



DEPARTMENT OF PLANNING SERVICES
1555 N 17th AVE
GREELEY, CO 80631
WEBSITE: www.co.weld.co.us
E-MAIL: cgathman@co.weld.co.us
PHONE: (970) 353-6100, Ext. 3537
FAX: (970) 304-6498

August 30, 2016

Couch Jeff
3468 Shallow Pond Drive
Fort Collins, CO 80528

Subject: RES16-0001 - Replat Track A of Arrowhead Subdivision into two (2) lots. This is being applied for in conjunction with case # COZ16-0003.

On parcel(s) of land described as:

TRACT A ARROWHEAD 4TH FILING; PART OF SECTION 27, T5N, R66W OF THE 6TH P.M., WELD COUNTY, COLORADO.

Dear Applicants:

Your application and related materials for the request described above are complete and in order at this time. I will schedule a meeting with you at the end of the review period to discuss the referral comments received by our office.

It is the policy of Weld County to refer an application of this nature to any town or municipality lying within three miles of the property in question or if the property under consideration is located within the comprehensive planning area of a town or municipality. Therefore, our office has forwarded a copy of the submitted materials to the following Planning Departments for their review and comments:

Evans at Phone Number 970-475-1170

Greeley at Phone Number 970-350-9780

Milliken at Phone Number 970-587-4331

It is recommended that you contact the listed Planning Departments for information regarding their process and to answer any questions that might arise with respect to your application.

If you have any questions concerning this matter, please call.

Respectfully,


Chris Gathman
Planner

Digitally signed by Kristine Ranslem
Reason: I am the author of this document
Date: 2016.08.30 09:02:23 -06'00'

**RESUBDIVISION FOR REDESIGN, ADDITION, VACATION
OR FINAL PLAT APPLICATION**

FOR PLANNING DEPARTMENT USE	DATE RECEIVED: _____
RECEIPT/AMOUNT # _____ /\$ _____	CASE # ASSIGNED: _____
APPLICATION RECEIVED BY _____	PLANNER ASSIGNED: _____

Parcel Number 0 9 5 9 - 2 7 - 1 - 0 7 - 0 0 5

(12 digit number - found on Tax I.D. information, obtainable at the Weld County Assessor's Office, or www.co.weld.co.us)
(Include all lots being included in the application area. If additional space is required, attach an additional sheet)

Legal Description Tract A Arrowhead 4th Filing, Section 27, Township 5 North, Range 66 West

Property Address (If Applicable) 5300 Kiowa Drive and 5101 Pawnee Drive

Existing Zone District: A Proposed Zone District: E Total Acreage: 10.47 Proposed #/Lots 2

Average Lot Size: 5.23 Ac. Minimum Lot Size: 5.15 Ac. Proposed Subdivision Name: Owen Estates

FEE OWNER(S) OF THE PROPERTY (If additional space is required, attach an additional sheet)

Name: Jacob W. Owen and Laura A. Owen
 Work Phone # (970) 301-0184 Home Phone # (970) 613-1966 Email Address jacobandlauraowen@gmail.com
 Address: 590 North Saint Louis Avenue
 City/State/Zip Code Loveland, CO 80538-1215

APPLICANT OR AUTHORIZED AGENT (See Below: Authorization must accompany applications signed by Authorized Agent)

Name: Jeffrey W. Couch
 Work Phone # (970) 231-9937 Home Phone # (970) 207-1970 Email Address jeffcouch7@comcast.net
 Address: 3468 Shallow Pond Drive
 City/State/Zip Code Fort Collins, CO 80528-7002

UTILITIES: Water: City of Evans
 Sewer: Private Septic System
 Gas: Atmos Energy
 Electric: Xcel Energy
 Phone: CenturyLink

DISTRICTS: School: Weld County School District Number 6 (Greeley-Evans)
 Fire: Milliken Fire Protection District
 Post: Greeley, CO 80634

I (We) hereby depose and state under penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my (our) knowledge. Signatures of all fee owners of property must sign this application. If an Authorized Agent signs, a letter of authorization from all fee owners must be included with the application. If a corporation is the fee owner, notarized evidence must be included indicating the signatory has the legal authority to sign for the corporation.

Jeffrey W. Couch
 Signature Owner or Authorized Agent Date

Laura A. Owen 6/27/16
 Signature Owner or Authorized Agent Date

Owen Estates
Supplemental Requirements for Resubdivision
June 28, 2016

1. The proposed subdivision will create two residential tracts. Each tract will be slightly larger than five acres.
2. A preliminary plat was not required for this project. The existing parcel is platted as Tract A of Arrowhead Subdivision 4th Filing.
3. The two proposed lots are 5.15 acres and 5.32 acres.
4. The existing Tract A within the Arrowhead Subdivision 4th Filing will be split into two residential tracts. All required infrastructure is available and adjacent to the proposed tracts and no public improvements are being proposed as part of this project.
5. On-street parking is not being proposed as part of this project.
6. School sites, open sites or park areas are not being proposed as part of this project.
7. Public land dedication is not being proposed as part of this project.
8. Both domestic and fire flows for this project are provided by an existing water system owned and maintained by the City of Evans, Colorado. The two residential sites will ultimately use about two hundred gallons of water per day on average.
9. Water taps identified as Certificates Number 16-A and 17-A have been previously purchased for this project.
10. A copy of each water tap Certificate is included with the resubdivision submittal.
11. Both proposed residential tracts will utilize private septic systems for wastewater disposal.
12. Wastewater disposal will be provided by private septic systems for both tracts.
13. The Colorado Geological Survey has not provide comments for this project.
14. Covenants or grants of easements and restrictions are not being proposed as part of this project.
15. There are no Colorado Department of Transportation (CDOT) facilities located near this project. A CDOT Access Permit will not be required for this project.
16. There are no irrigation improvements located within the project boundaries.
17. Existing right-of-ways were established as part of the original Arrowhead Subdivision 4th Filing. Both proposed tracts are adjacent to the existing right-of-ways and public transportation improvements are proposed as part of this project.
18. A proposed Subdivision Improvement Agreement is not anticipated to be part of this project.
19. An Off-site Road Improvement Agreement is not anticipated to be part of this project.
20. An "Exception to Stormwater Detention " is being included as part of the Resubdivision submittal materials. The property (Tract A) which is the subject to this submittal lies entirely below existing adjacent property and is adjacent to a major stormwater conveyance.
21. An Erosion Control Report has not been requested by the Department of Public Works. It is anticipated that site drawings including erosion control information will be provided as part of the Building Permit Application for each tract.
22. There are no public improvements being proposed as part of this project.
23. There are no public dedications being proposed as part of this project.
24. There are no public dedications being proposed as part of this project.
25. Geological investigations have been completed by CDS Engineering Corporation and are included as part of the Resubdivision submittal materials.
26. A Colorado Geological Survey is not anticipated for this project. A review fee has not been provided
27. An investigation fee has not been request for this project by Weld County.

**Owen Estates
Drainage Summary
June 28, 2016**

1. Exception

As provided for in Section F, an exception from stormwater detention is requested for Owen Estates for the following reasons:

(7) Residential developments

- A. There are only two parcels proposed as part of this project.
- B. Each of the two proposed tracts are larger than five (5) gross acres.
- C. Downstream roadway and conveyance criteria are not exceeded.
- D. The total post-development imperviousness does not exceed ten per cent (10%).

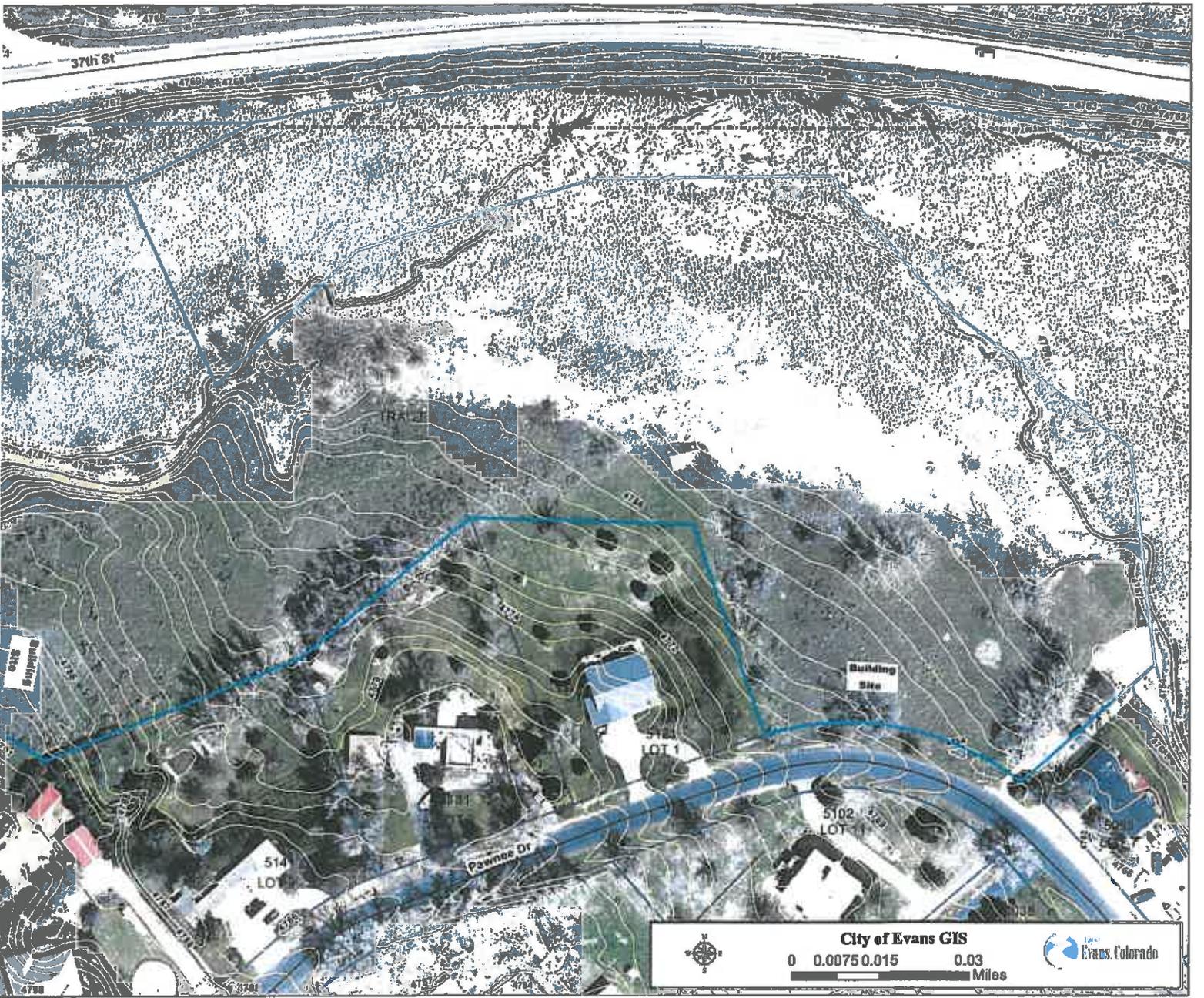
(12) Individual parcel with an unobstructed flow path

Owen Estates is adjacent to a major drainage conveyance. There are no properties between the project and the major drainage conveyance or areas where there are FEMA designations.

Project Drainage Summary

Attached is topographic mapping provided by the City of Evans, Colorado. The mapping provides detailed one foot contours for the project site and surrounding areas. The property to be created as Owen Estates is shown to be entirely below adjacent property and drains directly into natural conveyances.

Proposed drainage impacts appear to be limited to historic flow from higher and adjacent existing residential development. Proposed residential structures for Owens Estates have been located to allow historic upstream flows to continue to the north unobstructed. Grading plans to reflect this concept are being prepared for each structure as part of the Building Permit Application.



Chris Gathman

From: Martha Perkins <mperkins@millikenco.gov>
Sent: Friday, April 22, 2016 4:32 PM
To: Tom Parko Jr.
Cc: Chris Gathman; Kent Brown
Subject: RE: Pre Application

Applicant: Jeffery Couch
Site Address: 5300 Kiowa Drive
Evans, Colorado
Arrowhead Subdivision – Fourth Filing Tract “A”

The Planning Commission reviewed this application at their last Planning & Zoning Commission meeting and have no comments. They are fine with it.

Thank you,
Martha Perkins
Community Development Director
Town of Milliken
970-660-5046

From: Tom Parko Jr. [mailto:tparko@co.weld.co.us]
Sent: Wednesday, April 13, 2016 7:24 AM
To: Kent Brown <kbrown@millikenco.gov>
Cc: Martha Perkins <mperkins@millikenco.gov>; Chris Gathman <cgathman@co.weld.co.us>
Subject: Pre Application

Kent,

Attached is a pre application located in Milliken’s CPA.

Regards,

Tom Parko, M.A.
Director of Planning Services
Weld County Dept. of Planning Services
1555 N. 17th Avenue
Greeley, CO. 80631
Office: 970-353-6100, ext 3572
Mobile: 970-302-5333



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e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

Jacob W. Owen and Laura A. Owen
5300 Kiowa Drive
Greeley, CO

WARRANTY DEED

THIS DEED, Made on February 25, 2016 between
George W. Corman, III
of the County of Weld and State of Colorado, grantor(s), and
Jacob W. Owen and Laura A. Owen
whose legal address is 5300 Kiowa Drive, Greeley, CO
of the County of Weld and State of Colorado, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of One Hundred Sixty-Seven Thousand And No/100 DOLLARS (\$167,000.00), the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the grantee(s), AS JOINT TENANTS, their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Weld, State of Colorado, described as follows:

Tract A,
Arrowhead, Fourth Filing,
County of Weld, State of Colorado, and more specifically described in that survey dated March 17, 2015, recorded April 6, 2015 - Reception No. 4096087 along with Surveyor's Affidavit of Correction dated April 23, 2015, recorded May 5, 2015 - Reception No. 4104402.

as known by street and numbers: 5300 Kiowa Drive, Greeley, CO

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), their heirs and assigns forever. And the grantor(s), for themselves, their heirs, and personal representatives, do covenant, grant, bargain, and agree to and with the grantee(s), their heirs and assigns, that at the time of the enrolling and delivery of the presents, they are well seized of the premises above conveyed, had good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for:

for general taxes and assessments for the year 2016 and subsequent years; and subject to easements, covenants, reservations, restrictions and rights of way of record.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons lawfully claiming the whole of any part thereof. Wherever used herein, the plural references shall be construed to be singular references and singular references shall be construed to be plural references where the context requires and all references of gender and person shall be construed to refer to the grantor or grantors identified herein regardless of the context.

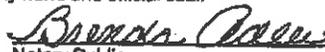
IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.


George W. Corman, III

State of Colorado
County of Weld

On February 25, 2016 before me, the undersigned a Notary Public in and for said County and State, personally appeared George W. Corman, III personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

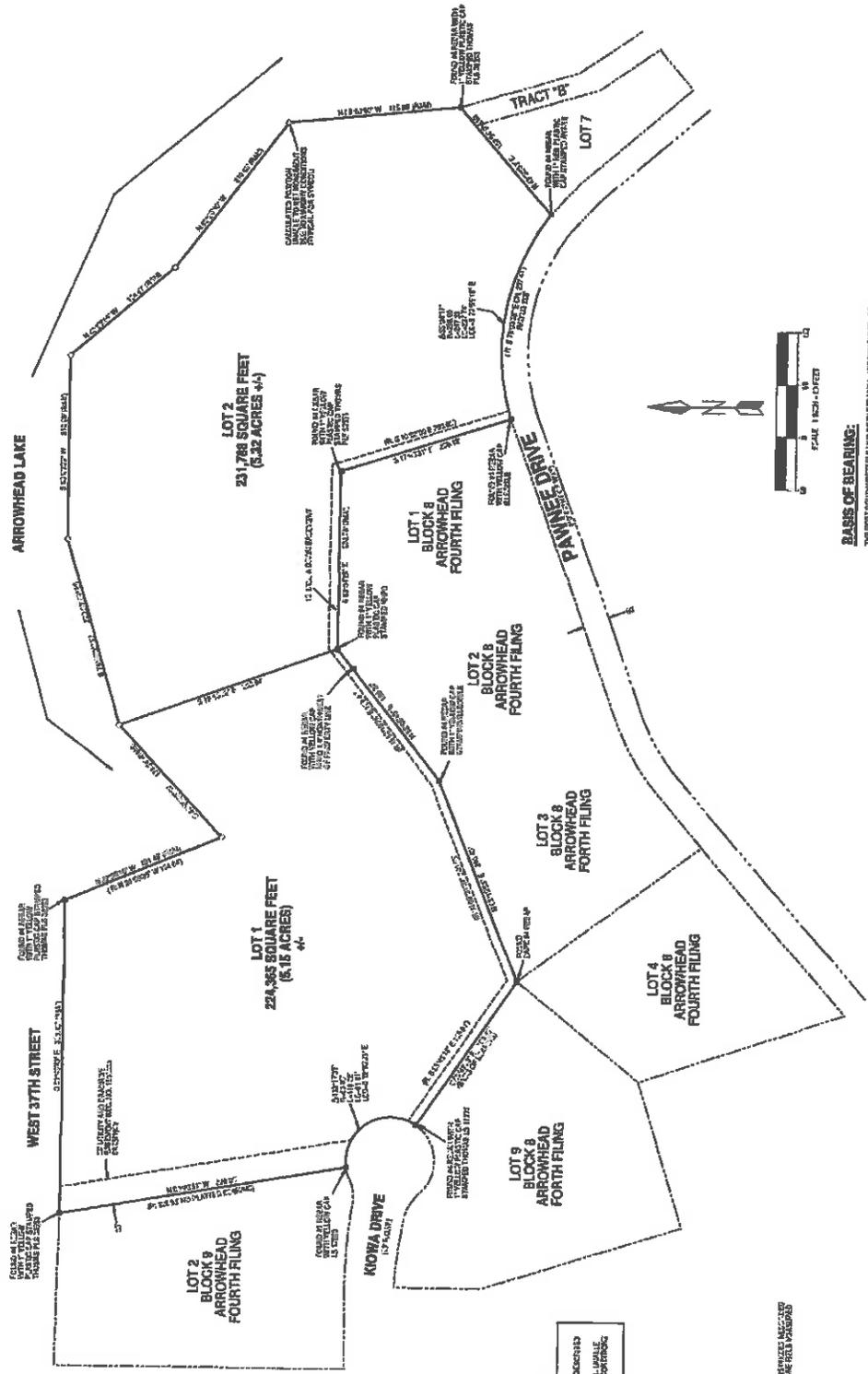
Signature: 
Notary Public

My Commission expires: July 9, 2019
3-24-18

BRENDA ADLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984004261
My Commission Expires Mar 24 2019

OWEN ESTATES BEING A REPLAT OF TRACT A, ARROWHEAD FOURTH FILING

TRACT A, ARROWHEAD FOURTH FILING
 IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF
 SECTION 27, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE
 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO



LEGEND

- CONVEYANCE TO BE RECORDED
- CONVEYANCE TO BE RECORDED
- CONVEYANCE TO BE RECORDED

NOTE:
 THE INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF THE COUNTY CLERK OF WELD COUNTY, COLORADO. THE COUNTY CLERK HAS REVIEWED THE RECORDS AND HAS DETERMINED THAT THE INFORMATION ON THIS MAP IS CORRECT.

SCALE OF BEARING:
 THE BEARING AND DISTANCE OF THE BOUNDARIES OF THIS TRACT ARE AS SHOWN ON THIS MAP. THE BEARING AND DISTANCE OF THE BOUNDARIES OF THIS TRACT ARE AS SHOWN ON THIS MAP.