



Weld County Referral

December 04, 2015

The Weld County Department of Planning Services has received the following item for review:

Applicant: MARK & JENNIFER PHILLIPS

Case Number: COZ15-0006

Please Reply By: January 1, 2016

Planner: Diana Aungst

Project: CHANGE OF ZONE FROM THE A (AGRICULTURAL) ZONE DISTRICT TO THE E (ESTATE) ZONE DISTRICT

Location: West of and adjacent to CR 25.5 and approximately 0.25 miles south of CR 34

Parcel Number: 121118001015-R0904301 **Legal:** PART W2NW4 SECTION 18, T3N, R66W LOT 3 BLOCK 3 OLINGER SUB OF GARDEN TR OF THE 6TH P.M., WELD COUNTY, COLORADO.

The application is submitted to you for review and recommendation. Any comments or recommendation you consider relevant to this request would be appreciated. Please reply by the above listed date so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a positive response to the Department of Planning Services. If you have any further questions regarding the application, please call the Planner associated with the request. **Please note that new information may be added to applications under review during the review process. If you desire to examine or obtain this additional information, please call the Department of Planning Services.**

- We have reviewed the request and find that it does / does not comply with our Comprehensive Plan because: _____*
- We have reviewed the request and find no conflicts with our interests.*
- See attached letter.*

Signature _____

Date _____

Agency _____



Weld County Referral

December 04, 2015

The Weld County Department of Planning Services has received the following item for review:

Applicant: MARK & JENNIFER PHILLIPS

Case Number: COZ15-0006

Please Reply By: January 1, 2016

Planner: Diana Aungst

Project: CHANGE OF ZONE FROM THE A (AGRICULTURAL) ZONE DISTRICT TO THE E (ESTATE) ZONE DISTRICT

Location: West of and adjacent to CR 25.5 and approximately 0.25 miles south of CR 34

Parcel Number: 121118001015-R0904301 Legal: PART W2NW4 SECTION 18, T3N, R66W LOT 3 BLOCK 3 OLINGER SUB OF GARDEN TR OF THE 6TH P.M., WELD COUNTY, COLORADO.

The application is submitted to you for review and recommendation. Any comments or recommendation you consider relevant to this request would be appreciated. Please reply by the above listed date so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a positive response to the Department of Planning Services. If you have any further questions regarding the application, please call the Planner associated with the request. **Please note that new information may be added to applications under review during the review process. If you desire to examine or obtain this additional information, please call the Department of Planning Services.**

- We have reviewed the request and find that it does / does not comply with our Comprehensive Plan because: _____
- We have reviewed the request and find no conflicts with our interests. See attached letter.
-

Signature Melissa Kendrick

Date 12-17-15

Agency Town of Platteville



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

December 9, 2015

Diana Aungst
Weld County Department of Planning Services
Transmitted via email:
daungst@co.weld.co.us

RE: Re-subdivision of Lot 3 Block 3 Olinger Garden Tracts - (Mark and Jennifer Phillips)
Case nos. COZ15-0006 and RES15-0002
Part of the W1/2 of the NW1/4 of Section 18, Township 3 North, Range 66 West, 6th
P.M.
Water Division 1, Water District 2

Dear Ms. Aungst,

We have reviewed the materials received December 4, 2015 and December 8, 2015 regarding the above referenced application. The applicant is proposing a change of zone from the A (Agricultural) zone district to the E (Estates) zone district and a re-subdivision of Lot 3 Block 3 of Olinger Garden Tracts into two lots of 4 acres each.

Water Supply Demand

Estimated water requirements were not provided for this development.

Source of Water Supply

The proposed water source is the Central Weld County Water (District). A letter from the District dated April 22, 2015 was included in the referral material. That letter notes that water service can be made available provided all requirements of the District, Northern Colorado Water Conservancy District and the Bureau of Reclamation are satisfied. We do not know if the applicant has met these requirements.

The District provided information about their water supplies in June of 2012. They primarily rely on Colorado-Big Thompson (C-BT) water to supply retail water customers. As of June 2012 the District owned 5,370 C-BT units. The yield of C-BT units varies from year to year based on conditions and storage. The dry year quota applied for District firm yield planning is 0.6, resulting in a water yield of 3,222 acre-feet per year. In most years, the District's water yield greatly exceeds the firm yield. In addition, the District continues to develop additional water supplies, including participating in the Northern Integrated Supply Project (NISP).

Water demands for the District's retail consumers have been around 3,900 acre-feet per year for the last few years. Although, average water demand exceeds the firm yield water supply



of the District, the District has adopted a Water Shortage Contingency Plan (Plan) to reduce demand in dry years or under system emergency conditions. For instance, the District initiates Stage 1 of the Plan under various circumstances, including when the C-BT quota is less than 0.7. When Stage 1 is triggered, voluntary reductions in water usage are expected to reduce demand by 10 percent. The Plan goes on to greater stages of conservation including mandatory water use restrictions intended to reduce demand by 30 percent or more. Based on this information the District supply is expected to be adequate given the District's adopted approach to maintain demand levels below the level of water supply available from year to year.

State Engineer's Office Opinion

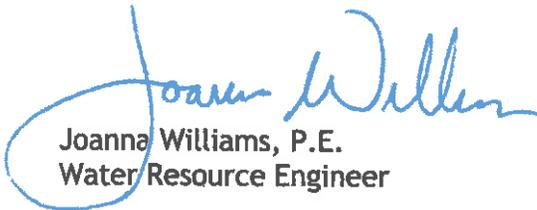
Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's office offers the opinion that with the District as the water supplier for the development, the proposed water supply can be provided without causing material injury to existing water rights and the supply is expected to be adequate.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

If you or the applicant has any questions regarding this matter, please contact Ioana Comaniciu of this office.

Sincerely,


Joanna Williams, P.E.
Water Resource Engineer

Cc: File for subdivision no. 23746
District file



CHANGE OF ZONE (Z) APPLICATION

FOR PLANNING DEPARTMENT USE RECEIPT/AMOUNT # _____ /\$ _____ APPLICATION RECEIVED BY <u>DA</u>	DATE RECEIVED: <u>11/23/15</u> CASE # ASSIGNED: _____ PLANNER ASSIGNED: <u>COZ15-0006</u>
--	---

Parcel Number 1211-18-0-01-015

(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 Lot 3, Olinger Subdivision of Garden Tracts, Section 18, Township 3 North, Range 66 West

Property Address (If Applicable) 15715 CR 25.5 Platteville CO 80651

Existing Zone District: Agricultural Proposed Zone District: Residential Total Acreage: 7.974 Proposed #/Lots: 2

Average Lot Size: 4 acres Minimum Lot Size: 4 acres Proposed Subdivision Name: didn't change Phillips through county subdivision

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

Name: Mark and Jennifer Phillips
 Work Phone # 720-281-4376 Home Phone # 970-208-6540 Email Address hrpgapjmr@gmail.com
 Address: PO Box 1014
 City/State/Zip Code Platteville CO 80651

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

Name: Same
 Work Phone # _____ Home Phone # _____ Email Address _____
 Address: _____
 City/State/Zip Code _____

UTILITIES: Water: Central Weld County Water District
 Sewer: septic
 Gas: atmos
 Electric: Xcel
 Phone: - cell phone - Verizon

DISTRICTS: School: RE-1
 Fire: Platteville Gilcrest Fire Protection Dist.
 Post Office: Platteville

I (We), the undersigned, hereby request hearings before the Weld County Planning Commission and the Weld County Board of County Commissioners concerning the proposed Change of Zone for the following described unincorporated area of Weld County, Colorado:

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.

Mark Phillips 11/10/15
 Signature: Owner or Authorized Agent Date
 Mark Phillips

Jennifer M Phillips 11/10/15
 Signature: Owner or Authorized Agent Date
 Jennifer M. Phillips

CHANGE OF ZONE QUESTIONNAIRE

1. How is the proposed rezoning consistent with the policies of the Weld County Code, Chapter 22? If the proposed rezoning is not consistent with the Comprehensive Plan, explain how the proposed rezoning will correct what the applicant perceives as faulty zoning, or how the proposed rezoning will fit with what the applicant perceives as the changing conditions in the area.

G.A. Goal 7. County land use regulations should protect the individual property owner's right to request a land use change.

2. How will the uses allowed by the proposed rezoning be compatible with the surrounding land uses? Include a description of existing land uses for all properties adjacent to the subject property.

Reducing the size of the lot from eight acres to two four-acre lots will make it easier to maintain both lots with residential character.

3. Will the property use a septic system or public sewer facilities?

Septic system.

4. Who will provide adequate water, including fire protection, to the property?

See attached Will Serve letter from Central Weld County Water District

Platteville Gilcrest Fire Protection District

5. Does the property have soils with moderate or severe limitations for construction? If yes, the applicant shall submit information which demonstrates that the limitations can be overcome.

*Property soils are Alluvial loam gravelly substratum.
Statement from NRCS has been attached.*

6. Is the road and/or highway facility providing access to the property(ies) adequate to meet the requirements of the proposed zone district? If not, the applicant shall supply information demonstrating the willingness and financial capacity to upgrade the road and highway facilities.

Yes

7. Is the change of zone located in a Flood Hazard Overlay District?

No

8. Is the change of zone area located in a Geological Hazard Overlay District?

No

9. Is the change of zone area located in the AP (Airport) Overlay District?

No



DEPARTMENT OF PLANNING SERVICES
Building Inspection Division
1555 North 17th Avenue
GREELEY, COLORADO 80631
(970) 353-6100, EXT.3540
FAX (970) 304-6498
pgregory@co.weld.co.us

ADDRESS VERIFICATION FORM

PROPERTY OWNER NAME & MAILING ADDRESS: **MARK & JENNIFER PHILLIPS**

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

PT NW4 SEC 18 , T 3 North, R 66 West of the 6TH PM, Weld County, Colorado,
LOT 3, BLOCK 3, OLINGER SUBDIVISION OF GARDEN TRACTS,
Weld County Assessor's Parcel 121118001015

****Approved by the Town of Platteville****

SITUS ADDRESS ASSIGNED: 15715 CR 25.5 (Also known as North Division Blvd)

THIS ADDRESS HAS BEEN ASSIGNED BASED ON: Weld County Code Section 2-13-10

Peggy Gregory
Building Technician

July 31, 2015
DATE

The address documented above has been issued to you upon your request by the Weld County Department of Planning Services. The issuance of this address shall not be interpreted or construed to mean:

1. You have the right to build a single-family dwelling on the assigned property.
2. That Weld County Public Works is under any obligation to maintain or remove snow from the road from which you access said property.
3. You have the right to access the property from another person's property.
4. That emergency vehicles will be able to access said property.
5. You have the right to access said property via a ditch or oil and gas road.
6. That this address will never change or be reissued.



Weld County Public Works Dept.
 1111 H Street
 P.O. Box 758
 Greeley, CO 80632
 Phone: (970)304-6496
 Fax: (970)304-6497

**ACCESS PERMIT
APPLICATION FORM**

Applicant

Name Mark and Jennifer Phillips
 Company _____
 Address PO Box 1014
 City Platteville State CO Zip 80651
 Business Phone _____
 Fax _____
 E-mail brpgeapj@msn.com

Property Owner (If different than Applicant)

Name _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____
 Fax _____
 E-mail _____

▲ = Existing Access Δ = Proposed Access

Parcel Location & Sketch

The access is on WCR 25.5
 Nearest Intersection: WCR 25.5 & WCR 32.5
 Distance from Intersection 1/4 mile
 Parcel Number 121118001015
 Section/Township/Range 18, 03N, 106W
 Is there an existing access to the property? YES NO
 Number of Existing Accesses One



Road Surface Type & Construction Information

Asphalt Gravel Treated Other _____
 Culvert Size & Type _____
 Materials used to construct Access _____
 Construction Start Date _____ Finish Date _____

CR 25.5 annexed to

Proposed Use

- Temporary (Tracking Pad Required)/ \$75
- Small Commercial or Oil & Gas/\$75
- Field (Agriculture Only)/Exempt
- Single Residential/\$75
- Large Commercial/\$150
- Industrial/\$150
- Subdivision/\$150

Platteville

Is this access associated with a Planning Process? No USR RE PUD Other _____

Required Attached Documents

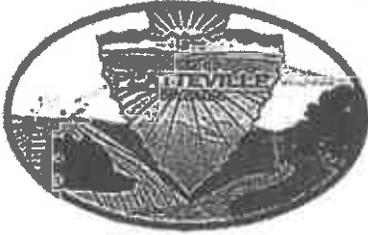
- Traffic Control Plan
- Certificate of Insurance
- Access Pictures (From the Left, Right, & into the access)

By accepting this permit, the undersigned Applicant, under penalty of perjury, verifies that they have received all pages of the permit application; they have read and understand all of the permit requirements and provisions set forth on all pages; that they have the authority to sign for and bind the Applicant, if the Applicant is a corporation or other entity; and that by virtue of their signature the Applicant is bound by and agrees to comply with all said permit requirements and provisions, all Weld County ordinances, and state laws regarding facilities construction.

Signature Mark Phillips Printed Name Jennifer Phillips Date 11/10/15

Approval or Denial will be issued in minimum of 5 days.
 Revised Date 6/29/10

Approved by _____



TOWN OF PLATTEVILLE

David Brand
Public Works Director
400 Grand Avenue
Platteville, Colorado 80651
970.785.2245 - 970.785.2476 (fax)
dbrand@plattevillegov.org

Weld County Planning and Building Department
1555 N 17th Ave
Greeley, CO 80631

RE: Mark & Jennifer Phillips, Lot 3, Block 3, Olinger Subdivision of Garden Tracts
Platteville, Colorado 80651

- To whom it may concern;
- The Town of Platteville will grant ingress and egress driveway access to the Town road known as CR 25 or North Division Blvd to Mark and Jennifer Phillips for the new residential home that they are proposing to build.
 - o Due to the classification of the Town road the Phillips will be allowed only one access point for the new residence.
 - o The Phillips will have to maintain any current drainage patterns for storm runoff which may include having a culvert(s) installed under the proposed driveway.
 - o A vehicle tracking pad may be required if the Town determines that an excessive amount of dirt and debris is tracked from the new dirt driveway onto the Town road.

If you have any questions or comments concerning this issue, please contact me at the numbers listed above. Thank you for your cooperation and assistance in this matter.

Sincerely,

David Brand

| |
| |

Weld County Treasurer Statement of Taxes Due

Account Number R0904301
Assessed To

Parcel 121118001015
ROYBAL JOB
15704 COUNTY ROAD 25
PLATTEVILLE, CO 80651-7566

Legal Description	Site Address				
OS PT W2NW4 18-3-66 L3 BLK3 OLINGER SUB OF GARDEN TR	15714 25 CR WELD 000000000				
Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2014	\$102.16	\$0.00	\$0.00	(\$102.16)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 07/17/2015					\$0.00

Tax Billed at 2014 Rates for Tax Area 2911 - 2911

Authority	Mill Levy	Amount	Values	Actual	Assessed
WELD COUNTY	15.8000000*	\$31.43	AG-FLOOD	\$6,860	\$1,990
SCHOOL DIST RE1	9.0690000	\$18.06	IRRIGATED LAND		
NORTHERN COLORADO WATER (NC)	1.0000000	\$1.99	Total	\$6,860	\$1,990
CENTRAL COLORADO WATER (CCW)	1.7370000	\$3.46			
CENTRAL COLORADO WATER SUBD	1.3090000	\$2.60			
CENTRAL COLO WATER WELL (CC)	9.0030000	\$17.93			
PLATTEVILLE-GILCREST FIRE	3.8030000	\$7.57			
AIMS JUNIOR COLLEGE	6.3330000	\$12.61			
HIGH PLAINS LIBRARY	3.2670000	\$6.51			
Taxes Billed 2014	51.3210000	\$102.16			

* Credit Levy

ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES.
CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER THE FOLLOWING DATES: PERSONAL PROPERTY AND MOBILE HOMES - AUGUST 1, REAL PROPERTY - AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK.

Weld County Treasurer • P.O. Box 458, Greeley CO 80632 • 1400 N 17th Ave, Greeley CO 80631 • (970) 353-3845 ext. 3290



- Legend**
- Parcels
 - Highway
 - County Boundary

Notes
Enter Map Description



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

OLINGER RESUBDIVISION OF GARDEN TRACTS
 LOT 3, BLOCK 3 OF OLINGER SUBDIVISION OF GARDEN TRACTS, WELD COUNTY CLERK AND RECORDER REC NO. 467601, REC'D AUGUST 5, 1925
 BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18,
 TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, PLATTEVILLE, COLORADO
 (15714 WELD COUNTY ROAD No. 25, PLATTEVILLE, CO 80651)
 (RESUBDIVISION PLAT)

RESUBDIVISION NOTES
 SET TO BE RECEIVED FROM COUNTY

- SURVEYOR'S NOTES**
- 1) All references to books, pages, maps and reception numbers are public documents on file at the Clerk and Recorder's Office of Weld County, State of Colorado unless stated otherwise.
 - 2) NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this plat within 90 days of the date of recording. If you do not commence any such action within 90 days, you shall be deemed to have accepted this plat as correct and you shall be bound by its terms. (13-60-103 C.R.S.). Also, Taylor & Duke, LLC and/or Scott L. Buschman warrant that the plat is a true and correct copy of the original plat as shown to the Clerk specifically shown herein or in our file by signed authorization. Acceptance and filing of this instrument for any purpose constitutes agreement by the filer to all terms herein.
 - 3) BASIS OF SURVEY: The bearing of SOUTH 00°11'00" EAST between the Northwest Corner Monument of Lot 3, Block 3 and the Southwest Corner Monument of Lot 5, Block 3.
 - 4) All known easements and/or rights-of-way, have been shown on this plat. The easements and/or rights-of-way are shown as they exist and are not to be used only in this section.

LEGAL DESCRIPTION

Lot 3, Block 3 of the Olinger Subdivision of Garden Tracts being part of the West Half, (N. 1/2) of the Northwest Quarter (NW 1/4) of Section 18, Township 3 North, Range 67 West of the 6th Principal Meridian, T3N, R66W, S18E, County of Weld, State of Colorado. Plat No. 467601, County of Weld, State of Colorado, August 15, 1925 (Reception No. 467601, County of Weld, State of Colorado).



OLINGER SUBDIVISION OF GARDEN TRACTS PLATTEVILLE, WELD COUNTY, COLORADO.

SCALE 1/8" = 200'

BEING A SUBDIVISION OF THE W 1/2 OF NW 1/4 OF SEC 18, AND A
PORTION OF W 1/2 OF SW 1/4 SEC 18, T3N, R66W, AND E 1/2
OF SE 1/4 SEC 13, T3N, R67W, OF 6TH P.M.

BEING ALLIED BY THESE PRESENTS: THAT ONE W. OLINGER
(1887) a corporation organized and existing under the laws of the State of Colorado, and the Olinger Subdivision of Garden Tracts, as created by its Secretary under the authority of the laws of the State of Colorado, has this day, to-wit: the 12th day of July, 1922, approved and consented to the following plat of the Olinger Subdivision of Garden Tracts, as created by its Secretary under the authority of the laws of the State of Colorado, to-wit: the 12th day of July, 1922, and the same is hereby approved and consented to by the Board of Directors of the Olinger Subdivision of Garden Tracts, as created by its Secretary under the authority of the laws of the State of Colorado, to-wit: the 12th day of July, 1922.



C. J. Fisher
Secretary

Lawrence
President



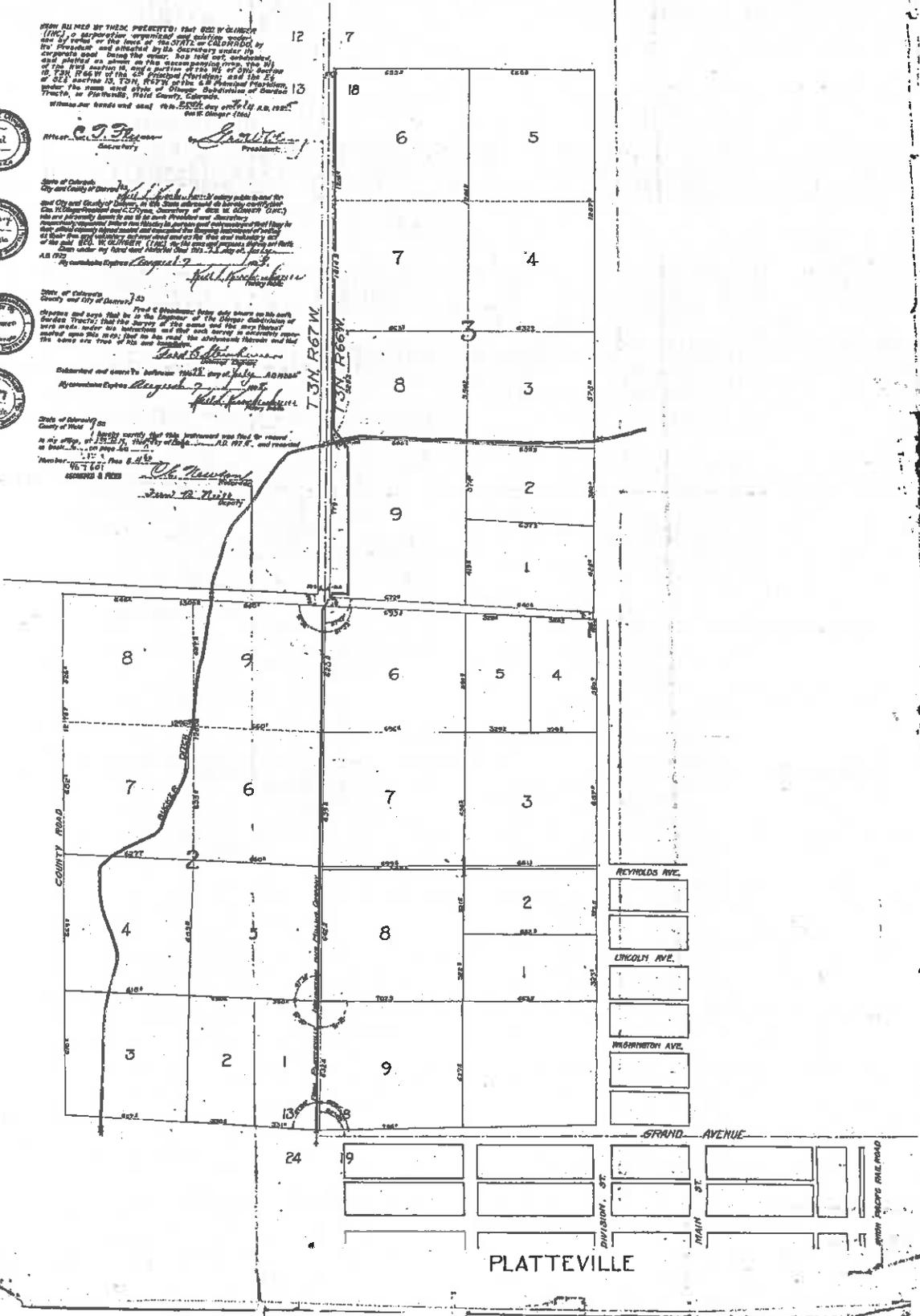
State of Colorado
City and County of Denver
I, *John B. Hill*, Mayor of the City and County of Denver, do hereby certify that the above plat of the Olinger Subdivision of Garden Tracts, as created by its Secretary under the authority of the laws of the State of Colorado, to-wit: the 12th day of July, 1922, and the same is hereby approved and consented to by the Board of Directors of the Olinger Subdivision of Garden Tracts, as created by its Secretary under the authority of the laws of the State of Colorado, to-wit: the 12th day of July, 1922.



State of Colorado
County of Adams
I, *John B. Hill*, Sheriff of the County of Adams, do hereby certify that the above plat of the Olinger Subdivision of Garden Tracts, as created by its Secretary under the authority of the laws of the State of Colorado, to-wit: the 12th day of July, 1922, and the same is hereby approved and consented to by the Board of Directors of the Olinger Subdivision of Garden Tracts, as created by its Secretary under the authority of the laws of the State of Colorado, to-wit: the 12th day of July, 1922.



State of Colorado
County of Weld
I, *John B. Hill*, Sheriff of the County of Weld, do hereby certify that the above plat of the Olinger Subdivision of Garden Tracts, as created by its Secretary under the authority of the laws of the State of Colorado, to-wit: the 12th day of July, 1922, and the same is hereby approved and consented to by the Board of Directors of the Olinger Subdivision of Garden Tracts, as created by its Secretary under the authority of the laws of the State of Colorado, to-wit: the 12th day of July, 1922.



PLATTEVILLE

THE COLORADO STATE ENGINEERING BOARD
REGISTERED PROFESSIONAL ENGINEER
1111 S. W. 10TH AVENUE, DENVER, COLORADO 80202

EASEMENTS FOR LOTS 3, 4 & 8, BLOCK 3, OLINGER SUBDIVISION

ALL OF LOT 3, PART OF LOT 4, ALL OF LOTS 5, 7 AND 8, BLOCK 3, OLINGER SUBDIVISION OF GARDEN TRACTS
PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 88 WEST
OF THE 6th PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO

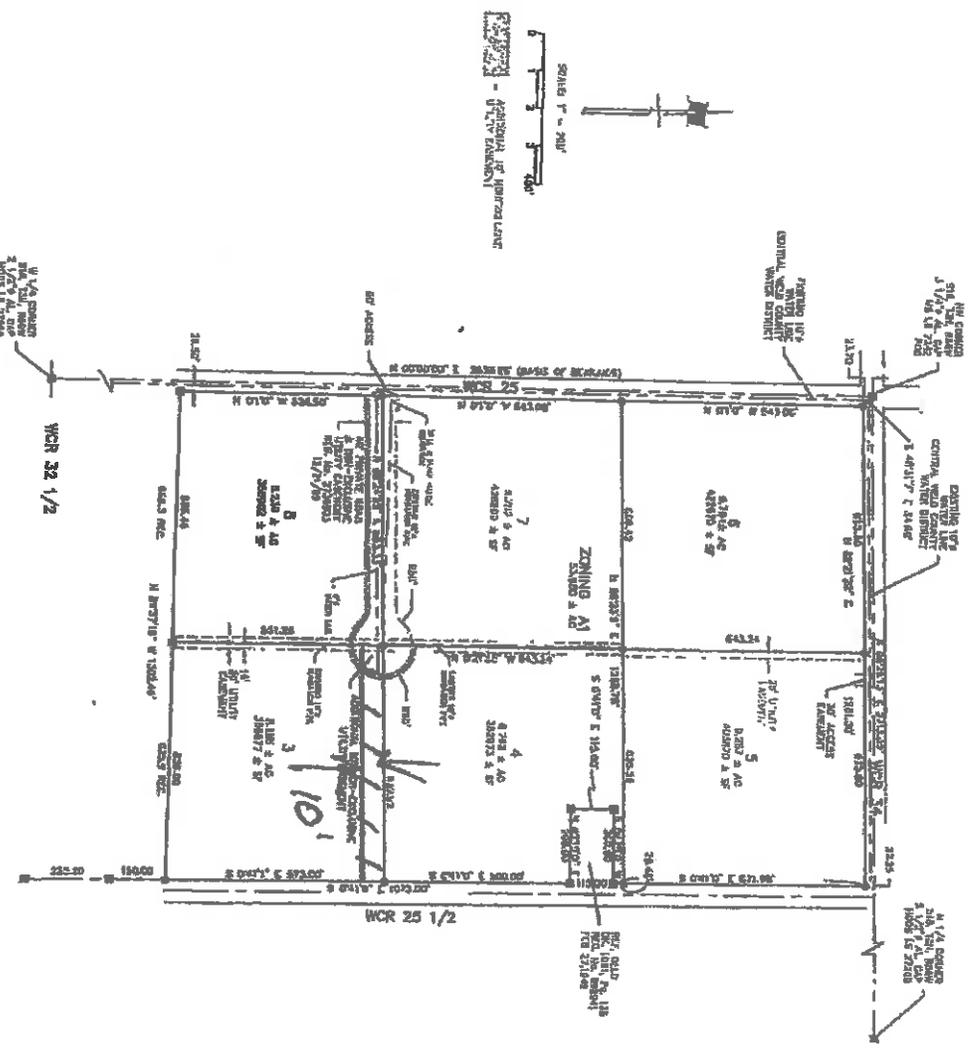


EXHIBIT A
1 of 1

APPROVED AND CERTIFIED TRUE AND CORRECT COPY OF THESE INSTRUMENTS FOR THE STATE OF COLORADO
BY THE CLERK OF THE DISTRICT COURT
JAMES H. [Signature]

APPROVED AND CERTIFIED TRUE AND CORRECT COPY OF THESE INSTRUMENTS FOR THE STATE OF COLORADO
BY THE CLERK OF THE DISTRICT COURT
JAMES H. [Signature]

THE STATE ENGINEERING BOARD HAS REVIEWED THESE INSTRUMENTS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING CODE OF ETHICS AND THE PROFESSIONAL ENGINEER ACT OF 1963.
BY THE BOARD
[Signature]

BY CONSULTATION ENGINEER
[Signature]

PSCo 10' EASEMENT
NOT TO SCALE

PSCo Doc 196420E

Notice

Pursuant to the zoning laws of the State of Colorado and the Weld County Code, a public hearing will be held before the Weld County Planning Commission and the Board of County Commissioners in the Hearing Room, Weld County Administration Building, 1150 O Street, Greeley, Colorado, at the times specified below.

The complete case file may be examined by calling the Department of Planning Services at (970) 353-6100 to make arrangements with the case planner, or at the office of the Clerk to the Board of County Commissioners, Weld County Administration Building, 1150 O Street, Greeley, Colorado 80631. E-Mail messages sent to an individual Commissioner may not be included in the case file. To ensure inclusion of your E-Mail correspondence into the case file **prior to the Planning Commission hearing, please call the Department of Planning Services to obtain the appropriate contact information. For inclusion of any correspondence prior to the Board of Commissioners hearing E-mail egesick@co.weld.co.us.**

If a court reporter is desired for either hearing, please advise the Department of Planning Services or the Clerk to the Board's Office, in writing, at least five days prior to the hearing. The cost of engaging a court reporter shall be borne by the requesting party. In accordance with the Americans with Disabilities Act, if special accommodations are required in order for you to participate in this hearing, please contact the Department of Planning Services at (970) 353-6100 Ext. 3519, or the Clerk to the Board's Office at (970) 336-7215, Ext. 4226, prior to the day of the hearing. All cases scheduled before the Planning Commission or Board of County Commissioners are subject to continuance, due to lack of quorum or otherwise. Contact the Department of Planning Services or the Clerk to the Board's Office at the numbers above, for hearing continuance information.

DOCKET #: 2016-27

PLANNING COMMISSION DATE: February 16, 2016

TIME: 12:30 p.m.

BOARD OF COMMISSIONERS DATE: March 9, 2016

TIME: 10:00 a.m.

CASE #: COZ15-0006

APPLICANT: MARK & JENNIFER PHILLIPS

PLANNER: DIANA AUNGST

REQUEST: CHANGE OF ZONE FROM THE A (AGRICULTURAL) ZONE DISTRICT TO THE E (ESTATE) ZONE DISTRICT.

LEGAL DESCRIPTION: LOT 3 BLOCK 3 OLINGER SUB OF GARDEN TR; PART W2NW4 SECTION 18, T3N, R66W OF THE 6TH P.M., WELD COUNTY, COLORADO.

LOCATION: WEST OF AND ADJACENT TO CR 25.5 AND APPROXIMATELY ONE-QUARTER MILE SOUTH OF CR 34. (See Legal Description for precise location.)

SIZE: 8 acres, more or less.

DATED: January 28, 2016

PUBLISHED: February 2, 2016, in the Greeley Tribune



DEPARTMENT OF PLANNING SERVICES
1555 N 17th AVE
GREELEY, CO 80631
PHONE: (970) 353-6100 EXT. 3540
FAX: (970) 304-6498

January 18, 2016

NOTICE TO REFERRAL AGENCIES

CASE NUMBER: COZ15-0006

There will be a Public Hearing before the Weld County Planning Commission on Tuesday, February 16, 2016 at 12:30 p.m. A subsequent hearing will be held on March 9, 2016 at 10:00 a.m. with the Board of County Commissioners. Both hearings will be held in the Hearing Room, Weld County Administration Building, 1150 O Street, Greeley, Colorado, 80631.

NAME: Mark & Jennifer Phillips

FOR: CHANGE OF ZONE FROM THE A (AGRICULTURAL) ZONE DISTRICT TO THE E (ESTATE) ZONE DISTRICT

LEGAL DESCRIPTION: PART W2NW4 SECTION 18, T3N, R66W LOT 3 BLOCK 3 OLINGER SUB OF GARDEN TR of the 6th P.M., Weld County, Colorado.

LOCATION: West of and adjacent to CR 25.5 and approximately 0.25 mileS south of CR 34



DEPARTMENT OF PLANNING SERVICES
1555 N 17th AVE
GREELEY, CO 80631
WEBSITE: www.co.weld.co.us
E-MAIL: daungst@co.weld.co.us
PHONE: (970) 353-6100, Ext. 3524
FAX: (970) 304-6498

January 18, 2016

PHILLIPS MARK & JENNIFER
PO BOX 1014
PLATTEVILLE, CO 806511014

Subject: COZ15-0006 - CHANGE OF ZONE FROM THE A (AGRICULTURAL) ZONE DISTRICT TO THE E (ESTATE) ZONE DISTRICT

On parcel(s) of land described as:
PART W2NW4 SECTION 18, T3N, R66W LOT 3 BLOCK 3 OLINGER SUB OF GARDEN TR of the 6th P.M., Weld County, Colorado.

Dear Applicants:

I have scheduled a meeting with the Weld County Planning Commission on February 16, 2016, at 12:30 p.m. A subsequent hearing with the Board of County Commissioners will be held on March 9, 2016 at 10:00 a.m. Both hearings will be held in the Hearing Room, Weld County Administration Building, 1150 O Street, Greeley, Colorado. It is recommended that you and/or a representative be in attendance to answer any questions the Planning Commission members or Board of County Commissioners may have.

Colorado Revised Statute, C.R.S.24-65.5-103 (adopted as part of H.B.01-1088) requires notification of all mineral estate owners 30 days prior to any public hearing. The applicant needs to provide the Weld County Planning Department with written certification indicating the above requirement has been met.

A representative from the Department of Planning Services will be out to the property a minimum of ten days prior to the hearing to post a sign adjacent to and visible from a publicly maintained road right-of-way which identifies the hearing time, date, and location. In the event the property is not adjacent to a publicly maintained road right-of-way, one sign will be posted in the most prominent place on the property and a second sign posted at the point at which the driveway (access drive) intersects a publicly maintained road right-of-way.

The Department of Planning Services' staff will make a recommendation concerning this application to the Weld County Planning Commission and will be included in the staff report one week prior to the scheduled Planning Commission hearing. You may view the staff report at www.weldcountypanningcases.org

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

Respectfully,

Diana Aungst
Planner

Digitally signed by Kristine Ranslem
Reason: I am the author of this document
Date: 2016.01.18 11:49:44 -07'00'