

PRE APPLICATION REVIEW REQUEST

- The first meeting with the County's Development Review Team is a Pre-Application review meeting. Anyone with a development idea can schedule a Pre-Application review meeting to get feedback on their idea. Pre-Application meetings are free and are meant to assist property owners and applicants in understanding what is required during development review.
- At the Pre-Application meeting, members of various departments will offer comments on the development proposal. Based on the input from the meeting explaining the requirements for the proposed project, the applicant can then decide if they would like to move forward with a formal Land Use application.
- Pre-Application reviews are typically held Thursdays and Fridays of any given week at the Planning Department offices at the address at the bottom of this form. Submit the Pre-Application review request form, questionnaire, and map to the planning department. A planner will contact the applicant and set up a date and time for the Pre-Application meeting.
- The application can be submitted through our Citizen Portal at <https://accela-aca.co.weld.co.us/citizenaccess/>, mailed, emailed (mmartin@weldgov.com), faxed or dropped off at the Planning Department.
- The week following the Pre-Application meeting, the applicant will receive meeting minutes summarizing the requirements that are specific to the project discussed during the meeting. The comments, from the meeting minutes, assist you in preparing the detailed components of your formal Land Use application.
- Planning Services serves as the coordinating department. Every development proposal application is assigned a planner who serves as the primary point of contact for the project.

Office Use Only	
Case Number:	
Planner:	

Contact Information:

Name	Jeffrey W. Couch		
Phone	(970) 231-9937	Fax	NA
Email	jeffcouch7@comcast.net		
Address	3468 Shallow Pond Drive Fort Collins, Colorado 80528		
Project Description	Replat Tract "A" into two lots and Rezone Parcel from Agriculture to Estate		

Property Information:

Section-Township - Range	North Half of Section 27, T5N, R66W, 6th PM	Zoning	Agriculture
Parcel Number	095927107005	Acreage	10.472 Acres
Site Address	5300 Kiowa Drive	Water Source	City of Evans
Legal Description	Tract "A", Arrowhead Subdivision, Fourth Fliling	Sewer/Septic	Septic
Owner Name	Jacob W. Owen and Laura A. Owen		

Is this property currently in violation? Yes No Case Number _____

Preferred date and time for meeting (Thursday or Friday): _____ Friday

- To view the Weld County Code, please go to www.co.weld.co.us
- To view the Weld County Property Portal, please go to <http://www.co.weld.co.us/maps/propertyinformation/>
- To view other Weld County Planning Cases, please go to <https://accela-aca.co.weld.co.us/citizenaccess/>
- Property Information for the application below can be found on the Weld County Assessor website at <http://www.co.weld.co.us/maps/propertyinformation/>

PRE APPLICATION REVIEW REQUEST

QUESTIONNAIRE:

Answer the following questions on a separate sheet. If a question does not pertain to your use, please respond with "not applicable".

Planning Questions: Planner on Call 970-353-6100 ext. 3540

1. Explain, in detail, the proposed use of the property.
2. What are the hours and days of operation? (e.g. Monday thru Friday 8am to 5pm.)
3. List the number of full time and part time employees proposed to work at this site.
4. If shift work is proposed include the number of employees per shift.
5. List the number of people who will use this site. Include contractors, truck drivers, customers, volunteers, etc.
6. If this is a dairy, livestock confinement operation, kennel, etc., List the number and type of animals.
7. Describe the type of lot surface and the square footage of each type. (e.g. asphalt, gravel, landscaping, dirt, grass, buildings)

Engineering Questions: 970-353-6100 ext. 3540

1. How many roundtrips/day are expected for each vehicle type: Passenger Cars/Pickups, Tandem Trucks, Semi-Truck/Trailer/RV (Roundtrip = 1 trip in and 1 trip out of site)
2. Describe the expected travel routes for site traffic.
3. Describe the travel distribution along the routes (e.g. 50% of traffic will come from the north, 20% from the south, 30% from the east, etc.)
4. Describe the time of day that you expect the highest traffic volumes from above.
5. Describe the existing and proposed (if applicable) direction the water flows within the property.
6. Is there a low spot on the site where water accumulates?

Environmental Health Questions: 970-304-6420 ext. 2702

1. What is the drinking water source on the property? If utilizing a drinking water well include the well permit number.
2. What type of sewage disposal system is on the property? If utilizing an existing septic system provide the septic permit number.
1. If storage or warehousing is proposed, what type of items will be stored?

Building Questions: Inspector on Call 970-353-6100 ext. 3540

1. List the type, size (sq ft), and number of existing and proposed structures.
2. Will the existing structures be used for this USR?
3. List the proposed uses of each structure.

MAP:

Show and label the following items:

1. Existing and proposed structures, sizes and uses
2. Existing and proposed parking with dimensions
3. Nearest Public Roads
4. Proposed and Existing Access points
5. Property boundary(s)

Development Review Staff are available to assist the applicant's through this process. For questions, please visit us or call The Department of Planning Services at (970) 353-6100.

Arrowhead Subdivision - Fourth Filing
Tract "A"
Questionnaire Responses
March 17, 2016

Planning Questions

1. Explain the proposed use.

Tract "A" is a vacant 10.472 acre parcel currently zoned Agricultural. The intent of this proposed project is to rezone the parcel from an Agricultural Zone (A) to an Estate Zone (E) and split the existing single parcel into two estate lots for the purpose of constructing two residential structures. The residential structures being proposed would be compatible with the surrounding uses and character of the adjacent subdivision

Both proposed building sites are adjacent to existing paved roadway improvements, water services, gas, electric and communication improvements which make the development of residential structures at this location especially attractive.

2. Hours of operation.

This project does not include commercial or industrial components which means that no employee or general business activity of any kind is not being proposed with this project.. The project will be entirely single family residential with proposed impacts identical to the existing activity ongoing within the adjacent subdivision.

3. Summary of employees.

See the answer to question number 2.

4. Shift work.

See the answer to question number 2.

5. Number of proposed workers.

See the answer to question number 2.

6. Agricultural component.

There is not a commercial or agricultural component included with this project.

7. Summary of lot surfaces.

Each estate lot will provide for one building site for a single family residential structure. These structures will have typical residential footprints allowing for a house, garage, small outbuildings, driveway and pedestrian access.. The proposed site improvements will occupy approximately 0.25 to 0.50 acres. The remaining acreage will be covered with native grasses.

Engineering Questions

1. Expected trips.

It is anticipated that each residence will create seven round trips per day. One residential unit will access the existing and paved Kiowa Drive roadway and the other residential unit will access the existing and paved Pawnee Drive which distributes the total traffic trips to two separate locations. Passenger cars, pick-ups, and a minor volume of small trucks will represent the type of vehicles creating these trips; similar to other estate residential developments.

2. Site travel routes.

Traffic within the subdivision will be restricted to the existing interior roadways developed as part of the Arrowhead Subdivision – Fourth Filing which connects with 37th Street. .

3. Travel distribution.

It is anticipated that 50% of the generated trips will proceed along Kiowa Drive and 50% of the generated trips will proceed along Pawnee Drive.

4. Time of highest volumes.

It is anticipated that the highest traffic volumes generated by this project will be created at morning and afternoon peak commuting times. Peak hourly traffic volume should not exceed one or two vehicles at each proposed residential site.

5. Direction of water flow.

The direction of storm water flow is to the north into Ashcroft Draw a historic regional drainage channel. Attached are several maps showing the flood zones and boundaries for this area. The location, design and grading of the proposed residential structure will allow for upstream runoff from the existing subdivision to also discharge into Ashcroft Draw

6. Low spot.

The property being developed drains entirely to the north towards Ashcroft Draw. The low spot of topography in this area is the channel bottom of Ashcroft Draw, which is the drainage outfall for this entire area.

Environmental Health Questions

1. Water source.

Water for domestic and fire uses will be provided by the City of Evans via existing water transmission lines installed as part of Arrowhead Subdivision – Fourth Filing..

2. Sewage disposal.

It is anticipated that individual sewage disposal systems (I.S.D.S.) will be utilized for this project similar to the disposal method allowed for the adjacent subdivision.

3. Storage or warehousing.

Storage or warehousing improvements are not proposed as a part of this project.

Building Questions

1. Structure Information.

There are not any existing structures currently located on this property. The proposed structures will be constructed on-site and similar in size or larger than adjacent residential improvements.

2. USR structures.

There are not any existing structures currently located on this property.

3. Proposed structure uses.

All proposed structures will be residential buildings similar to structures located in adjacent subdivisions.

Attachments

- 1. Pre-Application Review Request Application**
- 2. Questionnaire Responses (March 17, 2016)**
- 3. Warranty Deed (Owen)**
- 4. Land Survey Plat (Thomas)**
- 5. Preliminary Site Plan (Wernsman)**
- 6. FEMA – LOMA Information (3sheets)**
- 7. Weld County Flood Information on an Aerial Base**
- 8. Weld County Tract “A” Flood Information**

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 or 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.

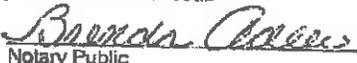
IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.


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.

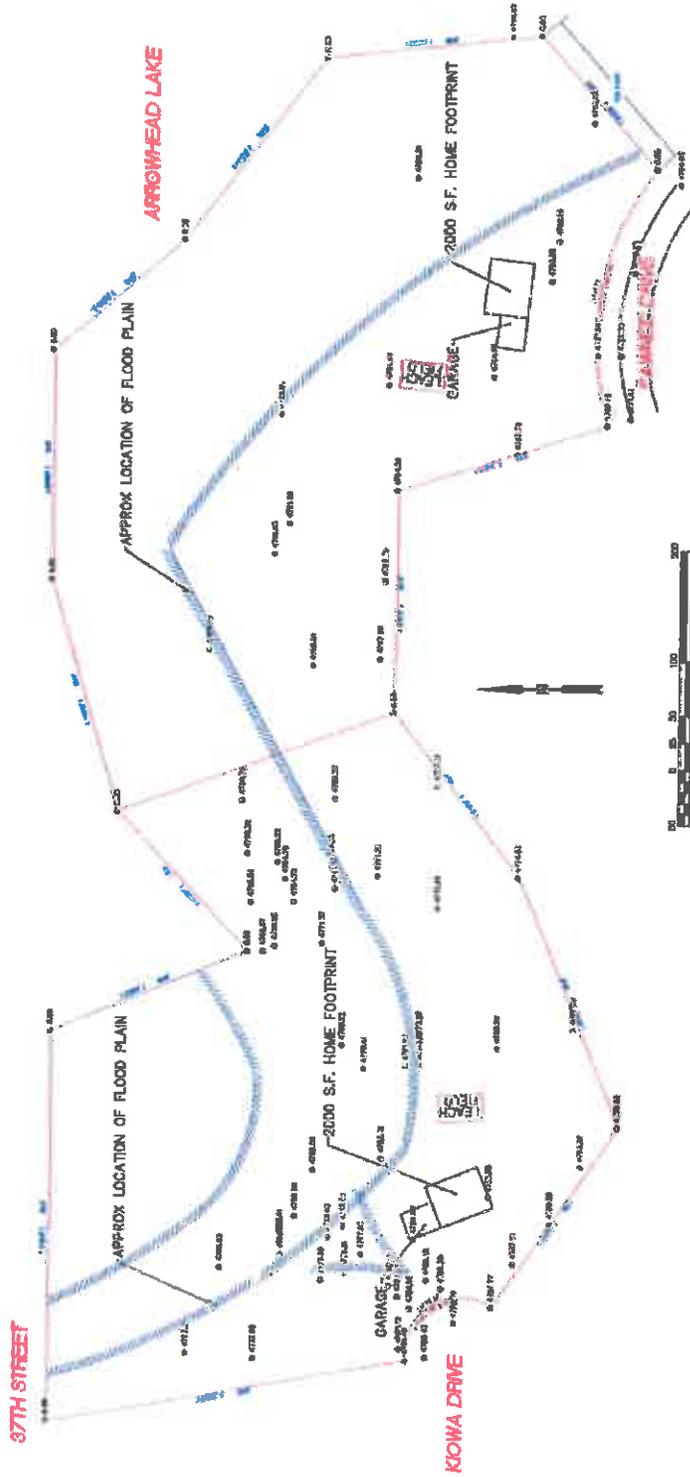
Signature: 

Notary Public

My Commission expires: ~~July 9, 2019~~
3.24-18

BRENDA AULCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984004261
My Commission Expires Mar 24 2014

Elmer Lundvall Tract "A" Preliminary Site Plan



PROJECT SURVEYOR
 THOMAS LAND SURVEYING, LLC
 2619 WEST 11TH STREET RD, SUITE 24
 GREELEY, COLORADO, 80634
 TELEPHONE: (970) 304-0984

228488 JOB
 ELMER LUNDVALL
 P.O. BOX 808
 GREELEY CO 80634



ELMER LUNDVALL
 PRELIMINARY SITE PLAN
 WEST 11TH STREET
 GREELEY CO

THOMAS LAND SURVEYING
 2619 WEST 11TH STREET
 GREELEY CO 80634
 (970) 304-0984

12
P.O. BOX
2619 WEST 11TH STREET
GREELEY, CO 80634
THOMAS LAND SURVEYING, LLC



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	WELD COUNTY, COLORADO (Unincorporated Areas)	A portion of Tract A , Arrowhead Fourth Filing, as shown on the Plat recorded as File No. 1297, Reception No. 1596868, in Book 13, Page 100, in the Office of the County Clerk and Recorder, Weld County, Colorado The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 080266	
AFFECTED MAP PANEL	NUMBER: 0802660619C	
	DATE: 9/28/1982	
FLOODING SOURCE: ARROWHEAD RESERVOIR; ASHCROFT DRAW		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.377, -104.765 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
Tract A	--	Arrowhead Fourth Filing	--	Portion of Property	C	--	--	4765.9 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the most southwest corner of said Tract A, Arrowhead Fourth Filing, said corner also being the northwest corner of Lot 3, Block 8 of Arrowhead Fourth Filing, and considering the most South westerly line of Tract A to bear North 55°46'33" West with all bearings herein relative thereto; thence North 55°46'33" West a distance of 199.38 feet; thence along a curve to the left having a radius of 50.00 feet, a long chord bearing North 11°13' 45" West a distance of 71.36 feet and an arc length of 79.46 feet; thence North 77°24'53" East a distance of 183.81 feet; thence North 84°09'25" East a distance of 89.89 feet; thence North 59°18'01" East a distance of 41.65 feet; thence North 48°02'28" East a distance of 50.14 feet; thence South 34°48'50" East a distance of 57.98 feet; thence North 72°48' 27" East a distance of 108.24 feet; thence South 51°18'11" East a distance of 100.93 feet to a point being the northwest corner of Lot 1, Block 8, of said Arrowhead Fourth Filing; thence South 52°05'43" West a distance of 189.37 feet to a point being the northwest corner of Lot 2, Block 8, of said Arrowhead Fourth Filing; thence South 68°18'55 West a distance of 246.46 feet to the POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.


Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

REVALIDATED LETTERS OF MAP CHANGE FOR WELD COUNTY, CO
Case No: 07-08-0009V **Community No.: 080266**

January 21, 2016

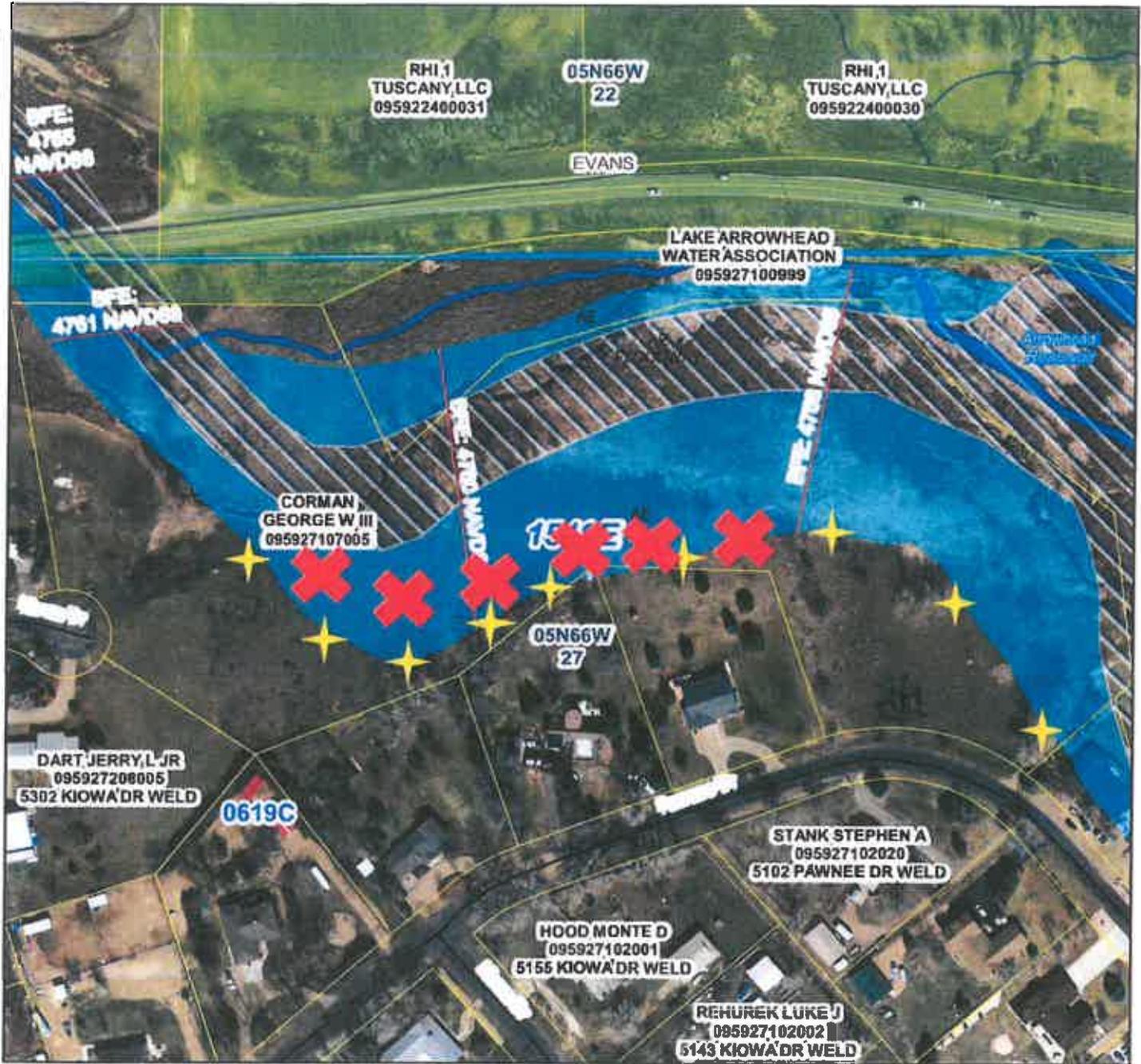
<u>Case No.</u>	<u>Date Issued</u>	<u>Identifier</u>	<u>Map Panel No.</u>	<u>Zone</u>
16-08-0216A	12/30/2015	ARROWHEAD FOURTH FILING, TRACT A -- KIOWA DRIVE	08123C1519E	X



Possible location for stakes showing current flood plain edge



Areas for be removed from flood plain delineation



10/7/2015

Flood zone definitions:

- A - Approximate no Base Flood Elevations
- AE - Base Flood Elevations determined
- Floodway - High Risk - "No Rise" Certification Required
- AH - Shallow flooding- ponding 1-3 feet
- AO - Sheetflow 1-3 feet

Contact Diana Aungst for more information at 970-353-6100 x 3524 or daungst@weldgov.com.

Scale: 1 inch = 166 feet

Disclaimer: The data on this map is subject to change. Weld County makes no guarantee, either expressed or implied, as to the accuracy and accepts no liability rising from any incorrect information.

Legend

2-9-15 PREL DFIRM

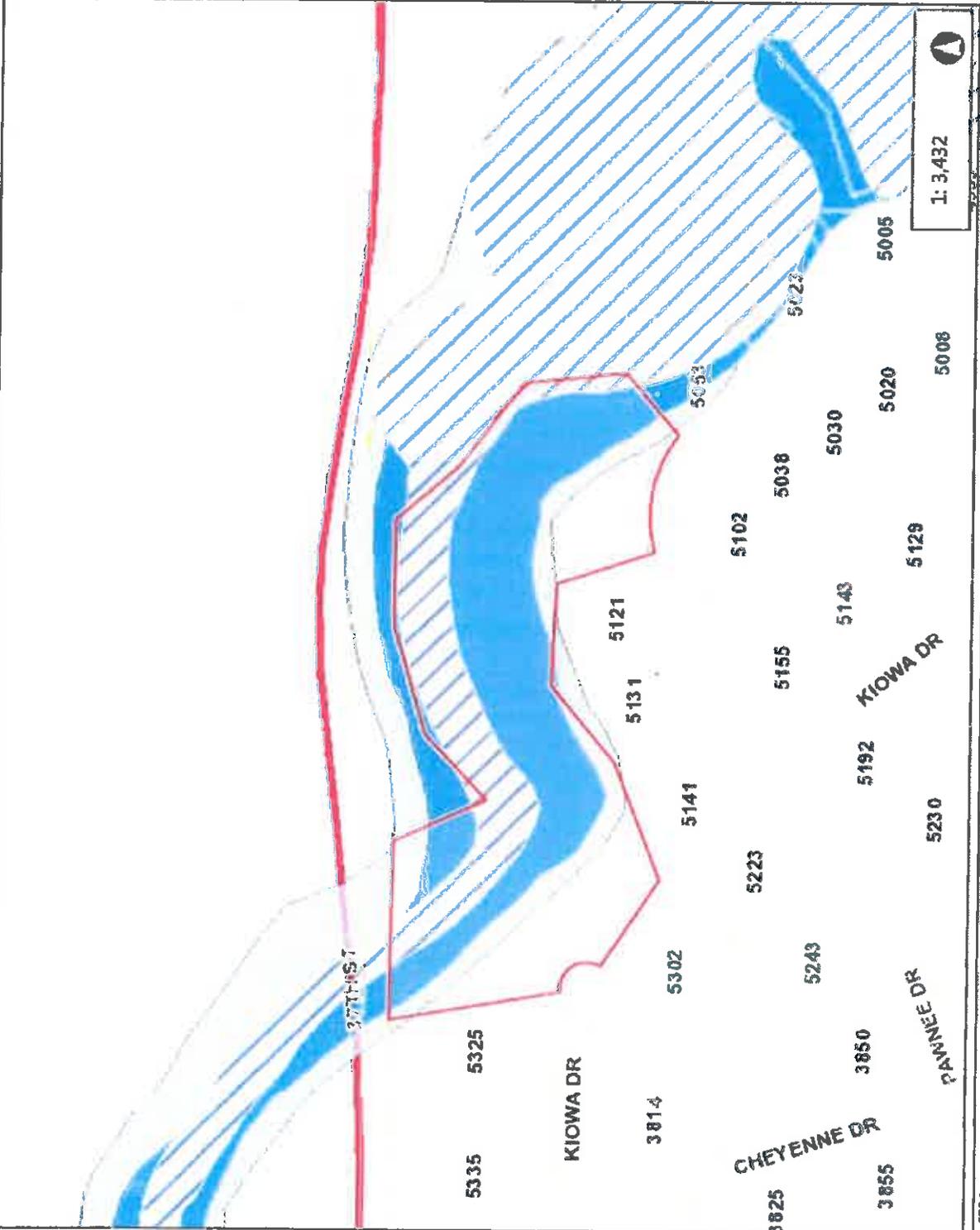
- 100 Year Zone A
- 100 year Zone AE
- 100 Year Floodway
- 100 Year Zone AH
- 100 Year Zone AO



WELD COUNTY GIS



Tract A 4th Filing Arrowhead



1: 3,432



572.1 Feet

286.04

0

572.1

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

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

Notes

Tract A 4th Filing Arrowhead - Weld County GIS Record_Flood Zones

Legend

- Parcels
- County Boundary
- Floodplain - Preliminary DFIRA
 - 500 Year
 - 100 Year Zone A
 - 100 Year Zone AE
 - 100 Year Floodway
 - 100 Year Zone AH
 - 100 Year Zone AD
- Not-Built Alignments
- Functional Classification
 - Collector
 - Arterial