



Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
970.532.2643

TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL

807 Mountain Avenue

THURSDAY, February 28, 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. Training Session with the North Front Range MPO (Dinner provided) 6pm to 7pm

4. Consent Agenda:

a. Minutes from the meeting of February 14, 2019

5. Public Hearing: Harvest Ridge (Formerly Arbor Ridge) Preliminary Plat for 30 lots on 12.943 acres, Alex Hoime P.E., applicant.

6. Public Hearing: "Fickel Farm" Rezoning of 32.298 acres from Mixed Use Planned Unit Development (PUD), to Limited Multi-Family District (R-2), Edwards Development, applicant.

7. Reports.

8. 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 February 14, 2019. Chairman Banzhaf called the meeting to order at 7:00 p.m.
2. **Roll Call** – Members Present: Scott Banzhaf, Chairman, Kelsey Byron, Jeff Butler, Patrick Dillon, Jan Dowker, Sean Murphy, and Dick Shepard.
Staff Present: Curt Freese and Jill Wilson.
3. **Consent Agenda** – Minutes from meeting of January 24, 2019. Motion to approve by Commissioner Shepard. Seconded by Commissioner Murphy. With all other commissioners in favor, THE MOTION CARRIED.
4. **Tabled Item from January 24, 2019 meeting-**

Habitat for Humanity ODP, PDP, Final Plat Amendment –

Commissioners Banzhaf, Dillon and Dowker recused themselves from the agenda item due to conflicts of interest.

Mr. Freese presented the agenda item, which was a request for a revised combined ODP, FDP and Final plat approval, which would result in the creation of eight (8) new lots over a 5.66 acre total area. The current plat was approved with 21 single family lots. The amendment to the ODP and FDP would apply to half of the existing Habitat property (starting at the existing Lot 13 to the remainder of the undeveloped northern lots) in which the existing lots would essentially be split in half for ten paired or zero lot line homes.

Commissioner Butler asked the density per acre.

Mr. Freese replied ten units per acre.

Mike Cook, Habitat for Humanity Construction Superintendent and Board Member, provided background of the Berthoud Habitat for Humanity. He stated the goal was to take 52-foot lots and turn them into 27-foot lots which would contain a different housing type. He spoke to the idea of the paired home to help with lot diversity.

Commissioner Byron asked about the neighborhood concerns received.

Mr. Cook stated that he read and consider the comments received.

Commissioner Shepard asked about the citizen concern regarding the construction upkeep on the site.

Mr. Cook stated that it had been a challenge due to fact that it was based on volunteers and donated materials, etc. He acknowledged that building materials were on site as they did not have any off-site storage options. He stated that they were trying to keep the site as clean as possible.

Commissioner Shepard mentioned the open space area and if that might be developed into a play area.

Mr. Cook explained that half of the open space was for stormwater detention. There had been discussions regarding the area and the upkeep of it if it was turned into a garden or park. He mentioned that an HOA had been established to help with maintenance of the open space and alley.

Commissioner Shepard stated he would like to see the HOA institute and address some sort of a play area on the property.

Commissioner Murphy remarked that the street façade of the homes should be considered as it was important for surrounding property owners and neighbors. He also asked why the new product type/paired housing was being considered.

Mr. Cook replied that the cost of land and infrastructure was a driving factor, and it would help make it so that they could continue to build affordable homes.

Commissioner Butler had concerns regarding the overall look if there were different housing types.

Commissioner Shepard commended Habitat for Humanity for the hard work they have done in the community. He felt trying to implement diversity was a positive thing.

MOTION by Commissioner Shepard to approve the Habitat for Humanity Revised ODP, FDP and the Final Plat.

Seconded by Commissioner Butler.

With all in favor, THE MOTION CARRIED.

5. **Case Annexation** - Mr. Freese presented the agenda item, which was a request to annex 6.259 acres located off of County Road 14, north of Lonetree Reservoir. He explained that the annexation was on the November 2018 ballot and received approval to consider the annexation. In addition to the annexation, the applicant was requesting a R-4 zoning classification and a motorcoach/RV use on the property, which would require a conditional use approval.

Jim Birdsall, co-owner of Heron Lake project, stated the property surrounding this parcel was annexed approximately a year ago. The property was under contract to purchase; however, the current owners planned to stay on the property for a few more years so no construction would be taking place immediately. He noted that the annexation would help with the addition of access to the reservoir

Commissioner Byron asked about the traffic impact to the area.

Mr. Birdsall stated that the parcel would not be used for tournaments occurring in 2019.

Mr. Freese stated that no traffic study had been completed yet and would be required during their site plan submittal for the uses proposed on the site.

Anita Ballinger, 2594 W County Road 14, had questions regarding noticing requirements. She asked what Larimer County's stance was on the annexation.

Mr. Freese stated that Larimer County was sent a referral; however, no comments were received.

Ms. Ballinger asked who would maintain County Road 14.

Mr. Freese replied that the Town of Berthoud would maintain that portion of the road.

David Milner, 2594 W, County Road 14, was concerned about an RV park located in the back of the Heron Lakes development. He wondered how the property would be accessed, how the sewer line would be extended to the property, and how it would impact the traffic on County Road 14.

Commissioner Dillon noted his concerns regarding the proposed zoning designation.

Mr. Birdsall mentioned that the RV use would require a conditional use approval and site plan review. He remarked that during the Heron Lakes Lake Club Annexation a condition was placed on the approval, which stated that 'Any multi-family construction or use allowed within the R-4 zoning district would require the consent of the planning commission and town board.' He stated he would be willing to add the same condition to this zoning request. He also acknowledged it was somewhat of an urban use in a rural area and would be cognitive of that.

Commissioner Byron had concerns with the zoning as the zoning would run with the land.

Mr. Birdsall stated that they were committed to the property and the project. It was not their objective to do a big commercial land use, apartments, etc.

Commissioner Dowker and Shepard thanked the applicant for their hard work on the project and diligence to work with the Town and citizens.

Commissioner Shepard stated that he did not have concerns with the R4 zoning designation.

Commissioner Shepard Moved to approve the Case Annexation to annex 6.259 acres of property into the Town of Berthoud.

Second by Commissioner Murphy.

With all in favor, THE MOTION CARRIED.

Commissioner Shepard Moved to approve the Case Annexation Mixed Use R-4 district, with the findings that:

- **The Mixed-Use (R-4) district proposed, would be in harmony with the adjoining land uses approved in Heron Lakes and the Heron Lakes Lake Club.**
- **Any multi-family construction or use allowed within the R-4 zoning district would require the consent of the planning commission and town board.**

Second by Commissioner Butler.

Commissioner Dillon voted against the MOTION.

With all other commissioners in favor, THE MOTION CARRIED.

6. Reports

Mr. Freese reminded the commission of the training session on February 28, 2019.

Meeting adjourned at 8:56 p.m.

Kelsey Byron, Secretary

Jill Wilson, Planning and Building Technician



STAFF REPORT: Harvest Ridge Preliminary Plat

DATE: February 28, 2019

GENERAL INFORMATION

Applicant:	Alex Hoime, Agent for HT Land Partners and Arthur Johnson
Site Location:	Located on the East side of LCR 17 (Berthoud Parkway), directly South of Ludlow Farms
Applicant's Request:	Obtain Preliminary Plat approval for 30 Single Family Lots on 12.943 acres
Current Zoning:	R-1 (Single Family Residential)
Preferred Land Use:	Moderate Density Residential (2-6 du per acre)
Size (in acres):	12.943 Acres
Current use of property:	Agricultural/House

R-1 DEVELOPMENT STANDARDS

Min. / Max. Lot Size	3,500 sq. ft.
Min. Lot Width:	35'
Net Density:	6 dwelling units per acre
Max. Building height:	40' prin; 30' acc
Front Setback:	15' 22'
Side Setback	5' and 7'6"
Rear Setback	20'

SURROUNDING ZONING AND LAND USE

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>
North: PUD (in Town)	Ludlow Farms Mixed Use PUD
South: AG (County)	County zoned agricultural property
East: PUD (in Town)	Overlook Residential PUD
West: AG (County)	County zoned agricultural property

INFRASTRUCTURE

Water: Town of Berthoud service area.	Sewer: Town of Berthoud service area.
Electric: PVREA	Gas: Xcel.
Floodplain: n/a.	Transportation: Access Points on LCR 17 with turning lane, etc.

Public Notice: letters mailed to property owners within 500' of property, legal advertisement was published in the Berthoud Surveyor, and a sign was posted on the property.

PROPOSAL/BACKGROUND

The application is for preliminary plat approval for thirty (30) single family lots in phase 1 of the newly named "Harvest Ridge" subdivision. Harvest Ridge has been renamed from Arbor Ridge, which was annexed in early 2018. This annexation of 39.25 acres with a Concept Plan, was for Single Family Residential (R-1) and planned over a hundred single-family estate style lots.

This first phase is located on the Northern portion abutting Ludlow Farms, following the ridgeline. The lots average a little below a quarter of an acre to over a third of an acre. The Applicant is providing a 20' buffer area to the Ludlow property to the North, a 30' wide buffer area with stone columns along Berthoud Parkway, and a trail corridor along the Southern ridgeline. The existing home, will remain, but is planned for a future phase, with the trail expansion moving along it as evidenced by the landscape plan included in this packet. While Arbor Ridge proposed two entrances on Berthoud Parkway/LCR 17, this first phase is only proposing to build the Northern access (Sara Lynn Ln.), with the Southern access reserved for a future phase. In addition, the phase does provide stubbed future road connections off Sara Lynn Ln to the Ludlow Property to the North, and to the county-property to the West.

Preferred Land Use

This property is located within the Moderate Density Residential (2-6 du per acre) Preferred Land Use designation.

- ✓ The zoning of R-1 with a proposed 2.6 du density is consistent with the preferred land use plan.

Subdivision Identity

The buffer area along 17, enhanced sign, fencing, art to be provided at Final, and trail (and potentially the mature trees for the existing farmhouse when it is included) all serve to satisfy the new Subdivision Identity standards.

Staff would like to point out, the applicant is proposing vinyl fencing with masonry columns, which does not satisfy the enhanced fencing standards below:

k. Fencing and Walls: Enhanced fencing or walls which may include masonry, brick, wrought iron and/or unique alignments such as serpentine, off-sets, sculptural effects and/or more frequent placement of columns or posts, shall be counted as one-half (1/2) of one element. For developments where the improved fencing/walls is located along any major corridor exceeding 500 linear feet, shall be counted as one (1) element. Vinyl fencing will not be eligible for element credit.

Adjoining Uses

The property is adjacent to the Ludlow Farms PUD a mixed-use development to the North and Overlook at Dry Creek to the East. Ludlow Farms is approved for a mixture of over 1,000 residential dwelling units, retail and industrial park uses. The single-family portion of Ludlow Farms was planned for the portion of the property abutting to the South abutting Harvest Ridge along the Dry Creek corridor. The Overlook at Dry Creek PUD is to the East and approved for 500 lots of residential (Single Family, Townhouse). The properties to the South and West of Harvest Ridge, are both in the County with a FA-1 zoning classification and existing uses of farmland.

Town Board and Planning Commission Conditions/Recommendations

When Arbor Ridge was annexed, the following recommendations and conditions were placed on this property:

1) Consideration of a buffer area (with respective fencing/wall) along Berthoud Parkway/LCR 17, with a trail.

Applicant has provided all three: a 30' buffer area with staggered fencing and masonry columns, and a Southern trail, as well as a 8' trail along the Berthoud Parkway buffer area.

2) Consideration of an R-2 or similar use along the Berthoud Parkway/LCR 17 (Berthoud Parkway) lots.

This section is proposed for estate lots, and R-2 would not be appropriate.

3) Strong consideration be given to providing an irrigation easement to the property to the south.

A 10' irrigation and drainage easement was provided late last year with a Minor Subdivision plat approved by the PC.

4) Consideration of the view corridor when designing the layout, and that the applicant consider sidewalks or pedestrian walkways to integrate with the regional trails.

Applicant has provided standard streets with detached sidewalks and tree lawns. There is also an 8' regional trail along Berthoud Parkway.

5) Consideration of the option of straightening the east/west streets to allow for future connectivity.

The East/West road (Sara Lynn Ln) has a few soft curves that match the grades and topography.

FINDINGS NECESSARY FOR PRELIMINARY PLAT

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 layout and use, with the addition of the buffer areas, is a functional system of land use which satisfied all requirements of this code.
 - ✓ With the detention pond, this phase has almost ~17% of open space, in addition to its estate lot nature.
- 2. The application incorporates the Town's recommendations and any conditions of approval.**
- ✓ Staff finds the plat satisfies this condition. For more information and how it satisfies this element, please see the conditions/recommendations of approval on the third page of this Staff Report.
- 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.**
- ✓ The estate lot use proposed would conform to the R-1 zoning district.
 - ✓ The plat is consistent with the overall density planned for this area in the Preferred Land Use Map, and trails have been provided to further connectivity found in the Comp and Port Plan.
- 4. The utility and transportation design is adequate, given existing and planned capacities of those systems.**
- ✓ Staff is in support of the multiple stub streets should the adjoining properties development. Staff also believes the street pattern apart from the cul-de sac is functional.
 - ✓ Traffic and utility studies were reviewed and found acceptable.
 - ✓ The Applicant will be required to extend a Town water line, which will improve service to the South.
- 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.**
- ✓ Two buffer areas, and the fencing provide more than adequate mitigation of any negative impacts, especially from Berthoud Parkway.
- 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.**
- ✓ Berthoud has not approved any large estate lot only development in recent years, and this style of development or use, is not well represented within Town limits.

FINDINGS AND RECOMMENDATIONS

Preliminary

Move to **approve** the Harvest Ridge Phase 1 Preliminary Plat, with the findings that it is consistent with Section 30-6-105 C (found in this Staff Report) with the following recommendations:

- ✓ Any future phases will require the trail connection proposed along the existing farmhouse property to be completed.
- ✓ The recommendation of non-vinyl fencing along Berthoud Parkway for satisfaction of future subdivision identity credits.



**PROPOSED
PRELIMINARY
PLAT**

HARVEST RIDGE NORTH
BERTHOUD, COLORADO

A SUBDIVISION OF LOT 1 JOHNSON SUBDIVISION LOCATED IN THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

A SUBDIVISION OF LOT 1 JOHNSON SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF
COLORADO.

GENERAL NOTES:

1. BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF
THE 6TH PRINCIPAL MERIDIAN AS SOUTH 00°23'47" EAST, BETWEEN MONUMENTS SHOWN HEREON.
2. STEWART TITLE GUARANTY COMPANY COMMITMENT 201032 AMENDMENT NO. C-5, DATED APRIL 24, 2018 WAS RELIED UPON FOR
RECORD DATA REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT.
3. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE
YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS
SURVEY BE COMMENCED LATER THAN TEN YEARS FROM THE DATE OF THE DISTRIBUTION OF THIS SURVEY.
4. PROPERTY ADDRESS: 721 SOUTH BERTHOUD PKINWAY, BERTHOUD, CO 80513
5. THE TOTAL ACREAGE FOR IS 94,794 SQUARE FEET OR 12.949 ACRES.
6. THE PROPERTY IS ZONED FA-1 FARMING ACCORDING TO THE LARIMER COUNTY ZONING MAP. R-1 SINGLE FAMILY
APPROVED BY TOWN OF BERTHOUD.
7. ACCORDING TO FEMA FLOOD MAP 0808013862 DATED FEBRUARY 6, 2013, THE PROPERTY IS IN ZONE X, AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. BENCH MARK NOS BENCH MARK 4 AND 8, A STEEL ROD IN MONUMENT BOX AT THE SOUTHWEST CORNER OF STATE HIGHWAY 56
AND LARIMER COUNTY ROAD 17, WITH AN ELEVATION 5833.35 FEET.

RIGHT TO FARM STATEMENT:

THE TOWN OF BERTHOUD HAS ADOPTED A "RIGHT TO FARM" POLICY. ALL NEW AND EXISTING RESIDENTS ARE EXPECTED TO READ
AND UNDERSTAND THE POLICY. FOR A COPY OF THE POLICY, PLEASE CONTACT TOWN OF BERTHOUD.

DEVELOPMENT SUMMARY:

AREA: 94,794 S² ACRES
DENSITY: 30 LOTS, 2.32 DU/AC
EXISTING ZONING: R-1 (SINGLE FAMILY)
ADJACENT ZONING: R-1 (SINGLE FAMILY)
NORTH: PUD
EAST: PUD
SOUTH: R-1 (LOW-DENSITY RESIDENTIAL)
WEST: FA-1 (FARMING)

RT SETBACKS:
FRONT: 15' MINIMUM, 27' FROM GARAGE
SIDE: 5' MINIMUM, 10' MINIMUM FOR BUILDINGS 10' OR EQUAL TO 20' IN HEIGHT
CORNER SIDE: 15' MINIMUM
REAR: 20' MINIMUM

LAND USE SUMMARY

	ACRES	12.94	100.0%
TOTAL AREA			
RIGHT-OF-WAY (TRACT B-C)	3.17	24.4%	
DETENTION POND (TRACT A)	0.89	6.8%	
RESIDENTIAL	7.65	59.3%	
SINGLE FAMILY LOTS (30)			

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AND UNDERSTAND THE POLICY. FOR A COPY OF THE POLICY, PLEASE CONTACT THE TOWN OF BERTHOUD.

APPROVAL CERTIFICATES:

APPROVED BY THE ENGINEER OF THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, A.D. 2018.

PUBLIC WORKS DIRECTOR

OWNER/DEVELOPER

HT LAND PARTNERS, LLC
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: ALEX HOMME, PE
(970) 613-1447

SURVEYOR

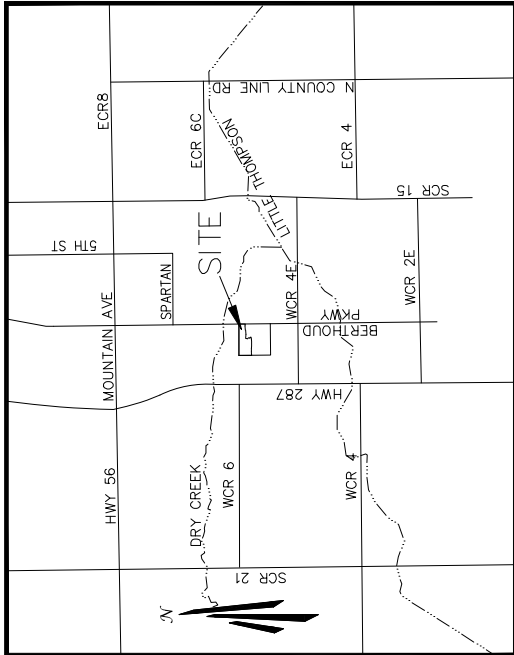
TAIT & ASSOCIATES, INC.
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: STEVE VARRIANO, PLS.
(970) 613-1447

CONTACT LIST

CIVIL ENGINEER

TAIT & ASSOCIATES, INC.
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: ALEX HOMME, PE
(970) 613-1447

VICINITY MAP
NTS



SHEET INDEX:

- 1 - PRELIMINARY PLAT
- 2 - PRELIMINARY PLAT (OVERALL)
- 3 - PRELIMINARY PLAT (EAST)
- 4 - PRELIMINARY PLAT (EAST)

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED R/W
- EXISTING R/W
- CONTROL MONUMENT AS DESCRIBED HEREON
- SET #4 REBAR WITH PLASTIC CAP, PLS 30" DIA
- OPEN SPACE

ABBREVIATIONS

- BLK BLOCK
- BLVD BLVD
- IND INDUSTRIAL
- REC RECEPTION
- ST STREET
- SW SW
- SOURCE SOURCE

SITE SPECIFIC DEVELOPMENT PLAN:

THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN
THE TOWN OF BERTHOUD, COLORADO, CHAPTER 10, ARTICLE 10, SECTION 10.01, WHICH IS A
SUBDIVISION OF LOT 1 JOHNSON SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

APPROVAL CERTIFICATES:

APPROVED BY THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, 2018.

MAYOR
THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN
OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, 2018.

ATTEST:
TOWN CLERK

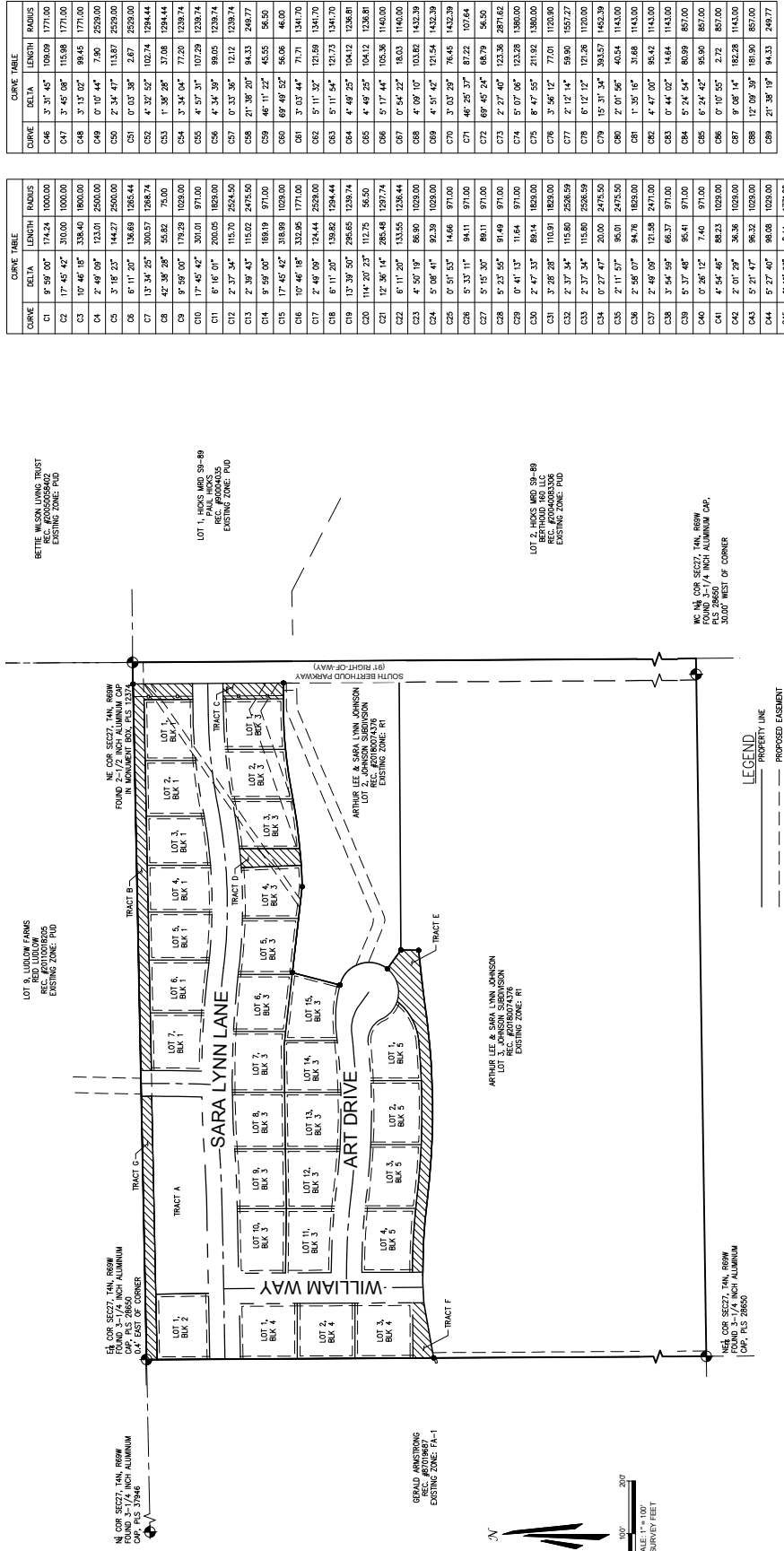
SURVEYOR'S CERTIFICATE:

I, STEVE B. VARRIANO, PLS, A REGISTERED LAND SURVEYOR IN THE STATE OF
COLORADO, HAVE EXAMINED THE PLAT AND THE ACCOMPANYING PLAT, AND I
CERTIFY THAT THE PLAT IS CORRECT AND ACCURATELY REPRESENTS THE
REGULATIONS OF THE TOWN OF BERTHOUD.

STEVE B. VARRIANO, PLS 30128

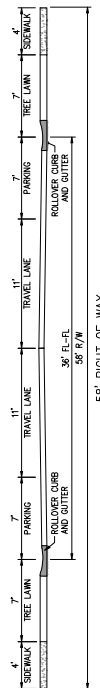
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TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED STREET CENTERLINE
- PROPOSED R/W
- EXISTING R/W
- CONTROL MONUMENT AS DESCRIBED HEREON
- SETBACK MONUMENT WITH PLASTIC CAP, PLS 30126
- OPEN SPACE



CURVE	LENGTH	RADIUS
C1	8' 59" 00"	174.24
C2	17' 45" 42"	300.00
C3	10' 46" 18"	338.40
C4	2' 49" 09"	123.01
C5	3' 18" 23"	144.27
C6	8' 11" 30"	136.69
C7	13' 34" 25"	300.57
C8	42' 38" 28"	56.62
C9	9' 59" 00"	179.29
C10	17' 45" 42"	300.01
C11	6' 16" 01"	200.05
C12	2' 37" 54"	115.70
C13	2' 39" 43"	115.02
C14	9' 59" 00"	168.19
C15	17' 45" 42"	318.89
C16	10' 46" 18"	332.85
C17	2' 49" 09"	124.44
C18	6' 11" 30"	139.82
C19	13' 39" 50"	295.85
C20	14' 20" 23"	112.75
C21	12' 36" 14"	285.48
C22	6' 11" 30"	133.55
C23	4' 50" 19"	86.90
C24	5' 08" 41"	90.39
C25	0' 51" 53"	14.66
C26	5' 33" 11"	94.11
C27	5' 15" 30"	89.11
C28	5' 23" 55"	91.49
C29	0' 41" 13"	11.64
C30	2' 47" 33"	89.14
C31	3' 28" 28"	110.91
C32	2' 37" 54"	115.80
C33	2' 37" 54"	115.80
C34	0' 27" 47"	20.00
C35	2' 11" 57"	95.01
C36	2' 58" 07"	94.76
C37	2' 49" 09"	121.58
C38	3' 54" 59"	66.37
C39	5' 37" 48"	95.41
C40	0' 36" 12"	7.40
C41	4' 54" 46"	89.23
C42	2' 01" 39"	36.36
C43	5' 21" 47"	96.32
C44	5' 27" 40"	96.08
C45	0' 18" 23"	8.44

CURVE	DELTA	RADIUS
C46	3' 31" 45"	109.09
C47	3' 45" 08"	115.98
C48	3' 12" 02"	89.45
C49	0' 10" 44"	7.90
C50	2' 34" 47"	113.87
C51	0' 02" 36"	2.67
C52	4' 32" 52"	102.74
C53	1' 58" 28"	37.08
C54	3' 34" 04"	77.20
C55	4' 57" 31"	107.29
C56	4' 34" 39"	99.05
C57	0' 32" 36"	12.12
C58	2' 38" 20"	94.33
C59	46' 11" 22"	45.55
C60	69' 49' 52"	56.06
C61	3' 03" 44"	71.71
C62	5' 11" 32"	121.59
C63	5' 11" 54"	121.73
C64	4' 49' 25"	104.12
C65	4' 49' 25"	104.12
C66	5' 17" 44"	105.36
C67	0' 54" 22"	18.03
C68	4' 09' 10"	103.62
C69	4' 51' 42"	121.54
C70	3' 02' 29"	76.45
C71	46' 25' 37"	87.22
C72	69' 49' 24"	68.79
C73	2' 27' 40"	123.36
C74	5' 07' 08"	123.28
C75	8' 47' 50"	211.92
C76	3' 56' 12"	77.01
C77	2' 12' 14"	59.90
C78	6' 12' 12"	121.26
C79	19' 37' 34"	393.57
C80	2' 07' 56"	40.54
C81	1' 30' 16"	31.69
C82	4' 47' 00"	95.42
C83	0' 44' 02"	14.64
C84	5' 24' 54"	80.99
C85	6' 24' 42"	95.90
C86	0' 10' 50"	2.72
C87	8' 08' 14"	182.28
C88	12' 00' 30"	181.90
C89	27' 39' 19"	94.33

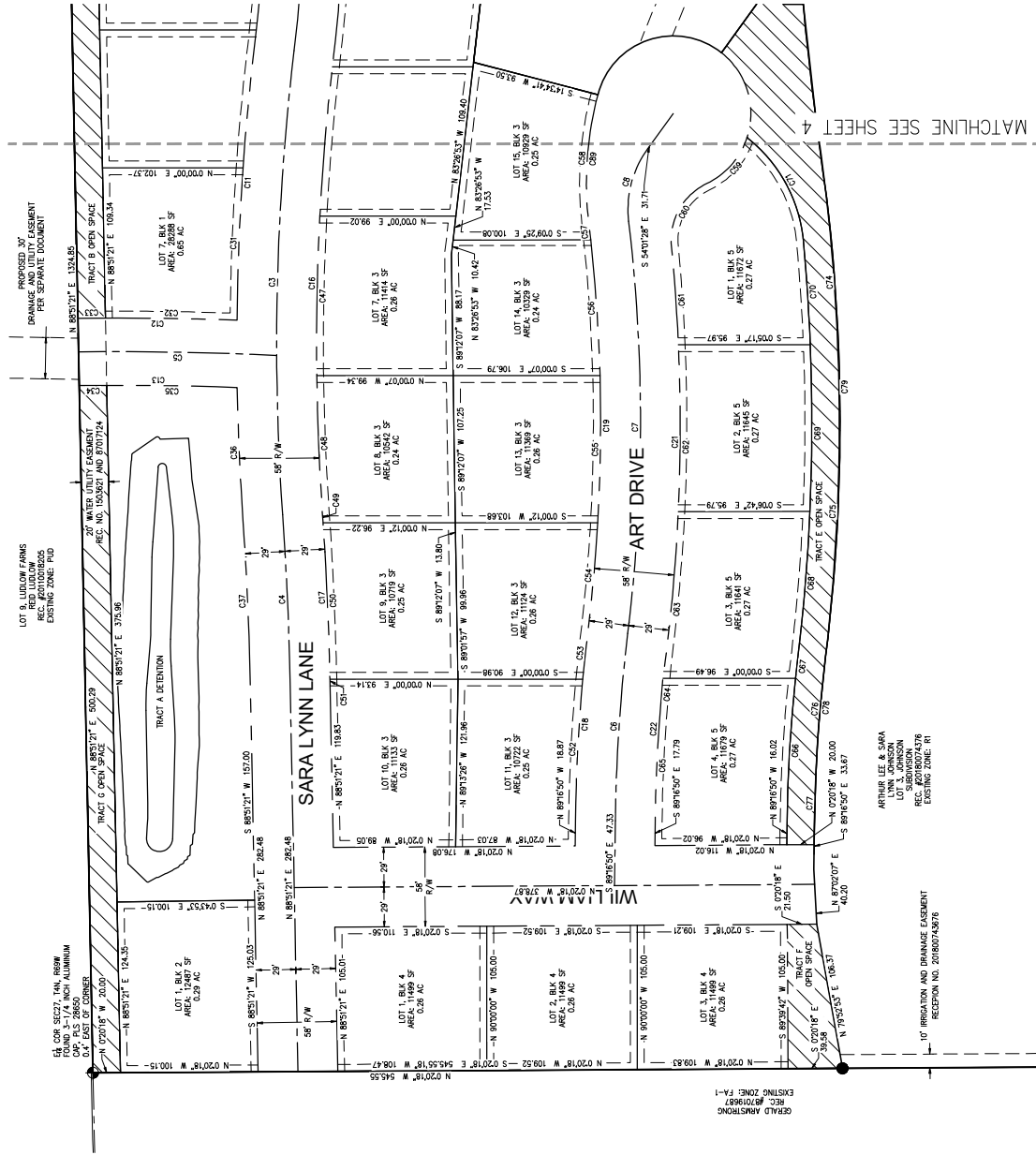
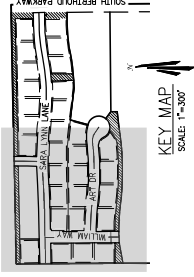
A SUBDIVISION OF LOT 1, JOHNSON SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

PRELIMINARY PLAT (OVERALL)

BRANCSG
DATE: 11/10/17
REVISION: 6/19/19
JOB NO: CO13580

HARVEST RIDGE NORTH
BERTHOUD, COLORADO

A SUBDIVISION OF LOT 1 JOHNSON SUBDIVISION LOCATED IN THE
NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



ARTHUR LEE & SARA
LYNN JOHNSON
LOT 1 JOHNSON
SUBDIVISION
REC. #2016074376
EXISTING ZONE: R1

10' IRRIGATION AND DRAINAGE EASEMENT
RECEPTION NO. 2016074376

GERALD ARMSTRONG
REC. #8709687
EXISTING ZONE: FA-1

WILLIAM LANE

ART DRIVE

SARA LYNN LANE

LOT 9, LUDLOW FARMS
REC. #20110018205
EXISTING ZONE: RUD

PROPOSED 20'
DRAINAGE EASEMENT
FOR SEPARATE DOCUMENT

PROPOSED 20'
WATER UTILITY EASEMENT
REC. NO. 154582 AND 8701724

PRELIMINARY PLAT (WEST)

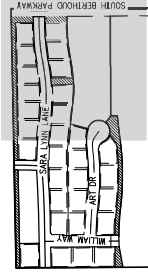
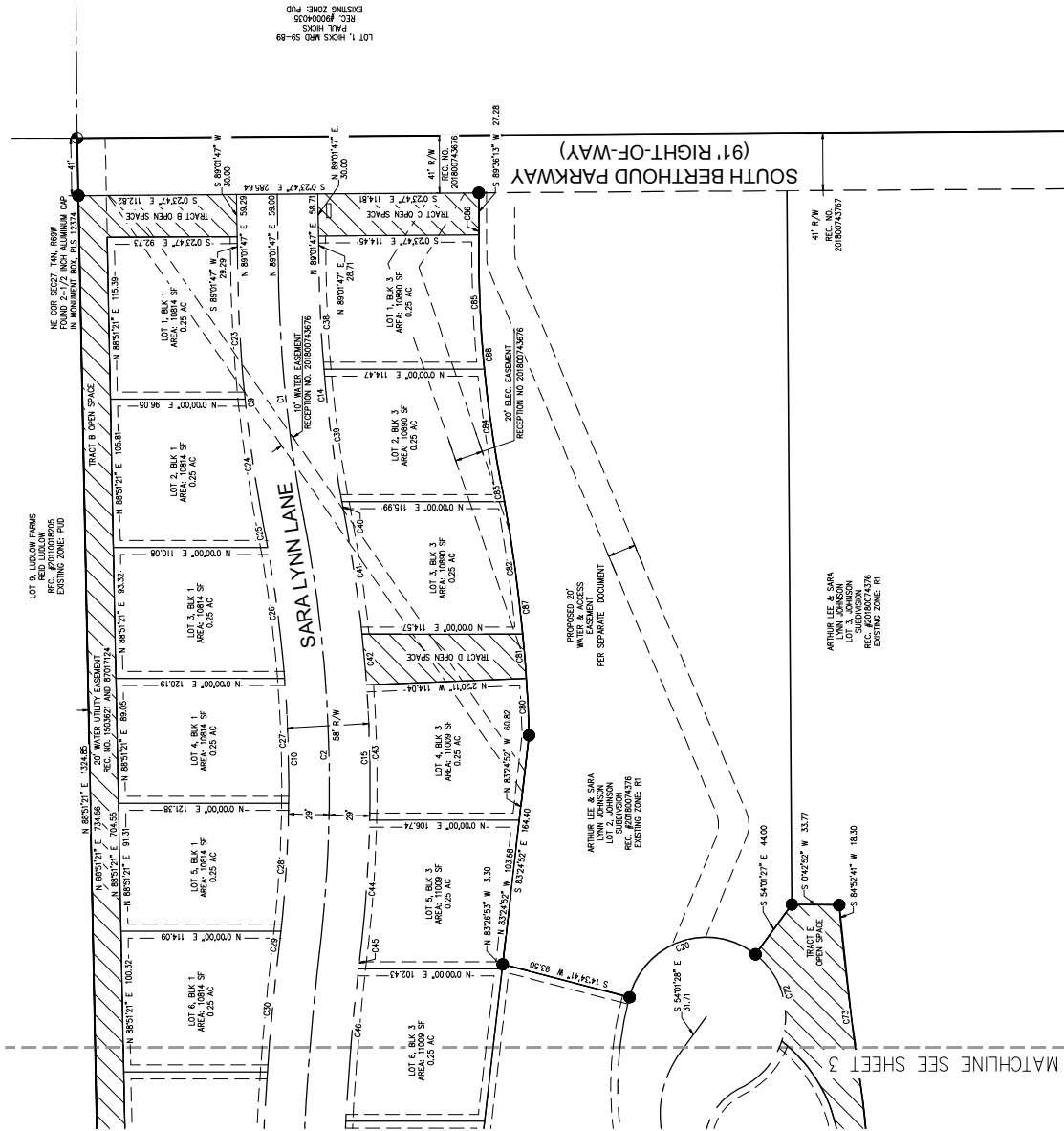
A SUBDIVISION OF LOT 1, JOHNSON SUBDIVISION LOCATED IN NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH
PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

EASEMENT NOTES:
ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE NOTED:
UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS
5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES

- LEGEND
- PROPERTY LINE
 - PROPOSED EASEMENT
 - PROPOSED STREET CENTERLINE
 - PROPOSED R/W
 - EXISTING R/W
 - CONTROL MONUMENT AS
DESCRIBED HEREON
 - SET 1/4 REBAR WITH PLASTIC
CAP, PLS 3026
 - OPEN SPACE

HARVEST RIDGE NORTH
BERTHOUD, COLORADO

A SUBDIVISION OF LOT 1 JOHNSON SUBDIVISION LOCATED IN THE
NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



KEY MAP
SCALE: 1"=500'



LEGEND	
	PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED STREET CENTERLINE
	PROPOSED R/W
	EXISTING R/W
	CENTER MONUMENT AS DESCRIBED HEREON
	SET 44' REBAR WITH PLASTIC CAP, PLS 30'x28'
	OPEN SPACE

- EASEMENT NOTES:
- ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE NOTED:
 - 1. UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY
 - 2. DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES
 - 3. WATER EASEMENT ALONG ALL REAR LOT LINES
 - 4. EASEMENT FOR THE CONSTRUCTION OF WATER INFRASTRUCTURE TO SERVE EXISTING RESIDENTIAL STRUCTURE
 - 5. 20' ELECTRICAL EASEMENT, RECEPTION NO. 201800743676, TO BE VACATED UPON COMPLETION OF ELECTRICAL INFRASTRUCTURE TO SERVE EXISTING RESIDENTIAL STRUCTURE

PRELIMINARY PLAT (EAST)

A SUBDIVISION OF LOT 1, JOHNSON SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

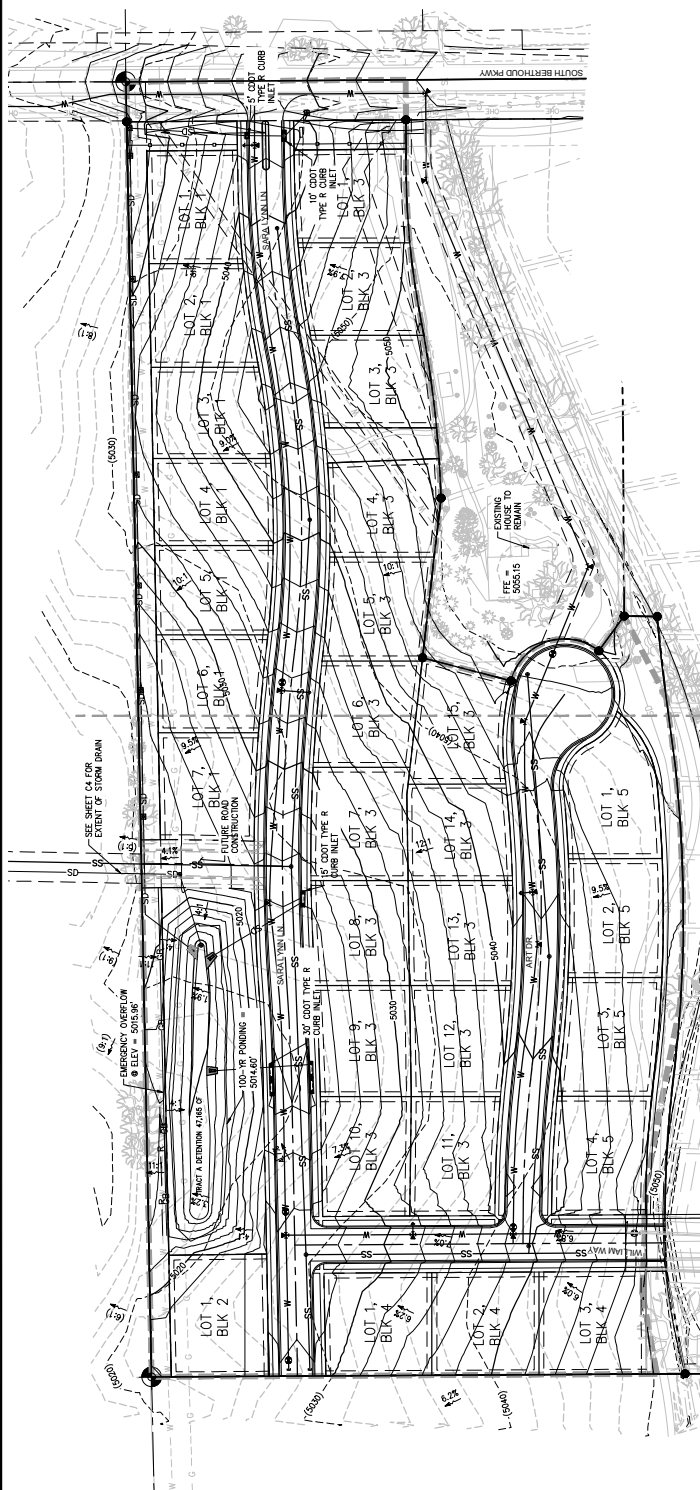
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DATE: 11/11/17
DRAWN: CSJ
REVISION: 6/19/19
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NOT FOR
CONSTRUCTION

PRELIMINARY GRADING PLAN
HARVEST RIDGE SUBDIVISION
HT LAND PARTNERS, LLC
LOT 1 OF JOHNSON SUBDIVISION
BERTHOUD, CO

Since 1984
TAIT
 Loveland, CO 80537
 Tel: 970/613/1447
 Fax: 970/613/1897
 www.tait.com
 Los Angeles Office Sacramento
 Denver Office Reno/Columbo

[illegible]

EARTHWORK QUANTITIES:		ACTUAL (WITH STREET SECTIONS):	
CUT:	25,559 CY	CUT:	26,776 CY
FILL:	24,684 CY	FILL:	24,684 CY
NET:	915 CY FILL	NET:	4,092 CY FILL

NOTE: THESE QUANTITIES AS SHOWN HEREON ARE FOR PERMIT PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTURBING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE. THE ABOVE CUT AND FILL FIGURES REPRESENT PURE VOLUME FIGURES ONLY. THERE IS NO CONSIDERATION TAKEN FOR SHORTLAGE, SURPLUS, OR ANY OTHER LOSS FACTOR.

100

BASIS OF BEARINGS:
BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AS SOUTH 00°23'47" EAST, BETWEEN MONUMENTS SHOWN

BENCH MARK:
NGS BENCH MARK J 410, A STEEL ROD IN MONUMENT BOX AT
THE SOUTHWEST CORNER OF STATE HIGHWAY 56 AND LARIMER
COUNTY ROAD 17, NAD83 ELEVATION 5053.35 FEET.

SITE LEGEND:

- [illegible]



- PHASE 1 (PRE-CONSTRUCTION)
 - SITE FENCE
 - VEHICLE TRACKING CONTROL
 - SANITARY FACILITIES
- PHASE 2 (DURING RAINING AND PLANNING)
 - CONCRETE WORKING AREA PRIOR TO ANY CONCRETE WORK
 - INLET PROTECTION FOR PROPOSED ONCE INSTALLED
 - SEEDING AND MULCHING STRIPPLES OVER 30-DAYS IDE
 - SEEDING, MULCHING, AND SURFACE ROUGHENING ONCE SLOPED
 - ARE GRADED
- PHASE 3 (POST PAVING)
 - INSTALLATION PER LANDSCAPE PLANS
 - REMOVE INLET PROTECTION ONCE STABILIZED
 - REMOVE SEDIMENT FROM INLET AND STORM DRAIN SYSTEM

- POST CONSTRUCTION BMP GENERAL NOTES

1. THIS PLAN UTILIZES STRUCTURAL BEST MANAGEMENT PRACTICES (BMPs) FOR POST CONSTRUCTION STORM WATER TREATMENT.
2. CONSTRUCT THE STORM WATER TREATMENT FACILITIES AFTER ALL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED AND TO
3. NOT USE THE SERVICES AS TEMPORARY SEGMENT CONTROL FACILITIES DURING CONSTRUCTION.
4. REFER TO THE PROJECT'S APPROVED STORMWATER MANAGEMENT PLAN (SWMP) FOR ADDITIONAL BMPs AND OPERATION AND MAINTENANCE DETAILS.

[illegible][illegible]

CONTRACTOR TO SUBMIT EROSION CONTROL PLAN WITH AN APEN FOR LAND REDEVELOPMENT WITH THE COLORADO AIR POLLUTION DEVELOPMENT DIVISION.

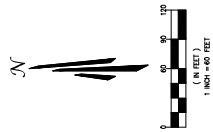
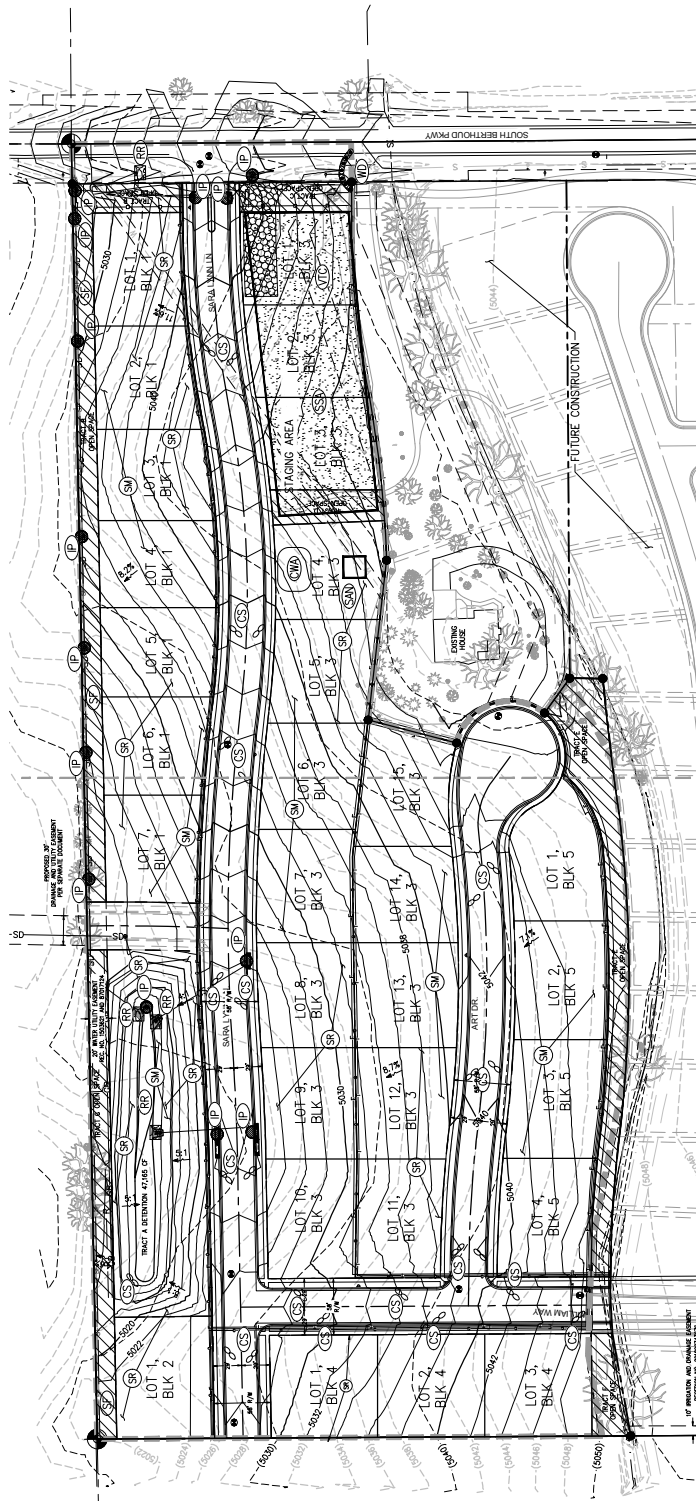
TITLE	KEY	SYMBOL
SITE DEMONSTRATION OF CONSTRUCTION DISTANCE	(SF)	
CONSTRUCTION DISTANCE/RESPONSE LOCATION	(P)	
VEHICLE TRACKING CONTROL	(CL)	
SEEDING & MULCHING	(SN)	
SURFACE ROUGHENING	(SR)	
CONCRETE MASHOUT AREA	(MD)	
SANITARY FACILITIES	(WF)	
STABILIZED STAGING AREA (EXISTING CONCRETE ASPHALT)	(SSA)	
CURB SOOT	(CS)	
WATTLE DINE	(WD)	
RRPP	(RR)	

PREPARED UNDER THE SUPERVISION OF
TAYT & ASSOCIATES, INC.

NOT FOR
CONSTRUCTION

BENCH MARK:
NGS BENCH MARK J 410, A STEEL ROD IN MONUMENT BOX AT
THE SOUTHWEST CORNER OF STATE HIGHWAY 56 AND LARIMER

BASES OF BEARINGS:
BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF
SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL
MERIDIAN AS SOUTH 00°23'47" EAST, BETWEEN MONUMENTS SHOWN
HEREON.



PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

-PRELIMINARY-

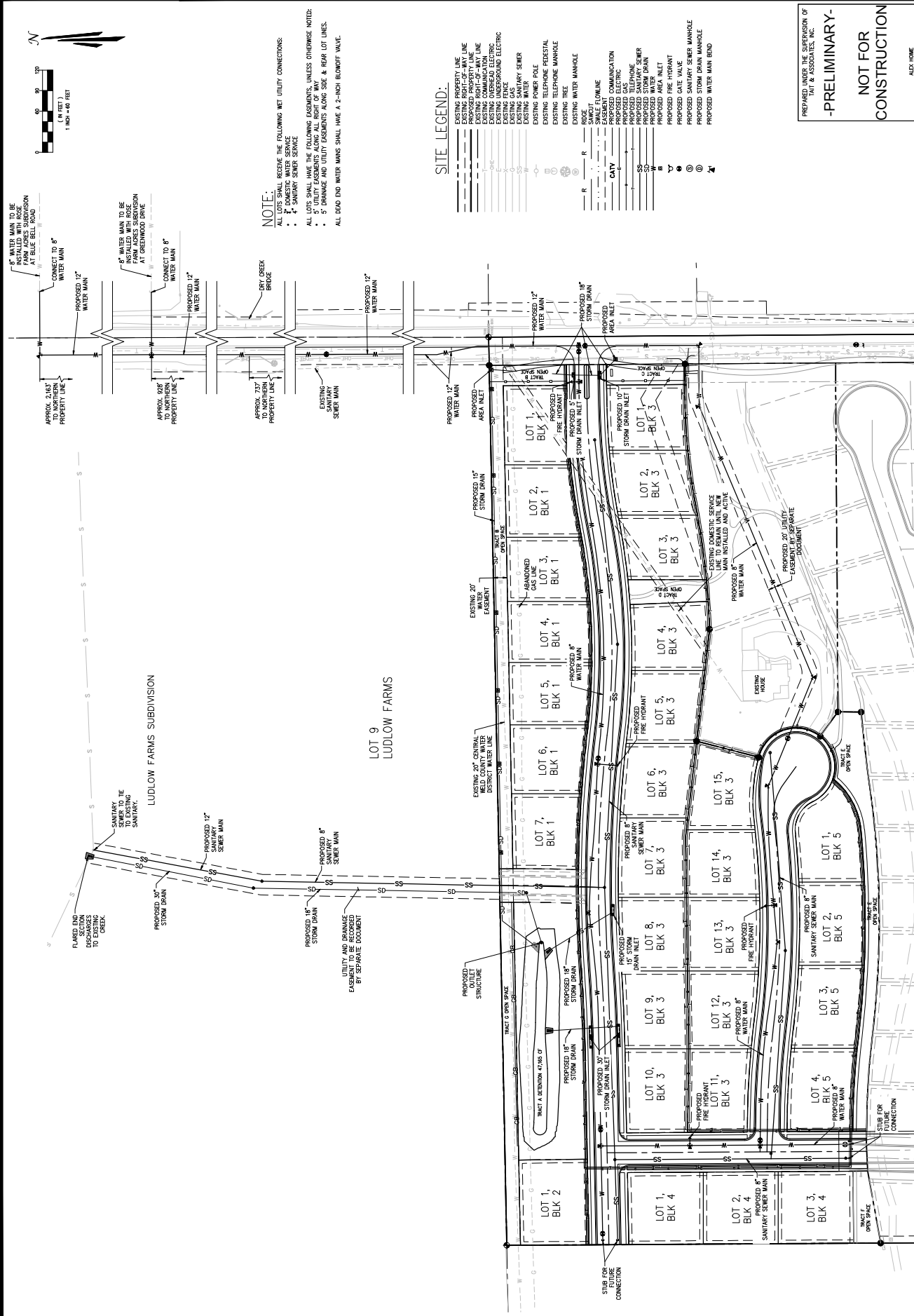
NOT FOR
CONSTRUCTION

PRELIMINARY UTILITY & STORM DRAIN PLAN
HARVEST RIDGE SUBDIVISION
HT LAND PARTNERS, LLC
LOT 1 OF JOHNSON SUBDIVISION
BERTHOUD, CO

HARVEST RIDGE SUBDIVISION
HT LAND PARTNERS, LLC
LOT 1 OF JOHNSON SUBDIVISION
BERTHOUD, CO

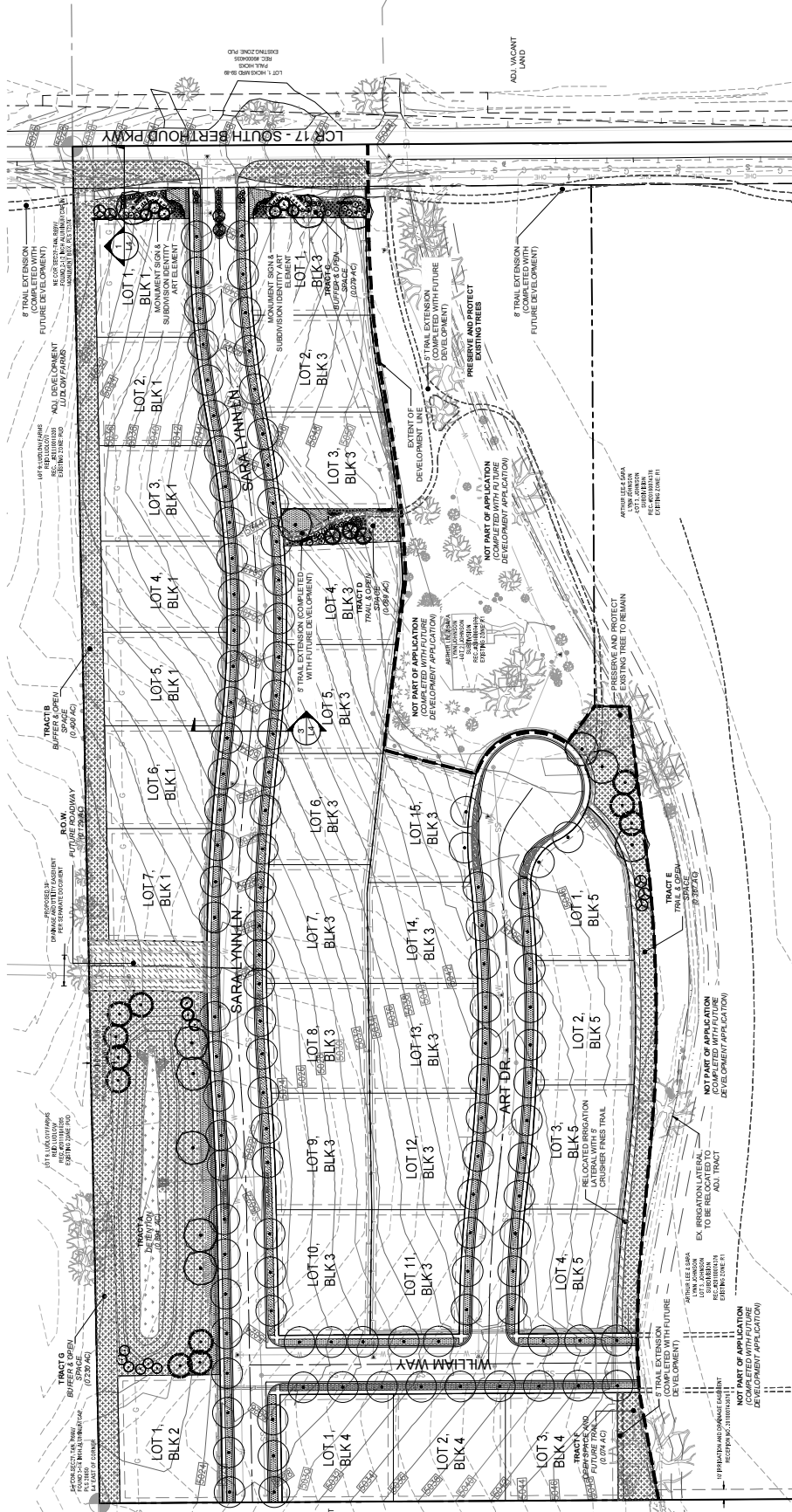
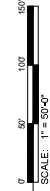
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 P: 970/613/1447
 WWW.TAIT.COM
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 One West Colorado
 Loveland, CO 80537
 Los Angeles
 Dallas
 Sacramento
 Phoenix
 Chicago

NO.	DESCRIPTION	BY	DATE



Feb 13, 2019 - 5:07pm by nensley K:\Drawings\CO\CO13580 - 721 SCR 17, BERTHOUD, CO\ENG\Construction Drawings\CO13580-UP.dwg

REVISIONS		
NO.	DESCRIPTION	BY DATE



PRELIMINARY LANDSCAPE LEGEND -

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY	---	PERIMETER FENCING
---	RIGHT OF WAY	---	STEEL EDDING
---	PROPOSED LOT LINE	---	GROUND COVER BOUNDARY
---	PROPOSED UTILITY EASEMENT	---	EXTENT OF DEVELOPMENT LINE
---	PROPOSED ROADWAY CENTERLINE	---	SIGHT VISION TRIANGLE
---		•	FENCE COLUMN
---	PROPOSED SIDEWALK		ENTRY MONUMENT WITH SUBDIVISION IDENTITY ART ELEMENT
---	PROPOSED CONTOUR - MAJOR		
---	PROPOSED CONTOUR - MINOR		
---	EXISTING CONTOUR - MAJOR		TEMPORARY NATIVE SEED (NON-IRGATA 165)
---	EXISTING CONTOUR - MINOR		

SYMBOL	DESCRIPTION
	ROCK MULCH (REGULATED POINT SOURCE/IN-LINE)
	AGGREGATE TRAIL
	TURFGRASS SOD (REGULATED POINT SOURCE/IN-LINE)
	NATIVE SEED MIX (REGULATED ROTARY/ROTATION)
	DETENTION POND BOTTOM SEED MIX (NON-REGULATED)

SYMBOL	DESCRIPTION
	DEC. STREET TREES
	ORNAMENTAL STREET TREES
	DEC. OPEN SPACE TREES
	EVERGREEN OPEN SPACE TREES
	EXISTING TREES

SYMBOL	DESCRIPTION
	ORNAMENTAL OPEN SPACE TREES
	DEC. SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS

NO.	DESCRIPTION	BY	DATE

TAIT
ARCHITECTS
1701 N. 13TH AVE.
DENVER, CO 80202
www.tait.com

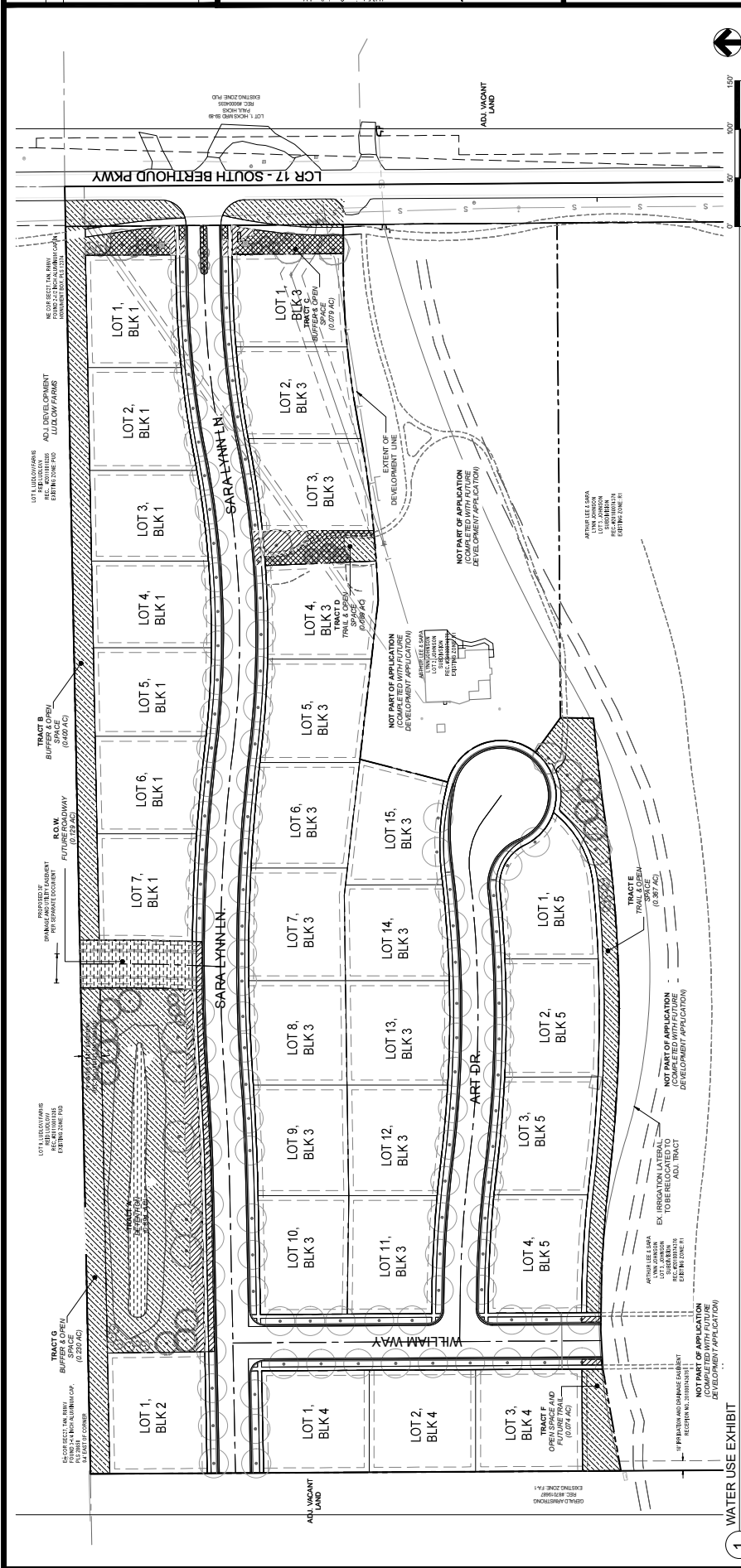
ALIA & LORINE COUNTY ROAD 15
DENVER, CO 80202

HARVEST RIDGE NORTH
HT LAND PARTNERS, LLC
721 S BERTHOUD PARKWAY
BERTHOUD, CO 80513

WATER USE EXHIBIT

BVL GROUP
DESIGN, LLC

DATE: 2/14/19
REVISION #2
DATE: 12/13/18
CHECKED: MOW
DATE: 12/13/18



NORTH

SCALE: 1"=500'

WATER USE EXHIBIT LEGEND

SYMBOL	DESCRIPTION	WATER REQ.
	TURFGRASS (500)	0.83 ACRE FT
	NATIVE SEED (500)	1.97 ACRE FT
	LOW WATER USE (500)	0.22 ACRE FT
	HIGH WATER USE (500)	0.22 ACRE FT
	NON-IRRIGATED (500)	0.0 ACRE FT
	IRRIGATED (500)	0.0 ACRE FT

LEGEND -

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED SIDEWALK
	PERIMETER FENCING
	GROUNDCOVER BOUNDARY
	SITE AMENITY AREA

LEGEND -

SYMBOL	DESCRIPTION
	DEC. STREET TREES
	ORNAMENTAL STREET TREES
	DEC. OPEN SPACE TREES
	EVERGREEN OPEN SPACE TREES
	ORNAMENTAL OPEN SPACE TREES

REVISIONS		
NO.	DESCRIPTION	BY DATE

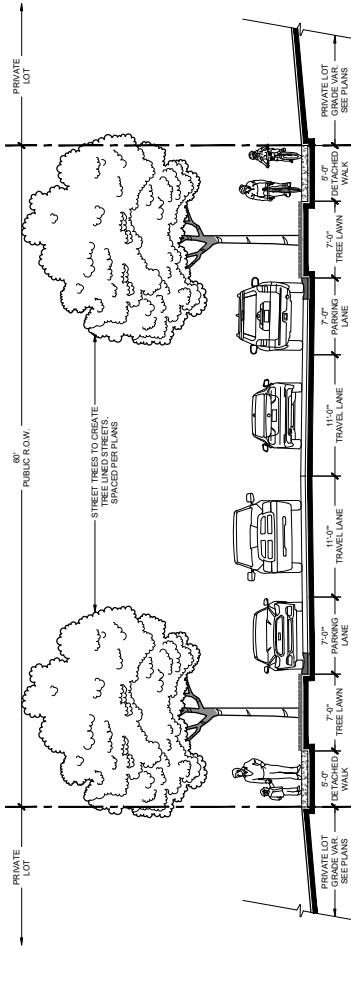
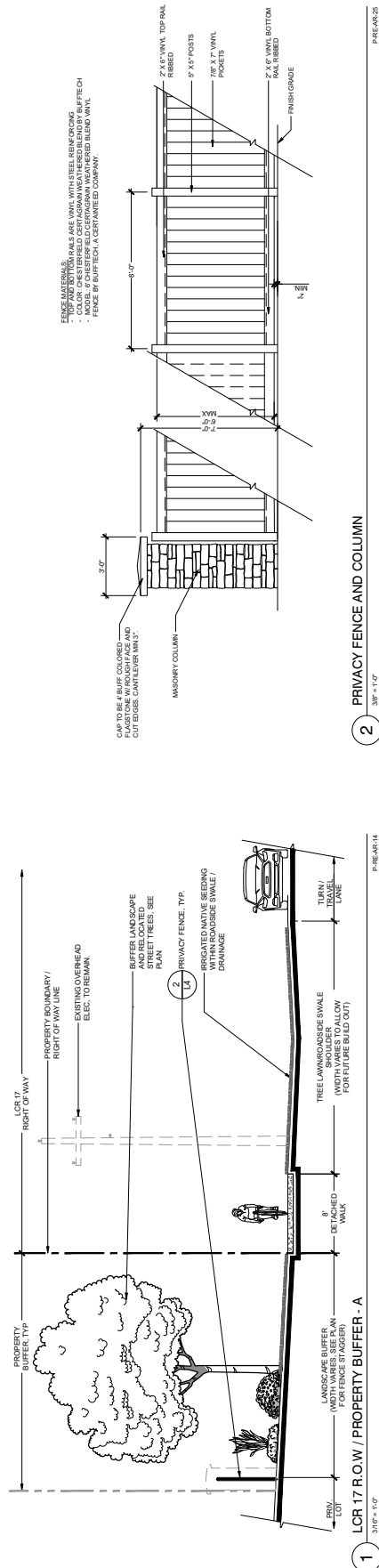
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Bonita Cuenca
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TYPICAL CROSS SECTIONS

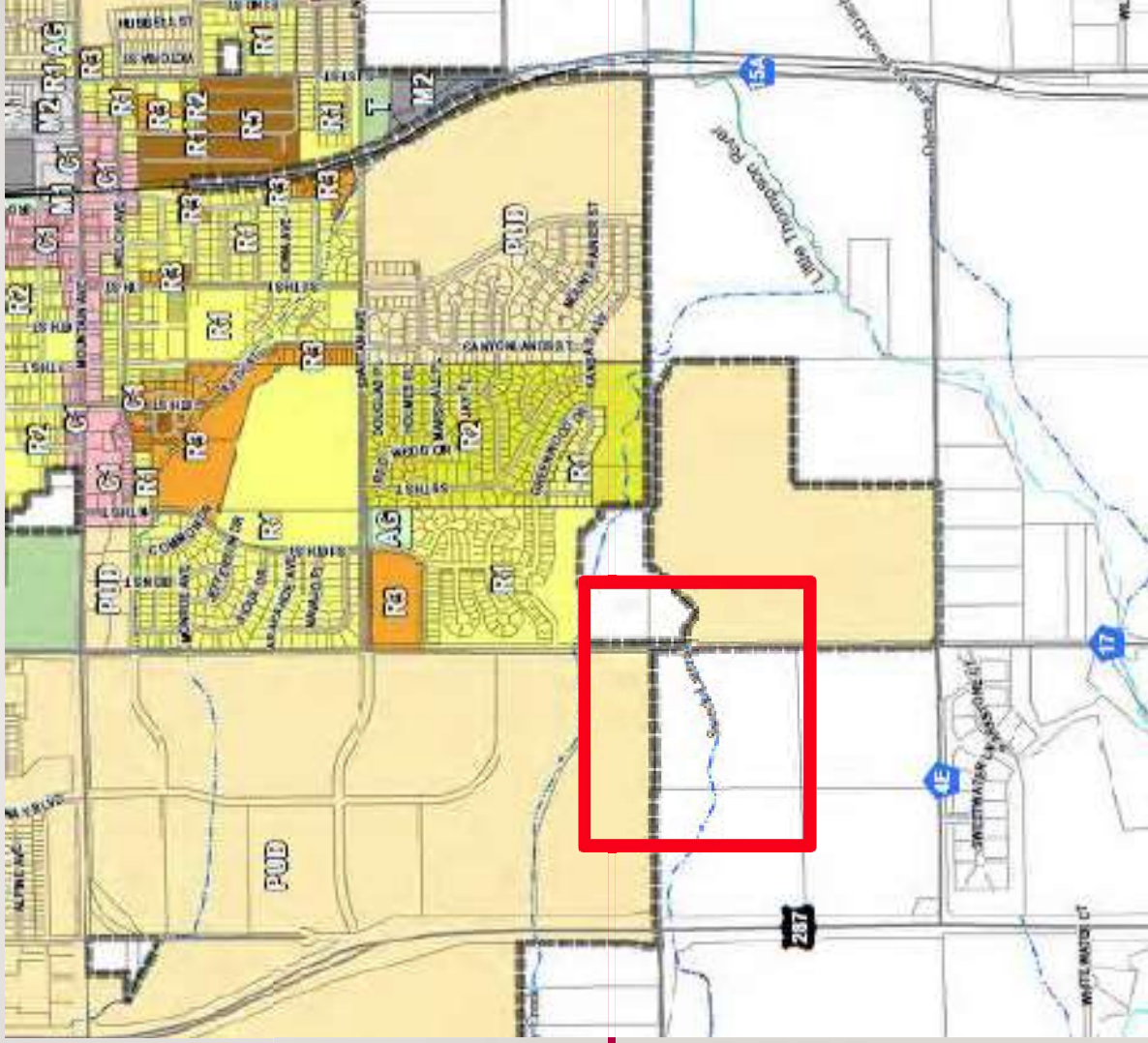


INTERNAL STREET SECTION - DETACHED WALK

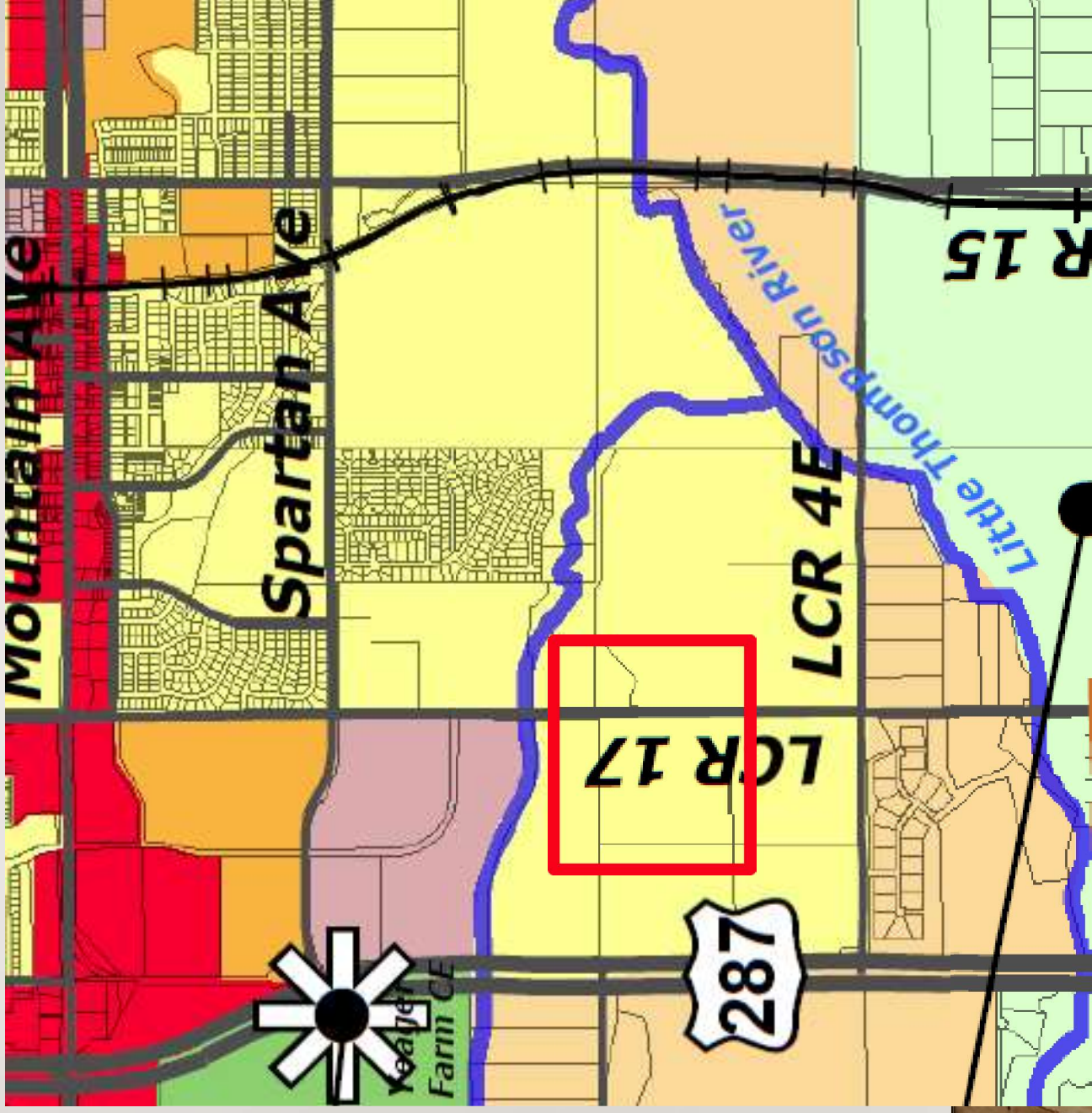
**CONCEPT PLAN
SUBMITTED WITH
ANNEXATION FOR
REFERENCE**

**PREFERRED LAND
USE PLAN/ZONING
MAP AND PORT
PLAN FOR
REFERENCE**

ZONING



Preferred Land Use



The Town of BERTHOUD COLORADO

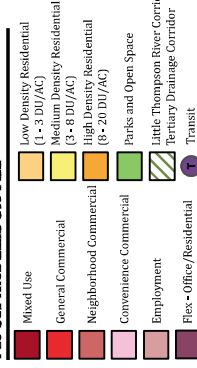
Comprehensive Plan Map 1 of 3 PREFERRED LAND USE PLAN

LEGEND

Land Use Designation

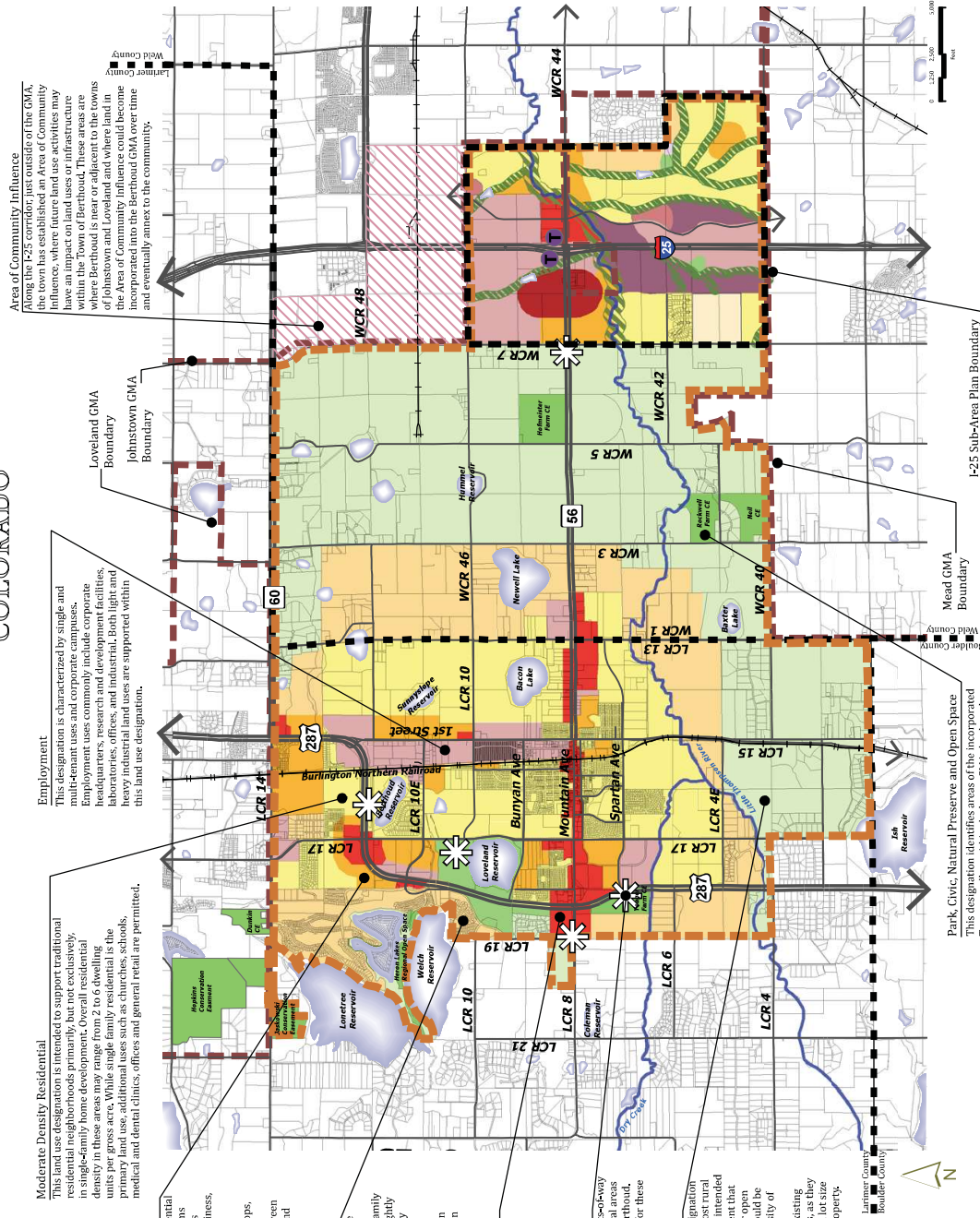


1-25 Sub-Area Land Use Plan



1. Open space illustrated on the 1-25 Sub-Area Land Use Plan includes the Little Thompson River Corridor, the Little Thompson River, and the Little Thompson River Corridor. The Little Thompson River Corridor is a 100-foot wide buffer on either side of the river. The Little Thompson River Corridor is a 100-foot wide buffer on either side of the river. The Little Thompson River Corridor is a 100-foot wide buffer on either side of the river.

Notes to the Preferred Land Use Plan:
1. Approved final plans shall supercede preferred land uses shown herein.
2. The 1-25 Sub-Area Plan adopted June 3, 2003, is incorporated into the 2014 Comprehensive Land Use Plan as subject.



Employment

This designation is characterized by single and multi-tenant uses and corporate campuses. Employment uses commonly include corporate offices, research and development facilities, light manufacturing, and heavy industrial. Both light and heavy industrial land uses are supported within this land use designation.

Moderate Density Residential

This land use designation is intended to support traditional residential neighborhoods primarily, but not exclusively, in the 1-25 Sub-Area. Moderate density residential land use designations in these areas may range from 2 to 6 dwelling units per gross acre. While single family residential is the primary land use, additional uses such as churches, schools, medical and dental clinics, offices and general retail are permitted.

High Density Mixed Use Residential

This designation supports higher density residential development, such as townhomes, condominiums and traditional multi-family, but also mixed uses including retail, commercial, office, service, business, workshop, and related uses. Land within this designation may grow to be a rich pedestrian oriented and mixed-use environment. The plan designations in these areas may range from 6 to 14 dwelling units per gross acre in this land use designation.

Low Density Suburban Residential

This designation supports higher density residential development, such as townhomes, condominiums and traditional multi-family, but also mixed uses including retail, commercial, office, service, business, workshop, and related uses. Land within this designation may grow to be a rich pedestrian oriented and mixed-use environment. The plan designations in these areas may range from 6 to 14 dwelling units per gross acre in this land use designation.

Commercial/Office

This plan designation supports small-scale downtown commercial uses such as restaurants, specialty retail, pharmacies, civic uses as well as larger regional commercial opportunities, office spaces, and technology companies.

View Corridor

Locations occur adjacent to public lands or rights-of-way that have great views of agriculture lands, natural areas, and mountain areas to the west and south of Berthoud. View preservation techniques will be explored for these areas.

Low Density Rural Residential

This designation is intended to support existing development in either Weld or Larimer counties, as they would be merged into Berthoud. A reduction in lot size would be required to support this designation. It is possible if development is clustered on the property.



BARKEEN
LANDSCAPE DESIGN

Adopted April 18, 2014 and revised on May 6, 2014.

OFFICIAL ZONING MAP **Town of Berthoud**



ZONING DISTRICTS

- | | |
|-------------------------------|-----------------------------------|
| Agricultural District | Neighborhood Commercial District |
| Single Family District | General Commercial District |
| Limited Multi-Family District | Light Industrial District |
| Multi-Family District | Industrial District |
| Mixed Use District | Planned Unit Development District |
| Manufactured Home District | Traditional Neighborhood District |
| Transition District | |
-
- | | | |
|--------------------|---------------------|-----------------------------|
| Interstate Freeway | Larimer County Road | County Line |
| State Highway | Weld County Road | Berthoud Municipal Boundary |
| US Highway | | |

August, 2017

DATE	PROJECT	ORDINANCE NO.
3/2/2011	Annual Update	
3/27/2013	Revised C2, C3, C1	
9/2/2013	Annual Update	121, 118, 115, 117, 118
4/29/2014	Annual Update	
5/20/2014	Annual Update	
3/13/2015	Annual Update	
8/15/2017	Annual Update	

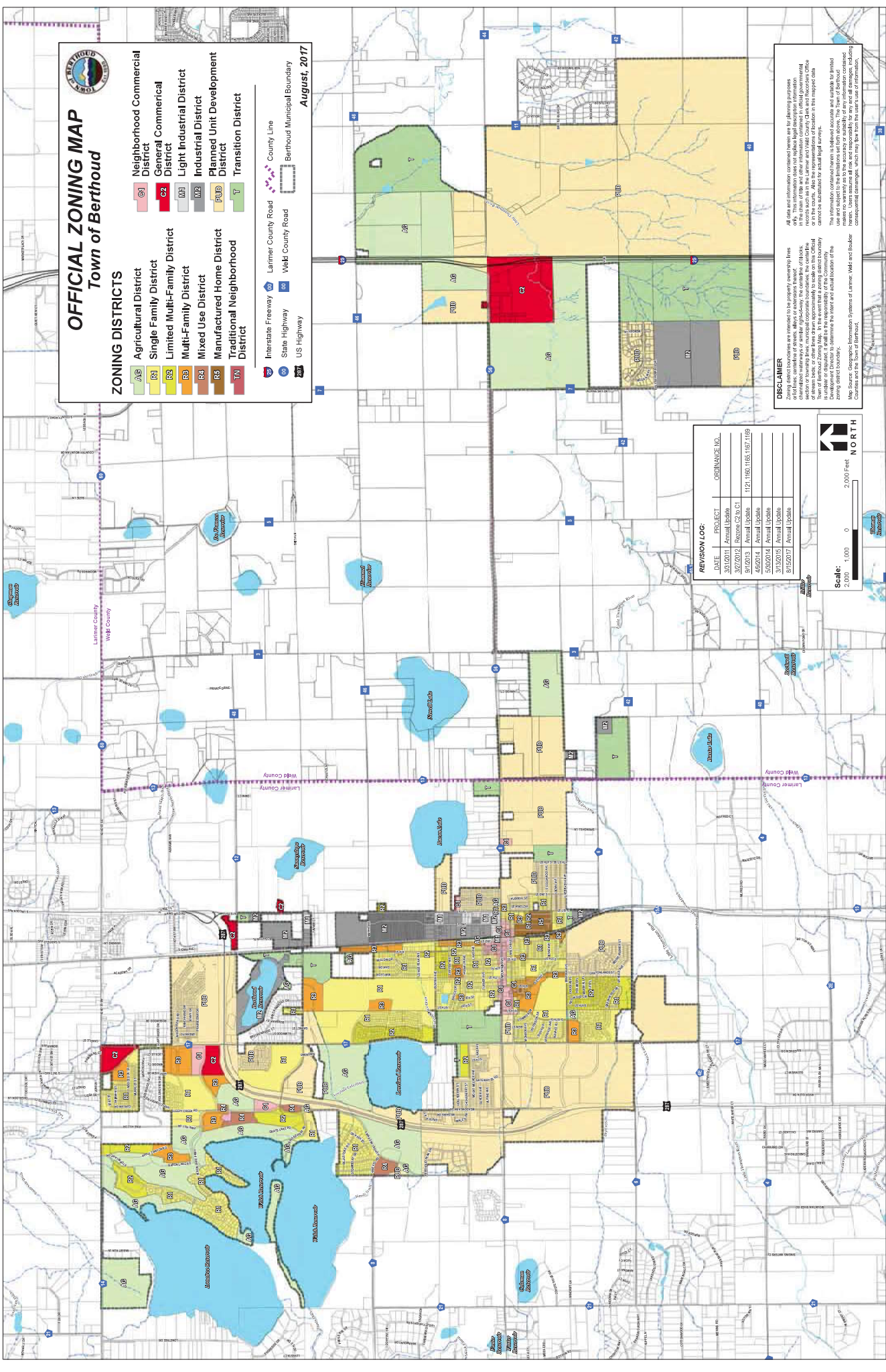
Scale: 2,000' 1,000' 0' 2,000' Feet

North Arrow

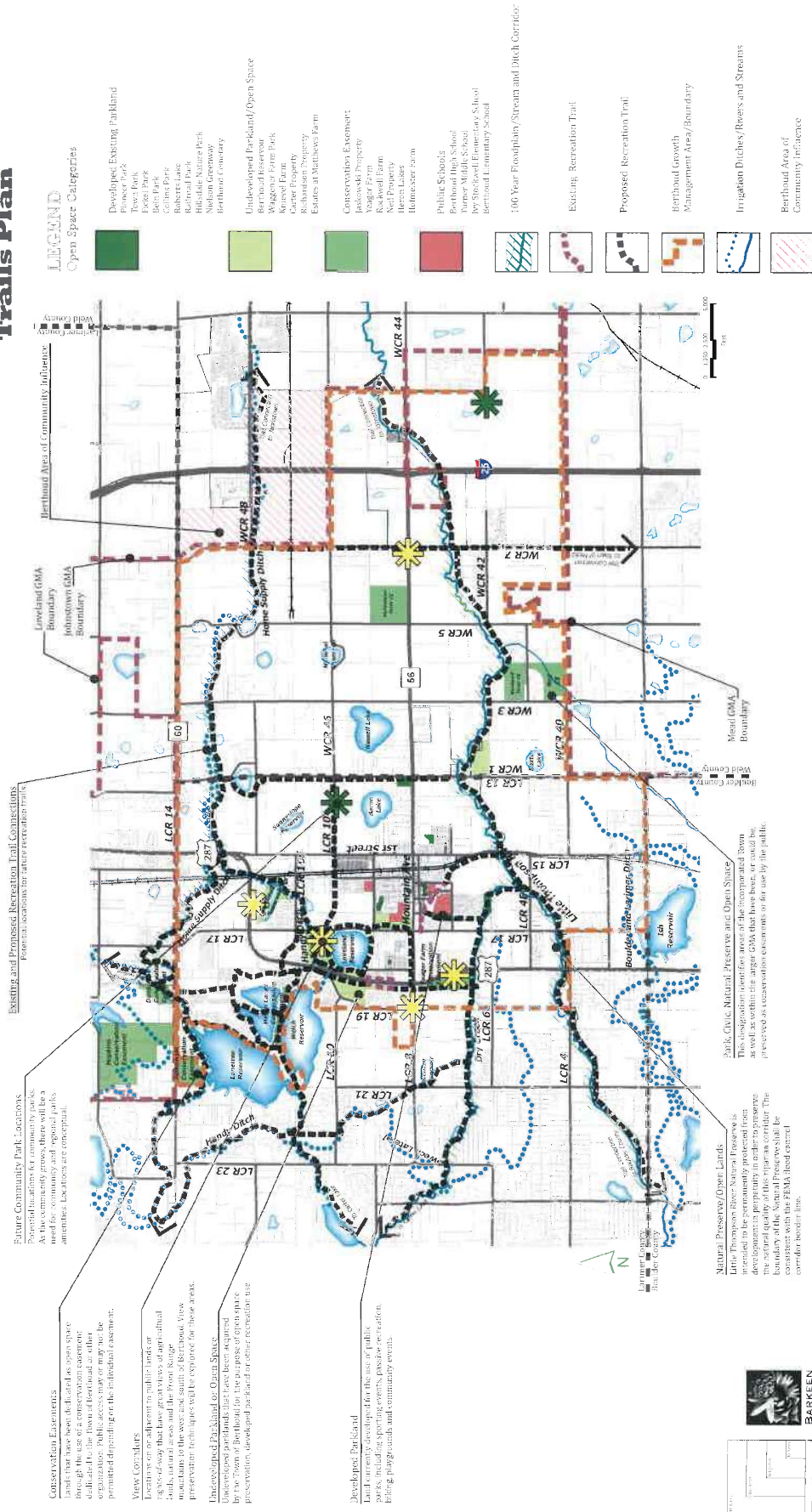
Legend

DISCLAIMER

Zoning district boundaries are intended to be property ownership lines of record, identified as parcels, and are not intended to be used for any other purpose. This information does not reflect legal descriptions of parcels, and is not intended to be used for any other purpose. The Town of Berthoud and Larimer County Clerk and Recorder Office cannot be held responsible for any errors or omissions in this map. The information contained herein is believed accurate and suitable for intended use and subject to the limitations set forth above. The Town of Berthoud and Larimer County Clerk and Recorder Office cannot be held responsible for any errors or omissions in this map. Users assume all risk and responsibility for any and all damages, including consequential damages, which may arise from the use of this map.



Comprehensive Plan Map 3 of 3 Parks, Open Space and Trails Plan





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

NEIGHBORHOOD COMMENT REPORT

Date: 02/01/19

Project: Harvest Ridge Preliminary Plat

Applicant: Alex Hoime P.E.

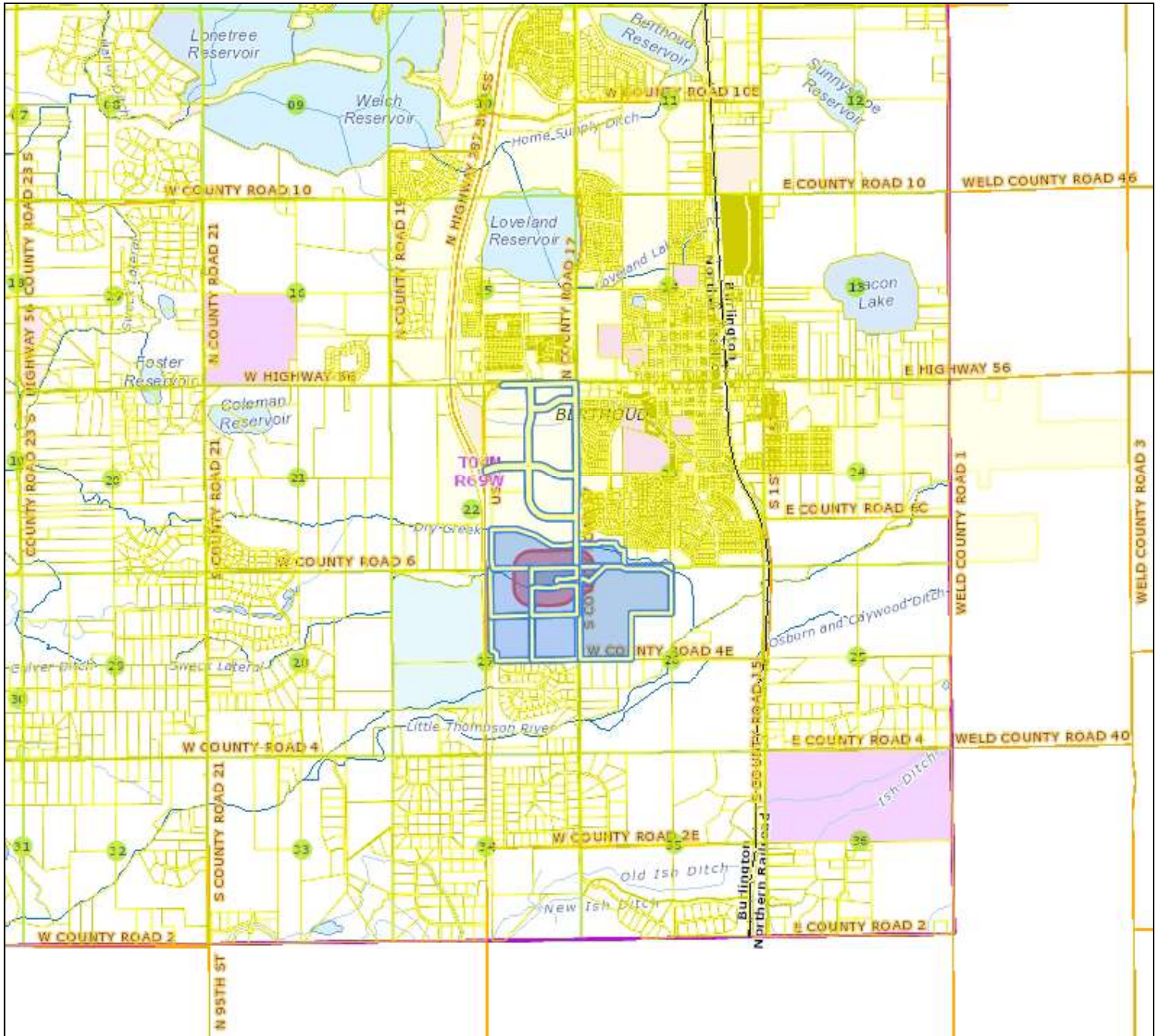
As per Chapter 30, Section 6 of the Town of Berthoud Development Code, a neighborhood notice letter was sent to property owners within 500 feet of the proposed development.

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.

**MAP OF 500'
PUBLIC
NOTICING
AREA**

Larimer County Web Map



Legend

- | | |
|-------------------------|------------------------------|
| Tax Parcels | County Boundary |
| PLSS Township and Range | Rocky Mountain National Park |
| PLSS Sections | Incorporated Areas |
| Railroads | City or Town |
| Major Road System | County |

Notes

0.6 0 0.6 Miles

Date Prepared: 12/28/2018 12:05:54 PM

Scale
1: 47,576



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.



STAFF REPORT: FICKEL FARM REZONING

DATE: February 28, 2019

GENERAL INFORMATION

Applicant:	TB Group, agent for Painted Sky LLC.	Size: 32.298 acres total
Site Location:	This property is located South of Hwy 56, North of Pioneer Park and Mary's Farm.	
Applicant's Request:	The Applicant is requesting approval of a rezoning from the PUD to R-2	
Current Zoning: PUD	Proposed Zoning: Limited Multi-Family (R-2)	

ZONING DISTRICT INFORMATION

	<u>Proposed District R-2</u>
Max Density:	16 Dwelling units per acre
Min. Lot Size	2,000 sq. ft.
Min. Lot Width	20'
Front Setback	20' front loaded; 10' rear loaded
Side Setback	5' (Corner Side 10')
Rear Setback	10' front loaded; 5-8' rear loaded
Building Height:	40'

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: Transitional/County	Agricultural/Rural Homes	N/A
South: Pioneer Park/Marys Farm	Park, New Urbanist PUD	N/A
East: FA-1; R-2	The Farmstead, County Ag Farm parcels	N/A
West: Fickel Farm PUD	First Phase of Fickel Farm	N/A

PROPOSAL

The Applicant, Painted Sky LLC, has submitted a rezoning request for 32.298 acres. The property is currently zoned PUD as part of the Fickel Farm Subdivision. The Limited-Multi-Family R-2 district, allows for single family residential attached (townhouses, duplexes and patio homes) and detached single family development, up to 16 dwelling units per acre.

The applicant originally proposed an R-4 Mixed Use zoning classification in 2018 year but downgraded to R-3 after receiving Staff and comments from citizens within the new 500' notice area in late 2018, and the R-3 rezoning was scheduled for a December 2018 PC meeting. After receiving additional neighborhood comments and concern, the Applicant withdrew the December R-3 submittal, and further down-zoned to Limited Multi-Family (R-2). In addition, the Applicant held their own neighborhood meeting on January 30th, and invited surrounding residents, including Mary's Farm.

The rezoning is the first and most important stage in the development process. At the rezoning stage, the Planning Commission is to consider whether the uses and density of the proposed zoning district (in this case, Limited-Multi-family (R-2) compliment the surrounding land uses and would be supported by the Comprehensive Plan. Once the zoning is established, the property owner has a "right" to said density and uses, and thus can move forward with the platting process (Preliminary and Final) to create a proposed development.

CONCEPT PLAN (For Informational Purposes Only)

The Applicant has provided a Concept Plan for informational purposes, so the Planning Commission has more information in which to make this decision. The applicant is proposing alley loaded townhouses in the areas next to the major streets, townhomes and/or duplexes around the Pioneer Park pond, and to be determined uses abutting Mountain Avenue. The Applicant is proposing 4 access points:

- Building a North/South access along Mountain Avenue which will tie into Indiana and a proposed new spine/collector into Mary's Farm and the Farmstead. (Note Mtn. Avenue is a CDOT road, and they will determine access such as the need for acceleration lanes, etc)
- Extending 3rd from Mary's Farm into a spine/collector that feeds into a North/South Access point on Mountain Avenue
- Extending 4th street from Mary's Farm and the Farmstead into the aforementioned collector road.
- Extending Indiana into the aforementioned North South Collector.

Staff would recommend extending Welch which was intended to be extended when the first phase of Fickel Farm was approved, but this will be dealt with at the platting phase.

Should any Commissioner feel uncomfortable making a decision based on just the zoning map and this information-only Concept Plan, Staff would recommend making specific requests of the Applicant for more information before making a decision.

BACKGROUND

This project was previously approved as Fickel Farm in 1995 as a PUD. The PUD was mixed use with single family detached (125 homes), single family attached or townhouses with 70 homes, and the

remainder was reserved for apartments. The apartments were also located to the North, single family homes in the middle, and patio homes to the South. The Western portion of the PUD was built up to E 2nd Street. All of the single-family homes and attached homes were alley loaded. In addition, there was no Pioneer Park, just a 2-acre open space, with the remainder of its area taken up with houses.

PREFERRED LAND USE

The Town's Preferred Land Use Map designates this area as high density residential with residential development at 6-14 units per gross acre. This was the highest density designation, (density increased with the code update this year up to 16 units per acre) when the Comprehensive Plan was approved more than 5 years ago—so the future update would increase the density to correspond with the new zoning requirements.

- ✓ The R-2 district is consistent with the overall density planned for this specific property in the Preferred Land Use Map.

REZONING CRITERIA/FINDINGS

The criteria in Section 30-3-110.B of the Development Code for amending the official zoning map requires at least one of the following criteria to be met (with Staff analysis regarding each point below):

1. To correct a manifest error in an ordinance establishing the zoning for a specific property; or
 - x. Staff is not aware of any error.
2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or
 - ✓ The Town is moving away from PUD zoning, to the standard requirements of the development code which serves to benefit everyone through a more open and efficient process.
 - ✓ The proposed zoning is consistent with the past PUD approvals, and does not materially change the existing and previously approved uses and density for this property.
3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan; or
 - x. Staff is not aware of any error.
4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; or
 - ✓ The rezoning will allow for a more efficient development process, without requiring multiple amendments to an antiquated PUD that was never developed.
 - ✓ The rezoning conforms to the Preferred Land Use Plan, and the existing uses and density of the proposed zoning districts.

-
- x. There are community concerns regarding establishing the higher density uses at this location.
5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area;
- ✓ No development similar to the current PUD has been realized.
 - ✓ Rezoning to a standard district should serve to encourage the development of the property with an easier and more efficient development process.
 - x. There are no other adjoining multi-family uses in the area.
6. A rezoning to Planned Unit Development Overlay (PUD) district is requested and approved per provisions of this code.
- x. This factor is not applicable.

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 Dev. Code.

PUBLIC COMMENT (NEW)

This the first project where the new public notice and review requirements have been applicable. With this new process, property owners within 500 feet are notified at all stages of the development process for every application. The responses have been included with this packet.

To summarize, all of the concerns were regarding establishing multi-family residential (or apartments) on the property for concerns better explained in the comments attached. Staff also received well over a dozen calls, and an equal amount of drop ins, all with major concerns about establishing the multi-family use at this location.

FINDINGS AND RECOMMENDATIONS

Rezoning

Move to approve the request to rezone 32.298 acres from PUD to R-2 (Limited Multi-Family District) finding that:

- 1. The request satisfies the applicable zoning amendment criteria of Section 30-3-110.B of the Town's Development Code as found on pages 2-4 of this Staff Report; and**
- 2. The rezoning is consistent with the Town of Berthoud's Comprehensive Plan and Preferred Land Use Map.**
- 3. Recommendation of a continuation of the Indiana trail/greenway corridor into the Farmstead with any future platting actions.**

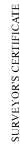
PROPOSED ZONING MAP AMENDMENT

A PORTION OF SECTION 24, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO



5

CUSTOMER AND PROJECT	DESIGNED	DRAWN	MUD
	CHECKED:		
	APPROVED:		
	DATE:	AUGUST 28, 2018	
	SCALE:	1"=100'	
DRAWING NO.	PROJECT NO.	REVISION NO.	SHEET - 24-02P
2017-93			6



I, Michael J. DeDecker, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Zoning Map was prepared under my supervision and the accompanying plat accurately and properly shows said subdivision and is in compliance with the Subdivision Regulations of the Town of Berthoud.

Michael J. DeDecker PLS 20676
For and on Behalf of
DeDecker Land Surviving



APPROVAL CERTIFICATES

Approved by the Board of Trustees of the Town of Berthoud, Colorado this ____ day of ____ 2018.

Mayer

The foregoing zoning map is approved for filing and accepted by the Town of Berthoud, Colorado this _____ day of _____, 2018

ATTEST:

LEGEND

INDICATES SECTION LINE

INDICATES BOUNDARY LINE OF REZONING

**PROPOSED
CONCEPT PLAN
(INFORMATIONAL
NOT TO BE
APPROVED)**



LEGAL DESCRIPTION
A PARCEL OF LAND IN THE TOWN OF BERTHOUD, COUNTY OF
LARIMER, STATE OF COLORADO LOCATED IN THE
NORTHWEST ¼ OF SECTION 24, TOWNSHIP 4 NORTH, RANGE
69 WEST OF THE 6TH P.M.

LAND USE STATISTICS

TOTAL ACREAGE =	APPROX. 32.29 ACRES
ROW =	TBD AT PLAT
PRIVATE DRIVES/PARKING =	TBD AT PLAT
ALLOWABLE DENSITY =	UP TO 16 DU/AC
PROPOSED DENSITY =	NOT TO EXCEED 20 DU/AC
OPEN SPACE ACREAGE =	SHALL MEET OR EXCEED REQUIREMENTS PER THE LAND USE CODE

R2 - MIXED-USE



PRELIMINARY PLAT.
10' CONCRETE TRAIL

NOTES

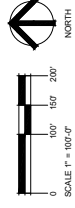
1. POND EXPANSION FOR NON-POTABLE WATER IRRIGATION SYSTEM.

DESIGN CONCEPT

THE FICKEL FARM SUBDIVISION IS ENVISIONED AS A COMMUNITY WITH DIVERSE PRODUCT TYPES. PRODUCT TYPES MAY INCLUDE REAR LOADED OR FRONT LOADED TOWNHOMES, DUPLEX LOTS, COTTAGE LOTS, APARTMENTS, AND CONDOMINIUMS. OTHER RESIDENTIAL PRODUCTS MAY BE CONSIDERED. ANY PROPOSED USES WILL MEET THE ALLOWABLE RESIDENTIAL PRODUCT TYPES PER THE LAND USE CODE.

DRIVEWAY ACCESS WILL BE PROVIDED FROM THE RIGHT OF WAY TO EACH DEVELOPMENT AREA OR LOT. BUILDINGS WILL BE CLUSTERED TO CREATE RESIDENTIAL "POCKET'S" INTERSPERSED WITH OPEN AREAS. THE INTENT IS TO CREATE A FEELING OF A SMALLER COMMUNITY WITHIN EACH DEVELOPMENT AREA.

AT THE TIME OF PLAT, DENSITY MAY SHIFT FROM ONE DEVELOPMENT AREA TO ANOTHER BUT AT NO TIME WILL THE OVERALL DENSITY EXCEED THE PROPOSED UNITS PER THIS PLAN.



PREVIOUSLY APPROVED PUD

2-14-96 *km*

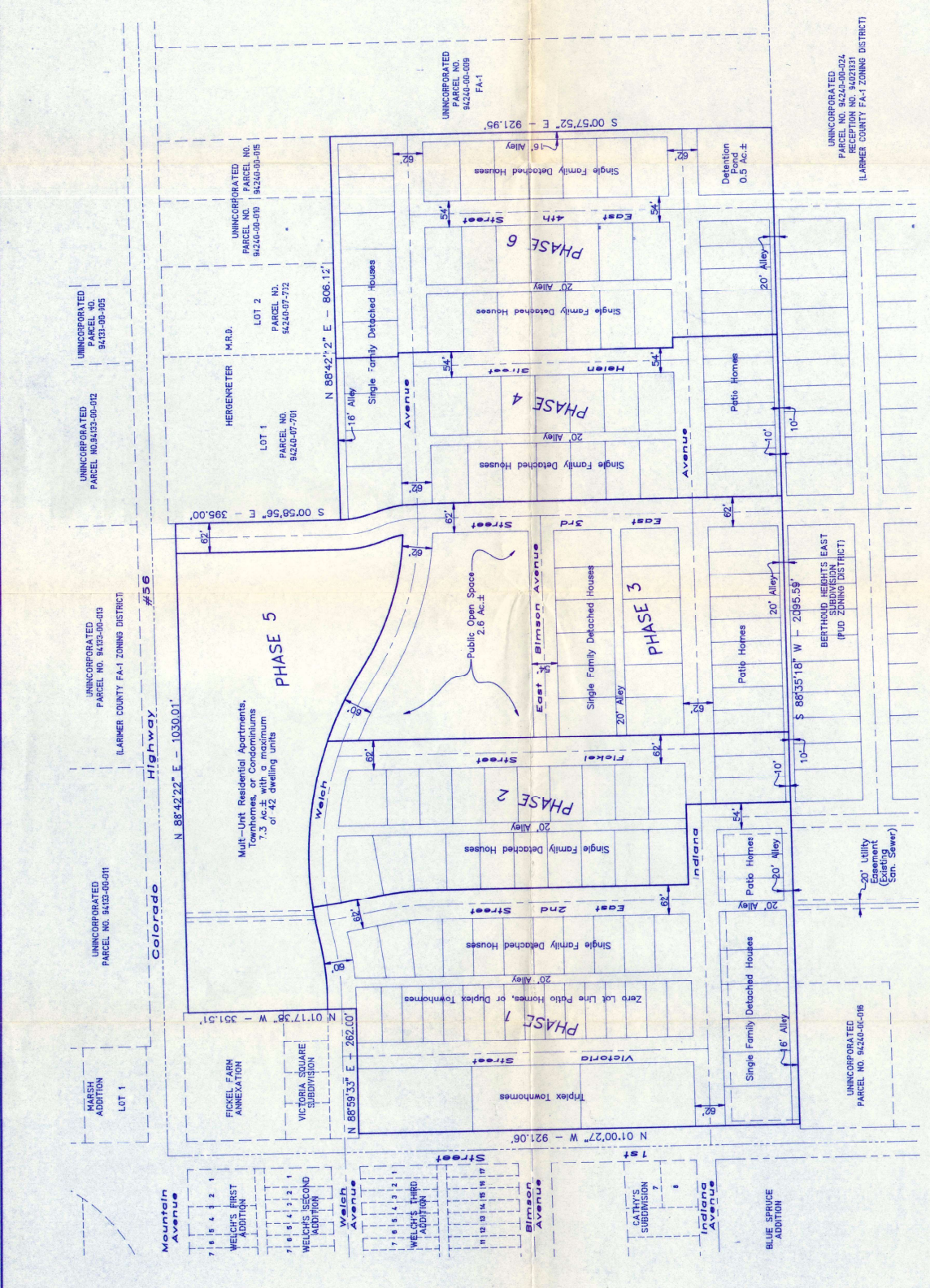
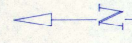
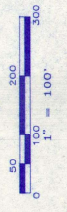
REVISIONS	
Description	By Date

Engineering Associates
Civil and Environmental Engineering Consultants
150 E. 29th St., Suite 225, Loveland, CO 80538 Tele: (970) 653-2271

MESSNER

DR. R.B. FICKEL
OVERALL DEVELOPMENT PLAN
BERTHOUD, COLORADO

CLIENT: PROJECT TITLE:
DATE: OCT. 2, 1995
SCALE: 1" = 100'
DRAWN: M.S.R.
CHECKED: D.R.M.
Project No. PLA-85-95
SHEET 2 of 2



UNINCORPORATED
PARCEL NO. 94243-00-024
RECEPTION NO. 9402131
(LARIMER COUNTY FA-1 ZONING DISTRICT)

UNINCORPORATED
PARCEL NO. 94243-00-024
RECEPTION NO. 9402131
(LARIMER COUNTY FA-1 ZONING DISTRICT)

20' Utility
Easement
(San. Sewer)

UNINCORPORATED
PARCEL NO. 94243-00-016

**PUBLIC
COMMENTS
RECEIVED
ON PROJECT**



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

NEIGHBORHOOD COMMENT REPORT

Date:

Project: Fickel Rezone

Applicant: TB Group

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 report of how the public comments have been addressed.

Attached are the responses received by surrounding property owners.

Neighborhood Comments Received by Email:

I would just like to comment that I am extremely opposed to the Fickle rezone.
Cindy Golder

My name is Maria Buckles. I own a home at 310 Hubble street. I received a "neighborhood notice" from you concerning the rezoning of 32.298-acres south of hwy. 56 and east of Mary's Farm subdivision from PUD to R4.

It is my understanding this rezoning would allow for commercial use of the property as well as residential use. I absolutely, unequivocally DO NOT agree with the rezoning of this property. This area is by all measures a residential area, as it is currently zoned.

Allowing for commercial zoning just east of the round about and so close to our down town will decimate our down town area. We will start to lose our businesses as bigger and better are built out towards the interstate. Ace Hardware-gone, subway-gone, Gramps-gone, Hays Market-gone, Mi Cocina-gone, the list will continue and eventually there will be no more "Berthoud" as we know it.

Is this the vision we want for our town? I know growing pains can be hard and felt by all. I just think it would serve our residents better if we looked to a future where we surround our town proper with family homes, kids, parks, recreational areas instead of fast food, strip malls and office buildings.

RESPONSE: Acknowledged. The applicant has decided to revise the zoning to R3. They anticipate a mix of residential and commercial type uses although we anticipate that this development will be primarily if not completely residential.

We live on the end of Welch Ave right next to the vacant lot.

The letter received really did not have any information for us regarding the use for this space.

What is R4 Zoning? We understand it's multiple family units. ??

Is this an apartment building? Is it duplex type homes? Is it patio homes? Is it single family homes?

We realize it's a mixture, but what size of units?

We are VERY opposed to any apartment size buildings being built on this property.

The letter was very vague with just a plot plan on the reverse side. No real information was given for us to be able to ask pertinent questions.

I believe this is not the vision that Doc Fickel had in mind for this development. His vision was for family homes like Mary's Farm and Fickel Farm.

We'll be waiting to hear when the Public Hearing will be held.

John and Karin Sommers

RESPONSE: The applicant has decided to revise the zoning to R3. While the ultimate design has not yet been determined (this is a request for zoning), it is anticipated that there could be single family homes, town homes and cottage style homes. Types and sizes of buildings and/or lots will be determined with a future entitlement process.

We are submitting a formal comment in opposition to the proposed rezoning of the Project Fickel Rezone to rezone a 32.298 acre site from PUD to R4 zoning (Mixed Use District)
We feel that the maximum density per gross acre of 24 dwelling units is too dense for our neighborhood. We prefer single family homes.

We would like to see a zoning that has a more restricted use of commercial land uses than R4 offers.
Clarice and Richard Hall
113 East Indiana Avenue

RESPONSE: Acknowledged.

Neighborhood Comments Received by Mail:

104 East Indiana Ave

Berthoud, CO 80513

To: Berthoud Community Development Department

P.O. Box 1239

Berthoud, CO 80513

From: Homeowners in Fickel Farm

We recently received information regarding re-zoning of the eastern portion of Fickel Farm. The proposal is to change the zoning to R4 (mixed Use District). We are concerned that the R4 Zoning designation would mean the development of a lot tract or parcel of land, building or structure with two or more different uses including but not limited to residential, office, retail, public uses, personal service or entertainment uses, designed, planned and constructed as a unit.

We have objections to converting the property just to the East into a commercial retail space or to see it become filled with apartment buildings and further high density of people and motor vehicles. Fickel Farm and Mary's Farm are beautiful neighborhoods and we feel that there would be a negative impact on our neighborhood should developers come in and deter the quality of life and ambience in these areas. We are proud of our community and certainly enjoy the beautiful Pioneer Park which was built by the community. The Community Garden has been a plus for those of us living here and gives us a further sense of community. A "mixed Use District" as described in the plans would have a major impact on the park facilities and garden.

We request that the developers would give full consideration to our concerns and not allow commercial, retail, office or multi-family units to be included in the overall development of this area.

Thank you for the opportunity to voice our concerns.

Bonnie Glass 104 E. Indiana Ave.
Jan Hinstem 105 E. Welsh Ave.
Knee Werner 307 Victoria St.
Renee Leland 100 E. Indiana Ave.
Jo Ann A. Ward 100 E. Indiana Ave.

RESPONSE: Acknowledged. A site-specific design has not yet been determined and will be included in a future entitlement process. In addition, the applicant has decided to revise the zoning to R3.

Sept 27-18

Regarding the notice dated Sept 19-2018
involving the Fickel Rezone.

My question regards to the Lowland
lake irrigation ditch that goes
thru this project to 405 East
county road 8 and east on the south
side of highway 56.

What and how is this ditch
going to effect this rezoning project
and is it going to change how water
is delivered to 405 and east.

William Kugester
405 E Co Rd 8
Bethwood

RESPONSE: The site has not yet been designed but any requirements of the ditch will be accommodated. It is a requirement that design does not interrupt the delivery of water to downstream users.

315 Victoria St.
Berthoud, CO. 80513
Sept. 29, 2018

Community Development Department
P.O. Box 1724
Berthoud, CO. 80513

Dear Committee Members, Planning Commission and Town Board of Berthoud,

I have recently received a notice regarding re-zoning of the eastern portion of Fickel Farm. The proposal is to change the zoning to R4 (mixed Use District). After doing a little research, I see that the R4 Zoning (mixed use zoning designation) would mean the development of a lot tract or parcel of land, building or structure with two or more different uses including but not limited to residential, office, retail, public uses, personal service or entertainment uses, designed, planned and constructed as a unit.

As a ten plus year resident of Fickel Farm, I have objections to converting the property just to the East into a commercial retail space or to see it become filled with apartment buildings and a further high density of people and motor vehicles. Fickel Farm and Mary's Farm are beautiful neighborhoods and to have developers come in and deter from the quality of life, and ambiance in these areas would be very negative in my opinion. I believe our area represents Berthoud in a very positive light and these neighborhoods should be the pride of this community. We are also neighbors to the very nice Pioneer Park which was built by the Community and the Community Garden which would be an appealing environment for any new home construction with a good neighborhood design. However, aspects of development described in a "mixed Use District" would also deter from the park facilities and the gardens.

I am hopeful that the developers of this property will endeavor to retain the beautiful and quiet neighborhood environment which we all enjoy. Please do not allow commercial, retail, office or multi-family units to decrease the value of our Fickel Farm and Mary's Farm neighborhoods.

Thank you for the opportunity to express my concerns.

Sincerely,


Sharon Merchant

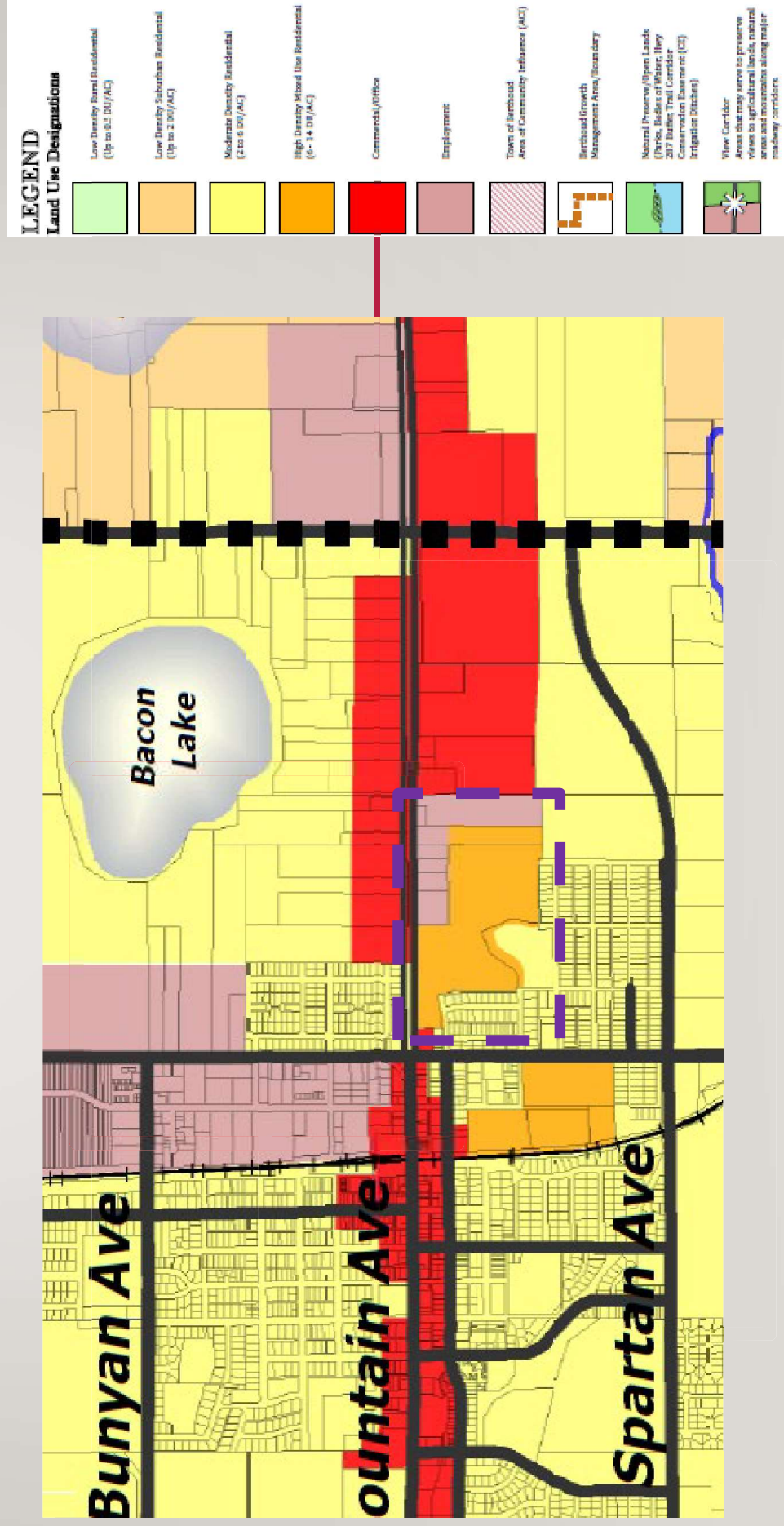
RESPONSE: Acknowledged. A site-specific design has not yet been determined and will be included in a future entitlement process. In addition, the applicant has decided to revise the zoning to R3.

Fickel Farm Current Zoning



Preferred Land Use

Fickel Farm



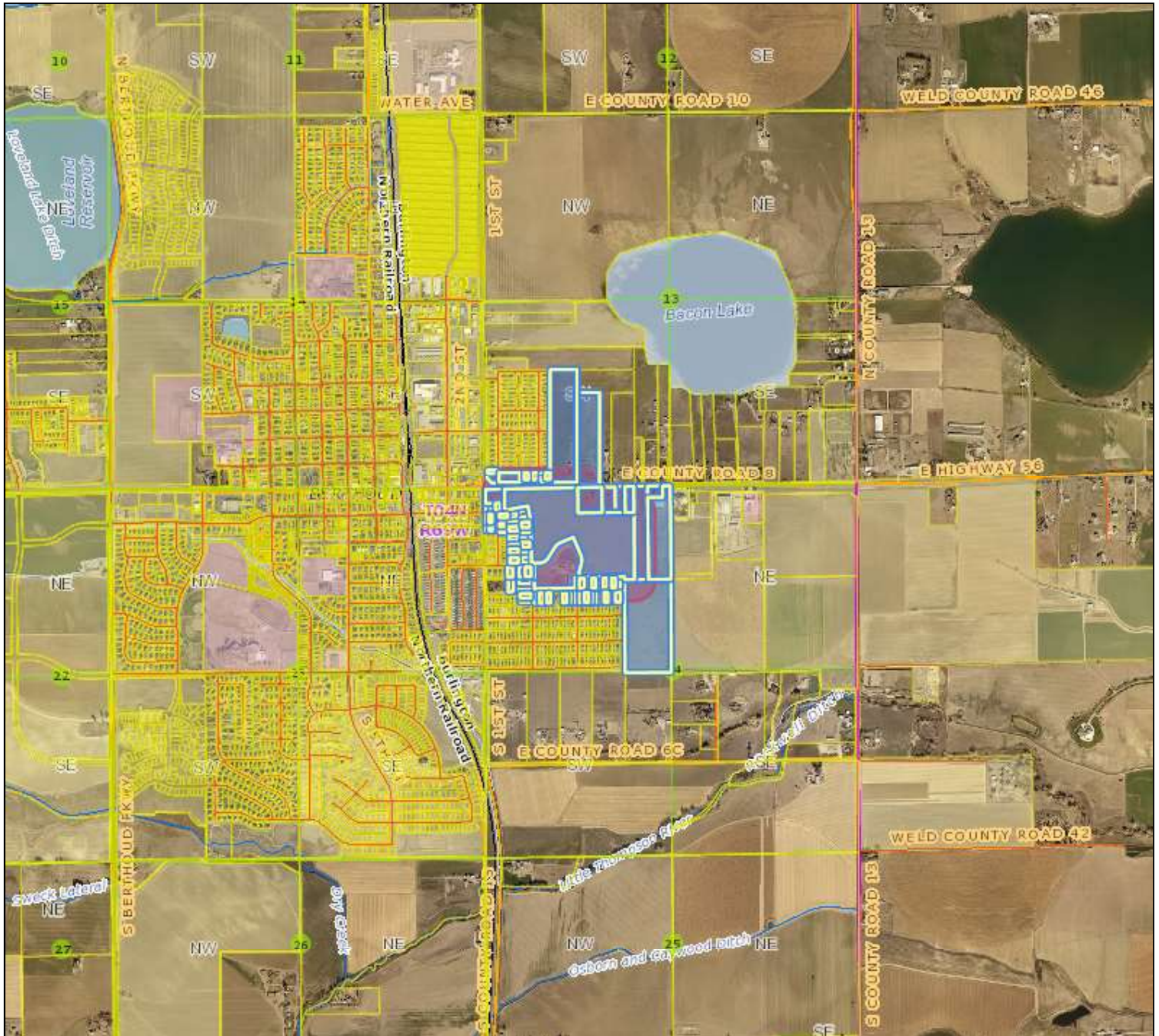
TO: Town of Berthoud
FROM: Kristin Turner
DATE: February 11, 2019
RE: Fickel Rezone Sign Posting Affidavit

A Proposed development sign, provided by the Town of Berthoud, was posted on the Fickel property on Monday 2.11.19 per the requirements in the Land Use Code.



**MAP OF 500'
PUBLIC
NOTICING
AREA**

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: 9/19/2018 10:43:04 AM

Scale
1: 23,788



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