexation Map
3. Master Plan



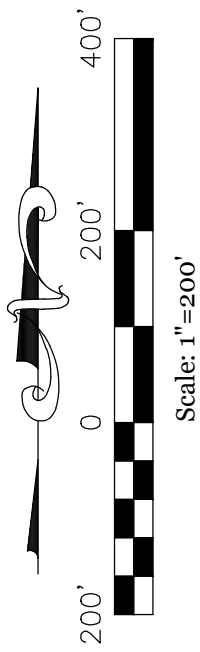
VICINITY MAP
NOT TO SCALE

POUDRE SCHOOL DISTRICT ANNEXATION MAP

LOCATED IN SECTIONS 29, 32 AND 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N63°32'42"W	823.28'
L2	N89°50'48"E	264.09'
L3	S61°51'05"E	84.37'
L4	N89°50'49"E	163.67'
L5	N00°09'11"W	20.00'
L6	N89°50'49"E	221.08'
L7	S01°00'18"W	224.79'
L8	S61°51'05"E	22.48'
L9	S01°00'18"W	113.36'

LEGEND

XXXXXX ADJOINING ANNEXATIONS

BOARD OF TRUSTEES CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE BOARD OF TRUSTEES, WELLINGTON, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSE INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

MAYOR _____

ATTEST: _____

TOWN CLERK _____

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE TOWN OF WELLINGTON, COLORADO, PLANNING COMMISSION.

PLANNER _____

PLANNING COMMISSION CHAIRMAN _____

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 29, 32 AND 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, WHICH IS ASSUMED TO BEAR S 89°50'49" W.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 89°50'49" W, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 30.01 FEET, TO THE NORTHWEST CORNER OF REDMON ANNEXATION AS RECORDED AT RECEPTION NUMBER 20160017969 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING.

THENCE S 01° 00' 18" W, ON THE WEST LINE OF SAID REDMON ANNEXATION AND THE WEST LINE OF THREE SILOS ANNEXATION A DISTANCE OF 2,606.75 FEET, TO THE SOUTHWEST CORNER OF THREE SILOS ANNEXATION AS RECORDED AT RECEPTION NUMBER 2002020088 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE SOUTH LINE OF SAID THREE SILOS ANNEXATION, THE FOLLOWING TWO (2) COURSES:

1) THENCE S 89° 53' 13" E, A DISTANCE OF 30.00 FEET;
2) THENCE N 89° 58' 08" E, A DISTANCE OF 30.01 FEET, TO THE SOUTHEAST CORNER OF SAID THREE SILOS ANNEXATION, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF WAY OF COUNTY ROAD 9 AND THE NORTH RIGHT OF WAY OF COUNTY ROAD 62E;

THENCE ON THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 9 THE FOLLOWING TWO (2) COURSES:

1) THENCE S 01° 00' 18" W, A DISTANCE OF 30.02 FEET;
2) THENCE S 01° 00' 18" W, A DISTANCE OF 30.09 FEET, TO THE SOUTH RIGHT OF WAY OF COUNTY ROAD 62E;

THENCE ON THE SOUTH RIGHT OF WAY OF COUNTY ROAD 62E THE FOLLOWING TWO (2) COURSES:

1) THENCE N 89° 53' 23" W, A DISTANCE OF 30.00 FEET;
2) THENCE N 89° 53' 13" W, A DISTANCE OF 1647.66 FEET;

THENCE N 00°06'47"E, A DISTANCE OF 65.00 FEET, TO THE SOUTHWEST CORNER OF THE EXEMPTION PLAT RECORDED AT RECEPTION NUMBER 20130024992 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N40° 45' 00"W, ON THE EAST LINE OF SAID EXEMPTION A DISTANCE OF 503.48 FEET;

THENCE CONTINUING ON SAID EAST LINE, N 00° 57' 31" E, A DISTANCE OF 898.00 FEET, TO THE NORTHEAST CORNER OF SAID EXEMPTION PLAT;

THENCE S 89° 58' 54" W, ON THE NORTH LINE OF SAID EXEMPTION PLAT, A DISTANCE OF 661.60 FEET, TO A POINT ON THE EAST LINE OF BRIDGES MLD #15-53317 AS RECORDED AT RECEPTION NUMBER 20150062955 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE N 00° 56' 35" E, ON THE EAST LINE OF SAID BRIDGES MLD, A DISTANCE OF 1057.57 FEET, TO THE SOUTHERLY LINE OF A IRRIGATION EASEMENT DESCRIBED IN BOOK 268 PAGE 113 AND BOOK 364 PAGE 501 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1) THENCE N 68° 32' 49" E, A DISTANCE OF 462.09 FEET;
2) THENCE N 82° 55' 44" E, A DISTANCE OF 471.42 FEET, TO THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD 64;

THENCE N 00° 19' 39" E, A DISTANCE OF 60.00 FEET, TO THE NORTH RIGHT OF WAY OF COUNTY ROAD 64;

THENCE N 89° 50' 49" E, ON SAID NORTH RIGHT OF WAY, A DISTANCE OF 1724.42 FEET, TO WEST LINE OF BUFFALO CREEK ANNEXATION AS RECORDED AT RECEPTION NUMBER 20030131666 OF THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S 01° 00' 18" W, ON SAID WEST LINE, A DISTANCE OF 30.01 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 68 WEST OF 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, WHICH IS ASSUMED TO BEAR S 89°50'49" W.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE S 89°50'49" W, ON SAID NORTH LINE, 50.01 FEET, TO A POINT 50.00 WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE S 01°04'02" W, ON SAID PARALLEL LINE, 50.01 FEET, TO INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 64 AND THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 9 AND THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST RIGHT OF WAY, THE FOLLOWING THREE (3) COURSES:

1) THENCE S 01°00'18" W, 224.79 FEET;
2) THENCE S 61°51'05" E, 22.48 FEET;
3) THENCE S 01°00'18" W, 113.36 FEET, TO THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 20040052750;

THENCE N 63°32'42" W, ON SAID NORTHERLY LINE, 823.28 FEET, TO THE SOUTH RIGHT OF WAY LARIMER COUNTY ROAD 64;

THENCE ON SAID SOUTH RIGHT OF WAY, THE FOLLOWING FIVE (5) COURSES:

1. THENCE N 89°50'49" E, 264.09 FEET;
2. THENCE S 61°51'05" E, 84.37 FEET;
3. THENCE N 89°50'49" E, 163.67 FEET;
4. THENCE N 00°9'11" W, 20.00 FEET;
5. THENCE N 89°50'49" E, 221.08 FEET, TO THE POINT OF BEGINNING.

ZONING:

CURRENT ZONING: OPEN (O) - 133.66 AC.

REQUESTED ZONING: COMMUNITY COMMERCIAL (C-1) - 133.66 AC.

ANNEXATION AREA:

TOTAL NUMBER OF LINEAR FEET CONTIGUOUS TO THE TOWN OF WELLINGTON: 2,697 LF (E BOUNDARY LINE)

TOTAL NUMBER OF LINEAR FEET OF PROPERTY TO BE ANNEXED: 10,303 LF

CONTACT INFORMATION:

OWNER/ APPLICANT: POUDRE SCHOOL DISTRICT
2407 LAPORTE AVENUE
FORT COLLINS, CO 80521
BRENDAN WILLITS, GISP
(970)-490-3413
BWILLITS@PSDSCHOOLS.ORG

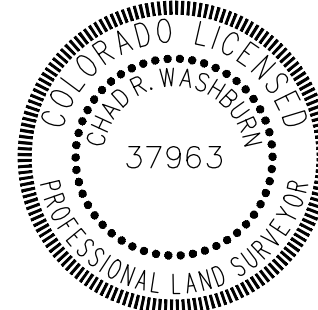
ARCHITECT: RB+B ARCHITECTS, INC.
315 E MOUNTAIN AVE., STE 100
FORT COLLINS, CO 80524
BEN BASALAY, AIA, LEED AP
(970)-484-0117
BBASALAY@RBBARCHITECTS.COM

CIVIL ENGINEER: JVA, INC
213 LINDEN STREET, STE 200
FORT COLLINS, CO 80524
ERIK T. NAKOS, PE
(970)-225-9099
ENAKOS@JVA.JVA.COM

LANDSCAPE ARCHITECT: BHA DESIGN INCORPORATED
1603 OAKRIDGE DRIVE, STE 100
FORT COLLINS, CO 80525
JEFF KROEGER
(970)-223-7577
JKROEGER@BHADESIGN.COM

SURVEYOR'S STATEMENT:

I, CHAD R. WASHBURN, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS ANNEXATION MAP, POUDRE SCHOOL DISTRICT ANNEXATION, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE ANNEXATION MAP IS BASED UPON PREVIOUSLY RECORDED PLATS AND DEEDS AND NOT NECESSARILY ON AN ACTUAL FIELD SURVEY; AT LEAST ON SIXTH (6%) OF THE BOUNDARY OF THIS ANNEXATION IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO; ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



CHAD R. WASHBURN, COLORADO LICENSED PROFESSIONAL LAND SURVEYOR #37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC



www.WashburnSurveying.com
4025 Automation Way, Suite C4
Fort Collins, CO 80525
970-232-9645

Sheet 1 of 1 Project #: 2019-0073 Date: Oct. 11, 2019 Scale: 1"=200' Drawn: CDB

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N, E)
L1	510.87	N90° 00' 00"W	(1501580.76, 3133194.09)
L2	14.71	N50° 17' 20"W	(1501666.27, 3131805.42)
L3	303.74	S47° 39' 15"W	(1501635.99, 3131754.45)
L4	782.07	S0° 39' 19"W	(1501025.26, 3131352.61)
L5	263.01	S47° 41' 34"E	(1500047.98, 3131428.64)
L6	8.77	S0° 00' 00"E	(1499693.45, 3131701.61)
L7	1469.46	N89° 48' 33"E	(1499684.68, 3131701.61)
L8	1891.32	N0° 41' 52"E	(1499689.58, 3133171.06)
L9	882.66	N63° 50' 53"W	(1501840.56, 3133197.26)
L10	413.10	S89° 32' 30"W	(1502229.60, 3132404.96)
L11	56.76	S0° 41' 52"W	(1502226.29, 3131991.87)

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N, E)
L12	14.71	S50° 17' 20"E	(1501737.21, 3131845.22)
L13	511.85	N90° 00' 00"E	(1501660.76, 3132683.22)
L14	179.82	N0° 41' 52"E	(1501660.76, 3133195.07)
L15	55.15	N0° 41' 52"E	(1502170.51, 3131911.18)
L16	557.82	S89° 32' 30"W	(1502225.65, 3131911.85)
L17	305.40	S82° 37' 21"W	(1502221.19, 3131354.05)
L18	462.09	S68° 15' 00"W	(1502181.98, 3131051.18)
L19	1057.57	S0° 38' 13"W	(1502010.75, 3130621.99)
L20	661.60	N89° 41' 22"E	(1500953.24, 3130610.23)
L21	69.35	N0° 39' 19"E	(1500956.83, 3131271.82)
L22	303.74	N47° 09' 15"E	(1501488.09, 3131477.35)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN
C1	305.70	1160.00	15°05'59"	S82°27'01"W	304.82
C2	612.24	640.00	54°48'38"	N77°41'40"W	589.16
C3	56.11	740.00	4°20'40"	S44°58'55"W	56.10
C4	454.47	560.00	46°29'56"	S23°54'17"W	442.10
C5	219.40	260.00	48°20'53"	S23°31'08"E	212.95
C6	199.78	240.00	47°41'34"	S23°50'47"E	194.06
C7	463.85	740.00	35°54'53"	S18°39'18"W	456.30
C8	535.71	560.00	54°48'38"	S77°41'40"E	515.52
C9	326.79	1240.00	15°05'59"	N82°27'01"E	325.84
C10	535.14	660.00	46°27'23"	N23°55'33"E	520.60
C11	519.40	640.00	46°29'56"	N23°54'17"E	505.26

CENTERLINE 125' IRRIGATION CANAL EASEMENT
BOOK 268, PAGE 113 05/17/1910 BOOK 364,
PAGE 501 06/14/1918

DEED OF DEDICATION
REC. NO. 2002075720
07/17/2002

N 1/4 COR SEC 32
FOUND #6 REBAR WITH
2 1/2" ALUMINUM CAP
COUNTY T9N R68W 1/4 S29-S32 2003 PLS 16404"
PER MON REC DATED DECEMBER 23, 2003

CENTERLINE 80' WIDE
ACCESS, MAINTENANCE
EASEMENT FOR THE
POUDRE VALLEY CANAL (P)

OWNER: LAWSON, WOODROW W JR
PARCEL 8932205701

OWNER: BRIDGES, CURTIS A
PARCEL 8932205702

R.O.W. DEDICATION BY THE WINDSOR RESERVOIR
AND CANAL COMPANY PER REC. NO. 2002056282.
A PORTION OF THIS DEDICATION DOES NOT
APPEAR TO BE OWNED BY THE WINDSOR
RESERVOIR AND CANAL COMPANY THEREFORE IT
COULD BE DEDICATED TO LARIMER COUNTY

OWNER: WEBSTER WILLIAM H
& LINDA
PARCEL 8929000015

BASIS OF BEARINGS
N89°32'30"E 2647.96' (AM)
S89°50'41"W 844.21' (R)
S82°55'44"W 474.41' (R)

PROPERTY RETAINED BY
BRIDGES, CURTIS A
RIGHT-OF-WAY DEDICATION
(PER BK 920, PG 419)
VACATED EXCEPT FOR THE
MOST EASTERN 20.00'
20040052750

ON-SITE BENCHMARK
PLUMBER ENCASED ROD
R35 R 356 RESET 120Q2"
ELEV: 5221.20'

PARCEL 8932000000
REC. NO. 90023907
06/01/1990
(UNPLATTED)

OWNER: POUDRE SCHOOL DISTRICT
127.1488 AC.

OWNER: MIZUSHIMA CHARLES
& MARGARET E
PARCEL 8932000003

OWNER: CHRISTIAN GRANT &
SARA
PARCEL 8932000002

E 1/4 COR SEC 32
FOUND #6 REBAR WITH
2 1/2" ALUMINUM CAP
"T9N R68W 1/4 32-33 1994 LS 25619"
(IN RANGE BOX)
PER MON REC DATED MAY 17, 1995

CONTINUATION OF PUBLIC SANITARY
SEWER MAIN - CONNECT TO
NEAREST TOWN OF WELLINGTON
PUBLIC MANHOLE

NE COR SEC 32
FOUND #6 REBAR WITH
2 1/2" ALUMINUM CAP
"T9N R68W 29-28-32-33
2017 WLS LS 37963"
(IN RANGE BOX)
PER MON REC DATED
OCTOBER 31, 2017

CENTERLINE 50' RAILROAD
BOOK 227, PAGE 513
01/05/1909

QUIT CLAIM DEED
BOOK 920, PAGE 419
09/29/1951

OWNER: ROWE A ANN (0.334)
PARCEL 8929000004

SUFFALO CREEK
SUBDIVISION
FIRST FILING
REC. NO.
2003-0126036
03/13/2002

PORTION OF TRACT 8
WELLINGTON PLACE
REC. NO.
2002012750
02/04/2002

PORTION OF TRACT 8
WELLINGTON PLACE
REC. NO.
20120041288
04/30/2012

THREE SILOS
SUBDIVISION
REC. NO.
2002027555
03/13/2002

THREE SILOS
SUBDIVISION
REC. NO.
2002027555
03/13/2002

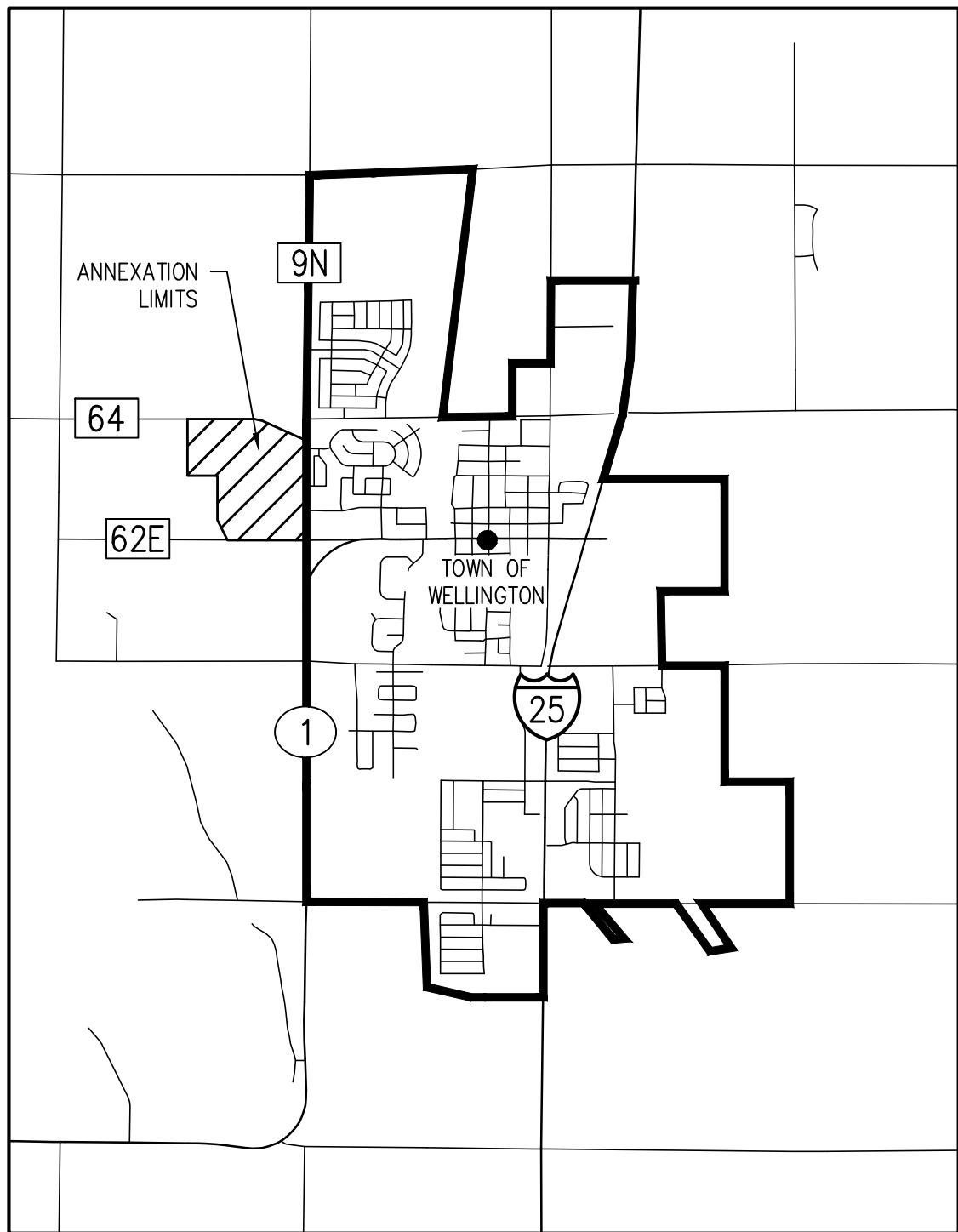
SOUTH 1/2
TRACT 24
WELLINGTON PLACE
REC. NO.
20030041898
04/07/2003

APPROX. LIMITS OF PROPOSED
DRAINAGE EASEMENT
WESTGATE AT
WELLINGTON POINT
REC. NO.
2005-0004994
01/19/2005

EXISTING NORTH POUDRE
IRRIGATION COMPANY DITCH
WELLINGTON POINT
REC. NO. 2001050146
06/14/2001

LEGEND

- SS PROPOSED SANITARY SEWER
- W PROPOSED WATER
- 5220- EXIST INDEX CONTOUR
- 5221- EXIST INTERMEDIATE CONTOUR
- PROPOSED EASEMENT LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE/ROW
- [Hatched Box] PROPOSED ACCESS EASEMENT
- [Dashed Box] PROPOSED UTILITY EASEMENT
- [Hatched Box] PROPOSED ACCESS AND UTILITY EASEMENT
- [Hatched Box] PROPOSED DRAINAGE EASEMENT



VICINITY MAP
NTS

ANNEXATION AREA

TOTAL NUMBER OF LINEAR FEET CONTIGUOUS TO THE TOWN OF WELLINGTON: 2,697 LF (E BOUNDARY LINE)
TOTAL NUMBER OF LINEAR FEET OF PROPERTY TO BE ANNEXED: 10,303 LF

CONTACT INFORMATION

OWNER/APPLICANT:	POUDRE SCHOOL DISTRICT 2407 LAPORTE AVENUE FORT COLLINS, CO 80521	BRENDAN WILLITS, GISP (970)-490-3413 BWILLITS@PSDSCHOOLS.ORG
ARCHITECT:	RB+B ARCHITECTS, INC. 315 E MOUNTAIN AVE., STE 100 FORT COLLINS, CO 80524	BEN BASALAY, AIA, LEED AP (970)-484-0117 BBASALAY@RBBARCHITECTS.COM
CIVIL ENGINEER:	JVA, INC 213 LINDEN STREET, STE 200 FORT COLLINS, CO 80524	BRIAN J. CAMPBELL, P.E. (970)-225-9099 BCAMPBELL@JVAJVA.COM
LANDSCAPE ARCHITECT:	BHA DESIGN INCORPORATED 1603 OAKRIDGE DRIVE, STE 100 FORT COLLINS, CO 80525	JEFF KROEGER (970)-223-7577 JKROEGER@BHADESIGN.COM

BOARD OF TRUSTEES CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE
BOARD OF TRUSTEES, WELLINGTON, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSE INVOLVING
NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET
LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

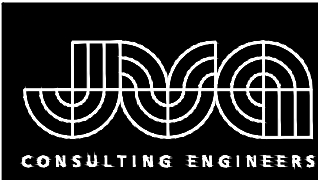
MAYOR _____
ATTEST: _____

TOWN CLERK _____

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE
TOWN OF WELLINGTON, COLORADO, PLANNING COMMISSION.

PLANNER _____ PLANNING COMMISSION CHAIRMAN _____



JVA, Inc. 213 Linden Street, Suite 200
Fort Collins, CO 80524 970.225.9099
www.jvajva.com
Boulder • Fort Collins • Winter Park
Glenwood Springs • Denver

REVISION DESCRIPTION

NO. DATE DESD OWN

DESIGNED BY:	DBC
DRAWN BY:	DBC
CHECKED BY:	BJC
JOB #:	2867C
DATE:	2019/03/22
© JVA, INC.	

POUDRE SCHOOL DISTRICT ANNEXATION
8543 NORTH COUNTY ROAD 9

MASTER PLAN

SHEET NO.

FIG

Planning Commission Meeting

Date: January 6, 2020
Submitted By: Cody Bird, Town Planner
Subject: Preliminary/Final Plat - Poudre School District Subdivision

EXECUTIVE SUMMARY

General Location:

- Northwest corner of County Road 62E and Country Road 9

Applicant:

- Poudre School District R-1

Reason for request:

- Subdivide approximately 132 acres for development of a high school and future public school facilities

BACKGROUND / DISCUSSION

- Poudre School District (PSD) is requesting that approximately 132 acres of land be platted to facilitate development of a new high school and athletic fields. The plat also proposes 2 additional lots along County Road 64 (Washington Ave.) to accommodate future public school facilities.
- The land is currently being considered for annexation into the Town. The plat can be considered concurrently with the annexation request, provided that the plat is conditional upon recording of the annexation map and annexation agreement.
- PSD has requested that the platting process be considered as a preliminary and final plat concurrently.
- Town staff supports the request to consider the preliminary and final plat concurrently. Public notices advertised the public hearing as a preliminary and final plat.
 - The proposed land use for public schools and only 3 lots proposed for development makes the proposed plat much simpler than other larger subdivisions.
 - The preliminary and final plats submitted for review do not incorporate a number of changes that have occurred in the site plan. PSD has continued to have to make updates to the site to address various design challenges. Because the site plan changes have affected utility design, the plat does not provide easements in appropriate locations to accommodate the improvements. Further coordination is needed between the engineering design plans and the plat.
- Town staff and PSD staff agree that it would be beneficial to table the public hearing for the plat to February to allow the coordination to take place.
- Tabling the public hearing will also provide the public notice of the new hearing date.
 - The staff comments below are matters which can be addressed along with the utility and engineering design. These matters, along with the engineering coordination can be updated on the revised plat.

Staff Comments:

1. Plat Name: Poudre School District Subdivision is an acceptable name and does not duplicate the names of any existing plat.
2. Lots & Blocks: The plat proposes 3 new lots. All 3 lots exceed the minimum lot size and lot dimensional requirements of the C1 zoning designation.
 - Typically, public roadways separating portions of a development are designated as a new block. Plat labels show all 3 lots as within Block 1.
 - Staff suggests that since each lot is separated by a public roadway, the lots would be identified as Lot 1, Block 1; Lot 1, Block 2; and Lot 1, Block 3 (instead of Lots 1-3, Block 1 as currently shown).
3. Streets and Access: The property is adjacent to Country Road 62E (Cleveland Ave.), County Road 9 (currently no name within Wellington Town limits) and County Road 64 (Washington Ave.).
 - Access to the property is proposed by dedicating new internal public roadways. Internal roads are proposed with 80 ft. right-of-ways to meet collector road standards.
 - The applicant should verify the existing road right-of-way for County Road 62E (Cleveland Ave.). The plat is proposing 7.5 ft. of new right-of-way. The applicant is responsible for providing 40 ft. north of the center line. Additional right-of-way needed on the south side will be dedicated when the southern property is proposed for development.
 - Continuation of existing street names is appropriately provided for Cleveland Ave., Washington Ave. and Ruffian Way.
 - Street names for the north/south internal street and for County Road 9 are required on the final plat and shall be approved by Town staff in accordance with applicable naming conventions of the Town and County.
 - The applicant is required to improve all public roadways in accordance with Town design and construction standards. The applicant and Town staff are coordinating for review of the proposed civil engineering plans.
4. Easements:
 - 9 ft. utility easements are required along both sides of the internal roadways and along Washington Ave. and Cleveland Ave. in accordance with Town street standards.
 - A minimum of 15 ft. utility easement is required along County Road 9 in accordance with Town street standards. Town staff is continuing to coordinate with PSD's engineers on design plans for sanitary sewer along County Road 9. It is possible that additional easement width may be required.
 - Easements for the water line around the high school site need to be for "waterline and emergency access". The current "access" easement does not cover public waterlines needed for fire protection.
5. Parks & Open Space: Dedication of parks and open space is not proposed because the site is to be developed for public schools. Should the land use change in the future, park and open space dedications may be required based on the proposed redevelopment plans.
6. Drainage: Drainage on the site generally flows to the southeast corner of the site. A detention pond is proposed to be constructed at the southeast corner to provide for stormwater detention for the subdivision. Final drainage design and construction plans are subject to engineering review comments.

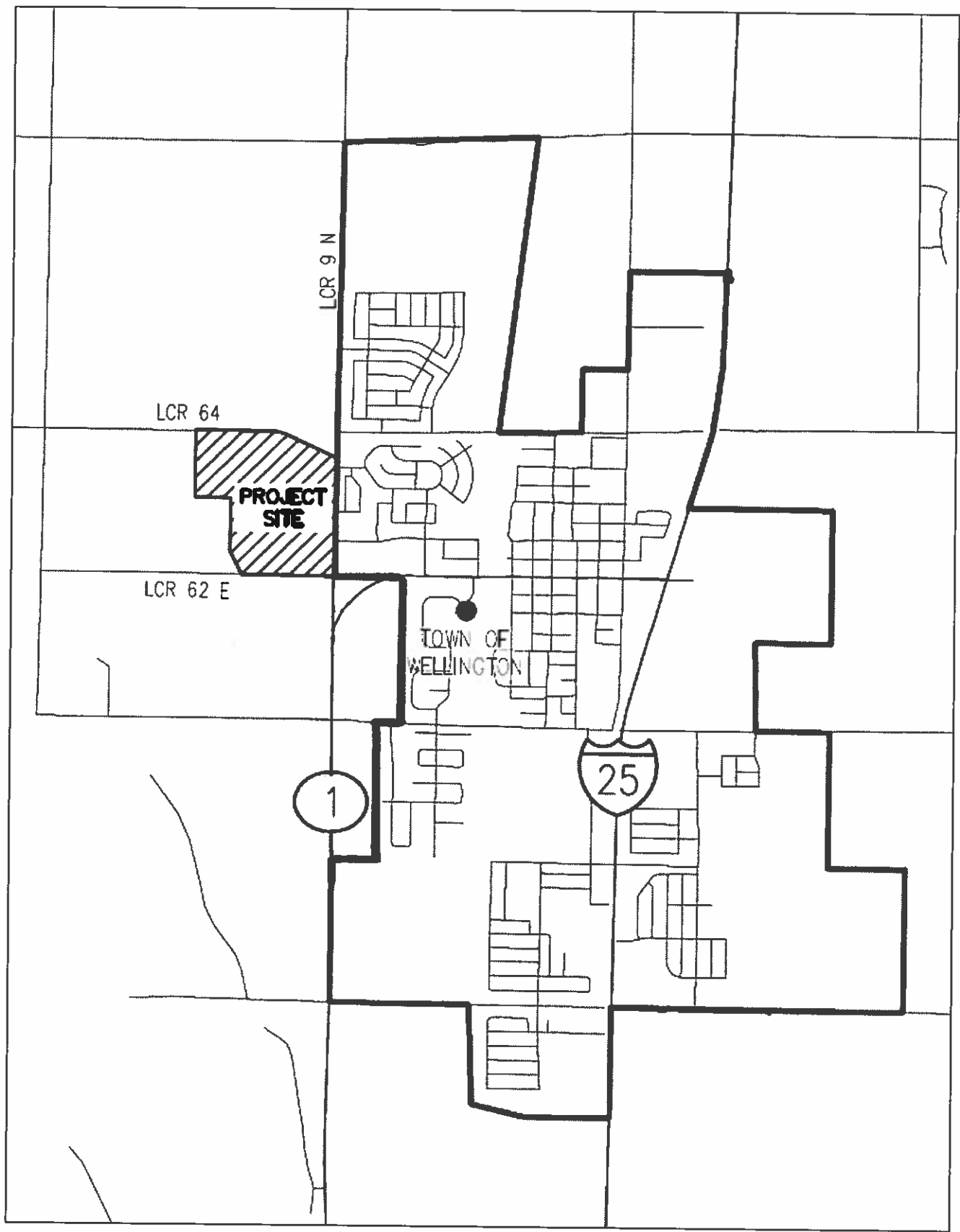
7. Development Agreement: The applicant is required to enter into a development agreement with the Town. The development agreement shall be in a form acceptable to the Town, and shall be reviewed and approved by Town staff and the Board of Trustees prior to recording the final plat.

STAFF RECOMMENDATION

- Table the final plat of Poudre School District Subdivision to February 3, 2020 at 6:30pm at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado.

ATTACHMENTS

1. Vicinity Map
2. Project Narrative
3. Preliminary Plat
4. Final Plat



VICINITY MAP
NOT TO SCALE

Project Narrative

Poudre School District is developing a new school west of County Road 9 between County Road 64 and County Road 62E. The school will be a combined Middle School/High School with shared outdoor athletic facilities.

The facility will provide both middle school (grades 6 thru 8) and high school (9 thru 12) programs and is being designed with the ability to expand and would accommodate 1,500 students. As a comparison, Fossil Ridge High is designed to accommodate 1,800 students. Site improvements include parking for students, staff and visitors, athletic fields and facilities, and stormwater detention. Parking quantities are based on the needs demonstrated at other PSD facilities and will include approximately 800 spaces in the initial phase with ability to expand to approximately 1,100 spaces if needed to support future building expansions.

The planned 2-story school building is nearly 250,000 sf in size with outbuildings to support the athletic facilities. The parking and circulation are designed to support the uses within the building providing areas for staff, students, parents, and busses. A planned public road will provide additional access to the school and parking from the west.

The school site will be located in the south portion of the property. The portions of the property north of the school site are intended to be developed in the future as additional school or school support uses. The Preliminary and Final Plat designates lots for the new school as well as these future expansion areas.

A petition for annexation has been submitted to the Town of Wellington for review to support the Preliminary and Final Plat reviews.

Land Ownership – Existing and Proposed

The property is currently owned by Poudre R-1 School District and this ownership will remain after development of the school.

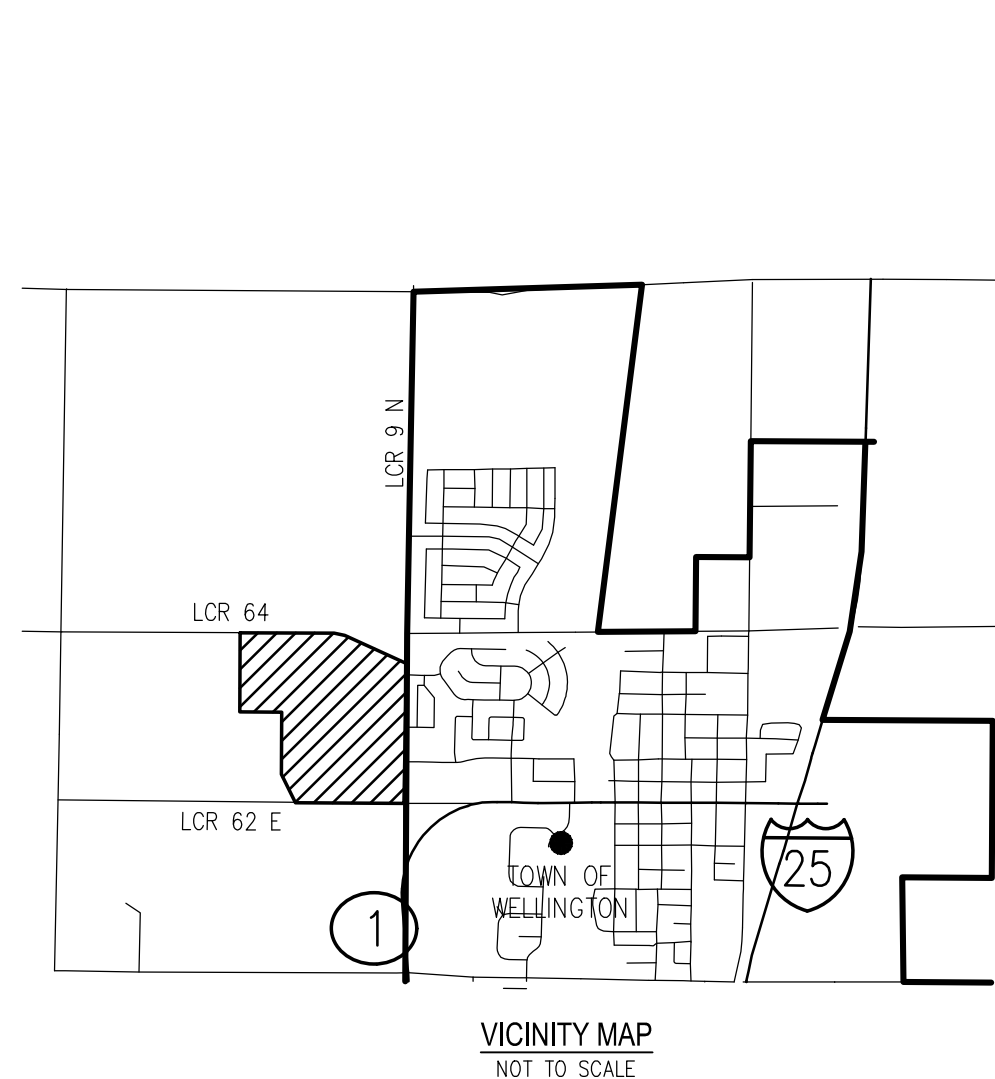
Construction Schedule

Construction Begins – Spring 2020

Project Complete – Fall 2022

PRELIMINARY POUDRE SCHOOL DISTRICT SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C49	316.25'	1200.00'	15°05'59"	S82°45'27"W	315.33'
C50	573.98'	600.00'	54°48'38"	N77°23'13"W	552.34'
C51	476.64'	700.00'	39°00'48"	S20°30'42"W	467.48'
C52	90.93'	700.00'	7°26'35"	S43°44'24"W	90.87'
C53	493.80'	600.00'	47°09'15"	S23°53'04"W	479.98'
C54	199.78'	240.00'	47°41'34"	S23°32'20"E	194.06'
C55	199.78'	240.00'	47°41'34"	S23°32'20"E	194.06'
C56	305.70'	1160.00'	15°05'59"	S82°45'27"W	304.82'
C57	612.24'	640.00'	54°48'38"	N77°23'13"W	589.16'
C58	56.11'	740.00'	4°20'40"	S45°17'21"W	56.10'
C59	460.88'	560.00'	47°09'15"	S23°53'04"W	447.98'
C60	166.48'	200.00'	47°41'34"	S23°32'20"E	161.71'
C61	233.07'	280.00'	47°41'34"	S23°32'20"E	226.40'
C62	535.14'	660.00'	46°27'23"	S24°14'00"W	520.60'
C63	526.72'	640.00'	47°09'15"	S23°53'04"W	511.98'
C64	233.07'	280.00'	47°41'34"	S23°32'20"E	226.40'
C65	166.48'	200.00'	47°41'34"	S23°32'20"E	161.71'
C66	83.24'	100.00'	47°41'34"	N66°27'40"E	80.86'
C67	503.50'	1000.00'	28°50'55"	N75°52'59"E	498.20'
C68	106.74'	212.00'	28°50'55"	N75°52'59"E	105.62'
C69	535.71'	560.00'	54°48'38"	S77°23'13"E	515.52'
C70	326.79'	1240.00'	15°05'59"	N82°45'27"E	325.84'
C71	463.85'	740.00'	35°54'53"	S18°57'45"W	456.30'

LINE TABLE		
LINE #	BEARING	DISTANCE
L94	S01°00'18"W	105.92'
L95	S47°27'41"W	233.55'
L96	S00°18'27"W	820.88'
L97	S47°23'08"E	190.20'
L98	S00°18'27"W	118.21'
L99	N89°41'33"W	530.87'
L100	S47°27'41"W	233.55'
L101	S00°18'27"W	248.14'
L102	S00°18'27"W	572.74'
L103	S47°23'08"E	53.20'
L104	S47°23'08"E	137.00'
L105	S00°18'27"W	75.58'
L106	N49°58'54"W	14.71'
L107	N68°32'49"E	462.09'
L108	N82°55'44"E	388.39'
L109	N89°50'49"E	475.66'
L110	S01°00'18"W	65.10'
L111	S47°27'41"W	233.55'
L112	S00°18'27"W	820.88'
L113	S47°23'08"E	190.20'
L114	S00°18'27"W	75.85'

LINE TABLE		
LINE #	BEARING	DISTANCE
L115	N89°53'13"W	35.78'
L116	N40°45'00"W	493.57'
L117	N42°36'52"E	25.70'
L118	S89°41'33"E	54.43'
L119	S89°41'33"E	666.47'
L120	S89°41'33"E	268.43'
L121	S89°41'33"E	23.93'
L122	S89°31'58"E	871.85'
L123	S41°33'43"E	67.47'
L124	S00°18'27"W	652.08'
L125	S89°31'58"E	522.06'
L126	N00°18'27"E	42.94'
L127	S89°32'38"E	25.84'
L128	S00°18'27"W	209.40'
L129	S00°39'07"W	28.00'
L130	S49°58'54"E	14.71'
L131	S89°41'33"E	531.85'
L132	N01°00'18"E	236.53'
L133	N63°32'42"W	778.80'
L134	S89°50'49"W	526.88'
L135	S01°00'18"W	66.72'

LINE TABLE		
LINE #	BEARING	DISTANCE
L136	N01°00'18"E	66.45'
L137	N63°32'42"W	22.15'

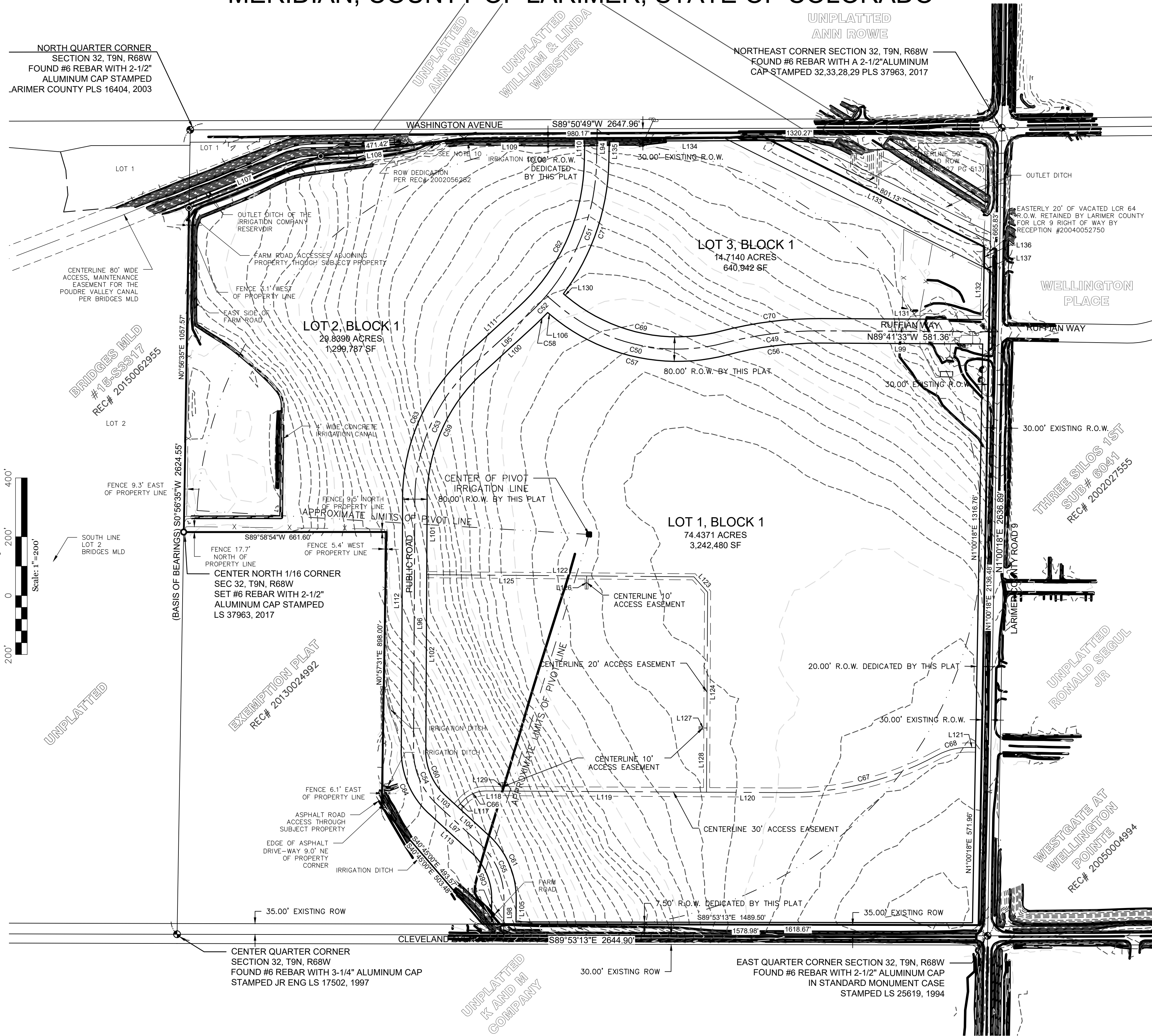
LAND USE TABLE
ALL THREE LOTS ARE PROPOSED PUBLIC SCHOOLS
EXISTING ZONING IS OPEN, PROPOSED ZONING IS COMMUNITY COMMERCIAL (C-1)

BASIS OF BEARING STATEMENT

BEARINGS ARE BASED ON WEST LINE OF THE NORTHEAST QUARTER SECTION 32, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE IS ASSUMED TO BEAR S 00°56'35" W AND IS MONUMENTED AS SHOWN HEREON.

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 AFTER THE DATE OF CERTIFICATION. C.R.S. 13-80-105



TITLE COMMITMENT NOTES:

FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, WASHBURN LAND SURVEYING, LLC RELIED UPON TITLE COMMITMENT ORDER NUMBER FCC25148675-4, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 7, 2019 AT 5:00 P.M.

LEGAL DESCRIPTION:

BEGINNING AT A POINT 413.7 FEET SOUTH OF THE NE CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO; THENCE N 64° 33' W AND PARALLEL WITH THE RAILROAD TO A POINT ON THE NORTH LINE OF SAID SECTION, 926.9 FEET; THENCE WEST TO THE NW CORNER OF THE NE 1/4; THENCE SOUTH TO THE SW CORNER OF THE NW 1/4 OF THE NE 1/4; THENCE EAST 660 FEET, MORE OR LESS, TO THE NE CORNER OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4; THENCE SOUTH 898 FEET; THENCE S 40° 45' E, 568 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION; THENCE EAST, 1612 FEET, MORE OR LESS, TO THE SE CORNER OF SAID SECTION; THENCE NORTH 2226.3 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THOSE PARCELS DESCRIBED IN INSTRUMENTS RECORDED SEPTEMBER 29, 1951 IN BOOK 920 AT PAGE 419 AND JULY 17, 2002 AT RECEPTION NO. 2002075720 AND FEBRUARY 25, 1909 IN BOOK 255 AT PAGE 469 AND MAY 17, 1910 IN BOOK 268 AT PAGE 113 AND JUNE 14, 1918 IN BOOK 364 AT PAGE 501 AND JUNE 2, 2004 AT RECEPTION NO. 20040052750

ALSO EXCEPT RAILROAD RIGHT OF WAY RECORDED SEPTEMBER 15, 1910 IN BOOK 277 AT PAGE 470 AND SEPTEMBER 15, 1919 IN BOOK 277 AT PAGE 471 AND JANUARY 5, 1909 IN BOOK 227 AT PAGE 513

ALSO EXCEPT THAT PORTION AS SET FORTH IN THE BRIDGES MINOR LAND DIVISION 15-53317 RECORDED SEPTEMBER 21, 2015 AT RECEPTION NO. 2015062955

ALSO EXCEPT COUNTY ROADS AS ESTABLISHED AND OR USED.

TOGETHER WITH THE THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NUMBER 20040052750.

GENERAL NOTES:

- DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- PER C.R.S. 18-64-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- NEITHER WASHBURN LAND SURVEYING, LLC, NOR THE SURVEYOR OF RECORD, HAS THE EXPERTISE TO ADDRESS MINERAL RIGHTS. IT IS RECOMMENDED THAT INTERESTED PARTIES RETAIN AN EXPERT TO ADDRESS THESE MATTERS. WASHBURN LAND SURVEYING, LLC ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON SUBJECT PROPERTY.
- NO MONUMENT WAS FOUND AT THE NORTHEAST CORNER OF SECTION 32, T9N, R68W. MONUMENT WAS REPLACED PER BEARING AND DISTANCE AS SHOWN ON THE PLAT OF BRIDGES MINOR LAND DIVISION 15-53317, RECORDED UNDER RECEPTION NUMBER 2015062955, SET #6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED NORTHEAST CORNER SECTION 32 LS 37963, 2017
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.3712 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, FIRM MAP #08069C0759F. ZONE X IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SUBJECT PROPERTY CONTAINS 128.35 ACRES.
- ROW DEDICATION BY THE WINDSOR RESERVOIR AND CANAL COMPANY PER REC# 2002056282, A PORTION OF THIS DEDICATION DOES NOT APPEAR TO BE OWNED BY THE WINDSOR RESERVOIR AND CANAL COMPANY THEREFORE IT COULD NOT BE DEDICATED TO LARIMER COUNTY.

CONTACT INFORMATION:

OWNER/ APPLICANT:

POUDRE SCHOOL DISTRICT
2407 LAPORTE AVENUE
FORT COLLINS, CO 80521

BRENDAN WILLITS, GISP
(970)-490-3413
BWILLITS@PSDSCHOOLS.ORG

ARCHITECT:

RB+B ARCHITECTS, INC.
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BEN BASALAY, AIA, LEED AP
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BBASALAY@RBBARCHITECTS.COM

CIVIL ENGINEER:

JVA, INC
213 LINDEN STREET, STE 200
FORT COLLINS, CO 80524

ERIK T. NAKOS, PE
(970)-225-9099
ENAKOS@JVAJVA.COM

LANDSCAPE ARCHITECT:

BHA DESIGN INCORPORATED
1603 OAKRIDGE DRIVE, SUITE 100
FORT COLLINS, CO 80525

ANGELA MILEWSKI
(970)-223-7577
AMILEWSKI@BHADESIGN.COM

SURVEYOR:

WASHBURN LAND SURVEYING, LLC
4025 AUTOMATION WAY, SUITE C4
FORT COLLINS, CO 80528

CHAD WASHBURN, PLS
(970)-232-9645
CHAD@WASHBURNSURVEYING.COM



www.WashburnSurveying.com
4025 Automation Way, Suite C4
Fort Collins, CO 80525
970-232-9645

POUDRE SCHOOL DISTRICT SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

DEDICATION OF PUBLIC PROPERTY:

THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS PLAT HAS CAUSED THE REAL PROPERTY TO BE SURVEYED, LAID OUT AND SUBDIVIDED UNDER THE NAME OF POUDRE SCHOOL DISTRICT SUBDIVISION, AND DOES HEREBY SELL, GRANT, DEDICATE, AND CONVEY TO THE TOWN OF WELLINGTON IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, AND SET APART ALL OF THE STREETS, ROADS, ALLEYS, EASEMENTS, AND OTHER PUBLIC WAYS AND PLACES, AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER. THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL IMPROVEMENTS OF SAID STREETS, ALLEYS, EASEMENTS, PUBLIC WAYS AND PLACES, UNTIL ACCEPTANCE OF MAINTENANCE THEREFOR BY THE TOWN AS PROVIDED IN THE WELLINGTON MUNICIPAL CODE.

CERTIFICATE OF OWNERSHIP:

I/WE CERTIFY THAT _____ IS/ARE THE OWNERS OF THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN IN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS, AND PLACES SHOWN HEREON.

BY: _____

STATE OF COLORADO)
COUNTY OF LARIMER) JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2____, BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATE OF TITLE:

I, _____, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY TO THE TOWN OF WELLINGTON, COLORADO, THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY BEING SUBDIVIDED AND BEING DEDICATED TO THE TOWN OF WELLINGTON, COLORADO, AND THAT ALL OWNERS AND PROPRIETORS AS DEFINED BY CRS §31-23-11 HAVE SIGNED THIS PLAT.

BY: _____, ATTORNEY

BY: _____

STATE OF COLORADO)
COUNTY OF LARIMER) JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2____, BY _____ AS _____.

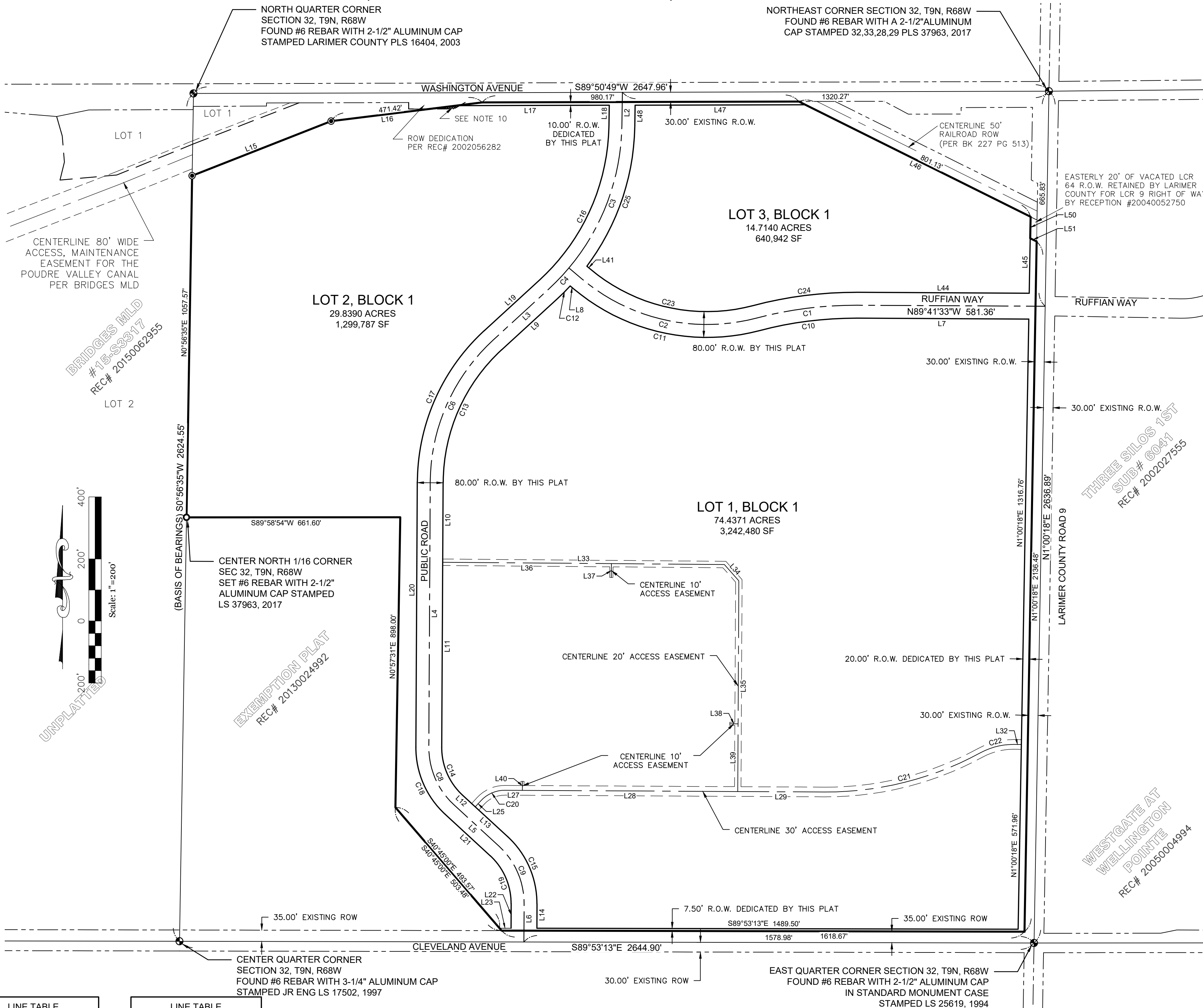
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

BASIS OF BEARING STATEMENT

BEARINGS ARE BASED ON WEST LINE OF THE NORTHEAST QUARTER SECTION 32, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE IS ASSUMED TO BEAR S 00°56'35" W AND IS MONUMENTED AS SHOWN HEREON.



TITLE COMMITMENT NOTES:

FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, WASHBURN LAND SURVEYING, LLC RELIED UPON TITLE COMMITMENT ORDER NUMBER FCC25148675-4, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 7, 2019 AT 5:00 P.M.

LEGAL DESCRIPTION:

BEGINNING AT A POINT 413.7 FEET SOUTH OF THE NE CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO; THENCE N 64° 33' W AND PARALLEL WITH THE RAILROAD TO A POINT ON THE NORTH LINE OF SAID SECTION, 926.9 FEET; THENCE WEST TO THE NW CORNER OF THE NE 1/4; THENCE SOUTH TO THE SW CORNER OF THE NW 1/4 OF THE NE 1/4; THENCE EAST 660 FEET, MORE OR LESS, TO THE NE CORNER OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4; THENCE SOUTH 898 FEET, THENCE S 40° 45' E, 568 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION; THENCE EAST, 1612 FEET, MORE OR LESS, TO THE SE CORNER OF SAID SECTION; THENCE NORTH 2226.3 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THOSE PARCELS DESCRIBED IN INSTRUMENTS RECORDED SEPTEMBER 29, 1951 IN BOOK 255 AT PAGE 419 AND JULY 17, 2002 AT RECEPTION NO. 2002075720 AND FEBRUARY 25, 1909 IN BOOK 255 AT PAGE 469 AND MAY 17, 1910 IN BOOK 268 AT PAGE 113 AND JUNE 14, 1918 IN BOOK 364 AT PAGE 501 AND JUNE 2, 2004 AT RECEPTION NO. 20040052750

ALSO EXCEPT RAILROAD RIGHT OF WAY RECORDED SEPTEMBER 15, 1910 IN BOOK 277 AT PAGE 470 AND SEPTEMBER 15, 1919 IN BOOK 277 AT PAGE 471 AND JANUARY 5, 1909 IN BOOK 227 AT PAGE 513

ALSO EXCEPT THAT PORTION AS SET FORTH IN THE BRIDGES MINOR LAND DIVISION 15-53317 RECORDED SEPTEMBER 21, 2016 AT RECEPTION NO. 2015062955

ALSO EXCEPT COUNTY ROADS AS ESTABLISHED AND OR USED.

TOGETHER WITH THE THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NUMBER 20040052750.

GENERAL NOTES:

- DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- NEITHER WASHBURN LAND SURVEYING, LLC, NOR THE SURVEYOR OF RECORD, HAS THE EXPERTISE TO ADDRESS MINERAL RIGHTS. IT IS RECOMMENDED THAT INTERESTED PARTIES RETAIN AN EXPERT TO ADDRESS THESE MATTERS. WASHBURN LAND SURVEYING, LLC ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON SUBJECT PROPERTY.
- NO MONUMENT WAS FOUND AT THE NORTHEAST CORNER OF SECTION 32, T9N, R68W. MONUMENT WAS REPLACED PER BEARING AND DISTANCE AS SHOWN ON THE PLAT OF BRIDGES MINOR LAND DIVISION 15-53317, RECORDED UNDER RECEPTION NUMBER 2015062955. SET #6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED NORTHEAST CORNER SECTION 32 LS 37963, 2017.
- PER C.R.S. 38-61-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37 INCHES U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X. FIRM MAP #08069C0759F. ZONE X IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SUBJECT PROPERTY CONTAINS 128.35 ACRES.
- ROW DEDICATION BY THE WINDSOR RESERVOIR AND CANAL COMPANY PER REC# 2002056282. A PORTION OF THIS DEDICATION DOES NOT APPEAR TO BE OWNED BY THE WINDSOR RESERVOIR AND CANAL COMPANY THEREFORE IT COULD NOT BE DEDICATED TO LARIMER COUNTY.

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS ____ DAY OF _____, 200____, BY THE TOWN PLANNING AND ZONING COMMISSION, WELLINGTON, COLORADO.

BERT McCAFFREY, CHAIRMAN

BOARD OF TRUSTEES CERTIFICATE:

APPROVED THIS ____ DAY OF _____, 200____, BY THE BOARD OF TRUSTEES, WELLINGTON, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

TROY HAMMAN, MAYOR ATTEST: ED CANNON, TOWN CLERK

SURVEYOR'S STATEMENT

I, CHAD R. WASHBURN, PLS 37963, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF POUDRE SCHOOL DISTRICT SUBDIVISION WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THESE SURVEY AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



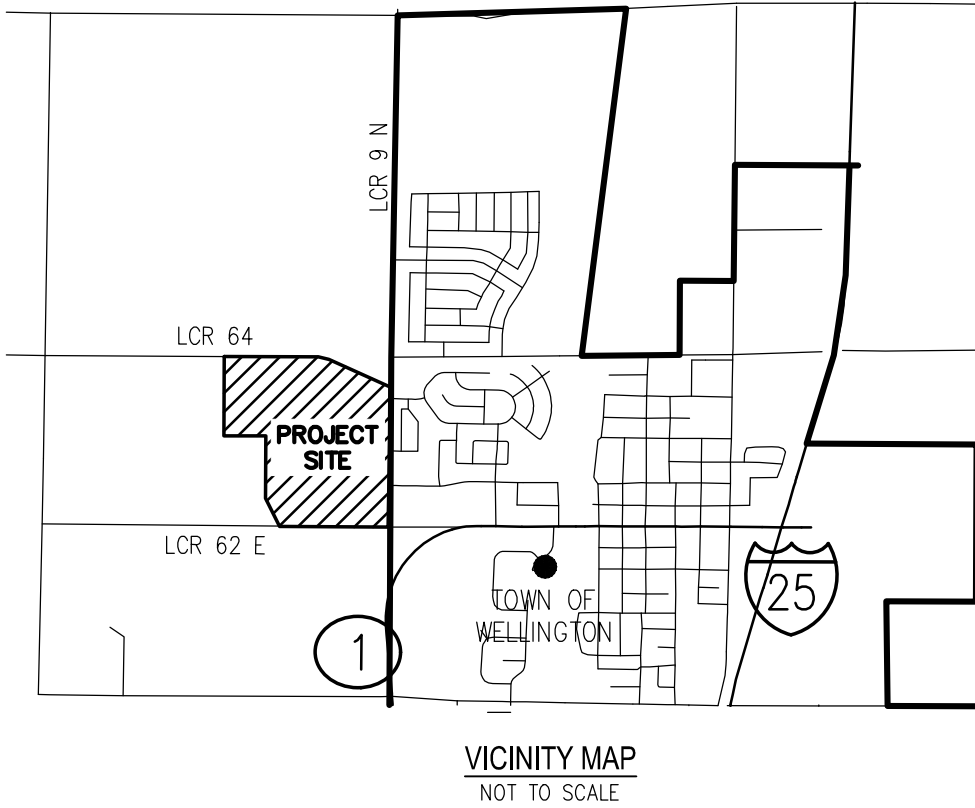
CHAD R. WASHBURN
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	316.25'	1200.00'	15°05'59"	S82°45'27"W	315.33'
C2	573.98'	600.00'	54°46'38"	N77°23'13"W	562.34'
C3	476.64'	700.00'	39°00'48"	S20°30'42"W	467.48'
C4	90.93'	700.00'	7°26'35"	S43°44'24"W	90.87'
C6	493.80'	600.00'	47°09'15"	S23°53'04"W	479.98'
C8	199.78'	240.00'	47°41'34"	S23°32'20"E	194.08'
C9	199.78'	240.00'	47°41'34"	S23°32'20"E	194.08'
C10	305.70'	1160.00'	15°05'59"	S82°45'27"W	304.82'
C11	612.24'	640.00'	54°46'38"	N77°23'13"W	589.16'
C12	56.11'	740.00'	4°20'40"	S45°17'21"W	56.10'
C13	460.88'	560.00'	47°09'15"	S23°53'04"W	447.98'
C14	166.48'	200.00'	47°41'34"	S23°32'20"E	161.71'
C15	233.07'	280.00'	47°41'34"	S23°32'20"E	226.40'
C16	535.14'	660.00'	46°27'23"	S24°14'00"W	520.60'
C17	526.72'	640.00'	47°09'15"	S23°53'04"W	511.98'
C18	233.07'	280.00'	47°41'34"	S23°32'20"E	226.40'
C19	166.48'	200.00'	47°41'34"	S23°32'20"E	161.71'
C20	83.24'	100.00'	47°41'34"	N66°27'40"E	80.86'
C21	503.50'	1000.00'	28°50'55"	N75°52'59"E	498.20'
C22	106.74'	212.00'	28°50'55"	N75°52'59"E	105.62'
C23	535.71'	560.00'	54°46'38"	S77°23'13"E	515.52'
C24	326.79'	1240.00'	15°05'59"	N82°45'27"E	325.84'
C25	463.85'	740.00'	35°54'53"	S18°57'45"W	456.30'

LINE TABLE		
LINE #	BEARING	DISTANCE
L2	S01°00'18"W	105.92'
L3	S47°27'41"W	233.55'
L4	S00°18'27"W	820.88'
L5	S47°23'08"E	190.20'
L6	S00°18'27"W	118.21'
L7	N89°41'33"W	530.87'
L8	N49°58'54"W	14.71'
L9	S47°27'41"W	233.55'
L10	S00°18'27"W	248.14'
L11	S00°18'27"W	572.74'
L12	S47°23'08"E	53.20'
L13	S47°23'08"E	137.00'
L14	S00°18'27"W	75.58'
L15	N68°32'49"E	462.09'
L16	N82°58'44"E	388.39'
L17	N89°50'49"E	475.66'
L18	S01°00'18"W	65.10'
L19	S47°27'41"W	233.55'
L20	S00°18'27"W	820.88'
L21	S47°23'08"E	190.20'
L22	S00°18'27"W	75.58'

LINE TABLE		
LINE #	BEARING	DISTANCE
L23	N89°53'13"W	35.78'
L24	N40°45'00"W	493.57'
L25	N42°36'52"E	25.70'
L26	S89°41'33"E	54.43'
L27	S89°41'33"E	666.47'
L28	S89°41'33"E	268.43'
L29	S89°41'33"E	23.93'
L30	S89°31'58"E	871.85'
L31	S41°33'43"E	67.47'
L32	S00°18'27"W	652.08'
L33	S89°31'58"E	522.06'
L34	N00°18'27"E	42.94'
L35	S89°32'36"E	25.84'
L36	S00°18'27"W	209.40'
L37	S00°18'27"E	28.00'
L38	S49°58'54"E	14.71'
L39	S89°41'33"E	531.85'
L40	N01°00'18"E	236.53'
L41	N63°32'42"W	778.80'
L42	S89°50'49"W	526.88'
L43	S01°00'18"W	66.72'

LINE TABLE		
LINE #	BEARING	DISTANCE
L50	N01°00'18"E	66.45'
L51	N63°32'42"W	22.15'



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 AFTER THE DATE OF CERTIFICATION. C.R.S. 13-80-105

CONTACT INFORMATION: OWNER/ APPLICANT:

POUDRE SCHOOL DISTRICT
2407 LAPORTE AVENUE
FORT COLLINS, CO 80521

ARCHITECT:

RB+B ARCHITECTS, INC.
315 E MOUNTAIN AVE., STE 100
FORT COLLINS, CO 80524

CIVIL ENGINEER:

JVA, INC
213 LINDEN STREET, STE 200
FORT COLLINS, CO 80524

LANDSCAPE ARCHITECT:

BHA DESIGN INCORPORATED
1603 OAKRIDGE DRIVE, SUITE 100
FORT COLLINS, CO 80525

SURVEYOR:

WASHBURN LAND SURVEYING, LLC
4025 AUTOMATION WAY, SUITE C4
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ERIK T. NAKOS, PE
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ANGELA MILEWSKI
(970)-223-7577
AMILEWSKI@BHADDESIGN.COM

CHAD WASHBURN, PLS
(970)-232-9645
CHAD@WASHBURNSURVEYING.COM



www.WashburnSurveying.com
4025 Automation Way, Suite C4
Fort Collins, CO 80525
970-232-9645

Sheet 1 of 1 Project #: 2019-0073 Date: Oct. 14, 2019 Scale: 1"=200' Drawn: CDB

Planning Commission Meeting

Date: January 6, 2020
Submitted By: Cody Bird, Town Planner
Subject: Annexation - Country Lane Acres Annexation

EXECUTIVE SUMMARY

General Location:

- South of County Road 60 (G.W. Bush Ave.) and east of I-25 and Boxelder Creek

Applicant:

- Stephen and Michele Lane

Reason for request:

- Annex property into Town to facilitate future development

BACKGROUND / DISCUSSION

- The property owner submitted a petition for annexation to incorporate approximately 35.6 acres of land south of G.W. Bush Ave. and east of I-25 into the Town of Wellington.
- This annexation request was referred to the Planning Commission for a recommendation previously.
- Subsequent to the Planning Commission's consideration, it was discovered that the newspaper notice for the required public hearing was not properly published as submitted.
 - Because the public hearing notice was not properly advertised, it is advisable for the Town to complete the process again, beginning with the Board adopting a resolution to establish the date of the public hearing, and follow the subsequent process.
 - On December 3, the Board of Trustees passed a resolution finding the annexation petition to be in substantial compliance with State and local requirements and found that the property meets the eligibility requirements of State Statutes. The resolution also establishes the new public hearing date to consider the annexation on January 14, 2020.
- The Board of Trustees referred the proposed annexation to the Planning Commission for review and to form a recommendation.
- The Planning Commission previously considered this annexation request and recommended approval.
 - Matters considered by the Planning Commission and outlined under the "Staff Comments" section below have not changed since the Planning Commission's prior consideration.
 - The Commission may choose to reaffirm the prior findings, or may choose to modify the findings. Following consideration, the Commission will need to make a recommendation to the Board of Trustees.

Staff Comments:

1. Existing Conditions:
 - The property is 35.6 acres in size and currently has two homes on the property. The existing use is primarily residential and agricultural.
 - Surrounding land patterns south of G.W. Bush Ave. are also agricultural. The Town's wastewater treatment plant is located just south of the property.
 - North of G.W. Bush Ave. are single-family residential subdivisions that are fully developed, a condominium development that is approximately 75% complete, and a Town public park. An additional single-family subdivision to the north and east (Saddleback Subdivision) is approved for development.

2. Proposed Development:

- The concept master plan identifies a phased development. 21 single-family lots are proposed for Phase 1, with Phase 2 consisting of one large tract that could be subdivided in the future. Phase 2 would likely consist of approximately 20 additional single-family lots.
 - All lots proposed within the subdivision are proposed to be restricted to a minimum of 1/2 acre or larger.
 - The petitioner is requesting the property be zoned R-2 Single-family Residential, Medium Density.

3. Planning Considerations:

- The property is within the Town's Growth Management Area (GMA) and is within the identified 3-mile plan adopted by the Town. Land within the GMA and 3-mile plan are areas which are likely to be incorporated into the Town and urban services provided.
 - The property is identified on the Future Land Use Map as "Agriculture." A prior report to the Planning Commission from 2016 identified that this designation was to provide a buffer from the wastewater treatment facility to reduce citizen odor complaints. The Future Land Use Map is not a regulatory control, and the plan for areas adjacent to the Town limits may be considered on a case-by-case basis.
 - Urban services including Town water and sanitary sewer are already available or can easily be extended to serve the property. Utilities necessary to serve the site are required to be designed and installed prior to issuance of building permits.
 - There are adequate public roads to provide access to the property. Additional right-of-way for G.W. Bush Ave. is required to be annexed and must be dedicated at the time of subdivision. Roads adjacent to and within the subdivision are required to be designed and constructed in accordance with Town standards.
 - The concept plan proposes to dedicate approximately 5.2 acres of public open space along Boxelder Creek. The open space along Boxelder Creek has been identified as a desirable location for an extension of the Town's trail system in the future. An additional 2.2 acres of land is identified for use by the future HOA. The proposed dedications meet the open space dedication requirement for the property to be annexed, though dedication will occur at the time of subdivision.

STAFF RECOMMENDATION

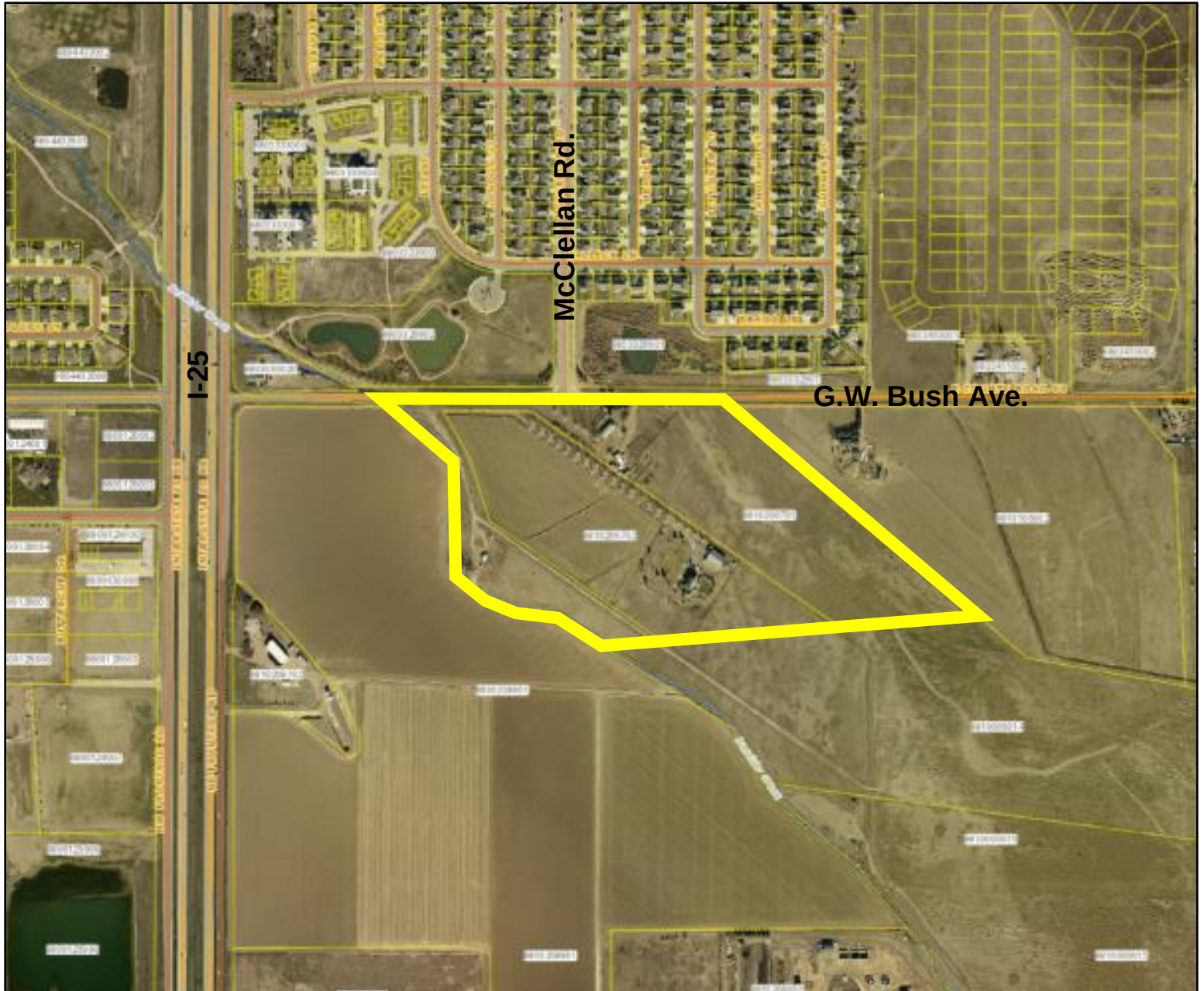
- Forward a recommendation of approval to the Board of Trustees to annex the Country Lane Acres Annexation into the Town of Wellington and to amend the official zoning map of the Town to include the annexation as R2 - Single-family Residential, Medium Density based on the analysis and findings contained in the staff report.

ATTACHMENTS

1. Location Map
2. Annexation Map
3. Concept Master Plan

Location Map

Country Lane Acres Annexation



LOCATED IN THE NORTH HALF OF SECTION 10,
TOWNSHIP 2 NORTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF LARIMER, STATE OF COLORADO



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AND THE ACCORDING TO GOLDMANSACH YOU MUST COME AND ANY LEAD ACTION BASED UPON ANY DEFECT IN THE SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT OR IN NO EVENT LATER THAN TWO YEARS FROM THE DATE OF CERTIFICATION OF COMPLETION

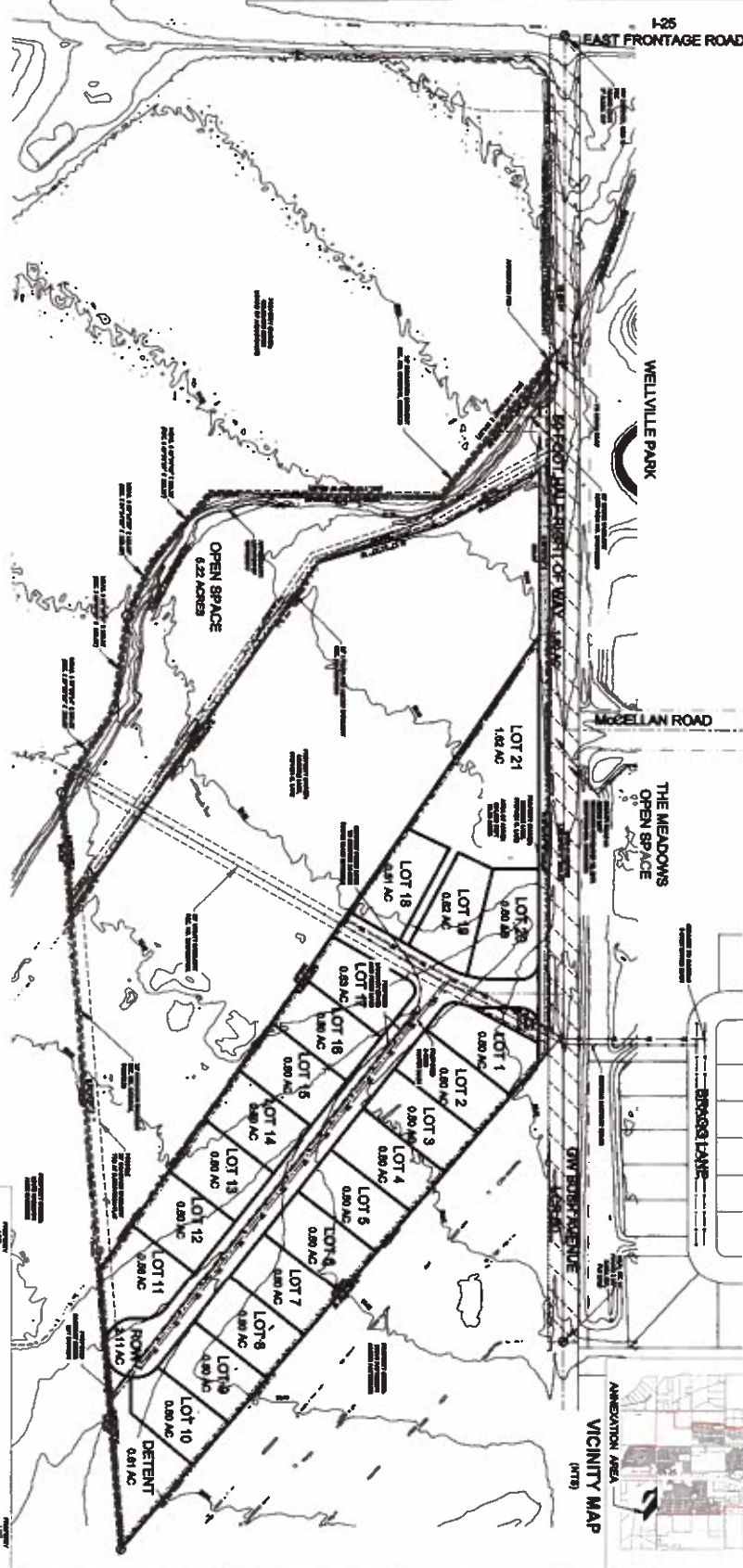
PRELIMINARY

COUNTRY LANE FARMS ANNEXATION MASTER PLAN

LOCATED IN THE NORTH HALF OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 65 WEST, 6TH MERIDIAN, NEBRASKA
COUNTY OF LINCOLN, STATE OF NEBRASKA

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	Proposed Subdivision
[Symbol]	Proposed Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Road
[Symbol]	Proposed Utility
[Symbol]	Proposed Structure
[Symbol]	Proposed Land Use
[Symbol]	Proposed Boundary
[Symbol]	Proposed Feature



PROPERTY OWNER
Steve and Patricia Lane
1419 East County Road 60
Wellington, CO 80547

ARCHITECT/ENGINEER
Michael Lane
Designing the Future
4349 East County Road 60
Wellington, CO 80547

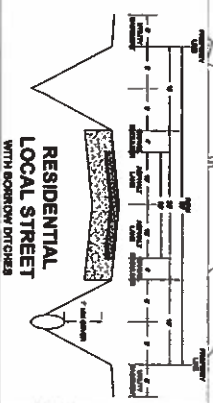
GEOTECHNICAL ENGINEER
Scripps
2500 Avenue Suite 200
Greenway, CO 80534

ENVIRONMENTAL ENGINEER
Waggoner Consultants, Inc.
11001 Jefferson Drive
Berthoud, CO 80513

CIVIL ENGINEER
Les Crawford PE
242 Linden St
Fort Collins, CO 80524

SURVEYOR
William H. Smith & Assoc., Inc.
505 West 68th St
Loveland, CO 80538

LANDSCAPE ARCHITECT
Architect
Consulting Engineers
375 East Horsehead Road,
Bldg 5, Ste 100
Fort Collins, Colorado 80525



ANNEXATION MASTER PLAN

SCALE: 1" = 100'

SHEET TITLE



COUNTRY LANE FARMS

600 EAST LINCOLN COUNTY ROAD 60
WELLINGTON, COLORADO

Les Crawford PE
SITE DEVELOPMENT SOLUTIONS

COLORADO • KANSAS • MONTANA • NEBRASKA
NORTH DAKOTA • OKLAHOMA • UTAH • WYOMING

342 LINDEN ST FORT COLLINS CO, NE 80525
@LesCrawfordPE.com (970) 773-0010

Planning Commission Meeting

Date: January 6, 2020
Submitted By: Cody Bird, Town Planner
Subject: Minor Subdivision - Sundance at Daubert Farm, First Filing

EXECUTIVE SUMMARY

General Location:

- Southeast corner of E County Road 66 and N County Road 9

Applicant/Agent:

- Hartford Homes, LLC

Reason for request:

- Adjust lot lines to allow a water line loop and vacate street right-of-way for two traffic circles in Buffalo Creek Parkway

BACKGROUND / DISCUSSION

- The applicant has submitted a request for a minor subdivision plat of Lots 16-19, Block 1, Sundance at Daubert Farm, First Filing.
- The minor subdivision request is proposed to modify four lots and create Tract A to accommodate a public water line that will connect to an existing stub in Buffalo Creek Subdivision.
 - The property is zoned R2 - Single-family Residential, Medium Density. The zoning of the property will not be affected by the proposed minor subdivision plat.
- The request is eligible for a minor subdivision plat because all of the following required criteria are satisfied (Sec. 17-4-10):
 1. The property has previously been platted within the Town;
 2. The entire tract to be subdivided is five (5) acres or less in size;
 3. The resulting subdivision will produce four (4) or fewer additional lots; and
 4. There will be no exceptions to the Subdivision Design Standard.
 - In addition to the minor subdivision plat, the applicant is also proposing to vacate the two traffic circles in Buffalo Creek Parkway.
 - The traffic circles are within the first phase of development of Sundance at Daubert Farm.
 - The applicant is proposing to vacate the traffic circles, and rededicate road right-of-way to provide a uniform road width.
 - Town staff and Wellington Fire Protection District support elimination of the traffic circles.
 - The Planning Commission's recommendation will be forwarded to the Board of Trustees for consideration on January 28, 2020.

Staff Comments:

1. Plat Name: The title on the plat is "Sundance at Daubert Farm, First Filing, Replat A" and is acceptable.
2. Legal Description: The legal description is identified on the plat as required.
3. Lots: Four adjacent lots are proposed to be modified to create a new Tract A that is 20 ft. wide and extends from Wise Owl Lane to the existing Outlot A. Creation of Tract A is proposed to align with an existing tract in Buffalo Creek Subdivision and will allow construction of a public waterline loop.
 - The proposed Tract A is adequate size and width to accommodate the waterline purposes.
 - The four lots of this minor subdivision will each be slightly smaller than originally platted to provide the 20 ft. for Tract A. All four lots meet or exceed the lot size and dimensional requirements of the R2 zoning district.
 - The modified lots are renumbered 1 through 4 appropriately.
 - 4. Streets: Healing Feather Lane and Wise Owl Lane are adjacent to the proposed replat. The streets are not affected by the proposed replat. The streets are local residential streets and are appropriate for the development.
- The two traffic circles in Buffalo Creek Parkway are proposed to be vacated. These are not shown on the replat since they are not contiguous, but it is acceptable to consider the vacation concurrent with the minor subdivision since both features are within the Phase 1 improvements for the development.
 - Staff supports vacation of the traffic circles conditioned upon rededication of road right-of-way to match existing streets and all streets are to be designed and constructed in accordance with Town standards.
5. Access: Access to the four replatted lots is not changed. All lots will continue to have access to Healing Feather Lane or Wise Owl Lane. Tract A will also have access to Wise Owl Lane. There is no access permitted to Country Road 9.
6. Easements: Utility easements shown on the minor subdivision plat comply with Town standard dedication requirements and match easements previously platted on the original plat of Sundance at Daubert Farm.
7. Parks and Open Space: Public parks and open space for Sundance at Daubert Farm is dedicated on the original plat. The proposed minor subdivision does not increase the number of residential lots, and therefore, no additional park or open space dedication is required.
8. Drainage: Drainage for the property was originally contemplated during the original plat. The proposed lot line adjustments and land use does not significantly change the original intent of the drainage plan. The applicant shall address Town Engineering review comments relative to drainage, if any.
9. Public Improvements: All public improvements shall be designed and constructed to Wellington Standard Design Criteria and Standard Construction Requirements. Design plans are currently being reviewed by Town Engineering staff. Plans must be accepted prior to construction.
10. Miscellaneous:
 - The owner signatures need to be updated under the Owner Certification.
 - The year on the notary signature needs to be updated.
 - The Surveyor Certificate needs to be reviewed for consistency:
 - There are two different names of the surveyor sealing plat



- Name of plat in Surveyor Certificate does not match title on plat
- Misspelled "Daubert"
 - Include the Mayor's name, "Troy Hamman, Mayor" in print under signature line.
- Add an "Attest" signature line under the Mayor's signature. Attest name to be in print under the signature line is "Ed Cannon, Town Administrator/Clerk"

STAFF RECOMMENDATION

- Approve the minor subdivision plat for Lots 16-19, Block 1, Sundance at Daubert Farm, First Filing and vacation of road right-of-way in Buffalo Creek Parkway, subject to staff report comments and engineering review comments.

ATTACHMENTS

1. Location Map
2. Minor Subdivision Plat
3. Traffic Circle Exhibits

Location Map

Minor Subdivision

Sundance at Daubert Farm, First Filling, Replat A



SUNDANCE AT DAUBERT FARM, FIRST FILING, REPLAT A
BEING A REPLAT OF LOTS 16-19, BLOCK 1, SUNDANCE AT DAUBERT FARM, FIRST FILING BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

A tract of land located in the Northeast Quarter of Section 28, Township 9 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado, described as follows:

Lot 16-19, Block 1, Sundance at Daubert Farm, First Filing, as recorded at Reception Number 2009040363, Larimer County Clerk and Recorder.

The above described land contains 56,665 square feet or 1.301 acres more or less and is subject to all easements and rights-of-way now on record or existing.

DEDICATION OF PUBLIC PROPERTY

The owner of the real property described in this Plat has caused the real property to be surveyed, laid out and subdivided under the name and style of **SUNDANCE AT DAUBERT FARM, FIRST FILING, REPLAT A** and does hereby sell, grant, dedicate and convey to the Town of Wellington in fee simple, free and clear of all liens and encumbrances, and set apart all of the streets, roads, alleys, easements and other public ways and places as shown on the accompanying plat to the use of the public forever. The owner shall be responsible for construction and maintenance of all improvements of said streets, alleys, easements, public ways and places, until acceptance of maintenance therefor by the Town as provided in the Wellington Municipal Code.

CERTIFICATE OF OWNERSHIP

I, _____, is the owner of the property and hereby consents to this plat and joins in the conveyance and dedication of all streets, roads, alleys, easements, public ways, and places shown hereon.

OWNER:

By: _____

NOTARIAL CERTIFICATE:

STATE OF COLORADO ss.

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____ as _____ of _____

Witness my hand and official seal.

My commission expires: _____

Notary Public _____

SURVEYOR'S CERTIFICATE

I, Robert C. Tressely, a duly registered professional land surveyor in the State of Colorado, do hereby certify that this REPLAT OF SUNDANCE AT DAUBERT FARM, FIRST FILING was performed by me under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the state of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge, information and belief.

Steven A. Lund
Colorado Registered Land Surveyor No. 34995
For and on Behalf of Northern Engineering Services, Inc.

NOTES:

- Basis of Bearing is the West line of the Southwest Quarter of the Northwest Quarter of Section 28, T9N, R68W as bearing North 00° 28' 34" East a distance of 1310.55'.
- All information regarding easements, rights-of-way or Title of Record, Northern Engineering relied upon the recorded plat of Sundance at DAUBERT Farm, First Filing, dated March 7, 2007 as recorded at Reception Number 2009040363, Larimer County Clerk and Recorder and the Title Commitment No. 439-H051231-081-1M1, Amendment 1, prepared by Heritage Title Company, dated February 14, 2018.
- The linear unit of measurement for this plat is U.S. Survey Feet.
- All previous lot lines and easements as shown and dedicated on the Plat of Sundance at Daubert Farm, First Filing recorded at Reception Number 2009040363 at the Larimer County Clerk and Recorder which are located within the boundary of this plat are hereby vacated upon recordation of this plat and dedicated as shown hereon.

PARCEL		DESCRIPTION		DEDICATION		AREA		PERCENT		INTENDED OWNERSHIP/MAINTENANCE BY	
TRACT A		Open Space		Drainage, Utility & Access Easement		2,744 S.F.		0.063 AC.		HOA	
LOTS (4)		Private Residence				51,922 S.F.		1.192 AC.		Property Owner	
				TOTAL		54,665 S.F.		1.255 AC.		100.00%	

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 20____ by the Town Planning and Zoning Commission, Wellington, Colorado.

Chairman _____

BOARD OF TRUSTEES CERTIFICATE

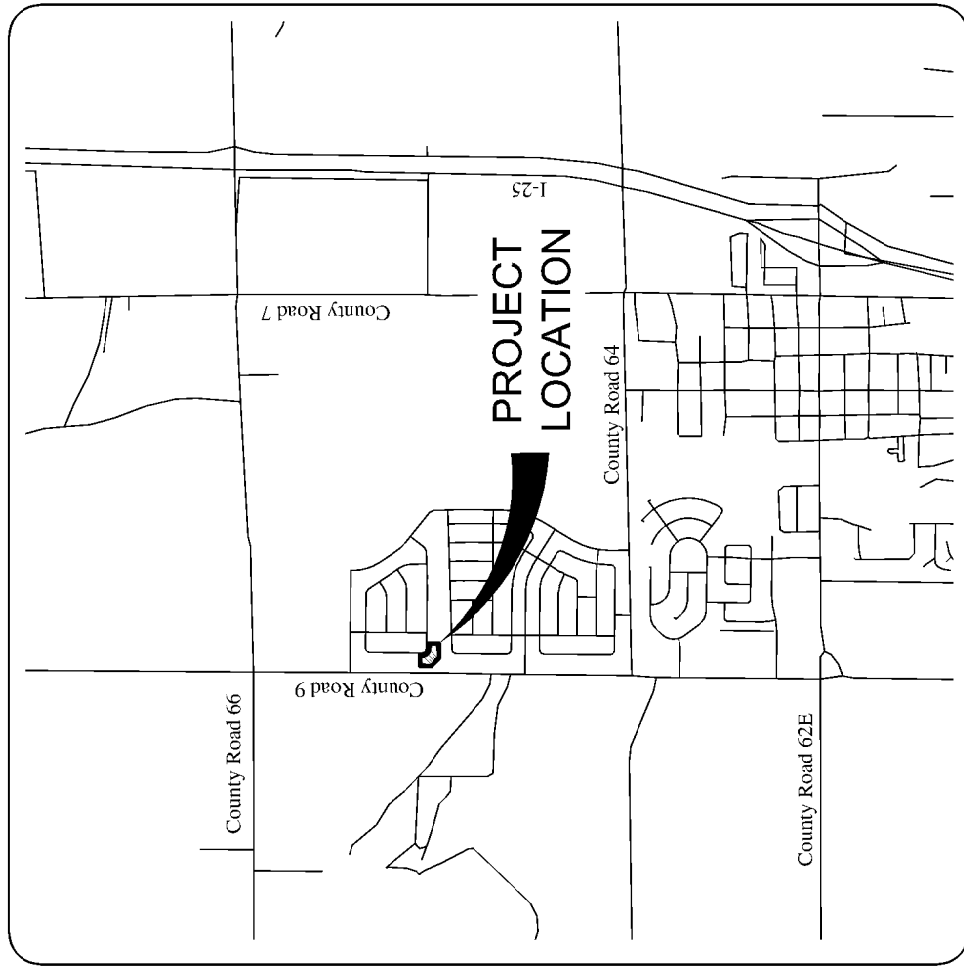
Approved this _____ day of _____, 20____ by the Board of Trustees, Wellington, Colorado. This approval is conditioned upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs and sidewalks shall be financed by other and not the towns.

Mayor _____

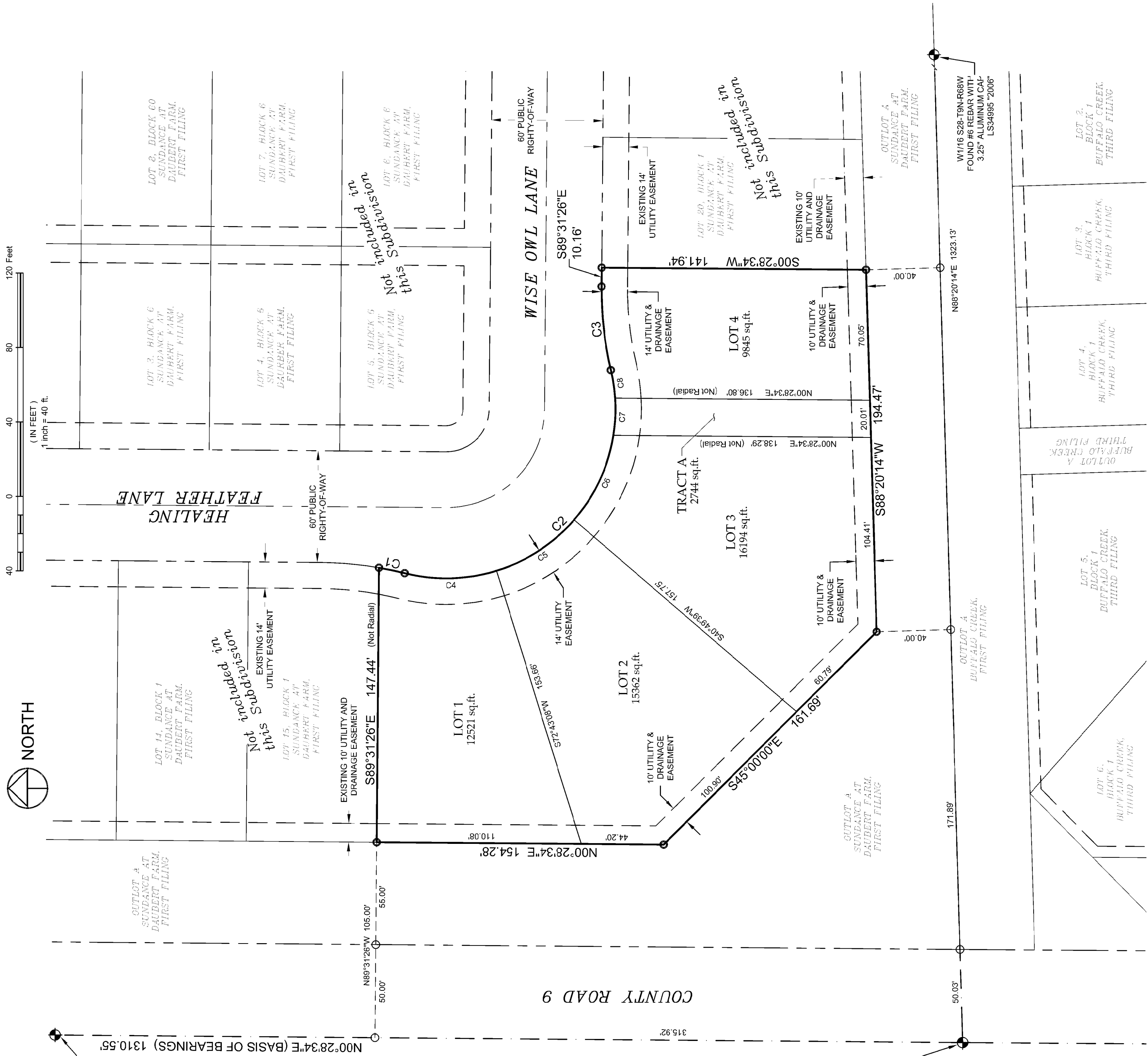
Curve Table					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°17'28"	188.00'	14.16'	S12°02'35"W	14.15'
C2	11°27'30"	91.00'	186.55'	S44°31'26"E	155.86'
C3	13°43'45"	189.00'	45.29'	N82°38'42"E	45.18'
C4	3°12'01"	91.00'	50.01'	N07°32'17"W	48.98'
C5	3°15'29"	91.00'	50.69'	N39°13'37"W	50.00'
C6	3°15'29"	91.00'	50.65'	N65°07'05"W	50.00'
C7	12°37'37"	91.00'	20.05'	N87°22'38"W	20.01'
C8	9°33'44"	91.00'	15.19'	S81°31'41"W	15.17'

LEGEND

- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- EASEMENT LINE
- BOUNDARY LINE
- LOT LINE
- SET #4 - 1" REBAR With a 1" ORANGE PLASTIC CAP, LS 34995
- CALCULATED POSITION



VICINITY MAP



ATTORNEY'S CERTIFICATION

I, _____, an attorney licensed to practice law in the State of Colorado, certify to the Town of Wellington, Colorado, that I have examined the title to the property being subdivided and being dedicated to the Town of Wellington, Colorado, and that all owners and proprietors as defined by CRS 31-23-111 have signed this plat.

Attorney: _____

Address: _____

Registration No.: _____

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 28	TOWNSHIP: 9 NORTH
RANGE: 68 WEST	68 W of the 6th PM

NORTHERN
ENGINEERING

970.222.4158
northernengineering.com

PROJECT: 473-004	CLIENT: Hartford Homes
DATE: 12-13-2019	SCALE: 1" = 40'
REVIEWED BY: S. Lund	DRAWN BY: S. Lundon

**SUNDANCE AT DAUBERT FARM,
FIRST FILING, REPLAT A
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO**

OUTLOT B – ROW VACATION – DESCRIPTION

A portion of Right of Way being vacated located adjacent to Outlot B of Sundance at Daubert Farm First Filing recorded June 17, 2009 as Reception No. 20090040363 of the Records of Larimer County and situate within the Northwest Quarter (NW1/4) Section Twenty-eight (28), Township Nine North (T.9N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Wellington, County of Larimer, State of Colorado, more particularly described as follows:

COMMENCING at the Southeasterly corner of Outlot G of said Sundance at Daubert Farm First Filing and assuming the most Easterly South line as bearing North 89°49'10" West being a plat bearing a distance of 142.51 feet with all bearings contained herein relative thereto;

THENCE North 89° 49' 10" West along said Easterly South line a distance of 142.51 feet to the existing Cliff Dweller Parkway Right of Way;

THENCE South 70° 50' 48" West a distance of 209.93 feet to the beginning point of a curve on the Southerly Right of Way line of Cliff Dweller Parkway and to the **POINT OF BEGINNING**.

THENCE South 89° 31' 26" East a distance of 42.47 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 21.82 feet, said curve has a Radius of 14.00 feet, a Delta of 89° 17' 33" and is subtended by a Chord bearing South 44° 52' 40" East a distance of 19.68 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 42.60 feet, said curve has a Radius of 640.00 feet, a Delta of 03° 48' 48" and is subtended by a Chord bearing South 02° 08' 17" East a distance of 42.59 feet to the endpoint of said curve on the Westerly Right of Way of Buffalo Creek Parkway;

The following three (3) calls are along the previously dedicated Northwesterly Right of Way of Buffalo Creek Parkway:

THENCE along the arc of a curve non-tangent to the aforesaid curve and being concave to the Southwest a distance of 14.92 feet, said curve has a Radius of 15.00 feet, a Delta of 56° 59' 00" and is subtended by a Chord bearing North 32° 32' 11" West a distance of 14.31 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 53.28 feet, said curve has a Radius of 96.00 feet, a Delta of 31° 48' 06" and is subtended by a Chord bearing North 45° 07' 38" West a distance of 52.60 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 15.79 feet, said curve has a Radius of 15.00 feet, a Delta of 60° 17' 51" and is subtended by a Chord bearing North 59° 22' 30" West a distance of 15.07 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains a total of 1,389 sq. ft, more or less.

SURVEYOR'S CERTIFICATE

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven A. Lund – on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #34995

NORTHERN ENGINEERING

820 8th Street
Greeley, Colorado 80631
(970) 488-1113

Note: Linework and Curve Data parameters for new right of way alignment supplied to signing surveyor by Northern Engineering Staff

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EXHIBIT A

A RIGHT OF WAY VACATION BEING A PORTION OF SUNDANCE AT DAUBERT FARM
FIRST FILING AND SITUATE WITHIN THE NORTHWEST QUARTER
OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

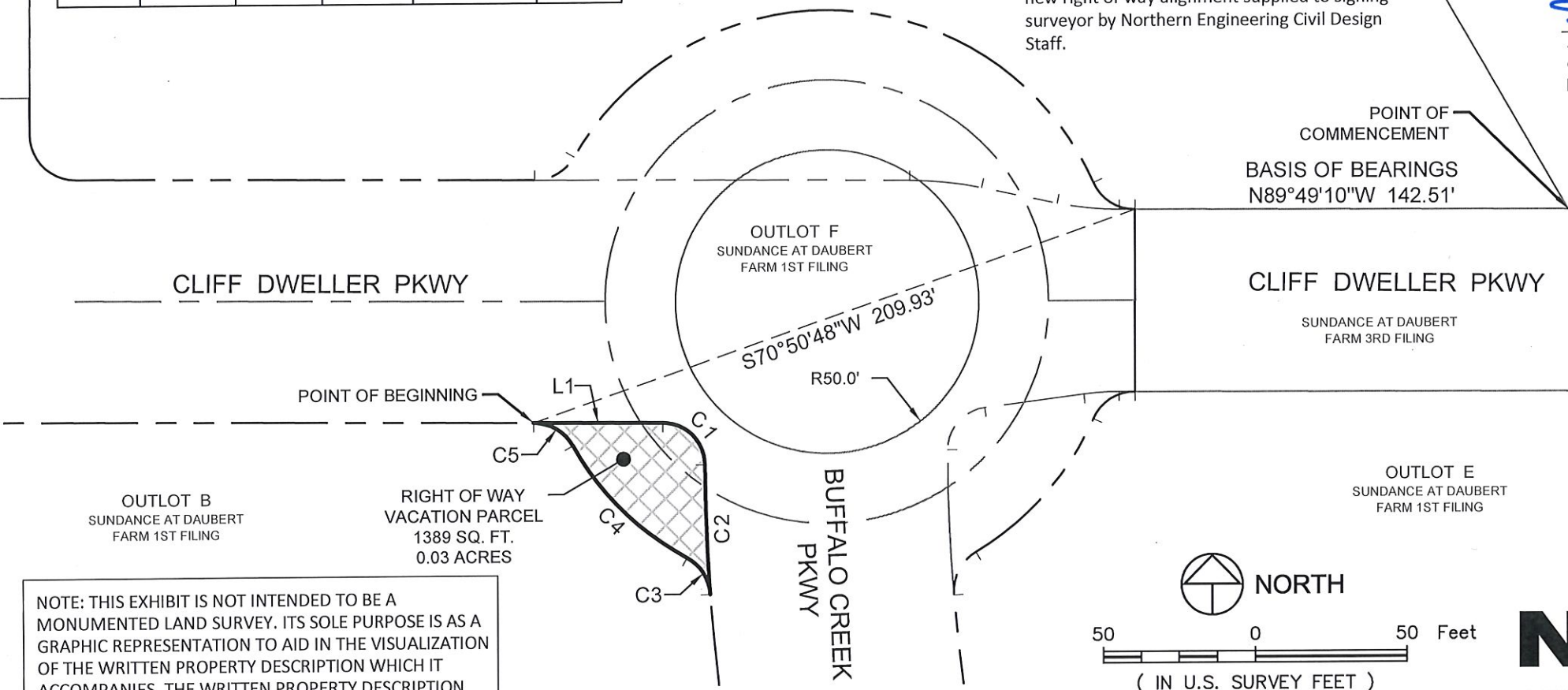
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°17'33"	14.00'	21.82'	S44°52'40"E	19.68'
C2	3°48'48"	640.00'	42.60'	S02°08'17"E	42.59'
C3	56°59'00"	15.00'	14.92'	N32°32'11"W	14.31'
C4	31°48'06"	96.00'	53.28'	N45°07'38"W	52.60'
C5	60°17'51"	15.00'	15.79'	N59°22'30"W	15.07'

OUTLOT G
SUNDANCE AT DAUBERT
FARM 1ST FILING

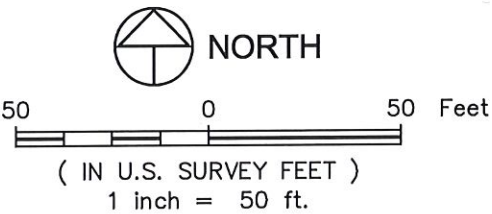
Note: Linework and Curve Data parameters for
new right of way alignment supplied to signing
surveyor by Northern Engineering Civil Design
Staff.



LINE TABLE		
LINE	LENGTH	BEARING
L1	42.47'	S89°31'26"E



NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A
MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A
GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION
OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT
ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION
SUPERCEDES THE EXHIBIT DRAWING.



**NORTHERN
ENGINEERING**

FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631

PHONE: 970.221.4158
www.northernengineering.com

OUTLOT E – ROW VACATION – DESCRIPTION

A portion of Right of Way being vacated located adjacent to Outlot E of Sundance at Daubert Farm First Filing recorded June 17, 2009 as Reception No. 20090040363 of the Records of Larimer County and situate within the Northwest Quarter (NW1/4) Section Twenty-eight (28), Township Nine North (T.9N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Wellington, County of Larimer, State of Colorado, more particularly described as follows:

COMMENCING at the Southeasterly corner of Outlot G of said Sundance at Daubert Farm First Filing and assuming the most Easterly South line as bearing North 89°49'10" West being a plat bearing a distance of 142.51 feet with all bearings contained herein relative thereto;

THENCE North 89° 49' 10" West along said Easterly South line a distance of 142.51 feet to the existing Cliff Dweller Parkway Right of Way;

THENCE South 00° 10' 50" West a distance of 60.00 feet to the beginning point of a curve and to the **POINT OF BEGINNING.**

The following three (3) courses are along previously dedicated Southeasterly Right of Way along Buffalo Creek Parkway:

THENCE along the arc of a curve non-tangent to the aforesaid course and being concave to the Southeast a distance of 17.30 feet, said curve has a Radius of 15.00 feet, a delta of 66° 05' 01" and is subtended by a chord bearing South 57° 08' 19" West a distance of 16.36 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Northwest a distance of 59.22 feet, said curve has a Radius of 96.00 feet, a delta of 35° 20' 36" and is subtended by a chord bearing South 41° 46' 07" West a distance of 58.28 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 16.78 feet, said curve has a Radius of 15.00 feet, a delta of 64° 05' 15" and is subtended by a chord bearing South 27° 23' 48" West a distance of 15.92 feet to the endpoint of said curve on the Easterly Right of Way on said Buffalo Creek Parkway;

THENCE along the arc of a curve non-tangent to the aforesaid course and being concave to the Northeast a distance of 47.77 feet, said curve has a Radius of 560.00 feet, a delta of 04° 53' 14" and is subtended by a Chord bearing North 02° 15' 25" West a distance of 47.75 feet to a Point of Compound Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 20.16 feet, said curve has a Radius of 14.00 feet, a delta of 82° 30' 34" and is subtended by a Chord bearing North 41° 26' 29" East a distance of 18.46 feet to a Point of Tangency;

THENCE North 82° 40' 00" East a distance of 33.00 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 11.67 feet, said curve has a Radius of 89.00 feet, a delta of 07° 30' 50" and is subtended by a chord bearing North 86° 25' 25" East a distance of 11.66 feet to a Point of Tangency;

THENCE South 89° 49' 10" East a distance of 5.18 feet to the **POINT OF BEGINNING.**

Said described parcel of land contains a total of 1,711 sq. ft, more or less.

SURVEYOR'S CERTIFICATE

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven A. Lund – on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #34995

NORTHERN ENGINEERING

820 8th Street
Greeley, Colorado 80631
(970) 488-1113

Note: Linework and Curve Data parameters for new right of way alignment supplied to signing surveyor by Northern Engineering Staff

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EXHIBIT A

A RIGHT OF WAY VACATION BEING A PORTION OF SUNDANCE AT DAUBERT FARM
FIRST FILING AND SITUATE WITHIN THE NORTHWEST QUARTER
OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

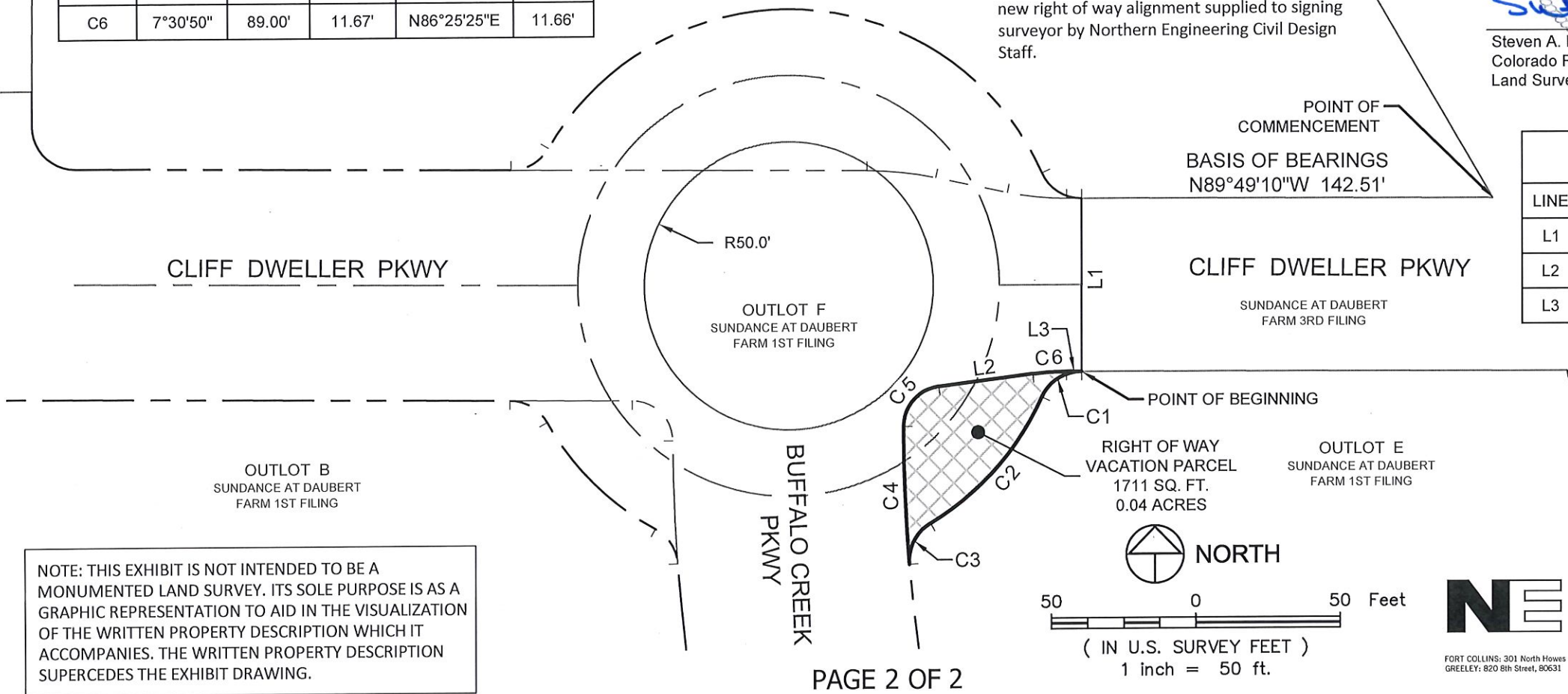
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	66°05'01"	15.00'	17.30'	S57°08'19"W	16.36'
C2	35°20'36"	96.00'	59.22'	S41°46'07"W	58.28'
C3	64°05'15"	15.00'	16.78'	S27°23'48"W	15.92'
C4	4°53'14"	560.00'	47.77'	N02°15'25"W	47.75'
C5	82°30'34"	14.00'	20.16'	N41°26'29"E	18.46'
C6	7°30'50"	89.00'	11.67'	N86°25'25"E	11.66'

OUTLOT G
SUNDANCE AT DAUBERT
FARM 1ST FILING

Note: Linework and Curve Data parameters for
new right of way alignment supplied to signing
surveyor by Northern Engineering Civil Design
Staff.


Steven A. Lund
Colorado Registered Professional
Land Surveyor LS #34995

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	S00° 10' 50"W
L2	33.00'	N82° 40' 00"E
L3	5.18'	S89° 49' 10"E



NE **NORTHERN
ENGINEERING**
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
PHONE: 970.221.4158
www.northernengineering.com

OUTLOT G – ROW VACATION – DESCRIPTION

A portion of Right of Way being vacated located in Sundance at Daubert Farm First Filing recorded June 17, 2009 as Reception No. 20090040363 of the Records of Larimer County and situate within the Northwest Quarter (NW1/4) Section Twenty-eight (28), Township Nine North (T.9N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Wellington, County of Larimer, State of Colorado, more particularly described as follows:

COMMENCING at the Southeasterly corner of Outlot G of said Sundance at Daubert Farm First Filing and assuming the most Easterly South line as bearing North 89°49'10" West being a plat bearing a distance of 142.51 feet with all bearings contained herein relative thereto;

THENCE North 89° 49' 10" West along said Easterly South line a distance of 142.51 feet to the existing Cliff Dweller Parkway Right of Way and to the **POINT OF BEGINNING**.

THENCE North 89° 49' 10" West a distance of 5.18 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 20.66 feet, said curve has a Radius of 100.00, a Delta of 11° 50' 21" and is subtended by a Chord bearing North 83° 54' 00" West a distance 20.63 feet to a Point of Tangency;

THENCE North 77° 58' 49" West a distance of 25.40 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 20.82 feet, said curve has a Radius of 118.58 feet, a Delta of 10° 03' 39" and is subtended by a Chord bearing North 83° 00' 39" West a distance of 20.79 feet to the Northerly boundary of Outlot F of said Sundance at Daubert Farm First Filing and to the beginning point of a curve;

THENCE along said Northerly Boundary of Outlot F and along the arc of a curve non-tangent to the aforesaid curve and being concave to the South a distance of 64.42 feet, said curve has a Radius of 50.00 feet, a Delta of 73° 48' 56" and is subtended by a Chord bearing North 89° 29' 10" West a distance of 60.05 feet to the endpoint of said curve;

THENCE North 89° 31' 26" West along a line non-tangent to the aforesaid curve a distance of 66.42 feet to a Point of Curvature on the Northerly Right of Way of Cliff Dweller Parkway and to the beginning point of a curve being non-tangent to this course;

The following three (3) courses are along the Northwesterly, Northerly, and Northeasterly Right of Way of said Cliff Dweller Parkway.

THENCE along the arc of a curve concave to the Northwest a distance of 15.79 feet, said curve has a Radius of 15.00 feet, a Delta of 60° 17' 51" and is subtended by a Chord bearing North 60° 19' 38" East a distance of 15.07 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the South a distance of 211.26 feet, said curve has a Radius of 96.00 feet, a Delta of 126° 05' 07" and is subtended by a Chord bearing South 86° 46' 43" East a distance of 171.14 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 17.30 feet, said curve has a Radius of 15.00 feet, a Delta of 66° 05' 00" and is subtended by a Chord bearing South 56° 46' 40" East a distance of 16.36 feet to the endpoint of said curve and to the **POINT OF BEGINNING**.

Said described parcel of land contains a total of 6,906 sq. ft, more or less.

SURVEYOR'S CERTIFICATE

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven A. Lund – on behalf of Northern Engineering
Colorado Registered Professional Land Surveyor #34995

NORTHERN ENGINEERING

820 8th Street
Greeley, Colorado 80631
(970) 488-1113

Note: Linework and Curve data parameters for new right of way alignment supplied to signing surveyor by Northern Engineering Civil Design Staff

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EXHIBIT A

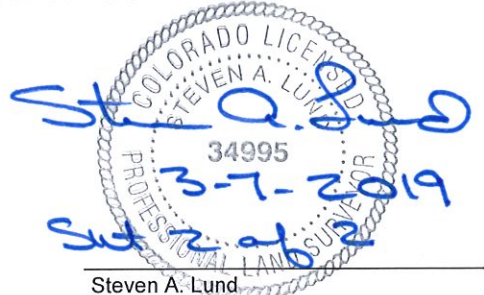
A RIGHT OF WAY VACATION BEING A PORTION OF SUNDANCE AT DAUBERT FARM
FIRST FILING AND SITUATE WITHIN THE NORTHWEST QUARTER
OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°50'21"	100.00'	20.66'	N83°54'00"W	20.63'
C2	10°03'39"	118.58'	20.82'	N83°00'39"W	20.79'
C3	73°48'56"	50.00'	64.42'	N89°29'10"W	60.05'
C4	60°17'51"	15.00'	15.79'	N60°19'38"E	15.07'
C5	126°05'07"	96.00'	211.26'	S86°46'43"E	171.14'
C6	66°05'00"	15.00'	17.30'	S56°46'40"E	16.36'

OUTLOT G
SUNDANCE AT DAUBERT
FARM 1ST FILING

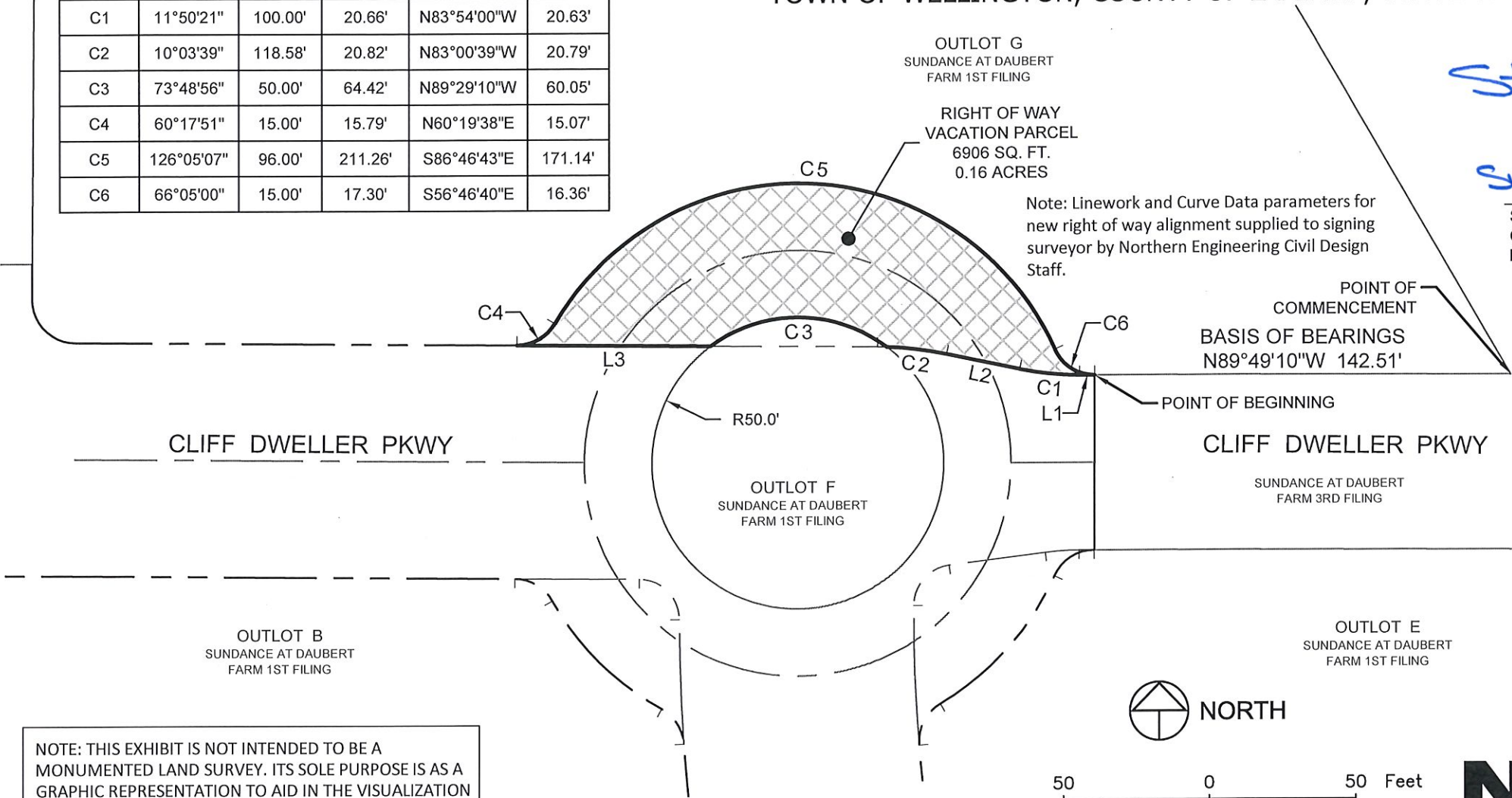
RIGHT OF WAY
VACATION PARCEL
6906 SQ. FT.
0.16 ACRES

Note: Linework and Curve Data parameters for
new right of way alignment supplied to signing
surveyor by Northern Engineering Civil Design
Staff.



Steven A. Lund
Colorado Registered Professional
Land Surveyor LS #34995

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.18'	N89° 49' 10"W
L2	25.40'	N77° 58' 49"W
L3	66.42'	N89° 31' 26"W



NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A
MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A
GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION
OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT
ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION
SUPERCEDES THE EXHIBIT DRAWING.

OUTLOT F – ROW DEDICATION – DESCRIPTION

A parcel of land for Public Road Right of Way located in Sundance at Daubert Farm First Filing recorded June 17, 2009 as Reception No. 20090040363 of the Records of Larimer County and situate within the Northwest Quarter (NW1/4) Section Twenty-eight (28), Township Nine North (T.9N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Wellington, County of Larimer, State of Colorado, more particularly described as follows:

COMMENCING at the Southeasterly corner of Outlot G of said Sundance at Daubert Farm First Filing and assuming the most Easterly South line as bearing North 89°49'10" West being a plat bearing a distance of 142.51 feet with all bearings contained herein relative thereto;

THENCE North 89° 49' 10" West along said Easterly South line a distance of 142.51 feet to the existing Cliff Dweller Parkway Right of Way;

THENCE North 89° 49' 10" West a distance of 5.18 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 20.66 feet, said curve has a Radius of 100.00 feet, a Delta of 11° 50' 21" and is subtended by a Chord bearing North 83° 54' 00" West a distance of 20.63 feet to a Point of Tangency;

THENCE North 77° 58' 49" West a distance of 25.40 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 20.82 feet, said curve has a Radius of 118.58 feet, a Delta of 10° 03' 39" and is subtended by a Chord bearing North 83° 00' 39" West a distance of 20.79 feet to the Northerly boundary of Outlot F of said Sundance at Daubert Farm First Filing and to the **POINT OF BEGINNING**.

THENCE along the arc of a curve non-tangent to the aforesaid course and being concave to the Northeast a distance of 249.74 feet, said curve has a Radius of 50.00 feet, a Delta of 286° 11' 04" and is subtended by a Chord bearing North 89° 29' 10" West a distance of 60.05 feet to endpoint of said curve;

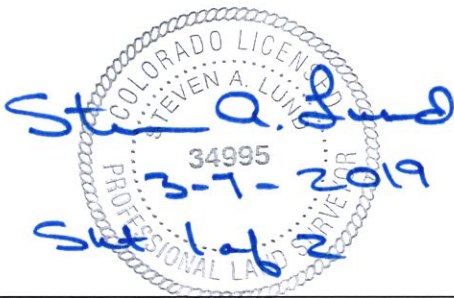
THENCE South 89° 31' 26" East along a line non-tangent to the aforesaid course a distance of 56.98 feet to the beginning point of a curve;

THENCE along the arc of a curve concave to the Southwest a distance of 3.07 feet, said curve has a Radius of 118.58 feet, a Delta of 01° 28' 58" and is subtended by a Chord bearing South 88° 46' 57" East a distance of 3.07 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains a total of 7,445 sq. ft, more or less.

SURVEYOR'S CERTIFICATE

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven A. Lund – on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #34995

NORTHERN ENGINEERING
820 8th Street
Greeley, Colorado 80631
(970) 488-1113

Note: Linework and Curve data parameters for new right of way alignment supplied to signing surveyor by Northern Engineering Civil Design Staff

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EXHIBIT A

A RIGHT OF WAY DEDICATION BEING A PORTION OF SUNDANCE AT DAUBERT FARM
FIRST FILING AND SITUATE WITHIN THE NORTHWEST QUARTER
OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°50'21"	100.00'	20.66'	N83°54'00"W	20.63'
C2	10°03'39"	118.58'	20.82'	N83°00'39"W	20.79'
C3	286°11'04"	50.00'	249.74'	N89°29'10"W	60.05'
C4	1°28'58"	118.58'	3.07'	S88°46'57"E	3.07'

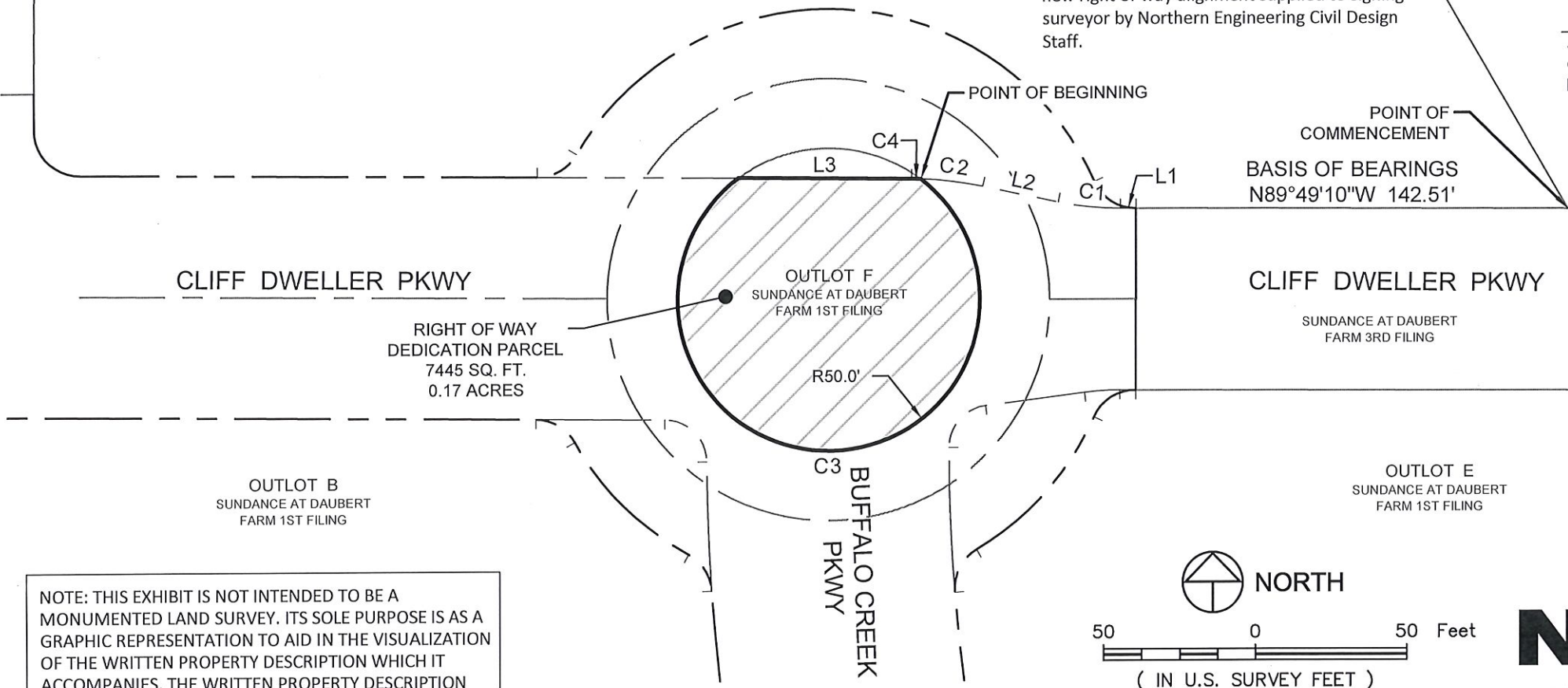
OUTLOT G
SUNDANCE AT DAUBERT
FARM 1ST FILING

Note: Linework and Curve Data parameters for
new right of way alignment supplied to signing
surveyor by Northern Engineering Civil Design
Staff.

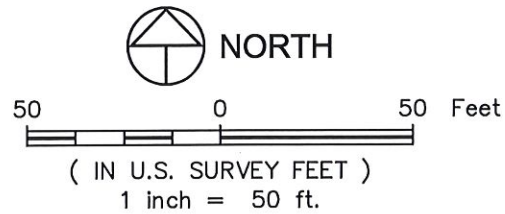


Steven A. Lund
Colorado Registered Professional
Land Surveyor LS #34995

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.18'	N89° 49' 10"W
L2	25.40'	N77° 58' 49"W
L3	56.98'	S89° 31' 26"E



NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A
MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A
GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION
OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT
ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION
SUPERCEDES THE EXHIBIT DRAWING.



**NORTHERN
ENGINEERING**

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Planning Commission Meeting

Date: January 6, 2020
Submitted By: Cody Bird, Town Planner
Subject: Election of Officers

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

- The Municipal Code requires the Planning Commission to elect a Chair and Vice-Chair during the first regular meeting of each calendar year.
- The Chair and Vice-Chair must be elected from the appointed members of the Planning Commission. Town Trustees serving as *ex officio* members are not eligible to hold office on the Planning Commission.
- The Chair presides at all meetings of the Planning Commission. The Vice-Chair will preside in the absence of the Chair.
- A member of Town staff is appointed to serve as the Secretary of the Commission, and therefore, an election for that office is not required.
- The process for election of Chair and Vice-Chair should be as follows:
 - The floor is opened for nominations. Nominations (with seconds) are received. The floor is closed, and nominees are then voted on publicly.
 - A majority vote of the Commissioners present and voting is required to elect the officers.
 - The term for each office is one year.
 - Officers shall take office at the next regular meeting.

STAFF RECOMMENDATION

- Conduct an election for Chair and Vice-Chair of the Wellington Planning Commission.

ATTACHMENTS

None

Planning Commission Meeting

Date: January 6, 2020

Submitted By:

Subject: Adopt 2020 Meeting Schedule and Submission Deadlines

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

- It is recommended that the Planning Commission adopt a meeting schedule and submission deadlines for the 2020 calendar year.
- Identifying and publishing meeting dates and deadlines assists applicants in preparing project schedules.
- The Planning Commission has established meeting dates as the first Monday of each month, provided there is no conflict with a recognized holiday.
- The regular meeting date for September 2020 conflicts with the Labor Day holiday.
 - When a regular meeting date conflicts with a recognized holiday, the meeting is rescheduled for the following Monday.
 - Submission deadlines are established to allow enough time to provide notice for public hearings, allow for town staff review, refer cases to appropriate agencies for review, and to prepare and distribute agenda reports and packets to Commissioners.
- Where submission deadlines fall on a Monday on which Town Hall is closed for a holiday, submissions are due the following Tuesday. Such occurrences are highlighted on the attached meeting and submission deadline schedule.

STAFF RECOMMENDATION

- Adopt the attached schedule of Planning Commission meeting and submission dates for the 2020 calendar year.

ATTACHMENTS

1. 2020 Meeting Schedule and Submission Deadlines

**TOWN OF WELLINGTON
PLANNING COMMISSION MEETING
AND SUBMISSION DATES
2020 CALENDAR**

PLANNING COMMISSION DATE (6:30 pm Monday)	SUBMISSION CLOSING DATE (Monday by 5:00 pm)
January 6, 2020	December 2, 2019
February 3, 2020	December 30, 2019
March 2, 2020	January 27, 2020
April 6, 2020	March 2, 2020
May 4, 2020	March 30, 2020
June 1, 2020	April 27, 2020
July 6, 2020	June 1, 2020
August 3, 2020	June 29, 2020
September 14, 2020	August 10, 2020
October 5, 2020	August 31, 2020
November 2, 2020	September 28, 2020
December 7, 2020	November 2, 2020
January 4, 2021	November 30, 2020
February 1, 2021	December 28, 2020



= Modified date due to holiday