



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 DR
FT COLLINS CO 80528

Subject: COZ16-0003 - Change of Zone from the A (Agricultural) Zone District to the E (Estate) Zone District. This case is being processed in conjunction with RES16-0001.

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
LaSalle at Phone Number 970-284-6931
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 07:39:35 -06'00'

CHANGE OF ZONE (Z) 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.co

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 # 99700 231-9937 Home Phone # (970) 201-1970 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: Privat Septic System
Gas: Atmos Energy
Electric: Xcel Energy
Phone: CenturyLink

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

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.

Jeffrey W. Couch
Signature: Owner or Authorized Agent Date

Jacob W Owen Laura A Owen 01/27/16
Signature: Owner or Authorized Agent Date



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FAX: (970) 304-6498

AUTHORIZATION FORM

I Jeffrey W. Couch represent Jacob and Laura Owen for the property
(Agent/Applicant) (Owner)
located at 5300 Kiowa Drive

LEGAL DESCRIPTION: SEC 27 TWN 5N RNG 66W

SUBDIVISION NAME: Tract A Arrowhead 4th Filing LOT A BLK -

I can be contacted at the following Home 970-207-1970
Work 970-231-9377
Email: jeffcouch7@comcast.net

The property owner can be contacted at the following Home 970-613-1966
Work 970-391-0184
Email: jacobandlauraowen@gmail.com

Correspondence emailed to: Agent/Applicant
(Check one) Property Owner

DATE 4-28-16

OWNER'S SIGNATURE Jacob Owen Laura Owen

CHANGE OF ZONE/REZONING 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.
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.
3. Will the property use a septic system or public sewer facilities?
4. Who will provide adequate water, including fire protection, to the property?
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.
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 capability to upgrade the road and highway facilities.
7. Is the change of zone area located in a Flood Hazard Overlay District?
8. Is the change of zone area located in a Geologic Hazard Overlay District?
9. Is the change of zone area located in the AP (Airport) Overlay District?

Owen Estates
Change of Zone / Rezoning Questionnaire
June 28, 2016

1. The owners of Owen Estates, which is legally described as Tract A of the Arrowhead Subdivision 4th Filing, are requesting a change from the existing Agricultural (A) Zone to an Estate (E) Zone. The original Agricultural (A) Zone was created in the sixties when this area was developed as a residential subdivision. The 10.47 acre parcel remained undeveloped and unmaintained throughout its history. The owners are proposing; along with the conversion to an Estate (E) Zone, that two residential parcels be created. Each parcel would be slightly larger than five acres.

Tract A is too small to provide any meaningful agricultural use, and the conversion to two large residential tracts will provide a higher, more valuable and extremely compatible use adjacent to the existing residential development. Required infrastructure, which was constructed as part of the initial development in the sixties, is available adjacent to the proposed tracts with the capacity to serve the property being rezoned.

2. The proposed rezoning is being completed to allow for the construction of two residential structures on lots that are larger than five acres. Existing development surrounding three sides of Tract A is comprised of single family residential structures located on tracts averaging just over two and one-half acres.
3. The proposed residential structure would each use private septic systems to address the need for wastewater disposal. A report titled "Percolation Test Results and Septic System Recommendations" has been completed for both proposed tracts. These reports were prepared by CDS Engineering Corporation and are included as part of the Change of Zone submittal materials.
4. Water for the proposed development will be provided by the City of Evans, Colorado. An existing water distribution system providing both domestic and fire flows is existing and adjacent to the property. Two water taps identified as tap numbers 16-A and 17-A have been purchased for the two proposed tracts from the City of Evans. A copy of each pre-paid tap certificate is included as part of the Change of Zone submittal materials.
5. A geotechnical investigation was completed for this property by CDS Engineering Corporation. No moderate or severe limitations were identified as part of this report. A copy of the report is included as part of the Change of Zone submittal materials.
6. Both proposed tracts are adjacent to existing paved residential streets. No public improvements are proposed for this project and access to the existing street for each tract is to be provided by a single, paved residential driveway.
7. Portions of the existing parcel are located within a FEMA designated Flood Hazard Overlay District. These areas are shown on the Change of Zone Map. Proposed residential structures are proposed to be located in areas outside of the hazard areas.
8. The Change of Zone area for this project is located outside of any Geological Hazard Overlay Districts.
9. The Change of Zone area for this project is located outside of any Airport (AP) Overlay Districts.

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. 4096067 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

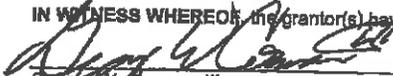
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s),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

