



Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
970.532.2643

TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL

807 Mountain Avenue

THURSDAY, April 25, 2019

7:00 P.M.

1. Call to Order

2. Roll Call

Scott Banzhaf, Chair
Sean Murphy
Patrick Dillon
Jeff Butler

Jan Dowker, Vice Chair
Kelsey Byron, Secretary
Richard Shepard

All matters listed under Item 3, Consent Agenda, are considered to be routine by the Planning Commission and will be enacted with a single vote. If discussion is deemed necessary on an item, that item should be removed from the consent Agenda and considered separately.

3. Consent Agenda:

a. Minutes from the meeting of March 28, 2019

4. Public Hearing: The Village at Rose Farm, Preliminary Plat application for 69 dwelling units on 8.67 acres, Todd Gabriel/G2 applicant, Lee Martin Landmark Engineering agent.

5. Reports.

6. Adjourn.

If you require a special accommodation, please contact the Town Clerk 24 hours in advance at (970) 532-2643.

1. **Call to Order** – The Planning Commission convened a regular meeting on March 28, 2019. Secretary Byron called the meeting to order at 7:00 p.m.
2. **Roll Call** – Members Present: Kelsey Byron, Patrick Dillon, Sean Murphy, and Dick Shepard. Jeff Butler arrived at 7:10.
Members Absent: Scott Banzhaf and Jan Dowker
Staff Present: Curt Freese and Jill Wilson.
3. **Consent Agenda** – Minutes from meeting of February 28, 2019. Motion to approve by Commissioner Murphy. Seconded by Commissioner Shepard. With all in favor, THE MOTION CARRIED.
4. **Heron Lakes 10th Filing Rezone and Preliminary Plat/ Heron Lakes 11th Filing Preliminary Plat** -
Mr. Freese presented the agenda item, which was a request to rezone seven previously zoned areas in the Heron Lakes 10th Filing. The primary purpose of the zoning map amendments was to correct platting issues and rezone seven areas as follows:
AREA 1: AG (Agriculture) to R-2 (Limited multi-family): 9,920 square feet or 0.228 acres more or less
AREA 2: AG (Agriculture) to R2 (Limited multi-family): 117 square feet or 0.003 acres more or less;
AREA 3: AG (Agriculture) to R-3 (Multi-family): 46,513 square feet or 1.068 acres more or less.
AREA 4: R2 (Limited multi-family) to R3 (Multi-family): 197,972 square feet or 4.545 acres more or less.
AREA 5: R2 (Limited multi-family) to AG (Agriculture): 1,436 square feet or 0.033 acres more or less.
AREA 6: R2 (Limited multi-family) to AG (Agriculture): 42,441 square feet or 0.974 acres more or less.
AREA 7: R2 (Limited multi-family) to AG (Agriculture): 2,104 square feet or 0.048 acres more or less.

He explained that the majority of the seven rezoning requests were to transfer small areas either from the golf course into lots to provide more depth for the lots or to transfer areas zoned residential back to the golf course.

He also explained that the request included a Preliminary Plat for Heron Lakes Tenth Filing to create 29 single family patio home lots over 114.9 acres along Heron Lakes Parkway, and a Preliminary Plat for Heron Lakes 11th Filing to create 59 lots (28 single family attached/townhouses, 30 single-family estate lots) on 20.47 acres.

Jim Birdsall, Heron Lakes Investments, explained the layout of the Heron Lakes 10th and 11th filings. He also explained the reasoning behind the rezoning requests and noted their locations. He mentioned the history of the Heron Lakes overall project.

Commissioner Dillon asked what schools would serve the homes in the area.

Mr. Birdsall stated that he believed it would be schools located in Loveland.

Commissioner Dillon mentioned having sidewalk connections for the future developments to allow easier travel for school children, etc..

Commissioner Murphy thanked the applicant for being proactive in cleaning up the rezoning lot lines. He mentioned the landscaping, specifically the trees selected, and suggested more tree diversity.

Mr. Freese stated that there would be a final landscape submitted during the Final Plat stage.

Mr. Birdsall stated that they would re-examine the landscape plan. He also mentioned that there would be wayfinding signage for the entire project.

Commissioner Butler was concerned about the rezoning request from R2 to R3, which would allow apartments. He did not feel that apartments would be consistent for the area.

Mr. Birdsall stated that they were not proposing apartments; however, they wanted the R3 zoning designation to allow flexibility.

Commissioner Butler asked about the existing trail on the north side of County Road 14.

Mr. Birdsall stated that the ideal crossing would be at Heron Lakes Parkway where it could go to the west and to the south.

Commissioner Butler reiterated that he was not comfortable with rezoning the area to R3 and was more comfortable leaving the entire tract to R2 zoning.

Mr. Birdsall stated that the preference was to keep the zoning of R3. If not, they would not move forward with that portion of the rezoning at the present time.

Commissioner Shepard stated that R3 zoning would allow more flexibility, and he did not consider it a major concern as the area was being developed.

Mr. Birdsall stated that he would be open to adding a condition the R3 zoning to not allow apartments, etc. He also stated that he would be comfortable withdrawing that portion of the rezoning request and addressing it later when the Heron Lakes 12th Filing was developed.

The Commission agreed to move forward with the rezoning requests; however, the request to rezone the 4.545 acres from R2 to R3 would be eliminated.

MOTION by Commissioner Shepard to approve the Heron Lakes zoning map amendment with the following zoning changes:

AG to R-2: 0.228 acres; AG to R2: 0.003 acres; AG to R-3: 1.068 acres; R2 to AG: 0.033 acres; R2 to AG: 0.974 acres; and R-2 to AG 0.048 acres, finding that the proposed rezoning:

- 1. Satisfies the applicable zoning amendment criteria of Section 30-3-110.B of the Town's Development Code as found on pages 4-5 of this Staff Report; and**
- 2. Is consistent with the Town of Berthoud's Comprehensive Plan and Preferred Land Use Map.**

Seconded by Commissioner Murphy.

With all in favor, THE MOTION CARRIED.

MOTION by Commissioner Shepard to approve the Heron Lakes 10th Filing Preliminary Plat and Heron Lakes 11th Filing Preliminary Plat.

Seconded by Commissioner Dillon.

With all in favor, THE MOTION CARRIED.

5. Reports

Mr. Freese reminded the Commission of the Mountain Avenue Corridor Open House on Tuesday, April 2, 2019.

Commissioner Byron suggested having a worksession regarding community gardens and their sustainability.

Meeting adjourned at 8:07 p.m.

Kelsey Byron, Secretary

Jill Wilson, Planning and Building Technician



STAFF REPORT: THE VILLAGE AT ROSE FARM PRELIMINARY PLAT

DATE: April 25, 2019

GENERAL INFORMATION		
Applicant:	Lee Martin, Landmark Engineering, agent for Todd and Leroy Gabriel	Size: 8.67 acres
Site Location:	This property is located along the Northwest corner of Spartan and Berthoud Parkway.	
Applicant's Request:	The Applicant is requesting preliminary plat approval of an overall for the Rose Farm Tract “A” parcel	
Current Zoning:	R-3 Multi-family residential (Single Family, Duplexes, Condos, Townhouses, Apartments)	
ZONING DISTRICT INFORMATION		
	<u>R-3</u>	
Density	20 dwelling units per acre	
Min. Lot Size	1,400 sq. ft.	
Min. Lot Width	16’	
Front Setback	10’	
Side Setback	5’ single story; 10’ three story	
Rear Setback	10’; 5’-8’ (alley)	
Building Height:	50’ principal; 30’accessory	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: R-1	Berthoud Heights, Single Family	N/A
South: R-1	Rose Farm R-1 Section	N/A
East: R-1/AG	Rose Farm/Remainder Lot/Hillsdale	N/A
West: PUD	Ludlow Farms Mixed Use PUD	N/A

PROPOSAL

The Applicant is requesting Preliminary Plat approval for an 8.67 acre development comprised of 69 total dwelling units. The development offers three different types of uses: townhouses, duplexes or paired homes on 3,000 sq. ft houses, and single-family dwelling units on ~4,000-6,000 sq. ft. lots. The land is currently zoned R-3 Multi-family, which permits the aforementioned zoning uses. In addition, the R-3 district allows 20 dwelling units per acre, which would result in a maximum density of 173 dwelling units; therefore, the proposed density is roughly a third of the density allowance and satisfies the district standard.

The project has 11.5% open space, including a pocket park in the center, and an additional garden/open space to the North along Spartan to satisfy the Subdivision Identity Standards. All of the internal streets are private, and all sidewalks apart from Blue Bell (which had been approved as part of the single-family phase) are detached with tree lawns. The townhomes are rear loaded and will front along Spartan. In addition, the detached homes along Blue Bell and S. 10th Streets, are also rear loaded with the façade's fronting along these aforementioned streets. The applicant will extend the 10' trail up to Spartan within an 30' buffer area along Berthoud Parkway.

Housing Product Type	Units Proposed	% of Total	
Single-Family Detached			
Alley-loaded SFD	16 DU	23%	
Front-loaded SFD	7 DU	10%	
SFD Subtotal	23 DU	33%	
Single-Family Attached			No. of SFA Buildings
Alley-loaded Townhomes (4-plexes)	24 DU	35%	6
Front-loaded Duplexes	22 DU	32%	11
SFD Subtotal	46 DU	67%	17
Project Total	69 DU		

Subdivision Identity Standards Provided:

SUBDIVISION IDENTITY & PLACE STANDARDS

Per Table 3.131 in §30-2-131, five "elements" are required (51 – 100 dwelling units or 11 – 50 acres). To comply with the standard, the following items are proposed.

Element Category	Means of Compliance	Points
a. Trails	The 10' width trail paralleling Berthoud Parkway is included in the PORT Plan.	1 point
d. Playground	A circular playground is proposed in Tract E. The area of the playground is more than 1,000 SF, and is proposed to include play equipment appropriate for ages 2 – 5.	1 point
e. Community Gardens	An area of 2,000 SF is designated as a community garden in Tract D. A series of raised planter beds are proposed in fenced area.	1 point
f. Pollinator Gardens	Pollinator gardens are proposed along the buffer adjacent to Berthoud Parkway (Tract C), as well as the open space area at the northwest corner of the intersection of Bluebell Road and 10 th Street (Tract A). Pending final landscape design, the area of the pollinator garden will be greater than 2,000 square feet.	1 point
o. Alley-Loaded Streets	Alley-loaded building products are proposed along Spartan Avenue, 10 th Street, and Bluebell Road. Because only Spartan Avenue is a collector street to be maintained by the Town of Berthoud, only one point may be awarded for this item.	1 point
Total		5 points

Background:

Rose Farm went through a series of hearings, until it was ultimately rezoned in 2014. The development was rezoned into two different parcels, an 8+ acre R-3 portion to the Northeast (this request), and a R-1 single family portion, which received preliminary and final plat approval in late 2015. These tracts were bought by different developers.

A Concept Plan was approved in 2018 for this tract (included in this packet). This Concept Plan was for 70 homes, and 9% open space, and had almost the exact same layout as the proposed Preliminary Plat. Since the Concept Plan, obviously the applicant has removed one lot, and also added an additional park/garden area to the North to satisfy the new Subdivision Identity Standards. In addition, additional guest parking was added as per the discussion at the PC and TB level. Reminder, as per the code updates of 2018, Concept Plans are no longer binding, and the PC should not feel it is in anyway bound to this plan.

Road Layout:

The applicant is proposing two access points from Blue Bell (an internal street within Rose Farm which will connect with Berthoud Parkway and South Tenth Street (which provides North/South access to Spartan and Kansas). The internal drives are all private and will be owned or turned over to the HOA. Finally, there are attached sidewalks along Blue Bell, as per the previous construction plans approved in 2015 that were built as part of the single-family development, which is not part of this project. Finally, the applicant will extend the 10' trail up to the corner of Spartan and Berthoud Parkway. Additional trail connections have also been provided in three locations for pedestrian connectivity, as well as along each access point.

Parking:

Product Type	SFD – Front Load	SFD – Alley Load	SFA – Duplex	SFA – Townhome
No. of Units	7 DU	16 DU	22 DU	24 DU
Parking Req'd per Unit	2 spaces / unit			
Parking Demand	14 spaces	32 spaces	44 spaces	48 spaces
Total Parking Demand	138 spaces (required)			
Garage Parking Capacity	2 spaces / unit	2 spaces / unit	2 spaces / unit	1 space / unit
Driveway Parking Capacity	2 spaces / unit	2 spaces / unit	2 spaces / unit	1 spaces / unit
Resident Parking Capacity per Unit	4 spaces / unit	4 spaces / unit	4 spaces / unit	2 spaces / unit
Resident Parking Capacity per Product	28 spaces	64 spaces	88 spaces	48 spaces
Total Resident Parking & Rate per Unit	228 spaces (3.30 spaces / unit)			
Guest Parking per Product	5 spaces	0 spaces ⁵	21 spaces	13 spaces
Total Guest Parking & Rate per Unit	39 spaces (0.57 spaces / unit)			
Total Off-Street Parking Provided per Product	33 spaces	64 spaces	109 spaces	61 spaces
Total Off-Street Parking Provided	267 spaces (3.87 spaces / unit)			

PREFERRED LAND USE

The Town's Preferred Land Use Map designates this area as:

Moderate density residential, with residential development at 2 – 6 units per gross acre for the majority of the site.

- ✓ While the proposed density of 8 dwelling units per acre does not satisfy the 2-6 units per acre, it is significantly below the 20 unit density allowed in the R-3 zoning district.
- ✓ The property has been zoned R-3 to encourage housing type diversity lacking in Town.

FINDINGS NECESSARY FOR THE PRELIMINARY PLATS

1. The Preliminary Plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code.

- ✓ The use proposed conforms to the R-3 zoning district and density.
- ✓ The layout provides safe and convenient pedestrian pathways to parks, the downtown, the high school, and to the Spartan Avenue corridor.
- ✓ The property is in an excellent location for multi-family housing as per the Comprehensive Plan Circulation/Transportation and Urban Design Goals and Objectives due to its location near the downtown, parks, and schools.

2. The application incorporates the Town's recommendations and any conditions of approval.

- ✓ The applicant has added amenities since the Concept Plan approval, which it is nearly identical to; these amenities include a wider buffer area, additional guest parking, a new open space/garden in the north, additional open space, a playground, and pollinator gardens.

3. The land use mix within the project conforms to Berthoud's Zoning District Map and Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan and PORT Plan.

- ✓ This project offers three different housing uses and types along a major East West corridor. In addition, due to its proximity to schools, parks, trails, this project represents a functional system of land use as identified in the Comprehensive Plan.
- ✓ The Applicant has made every effort to provide multiple pedestrian connections to the existing trail network, satisfying the PORT Plan.
- ✓ The design of the project follows the best planning principles, with Townhouses along the higher order streets (and with their facades facing the street), duplexed in the interior, and smaller houses along the Southern portion of the site.

4. The utility and transportation design is adequate, given existing and planned capacities of those systems.

- ✓ The original Rose Farm approval anticipated the development of this request, and this design also ties into that original system. However, the transportation network was recently re-evaluated by a licensed traffic engineer as part of this preliminary plat and found to be more than adequate.
- ✓ Plans for water, sewer and stormwater were also reviewed with this application. Water lines will loop through the property under the private streets and connect to the existing lines along 10th and Blue Bell, and sewer is similar with a connection at Blue Bell. Stormwater flows Southeast and will be conveyed from an inlet from Tract A.

5. Negative impacts on adjacent land uses including, but not limited to: solar access, heat, dust, glare, traffic and noise have been identified and satisfactorily mitigated.

- ✓ The plan calls for houses along the Southern border, which will front the single-family houses in the rest of Rose Farm.
- ✓ The project is consistent with and a continuation of the subdivision from the South especially as the homes are planned adjacent to the R-1 section.
- ✓ The tree lawns and facades facing the primary roads, also mitigate traffic conflicts, glare, and noise.

6. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Berthoud.

- ✓ This development provides the balance of land use and housing types Berthoud desires overall as it offers three different types of uses (townhomes, duplexes, and small single-family cottage like homes) that have lagged behind the development of larger single family lots.

PUBLIC NOTICE

Notice of the Town Board Public Hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code.

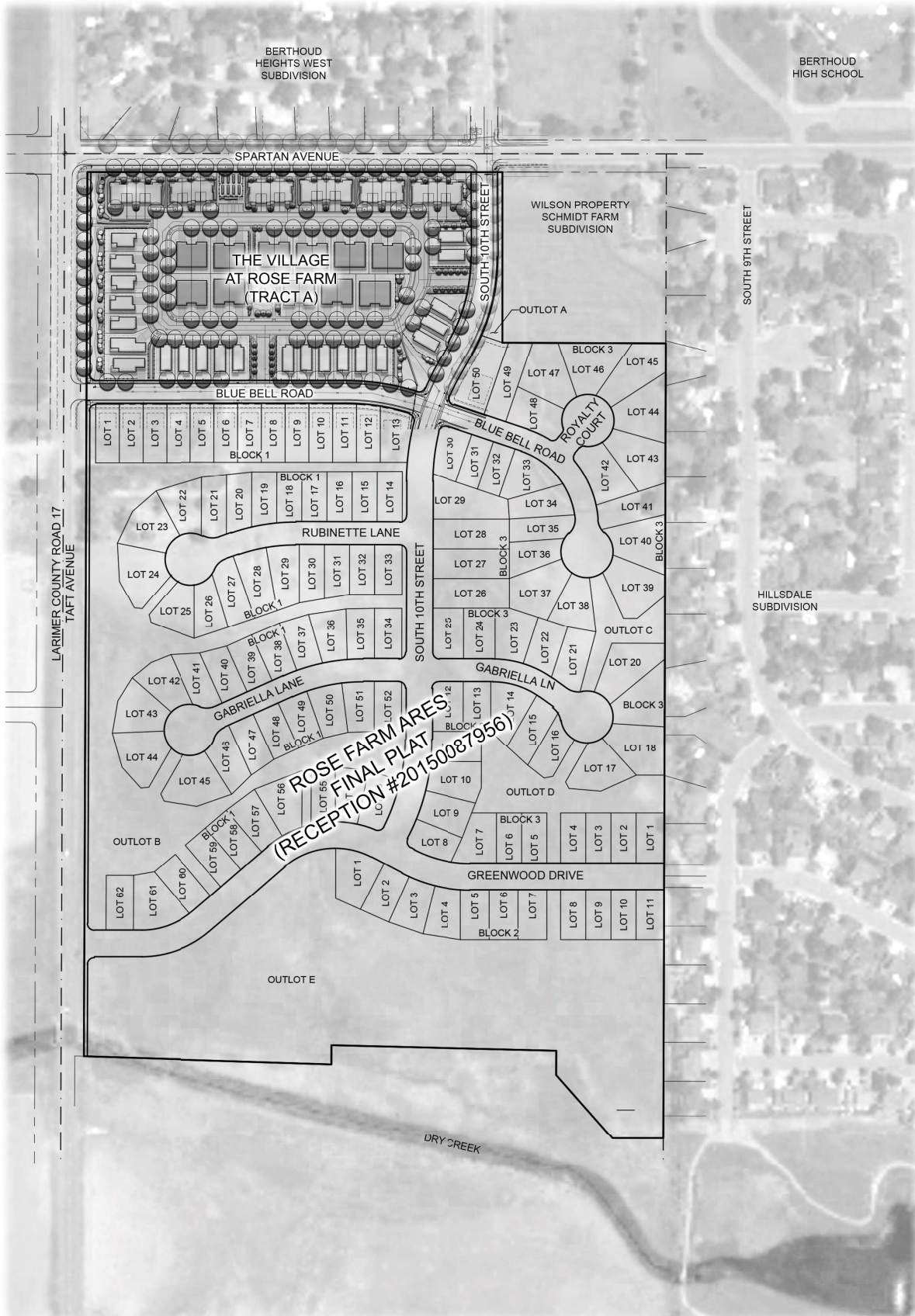
FINDINGS AND RECOMMENDATIONS

Staff recommends approval of the Village and Rose Farm Preliminary Plat as it satisfies the conditions of, Section 30-6-105 C (found on pages 4-5 of this Staff Report), with the following recommendation:

- 1. Consideration of fencing options along Berthoud Parkway (staggered fencing, split rail, stepped privacy with columns, or similar fencing is recommended), for the Final Plat.**

Rose Farm Acres - Tract A

Southeast Corner of Spartan Avenue & Berthoud Parkway (County Road 17), Town of Berthoud, Colorado



Rose Farm PUD Context

0 50 100 200
SCALE: 1 inch = 100 feet

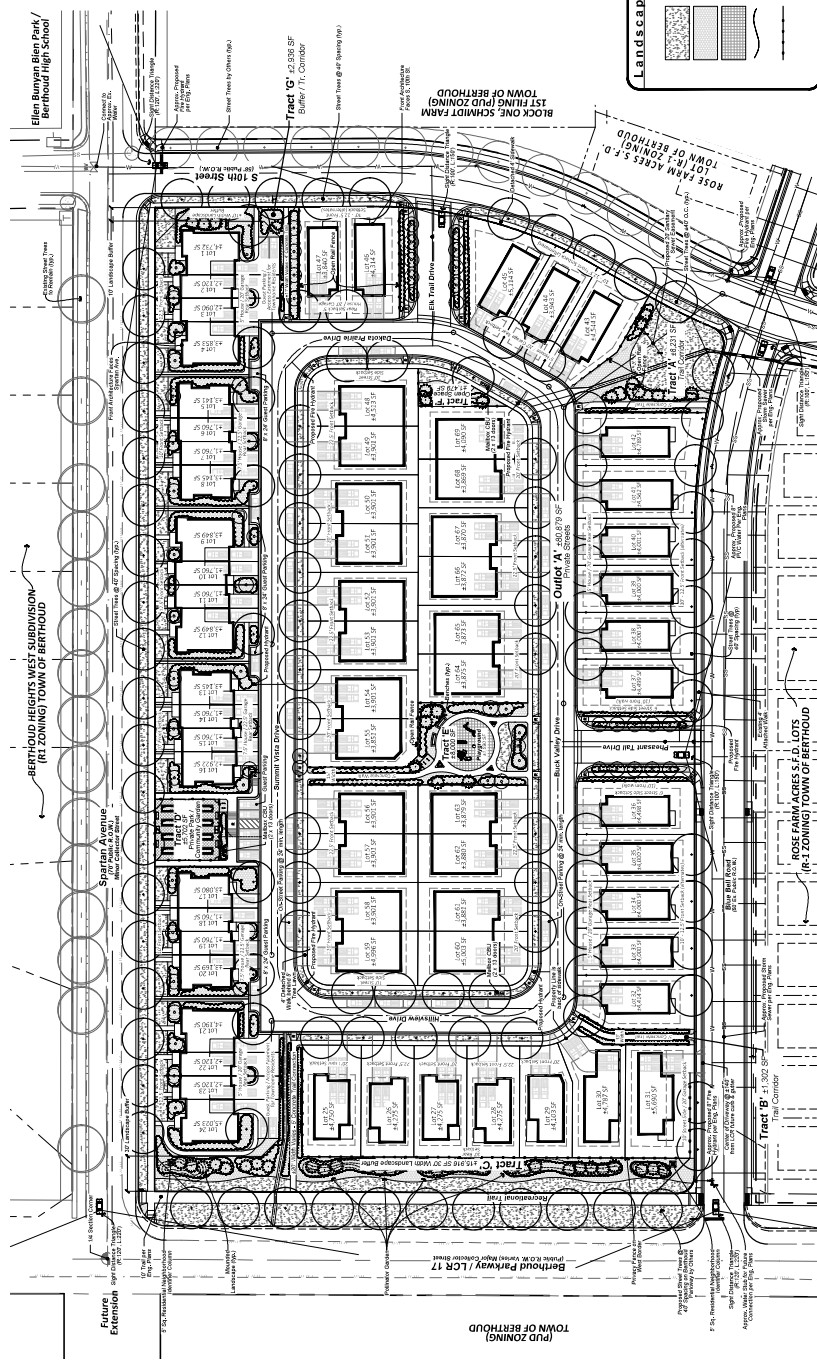


Landmark Engineering
Planning • Surveying • Civil Engineering • Geotechnical
3221 West Elm Street, Loveland, Colorado 80537
(970) 667-6286 • Toll Free (866) 379-6282 • Fax (970) 667-6299
www.landmarkeng.com
Prepared: March 21, 2019

**PROPOSED
PRELIMINARY
PLAT**

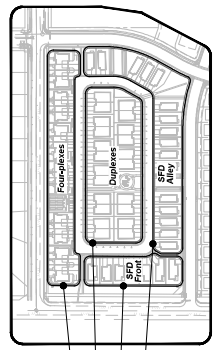
THE VILLAGE AT ROSE FARM

ROSE FARM ACRES, TRACT A
SW 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, COLORADO
PRELIMINARY LANDSCAPE & NEIGHBORHOOD PLAN
APRIL 16, 2019

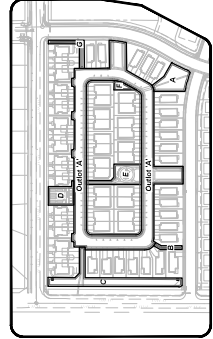


PRELIMINARY LANDSCAPE & NEIGHBORHOOD PLAN

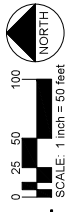
Parking Calculations						
Type	# Units	Req. Parking @ 2 Sp./Unit	Garage Parking	Driveway Parking	Guest Parking	Off-Street Parking Rate
Four-plex	24	48	24	24	13	2.54
Duplex	22	44	44	44	21	4.95
SFD (Front-Load)	7	14	14	14	5	4.71
SFD (Alley-Load)	16	32	32	32	0	4.00
Project Total	69	138	114	114	39	3.87



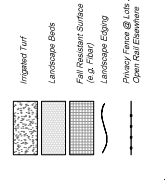
Residential Product Key scale = 1/200



Tract Key scale = 1/200



Landscape Legend



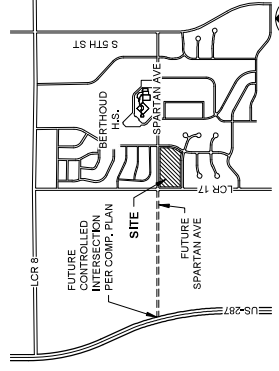
Notes

1. Base Information: Proposed plans were drawn using the Construction Drawings for the Village at Rose Farm, prepared by Northern Engineers.
2. Grading: The site is generally flat, with storm water generally draining to the south.
3. Planting: The site is generally flat, with storm water generally draining to the south.
4. Open Space: A community garden and playground are proposed in open space areas. Open space will be a minimum of 10% of the total site area.
5. Architecture: Building footprints are shown in black. Building footprints are shown in black.
6. Private Drives: Internal streets, including private drives, are to be privately owned and maintained.

Development Summary

Total 1/4 Platted Property Area	3,377,028 SF	± 8.67 Ac.
Gross Property Area (used for calculations)	3,377,028 SF	± 8.67 Ac.
Proposed Lots	433,168 SF	± 9.97 Ac.
Single-Family Detached (Front-Loaded)	433,168 SF	± 9.97 Ac.
Single-Family Attached (Front-Loaded)	433,168 SF	± 9.97 Ac.
Single-Family Attached (Rear-Loaded)	433,168 SF	± 9.97 Ac.
Gross Density	7.68 DU/1 Ac.	
Lotter Area	± 255,861 SF	± 5.87 Ac.
Private Parks & Open Space	± 43,998 SF	± 1.00 Ac.
Private Streets (Total 1/4)	± 48,979 SF	± 1.12 Ac.

Vicinity Map



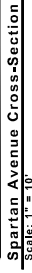
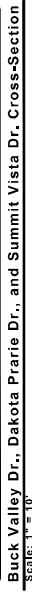
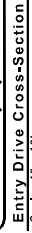
REVISIONS	
By	Date
550	4/16/2019
Per Town Comment	

Landmark Engineering
Engineers Planners Surveyors Geotechnical
1552 West Eisenhower Blvd., Lakewood, Colorado 80226
(770) 662-2222 Fax (770) 662-2223
www.landmarkhd.com

DATE:	Feb. 6, 2018
SCALE:	AS SHOWN
DRAWN:	JRG
DESIGNED:	LEH
APPROVED:	LOW

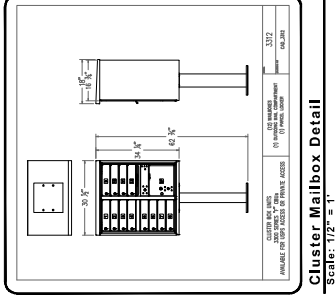
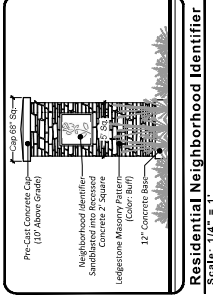
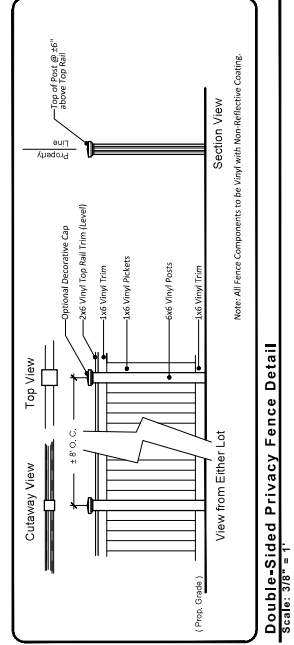
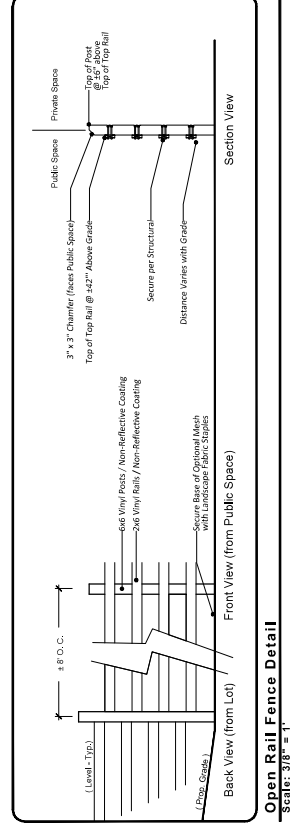
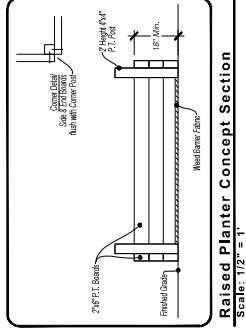
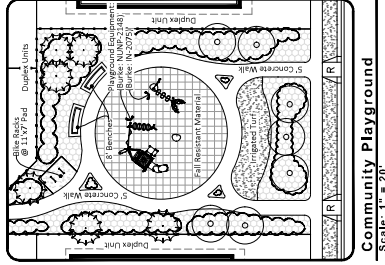
CLIENT: G2 DEVELOPMENT, LLC
TITLE: VILLAGE AT ROSE FARM
PRELIMINARY LANDSCAPE & NEIGHBORHOOD PLAN
JOB NO.: 18674-01-A1
SHEET 1 OF 3

ROSE FARM ACRES, TRACT A
SW 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, COLORADO
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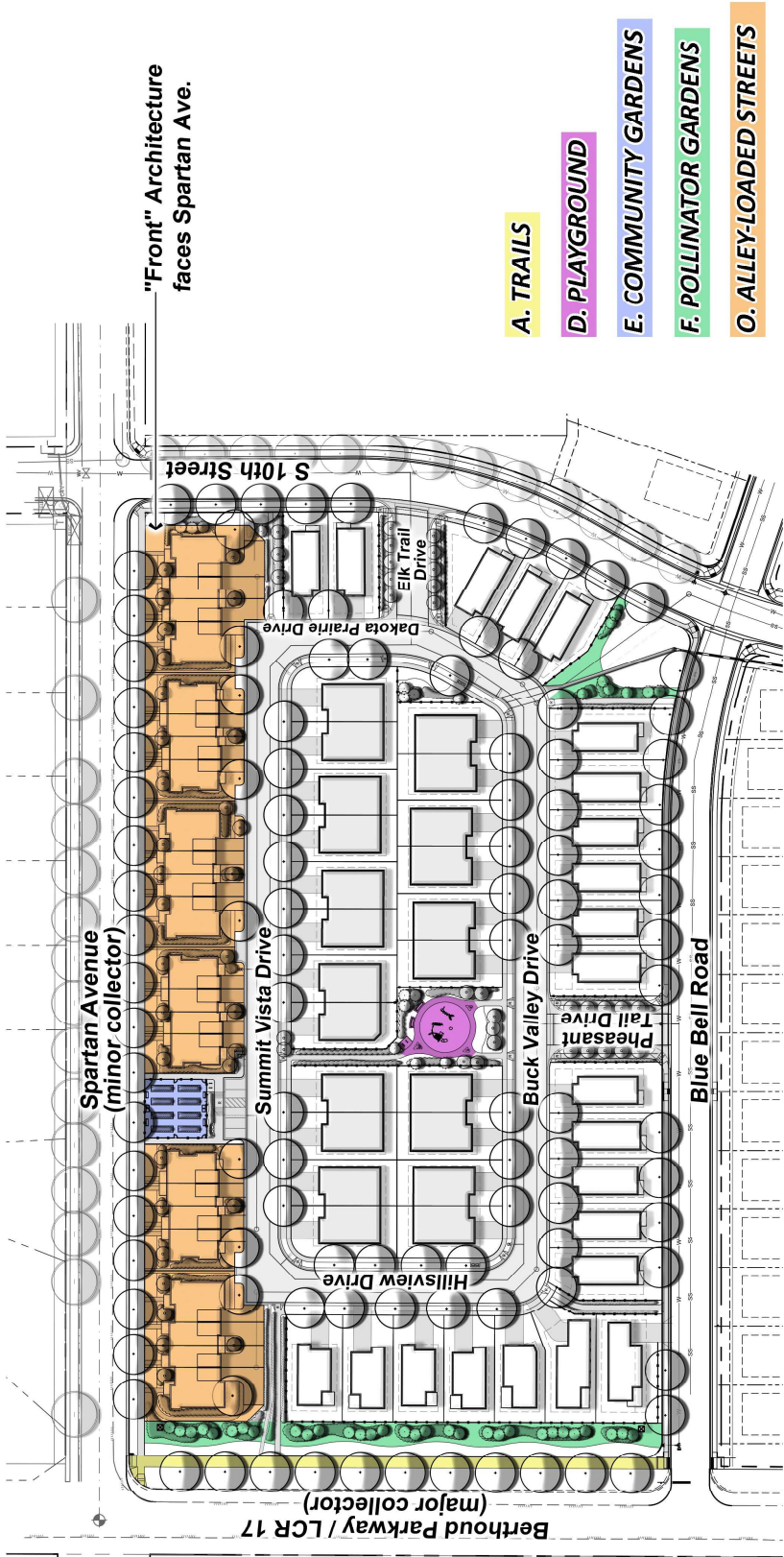
SHEET	3	OF	3	JOB NO.: 18C7A-01-A1	CLIENT: G2 DEVELOPMENT, LLC	TITLE: VILLAGE AT ROSE FARM PRELIMINARY LANDSCAPE & NEIGHBORHOOD PLAN



The Village at Rose Farm

Southeast Corner of Spartan Avenue & Berthoud Parkway (County Road 17), Town of Berthoud, Colorado

Prepared for:
G2 Development, LLC
c/o Todd Gabrieli
844 Pyramid Peak St.
Berthoud, CO 80513



"Front" Architecture
faces Spartan Ave.

A. TRAILS

D. PLAYGROUND

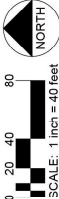
E. COMMUNITY GARDENS

F. POLLINATOR GARDENS

O. ALLEY-LOADED STREETS

Element Category	Means of Compliance	Points
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Total		5 points

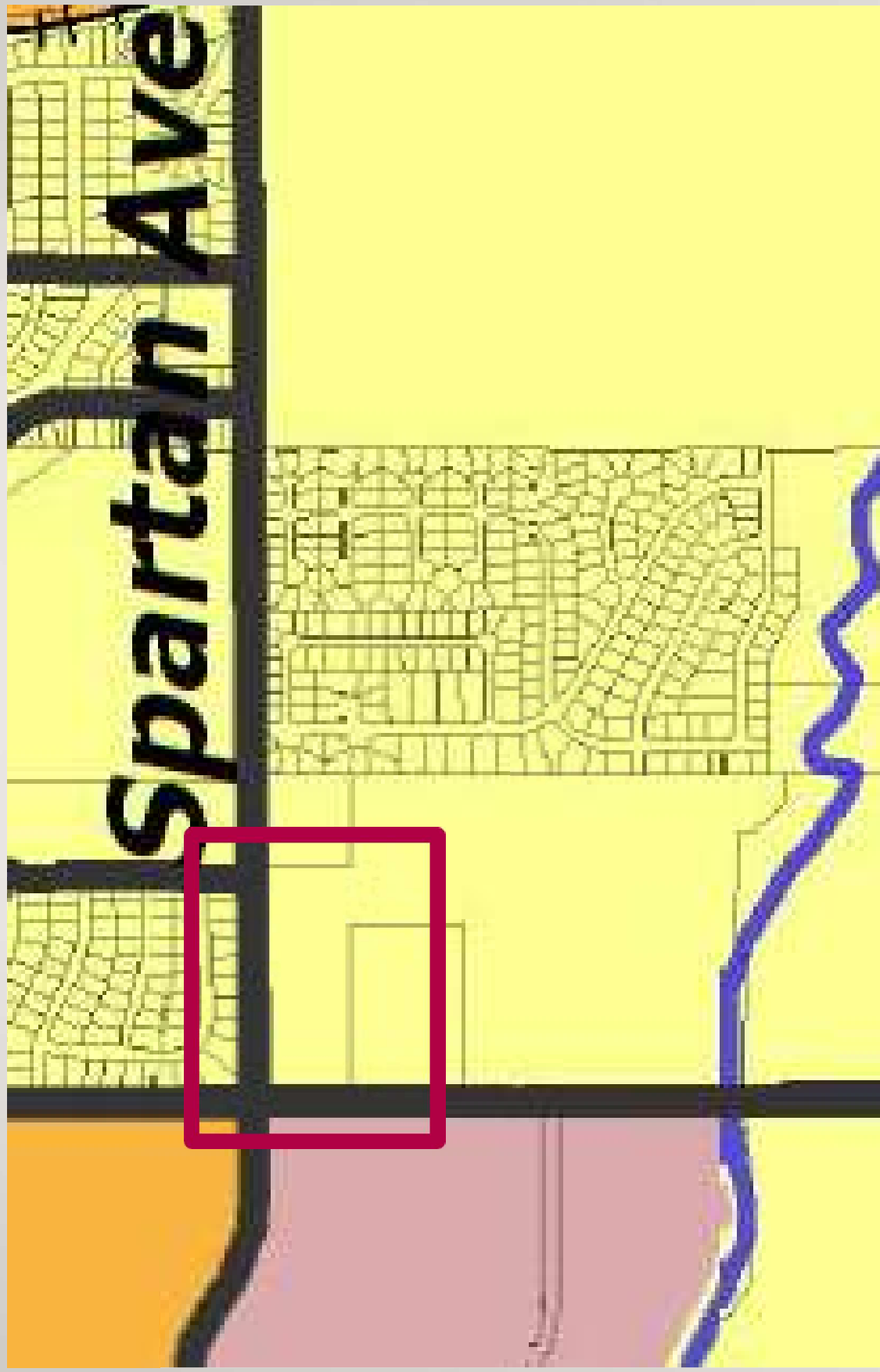
Subdivision Identity & Place Standards Exhibit



ZONING:



PREFERRED LAND USE MAP: YELLOW
MODERATE DENSITY RESIDENTIAL





Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513
970.532.2643

NEIGHBORHOOD COMMENT REPORT

Date: 04/18/19

Project: The Village at Rose Farm Preliminary Plat

Applicant: Todd Gabriel/Lee Martin

As per Chapter 30, Section 6 of the Town of Berthoud Development Code, a neighborhood notice letter was sent to property owners within 500 feet of the proposed development.

The applicant is responsible for addressing all public comment received and must provide the Town with a copy of how the public comments have been addressed.

No responses were submitted.

Larimer County Web Map



Legend

- | | |
|-------------------------|------------------------------|
| Tax Parcels | Rivers and Streams |
| PLSS Township and Range | County Boundary |
| PLSS Sections | Rocky Mountain National Park |
| PLSS Quarter Sections | Incorporated Areas |
| Railroads | City or Town |

Notes

0.3 0 0.3 Miles

Date Prepared: 2/8/2019 10:45:50 AM

Scale
1: 23,788



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