

## AGENDA

Planning and Zoning Commission Regular Meeting  
Tuesday, January 27, 2015  
Regular Meeting 6:00  
Evans Community Complex – 1100 37<sup>th</sup> Street  
City Council Chambers

Planning and Zoning packets are prepared several days prior to the meetings. This information is reviewed and studied by the Commission, eliminating lengthy discussions to gain basic understanding. Timely action and/or short discussion on agenda items do not reflect lack of thought or analysis. An informational packet is available for public inspection on the website at [www.evanscolorado.gov](http://www.evanscolorado.gov)

### REGULAR MEETING

1) CALL TO ORDER

2) ROLL CALL:

Chairman: Mark Brothe  
Vice-Chairman: Robert S. Phillips, III  
Commissioners: Deborah Linn  
Julie Lowe  
Laura Speer

3) APPROVAL OF MINUTES

Minutes of October 28, 2014

4) APPROVAL OF THE AGENDA

5) AGENDA ITEMS:

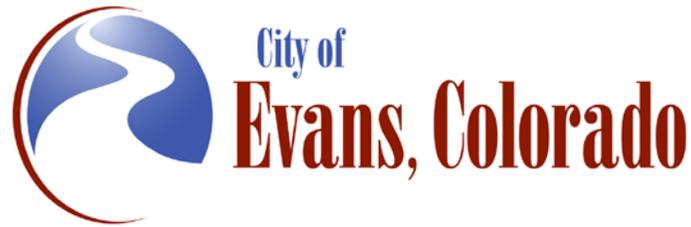
**A. PUBLIC HEARING – Vintage Villas, Amendment to PUD**

**B. ADMINISTRATIVE REVIEW – The Junction at Evans, Minor Plat and Public Land Dedication**

6) AUDIENCE PARTICIPATION:

(This portion of the Agenda is provided to allow members of the audience to provide comments to the Planning Commission on items that were not considered on the current Agenda.)

- 7) STAFF UPDATE
  - A. City Council Item Update
  - B. Community Development Project List
- 8) GENERAL DISCUSSION
- 9) ADJOURNMENT



## Meeting Minutes

Planning and Zoning Commission Regular Meeting

Tuesday, October 28, 2014

Regular Meeting 6:00

Evans Community Complex – 1100 37<sup>th</sup> Street

City Council Chambers

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### REGULAR MEETING

1) CALL TO ORDER

Meeting was called to order at 6:00 p.m. by Chairman Brothe on 10/28/14.

2) ROLL CALL:

Chairman: Mark Brothe - Present  
Vice-Chairman: Robert S. Phillips, III - Present  
Commissioners: Deborah Linn - Present  
Julie Lowe - Present  
Laura Speer - Present

3) APPROVAL OF MINUTES

Minutes of September 23, 2014

Commissioner Phillips made the motion, seconded by Commissioner Linn, to approve the minutes of September 23, 2014. The motion passed with all voting in favor thereof.

4) APPROVAL OF THE AGENDA

Commissioner Linn made the motion, seconded by Commissioner Phillips, to approve the agenda of as is. The motion passed with all voting in favor thereof.

5) AGENDA ITEMS:

**A. PUBLIC HEARING – Evans Commerce Park Amendment to Comprehensive Plan**

Chairman Brothe opened the Public Hearing at 6:04 p.m.

**PROJECT DESCRIPTION:**

The City of Evans received on August 27, 2014, a petition for annexation on behalf of Evans Industrial Development LLC. The property consists of 78.439 acres all of which is proposed to be included into the City of Evans. A finding of the annexation proposal is conformance to all Evans future land use plans, namely the 2010 Evans Comprehensive Plan. The area that is being proposed to be annexed is currently slated for Residential – Urban Neighborhood.



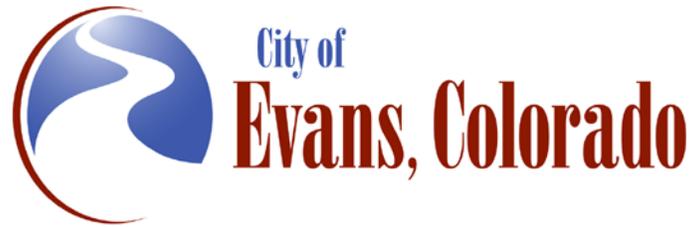
A proposal more fitting, not only to the proposed annexation but also the surrounding neighborhood would be the Comp Plan designation of Industrial Business Park.

**STAFF RECOMMENDATION:**

Based on the review of the annexation application which initiated this request, as well as through the analysis of the findings listed above, staff recommends that the Planning Commission forward a recommendation of approval to the Evans City Council at a hearing to be held on November 4, 2014.

**APPLICANT'S POSITION:**

Jack Bestol, P.O. Box 2223, Evergreen, CO represents Evans Industrial LLC, who has the property under contract from the current owners. That may be confusing and not to be mixed with the City of Evans. They as the applicant have applied for the annexation, the comprehensive plan amendment, and applied for the PUD zoning.



**AUDIENCE PARTICIPATION IN SUPPORT OF THE ISSUE:**

None

**AUDIENCE PARTICIPATION IN OPPOSITION OF THE ISSUE:**

Elaine Erickson, 3670 1<sup>st</sup> Avenue, Greeley, CO. Mrs. Erickson had a map that was mailed to her that shows the red area of the 500 year floodplain and is now 100 year floodplain. Mrs. Erickson was adamant that she doesn't want residential in the 100 year floodplain. Mrs. Erickson wanted to know if the annexation is approved, if 1<sup>st</sup> Avenue is going to be repaired especially if it's zoned as industrial. The south end of 37<sup>th</sup> Street has never been repaired from the washout it has been filled and graded.

Brothe closed public hearing at 6:21 p.m.

**Chairman Brothe asked the Planning Commission if there are any questions that need clarified that were brought up during the Public Hearing.**

None

**Chairman Brothe asked for any Planning Commission discussion or clarification from the staff.**

Commissioner Speer needed clarification that the zoning would be industrial and not residential, as she thought she read in the packet it would be some residential. Mr. Ratkai advised there was proposed recreational, not a proposed residential use. Commissioner Speer also wanted to know if the area would be elevated as it's a flood area. Mr. Ratkai advised a full floodplain permit will be required as well as an engineered analysis.

Commissioner Speer wanted clarification again that there wasn't going to be any residential use. Mr. Ratkai advised that was not the proposed use.

To answer the question that came from a member of the audience, the floodplain map was put up on the screen. The green area is the floodway which means you can't develop anything habitable, have an engineering analysis, and no rise. The orange area is 100 year floodplain and there are provisions that allow habitable structures to be built if it's been engineered and above the flood base. The red area is the 500 year floodplain which has lighter provisions which are not as extensive as the 100 year flood plain provisions. The city has adopted this floodplain map.

Commissioner Speer was about the storage and what it is? Mr. Ratkai advised that the storage uses are being proposed through the PUD which will come up in the 3<sup>rd</sup> public

hearing. Commissioner Speer asked if what they were discussing was on the annexation and Mr. Ratkai advised that this hearing was only for an amendment to the land use map.

Commissioner Phillips moved to recommend approval to the Evans City Council on the matter of the Evans Commerce Park Comprehensive Plan Land Use Map Amendment, seconded by Commissioner Linn. The motion passed with all voting in favor thereof.

**B. PUBLIC HEARING – Evans Commerce Park Annexation**

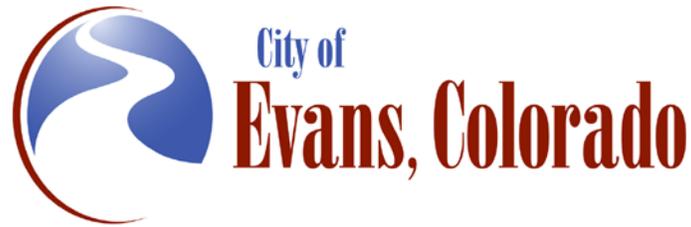
Chairman Brothe opened the Public Hearing at 6:21 p.m.

**PROJECT DESCRIPTION:**

The City of Evans received on August 27, 2014, a petition for annexation on behalf of Evans Industrial Development LLC. The property consists of 78.439 acres all of which is proposed to be included into the City of Evans. The property is currently zoned agricultural. Access to the property is located along 1st Avenue.



The proposed annexation will establish contiguity with the City of Evans along its eastern property line. As well, it meets the regulations established with the Colorado Municipal Annexation Act of 1965 concerning contiguity. A concurrent application to initially zone the property to PUD (Planned Unit Development) was also submitted along with the petition and has a separate staff report.



**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission recommend approval of the Evans Commerce Park Annexation to City Council. Staff bases the recommendation on the following facts:

- 1) The proposed annexation fulfills all requirements outlined in the Colorado Municipal Annexation Act of 1965.
- 2) The proposed annexation is within the boundaries of the City's urban growth area.
- 3) The proposed conceptual use and plan is consistent with future land use according to the 2010 Evans Comprehensive Plan and the 3-Mile Plan adopted by the City of Evans
- 4) The proposed uses provide for greater commercial and industrial opportunity within the City of Evans.
- 5) Development on this property shall comply with the applicable state, county, and city regulations.

**APPLICANT'S POSITION:**

None

**AUDIENCE PARTICIPATION IN SUPPORT OF THE ISSUE:**

None

**AUDIENCE PARTICIPATION IN OPPOSITION OF THE ISSUE:**

Elaine Erickson, 3670 1<sup>st</sup> Avenue, Greeley, CO is not totally against the annexation she just wants to know how it's going to affect her family. Are we going to require her to annex into Evans, if so would we provide utilities? The bottom line is that she wants to know what's going on.

**APPLICANT'S REBUTTAL:**

Jack Bestol, P.O. Box 2223, Evergreen, CO advised that when he is able to make his presentation on the PUD that it will be more apparent and clear. Mr. Bestol also advised that he tries to go about his business carefully and look at the impact of the neighbors as well as the impact of the flooding and the safety issues. He is looking forward to discussing the annexation plan.

Brothe closed public hearing at 6:42 p.m.



**Chairman Brothe asked the Planning Commission if there are any questions that need clarified that were brought up during the Public Hearing.**

Chairman Brothe wanted to answer Mrs. Erickson's question on the annexing and that staff would be able to assist with that. It really comes down to that it's something that you will have to face yourself and decide on annexing your own property. Mr. Ratkai advised that he wanted to clarify that this is the only annexation on this piece of property and the only annexation in the hopper for the City of Evans. As an adjacent property owner she was notified of the annexation and will be notified of any lot line adjustments, subdividing, or any annexations of adjacent properties.

Commissioner Linn wanted clarification about how deep the lake is? Mrs. Erickson answered that the lake is only about half the size of it before the flood and the south end of the lake is filled with sand now.

**Chairman Brothe asked for any Planning Commission discussion or clarification from the staff.**

Commissioner Speer commented that the annexation made sense and there are parts of the city where there is sliver of the city and a sliver of the county and it hasn't been a problem in terms of the roadways, all the utilities, and fire service. Chairman Brothe agreed.

Commissioner Phillips moved to recommend approval to City Council an ordinance that will add approximately 78.439 acres of land into the City of Evans, Colorado identified through the application titled: Evans Commerce Park Annexation, seconded by Commissioner Linn. The motion passed with all voting in favor thereof.

Mr. Ratkai requested a 5 minute recess at 6:44 p.m.

**C. PUBLIC HEARING – Evans Commerce Park Zoning to PUD**

Chairman Brothe opened the Public Hearing at 6:46 p.m.

**PROJECT DESCRIPTION:**

The City of Evans received on August 27, 2014, a petition for annexation on behalf of Evans Industrial Development LLC. In addition, an application for initial zoning was also received for the subject parcel. The property under consideration consists of 78.439 acres all of which is proposed to be included into the City of Evans. The

property is currently zoned agricultural. Access to the property is located along 1st Avenue.

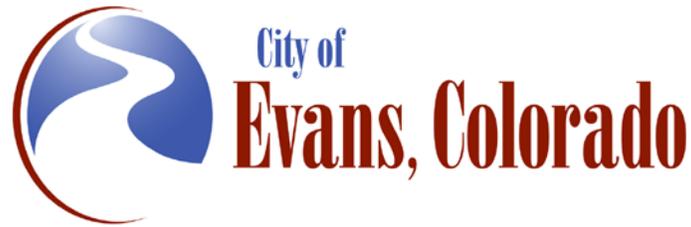


Upon approval of annexation, the applicant proposes to zone the property PUD or Planned Unit Development.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed zoning for the land included in the Evans Commerce Park Annexation. Staff bases the recommendation on the following facts.

- 1) The proposed zoning meets all requirements for a zoning amendment related to sections 19.60.020 and 19.60.080 and the PUD criteria within Chapter 18.28.
- 2) The proposed PUD zoning is consistent with the other properties in the vicinity. Specifically those to the north and west.
- 3) The proposed zoning meets the intent of future land use for the area as identified in the City of Evans 2010 Comprehensive Plan.
- 4) Development on this property shall comply with the applicable state, county, and city regulations.



**APPLICANT’S POSITION:**

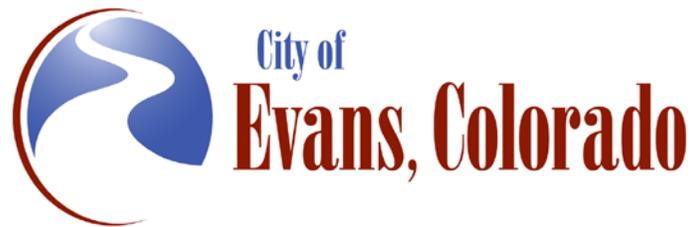
Jack Bestol, P.O. Box 2223, Evergreen, CO. Mr. Bestol commented that the information that was brought forth from a neighbor regarding a new floodplain map was interesting. It appears that it is a Weld County document that CDOT is recommending a revision of the floodplain map from 500 year to 100 year. Mr. Bestol was not aware of the new information but based on the Evans information he is going to move forward with the 500 year floodplain map from Evans. Mr. Bestol is asking to rezone from agricultural to industrial. The PUD that he is suggesting is a mixed use PUD. This project started about a year and half ago. They just went under contract about 3-4 months ago and do realize that the flood has played a role in the considerations of this project. The mixed use would give the property some flexibility over time. Mr. Bestol gave a presentation on the extent of the mixed uses.

Mr. Bestol wanted to clarify before the commission what the concerns were and summarized them before there was a motion. Mr. Bestol heard the concerns and will follow up on them. Mr. Bestol heard there were concerns on how the deep the lake was and the safety issue, the noise factor, hunting and fencing concerns on the recreational side, and residential uses.

**AUDIENCE PARTICIPATION IN SUPPORT OF THE ISSUE:**

Sheryl Trent, Evans Redevelopment Agency Executive Director for the City of Evans, 1100 37<sup>th</sup> Street, Evans, CO. Mrs. Trent has concerns about the concept plan from an economic development side in terms of uses. There is a master plan in place for the east side of the Evans which includes all the land that has been annexed on the east side of Hy 85 and once City Council approves Mr. Bestol’s property it will also be included in that master plan. Mrs. Trent’s main concern is not reflected in the staff report and she wanted to get it on the record. The concern is about public utility and service installations. The specific use is broadly defined in the 19.04 of the code that will allow a large public utility electrical substation which can take up acres of this property. It might not make it through the final PUD process but the concept plan would allow that and from an economic development use we don’t think it’s an appropriate use next to recreational and other commercial activities. The second concern is the issue of special uses and we would suggest that natural resource extraction treatment be a prohibited use on this site and are referring to oil wells, oil tanks and batteries. Unless you have specific regulations written up you can end up with 30-50 well sites and we feel it’s not a good economic use of the site. Mrs. Trent is support of the PUD plan and zoning and annexation.

Commissioner Speer asked Mrs. Trent if the PUD gets approved tonight can the concerns be addressed at a later time. Mrs. Trent advised the final PUD structure



and exact specific location still has to come through so if we left them in the concept plan and the idea behind the development is to include those you would be allowed to comment on those. Mrs. Trent is asking to have them removed as contemplation. Commissioner Speer also asked if expanding the lake and turning it back into a gravel pit fall would fall under the natural resources extraction. Mrs. Trent believes that gravel mining falls under a different area of the code. Mrs. Trent also commented that gravel mining is of concern as it takes 20 to 30 years to extract gravel and make a lake of this size that you would have to take into consideration the truck traffic as well and is of concern with urban development. You can argue that it's a good resource of revenue but Mrs. Trent doesn't support it within city boundaries or next to for that reason. It does make sense for the land but not for the city's impact.

**AUDIENCE PARTICIPATION IN OPPOSITION OF THE ISSUE:**

None.

Brothe closed the public hearing at 7:31 p.m.

**Chairman Brothe asked the Planning Commission if there are any questions that need clarified that were brought up during the Public Hearing.**

Commissioner Linn had concerns on how deep the lake was in relation to the flood. Commissioner Linn clarified her question to how the lake was formed geologically. Her concern is what formed it? Mr. Bestol advised that it was originally a gravel pit. Commissioner Linn wanted to know if water extrudes out of it, what are the if's, what happens if there was an earthquake in relation to structures? Mr. Bestol advised that he will look into the depth.

Commissioner Speer is concerned about the neighbors. Commissioner Speer asked about the energy storage and if it was going to be oil storage? Mr. Bestol advised that the use doesn't allow flammable materials. Commissioner Speer then asked if the neighbors were going to hear loud noises during the night in terms of trucks and unloading equipment. Mr. Bestol answered there are noises with commerce but he has to meet the city noise ordinances. Mr. Bestol also advised that there are noises and smells with agricultural as well. Commissioner Speer then asked if there would be fences to help block those nuisances. Commissioner Speer also had concerns about the recreational area as well and if there was going to be a fence to keep people away from the neighbor's land. Mr. Bestol advised from a planning side it depends on the fence and the uses. There is site plan review required for area B with the restrictions for the uses. Commissioner Speer is concerned with the



recreation area in terms of the wildlife preserve if that should open and hunting. Chairman Brothe commented that the PUD needs to be approved then the City would have certain criteria that the applicant will have to meet. Mr. Ratkai clarified that tonight is to just pass the PUD zoning and the senior staff pointed out that there will be more concept plans, screening of neighboring properties, hunting and wildlife conservation, etc. further along the process.

**Chairman Brothe asked for any Planning Commission discussion or clarification from the staff.**

Commissioner Speer wanted clarification on the mixed use PUD but wanted to be clear that there are no houses in the mixed PUD. Mr. Ratkai clarified that there are no residential uses and in fact residential uses are prohibited. However, in the future someone wants to make an amendment to include residential uses they can choose to do so with a PUD amendment and that would go through Planning Commission and City Council. Commissioner Speer wanted it on the record in case someone doesn't read the PUD that the Planning Commission did not want residential uses.

Commissioner Linn asked about the wildlife fish and game in relation to the property. Mr. Ratkai advised that he can't speak on their personal interest but clarified they were notified as an adjacent property owner but have not commented.

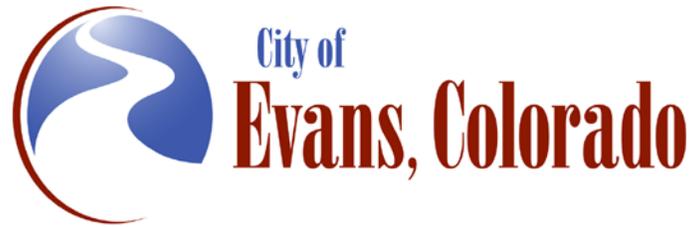
Commissioner Linn moved to recommend approval to the City Council an ordinance establishing the PUD zoning for the Evans Commerce Park, seconded by Commissioner Phillips. The motion passed with all voting in favor thereof.

**D. Presentation of Riverside Park Master Plan**

**PROJECT DESCRIPTION:**

The applicant seeks Planning Commission approval on the Final Design Concept for Riverside Park. Riverside Park is a 101 acre, regional mixed-use park that was destroyed by the September 2013 floods. Flood waters destroyed all major infrastructures and manicured landscape throughout park. Additionally, the flooding revealed an old landfill that was built into the berm that runs along the East side of the park. Given these hazards, the park has been fenced off since September of 2013.

THK Associates, Inc. was contracted in July 2014 to lead the Riverside Park Master Plan effort. As part of this effort, THK met with City staff including Economic Development, Parks and Recreation and GIS staff. Background plans, maps and studies were analyzed to identify opportunities and constraints for Riverside Park before reaching out for



community input. Working with the City and the Flood Recovery Task Force, THK hosted a 3-day strategic planning session at the City of Evans Community Center allowing individuals and stakeholders a chance to give input into design alternatives. Additionally, THK lead guided tours of the park and presented findings at a public meeting with a Q&A session. Concurrently, THK posted an online survey allowing residents and other interested individuals the ability to provide input on desired uses for Riverside Park. Three design alternatives were completed and presented at a separate public event. Utilizing input and reactions from the three alternatives, a preferred design concept was finalized and presented to the Flood Recovery Task Force. The new design of the park proposes removing the current berm (and the associated landfill) and re-grading the park to raise areas to be used for active recreation (as well as flood protection) in accordance with floodplain development standards and lower areas for more passive recreation and floodplain appropriate activities. Key design elements include a four-field baseball complex with concessions, basketball courts, designed playgrounds, environmental play areas, hard and soft surface trails, picnic pavilions, shade structures, restrooms, river access points, through access and additional parking.

Kevin Shanks, Director of Planning, THK Engineering, 2353 S Peoria St, Aurora, CO 80014 presented the Riverside Park Master Plan.

Commissioner Linn had a question on the removal of trash berm, and if it would be replaced? Mr. Shanks advised that the preference would be to remove it all and add some fill depending on how deep the berm is. There are intermediate options if we can't find the funding. One option is to remove some of trash and cap it. The fill would be dirt and revegetate it.

Chairman Brothe had a concern about the levels of Eastwood Village and along Riverside Parkway and how the berms would work in the future.

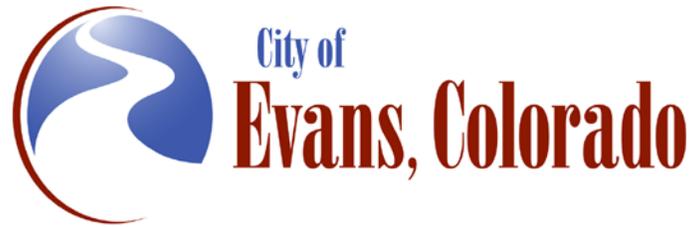
Commissioner Speer commented that she on the Citizen Task Force for the flood recovery and they have grilled THK about the Riverside Park Master Plan.

6) AUDIENCE PARTICIPATION:

None

7) STAFF UPDATE

- A. City Council Item Update – no projects moved forward with City Council.
- B. Community Development Project List



8) GENERAL DISCUSSION

Chairman Brothe would like the map that Elaine brought up during the hearing. Mr. Ratkai advised that he emailed the Weld County Planner and asked for a copy of it and once he get it he will get a copy to the planning commission.

On January 20, 2015 at 5:30 p.m. a joint PC/CC work session on the Riverside Park Master Plan.

9) ADJOURNMENT

Commissioner Speer made the motion, seconded by Commissioner Phillips, to adjourn the meeting. Meeting adjourned at 8:32 p.m.

DRAFT

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## PLANNING COMMISSION COMMUNICATION

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**DATE:** February 17, 2015

**AGENDA ITEM:** A

**SUBJECT:** Public Hearing – Ordinance No. xxx-15 – Amendment to a Planned Unit Development, Vintage Villas – 1st Reading

**PRESENTED BY:** N. Zach Ratkai, Community Development Manager

BACKGROUND INFORMATION		
<b>Location:</b>	A residential development along Borrossa, Corvina, Costanita and Chardonnay Streets, Grapevine Hollow neighborhood.	
<b>Applicants:</b>	Greeley Community Management (on behalf of the Vintage Villas HOA)	
<b>Existing Land Use:</b>	Residential	
<b>Proposed Land Use:</b>	Residential	
<b>Surrounding Land Use:</b>	<b>North</b>	Residential
	<b>South</b>	Open Space
	<b>East</b>	Residential
	<b>West</b>	Residential
<b>Existing Zoning:</b>	PUD – Planned Unit Development	
<b>Proposed Zoning:</b>	No change	
<b>Surrounding Zoning:</b>	<b>North</b>	R-1, Single-family Residential
	<b>South</b>	R-2, Two-family Residential
	<b>East</b>	R-1, Single-family Residential
	<b>West</b>	R-2, Two-family Residential
<b>Future Land Use Designation:</b>	Residential, Urban Neighborhood.	

**PROJECT DESCRIPTION:** The City received an application from Greeley Community Management on behalf of the Vintage Villas Home Owners' Association (HOA) to the amend the Vintage Villas PUD in order to clarify architectural siding requirements and

remove the requirement for a water feature as a design feature for a planned pocket park. Vintage Villas is a duplex development located within the Grapevine Hollow subdivision.

If approved, the amendment would change the language (additions shown below in **RED**) within Section 1, Item B of the PUD ordinance (No. 337-05) to read:

*B. The architectural requirements shall be expanded to include front-facing entry doors, the use of stone on the front facades, and Hardiplank **(or similar cement fiber siding)** cladding on the sides and rear (except when the side or rear faces the street)*

Additionally, the applicant is requesting complete removal of Section 1, Item E of the PUD Ordinance (No. 337-05) which will remove the requirement for a water feature to be placed as part of the neighborhood pocket park.

A draft ordinance is attached showing all changes.

**RECOMMENDATION:** Staff recommends approval of the PUD Amendment to the City Council for the subject property.

## **ANALYSIS:**

### **1. Background:**

The Vintage Villas PUD was originally approved in 2003 through Ordinance No. 226-03 and has since been amended once, through Ordinance No. 337-05. The development is planned for 52 residential units at total build-out.

### **2. Findings and Analysis**

#### **18.28.180 Evaluation criterion of public interest and safeguards to public and landowners.**

The basic criterion for the City Council to consider in judging a PUD plan is whether it would or would not serve the public interest and whether the self-regulating aspects of the proposed PUD would or would not provide safeguards to the public, and to the persons owning and occupying the land area of the PUD, which would be approximately equivalent to the safeguards provided by other regulations of this Title. In making that determination, the Council shall consider the proposed PUD in terms of compatibility of land uses within the PUD and between those in the neighborhood and those proposed for the PUD, traffic, appearance and recreational potentials, the likelihood that the PUD will achieve the objectives described in Section 18.28.010 of this Chapter, and any other matters which the Council determines will be relevant in making its decision. (Ord. 673-87)

*Staff finds that the above finding and criterion for evaluation of a PUD amendment can be satisfactorily met through this minor PUD Amendment. Further clarifying architectural material types and eliminating a small and inconsequential water feature will pose little adverse effect on the PUD itself and the community as a whole.*

### **3. Issues:**

Staff has worked with the applicant to ensure all issues have been handled accordingly. The applicant has provided all submittals in the required format and worked with staff on necessary resubmittals.

Notice of this public hearing was provided in accordance with the Municipal Code.

### **FINDINGS OF FACT AND CONCLUSIONS**

After reviewing the request for vacation of the requested final plat, the following findings of fact and conclusions have been determined:

All applicable review criteria and state statutes can be appropriately and sufficiently met as listed below.

### **STAFF RECOMMENDATION:**

We recommend that the Planning Commission recommend approval to the City Council on Ordinance No. xxx-15 with no conditions.

### **RECOMMENDED PLANNING COMMISSION MOTION:**

“On the issue of the PUD Amendment for Vintage Villas, I move that Ordinance No. xxx-15 be recommended to the City Council for approval as conditioned in this staff report because it does meet applicable state statutes.”

“On the issue of the PUD Amendment for Vintage Villas, I move Ordinance No. xxx-15 be recommended to the City Council for denial because it does not meet applicable state statutes and is not in the best interest of the citizens and City of Evans.”

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CITY OF EVANS, COLORADO

ORDINANCE NO. XX-15

AN ORDINANCE AMENDING THE PLANNED UNIT DEVELOPMENT PLAN FOR VINTAGE VILLAS PUD WITHIN THE CITY OF EVANS

WHEREAS, application has been made to amend the Vintage Villas PUD Plan; and

WHEREAS, the Planning Commission recommended approval of the requested amendment at its meeting on January 27, 2015; and,

WHEREAS, the City Council, after considering the Planning Commission's recommendation, reviewing the file herein, and conducting a hearing concerning the PUD Amendment request in accordance with Chapter 18.28 of the Evans Municipal Code, find that the requested amendment would serve the public interest.

NOW; THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANS, COLORADO:

Section 1.     PUD Amendment: The Vintage Villas PUD Plan is hereby amended as follows:

- A. The size and/or location of the building envelopes for Lots 3-9, 11, 13, and 14, Block 10 will be modified as shown on the amended final plat.
- B. The architectural requirements shall be expanded to include front-facing entry doors, the use of stone on the front facades, and Hardiplank (*or similar cement fiber siding*) cladding on the sides and rear (except when the side or rear faces a street).
- C. The gateway features shall be optional.
- D. The landscape island in the Corvina Court cul-de-sac is omitted.
- E. ~~The water feature shown on the original PUD plan between Lots 28 and 29 of Block 9 will be located south of Lot 9, Block 10, within a landscaped pocket park with a park bench.~~
- F. Entry signs shall be installed on both sides of Borrossa Street at Chardonnay Street, and on the south side of Corvina Street. Landscaping shall be installed around such signs.
- G. Park benches shall be installed on both sides of the walkway in Outlot 4 between Lots 19 and 20, Block 11.
- H. All amenities of the Vintage Villas PUS shall be installed prior to issuance of the 27<sup>th</sup> building permit in Vintage Villas.

Section 2.     Plat Recording: A replat showing the revised PUD plan shall be kept on file at the City of Evans and recorded at the Weld County Clerk and Recorder.

Section 3.     Publication and Effective Date: This ordinance after its passage on final reading, shall be numbered, recorded, published and posted as required by the City Charter and the

adoption, posting and publication shall be authenticated by the signature of the Mayor and the City Clerk, and by the Certificate of Publication. This ordinance shall become effective upon final passage.

PASSED and APPROVED at a regular meeting of the City Council of the City of Evans on this 17th day of February, 2015.

CITY OF EVANS, COLORADO

By: \_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

City Clerk

PASSED, APPROVED AND ADOPTED ON SECOND READING this 3rd day of March, 2015.

CITY OF EVANS, COLORADO

By: \_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

City Clerk

DRAWING NUMBER  
12-9-05

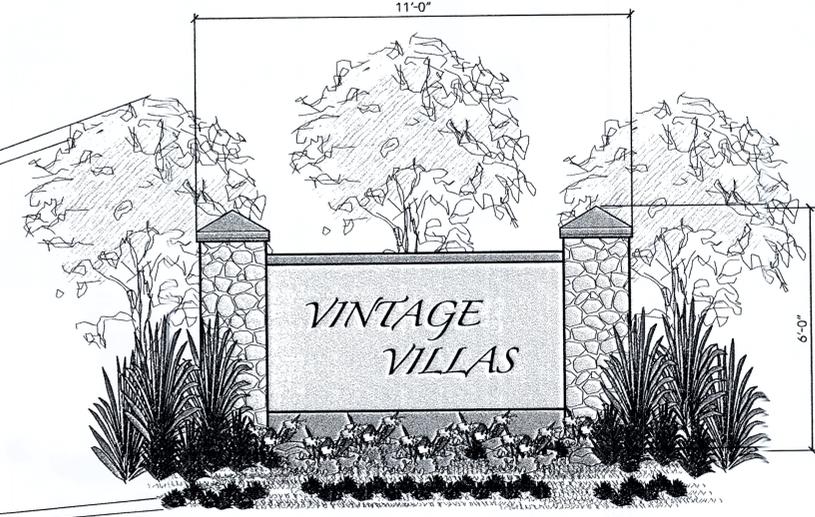
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DRAWING NUMBER  
3 of 3

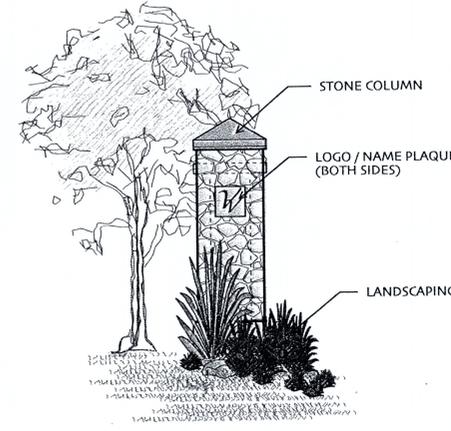
DRAWING NUMBER  
Vintage Villas PUD Amendment

3346328 12/09/2005 04:03P Weld County, CO  
3 of 3 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

# VINTAGE VILLAS

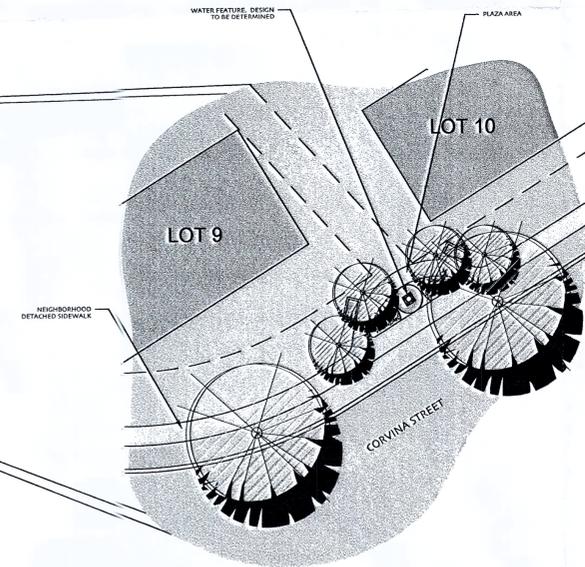


Monument Entry Sign - Front Elevation

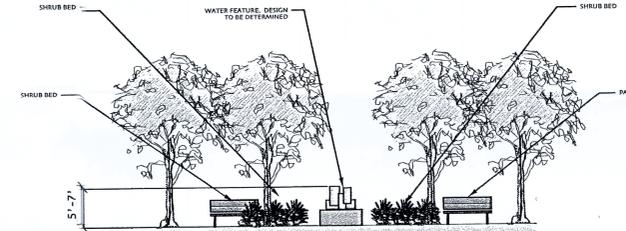


Monument Entry Sign - Side Elevation

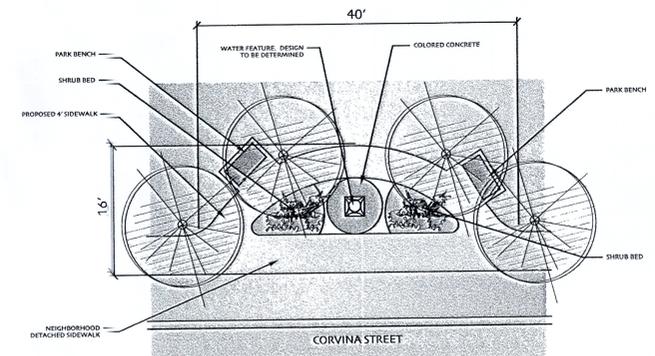
Monument Entry Sign



Plaza Area w/ Water Feature  
Neighborhood Plan View - Scale 1" = 20'



Plaza Area w/ Water Feature  
Detailed Plan View - Scale 1" = 10'



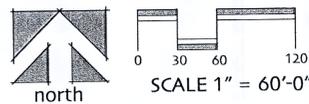
Plaza Area w/ Water Feature  
Detailed Plan View - Scale 1" = 10'

Plaza Area w/ Water Feature

Prepared By:



Vintage Villas Neighborhood  
SEPTEMBER 2, 2005



UNREPORTED COPY

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## PLANNING COMMISSION COMMUNICATION

---

**DATE:** February 17, 2015

**AGENDA ITEM:**

**SUBJECT:** Public Hearing – Ordinance No. xxx-15 – Adoption of the Final Plat of The Junction at Evans – 1st Reading

**PRESENTED BY:** N. Zach Ratkai, Building and Development Manager

**PREPARED BY:** Baseline Corporation, Vincent Harris/Ethan Watel

BACKGROUND INFORMATION		
<b>Location:</b>	The Junction at Evans, 900 31 <sup>st</sup> Street (southwest corner of 31 <sup>st</sup> Street and Highway 85)	
<b>Applicants:</b>	Evans Redevelopment Agency, Owner	
<b>Existing Land Use:</b>	Commercial Land and buildings	
<b>Proposed Land Use:</b>	Commercial	
<b>Surrounding Land Use:</b>	<b>North</b>	Commercial
	<b>South</b>	Commercial, Hotel
	<b>East</b>	Highway 85
	<b>West</b>	Evans Ditch, The Grove Apartments (residential)
<b>Existing Zoning:</b>	85- RC-R	
<b>Proposed Zoning:</b>	No change	
<b>Surrounding Zoning:</b>	<b>North</b>	85 – RC- R
	<b>South</b>	85 – RC – R
	<b>East</b>	C-3
	<b>West</b>	Highway 85 ROW
<b>Future Land Use Designation:</b>	High Retail Commercial	

**PROJECT DESCRIPTION:** The City has received an application from the Evans

Redevelopment Agency as owner for review and approval of a Final Plat. The intention of the Final Plat is to combine the various lots and outlots and replat the site into one large lot. The owner intends to develop the site as commercial in the future.

In order for the proposed Junction at Evans Final Plat to be processed, the City must accept dedication of two parcels that are in the right of way. Both are immediately adjacent to the property: one is on 31<sup>st</sup> Street and one is next to the Evans Town Ditch. That dedication is included in Ordinance xxx-15 and is set for approval just prior to this Ordinance.

**RECOMMENDATION:** Staff recommends approval of the final plat to the City Council for the subject property.

**ANALYSIS:**

**1. Background:**

The site currently consists of 7 lots owned by the Evans Redevelopment Agency.

*Right-of-Way*

Part of those lots encroaches upon 31<sup>st</sup> Street to the north, and on land for the Evans Ditch to the east.

An exhibit outlining the proposed right-of-way to be dedicated is provided in this packet.

Appropriate City Staff and consultants have reviewed the proposed Final Plat and the documents associated with the right-of-way dedications.

## **2. Applicable Colorado Revised Statutes:**

### 43-2-302. Vesting of title upon vacation

(1) Subject to the requirements set forth in sections 43-1-210 (5) and 43-2-106 governing the disposition of certain property by the department of transportation, whenever any roadway has been designated on the plat of any tract of land or has been conveyed to or acquired by a county or incorporated town or city or by the state or by any of its political subdivisions for use as a roadway, and thereafter is vacated, title to the lands included within such roadway or so much thereof as may be vacated shall vest, subject to the same encumbrances, liens, limitations, restrictions, and estates as the land to which it accrues, as follows:

(a) In the event that a roadway which constitutes the exterior boundary of a subdivision or other tract of land is vacated, title to said roadway shall vest in the owners of the land abutting the vacated roadway to the same extent that the land included within the roadway, at the time the roadway was acquired for public use, was a part of the subdivided land or was a part of the adjacent land. **N/A**

(b) In the event that less than the entire width of a roadway is vacated, title to the vacated portion shall vest in the owners of the land abutting such vacated portion. **N/A**

(c) In the event that a roadway bounded by straight lines is vacated, title to the vacated roadway shall vest in the owners of the abutting land, each abutting owner taking to the center of the roadway, except as provided in paragraphs (a) and (b) of this subsection (1). In the event that the boundary lines of abutting lands do not intersect said roadway at a right angle, the land included within such roadway shall vest as provided in paragraph (d) of this subsection (1). **N/A**

(d) In all instances not specifically provided for, title to the vacated roadway shall vest in the owners of the abutting land, each abutting owner taking that portion of the vacated roadway to which his land, or any part thereof, is nearest in proximity. **Upon vacation, the title of the land will vest to The Village at Ashcroft, LLC.**

### 43-2-303. Methods of vacation

(1) All right, title, or interest of a county, of an incorporated town or city, or of the state or of any of its political subdivisions in and to any roadway shall be divested upon vacation of such roadway by any of the following methods:

(a) The city council or other similar authority of a city or town by ordinance may vacate any roadway or part thereof located within the corporate limits of said city or town, subject to the provisions of the charter of such municipal corporation and the constitution and statutes of the state of Colorado. **Should the City council approve the vacation of the rights-of-way, it will do so by way by ordinance.**

(2) (a) No platted or deeded roadway or part thereof or unplatted or undefined roadway which exists by right of usage shall be vacated so as to leave any land adjoining said roadway without an established public road or private-access easement connecting said land with another established public road. **The parcel will have access to 34<sup>th</sup> Street.**

(b) If any roadway has been established as a county road at any time, such roadway shall not be vacated by any method other than a resolution approved by the board of county commissioners of the county. No later than ten days prior to any county commissioner meeting at which a resolution to vacate a county roadway is to be presented, the county commissioners shall mail a notice by first-class mail to the last-known address of each landowner who owns one acre or more of land adjacent to the roadway. Such notice shall indicate the time and place of the county commissioner meeting and shall indicate that a resolution to vacate the county roadway will be presented at the meeting.

N/A

(c) If any roadway has been established as a municipal street at any time, such street shall not be vacated by any method other than an ordinance approved by the governing body of the municipality. **The vacation will be enacted by ordinance.**

(d) If any roadway has been established as a state highway, such roadway shall not be vacated or abandoned by any method other than a resolution approved by the transportation commission pursuant to section 43-1-106 (11). N/A

(e) Paragraphs (b), (c), and (d) of this subsection (2) shall not apply to any roadway that has been established but has not been used as a roadway after such establishment.

(f) If any roadway is vacated or abandoned, the documents vacating or abandoning such roadway shall be recorded pursuant to the requirements of section 43-1-202.7.

### **3. Issues:**

Staff has worked with the applicant to ensure all issues have been handled accordingly. The applicant has provided all submittals in the required format and worked with staff on necessary resubmittals.

Notice of this public hearing was provided in accordance with the Municipal Code.

### **FINDINGS OF FACT AND CONCLUSIONS**

After reviewing the request for vacation of the requested final plat, the following findings of fact and conclusions have been determined:

All applicable review criteria and state statutes can be appropriately and sufficiently met as listed below.

### **STAFF RECOMMENDATION:**

We recommend that the Planning Commission recommend approval to the City Council on Ordinance No. xxx-15 with no conditions.

### **RECOMMENDED PLANNING COMMISSION MOTION:**

“On the issue of the final plat for the Junction at Evans I move that Ordinance No. xxx-15 be recommended to the City Council for approval as conditioned in this staff report because it does meet applicable state statutes.”

“On the issue of the final plat for the Junction at Evans I move Ordinance No. xxx-15 be recommended to the City Council for denial because it does not meet applicable state

statutes and is not in the best interest of the citizens and City of Evans.”

---

CITY OF EVANS, COLORADO

ORDINANCE NO. xxx-15

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE JUNCTION AT EVANS IN THE CITY OF EVANS, COLORADO

WHEREAS, the Evans Redevelopment Agency currently owns a piece of south of 31<sup>st</sup> Street and west of Highway 85 known as the Junction at Evans, and intend to develop that property as commercial retail space; and

WHEREAS, the owner of the property has requested that the City file a final plat so that they may develop the land; and

WHEREAS, a final plat has been submitted for approval; and

WHEREAS, the Planning Commission reviewed the final plat at their regular meeting of January 27, 2015; and

WHEREAS, the Planning Commission recommends that the City Council approve the final plat, and;

WHEREAS, to accommodate the property owners and allow them to develop the property, the City Council, after having reviewed the proposal, believes it would be in the best interests of the City of Evans to approve the final plat; and

WHEREAS, the City Council conducted a meeting, has carefully reviewed the request and the recommendation of the Planning Commission, and finds that such request meets the final plat criteria, that it complies with the purpose of the subdivision codes, and otherwise promotes the health, safety and welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANS, COLORADO:

Section 1. Final Plat Approval: The Final Plat, titled The Junction at Evans Final Plat, as drawn by Baseline Corporation, in the City of Evans, County of Weld, State of Colorado, is hereby approved.

Section 2. Recordation. The City Clerk shall record the Final Plat with the Weld County Clerk and Recorder within five (5) working days of the approval.

Section 3. Publication and Effective Date. This ordinance, after its passage on final reading, shall be numbered, recorded, published, and posted as required by the City Charter and the adoption, posting, and publication shall be authenticated by the signature of the Mayor and the City Clerk, and by the Certificate of Publication. This ordinance shall become effective upon final passage.

PASSED and APPROVED at a regular meeting of the City Council of the City of Evans on this 17th day of February, 2015.

CITY OF EVANS, COLORADO

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

PASSED, APPROVED AND ADOPTED ON SECOND READING this 3rd day of March,  
2015.

CITY OF EVANS, COLORADO

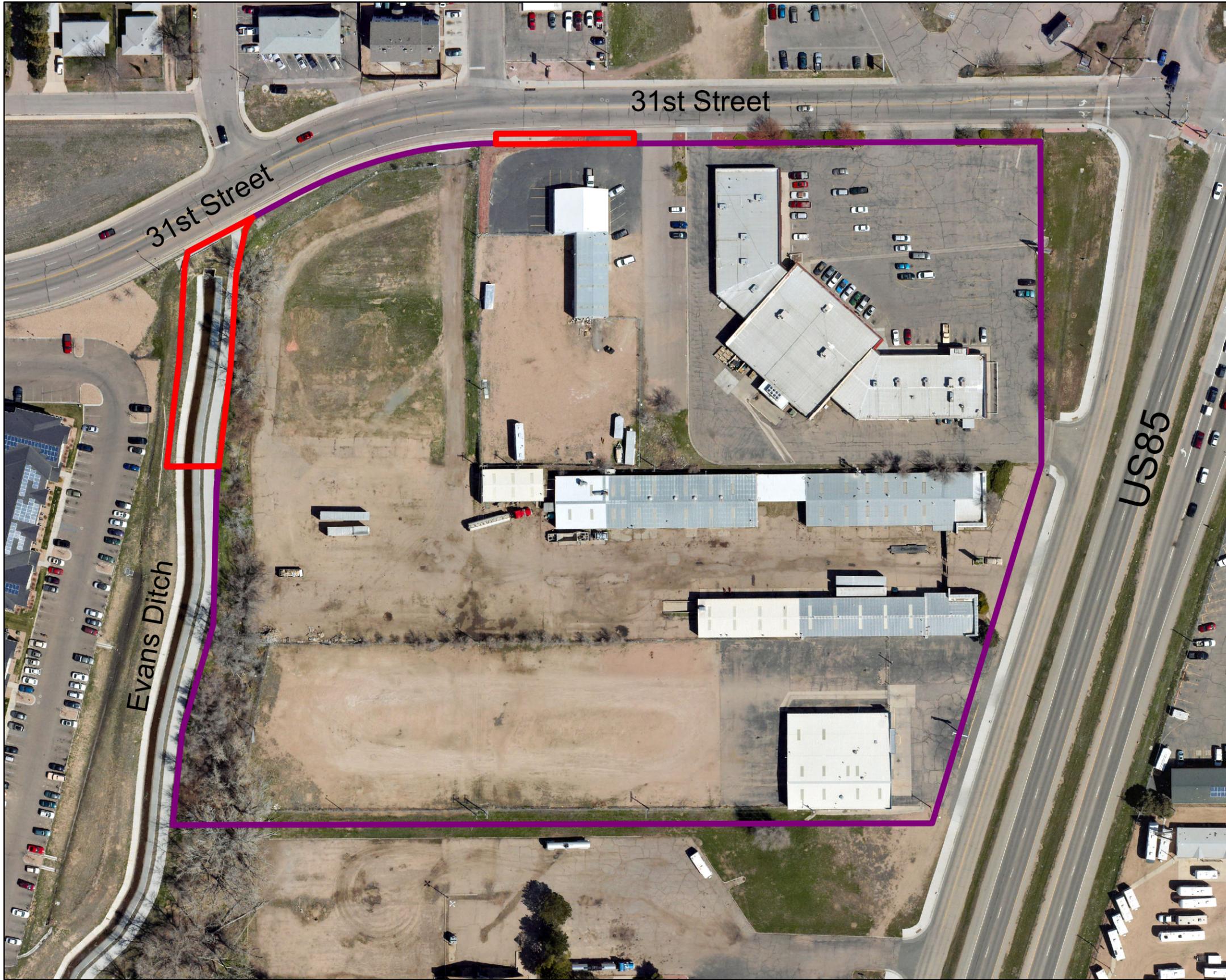
By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

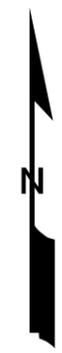
**EXHIBIT A**

**Need legal language, have asked Baseline for it.**



**Legend**

-  Junction at Evans Replat Boundary
-  Proposed Land Dedication



1 in = 100 feet



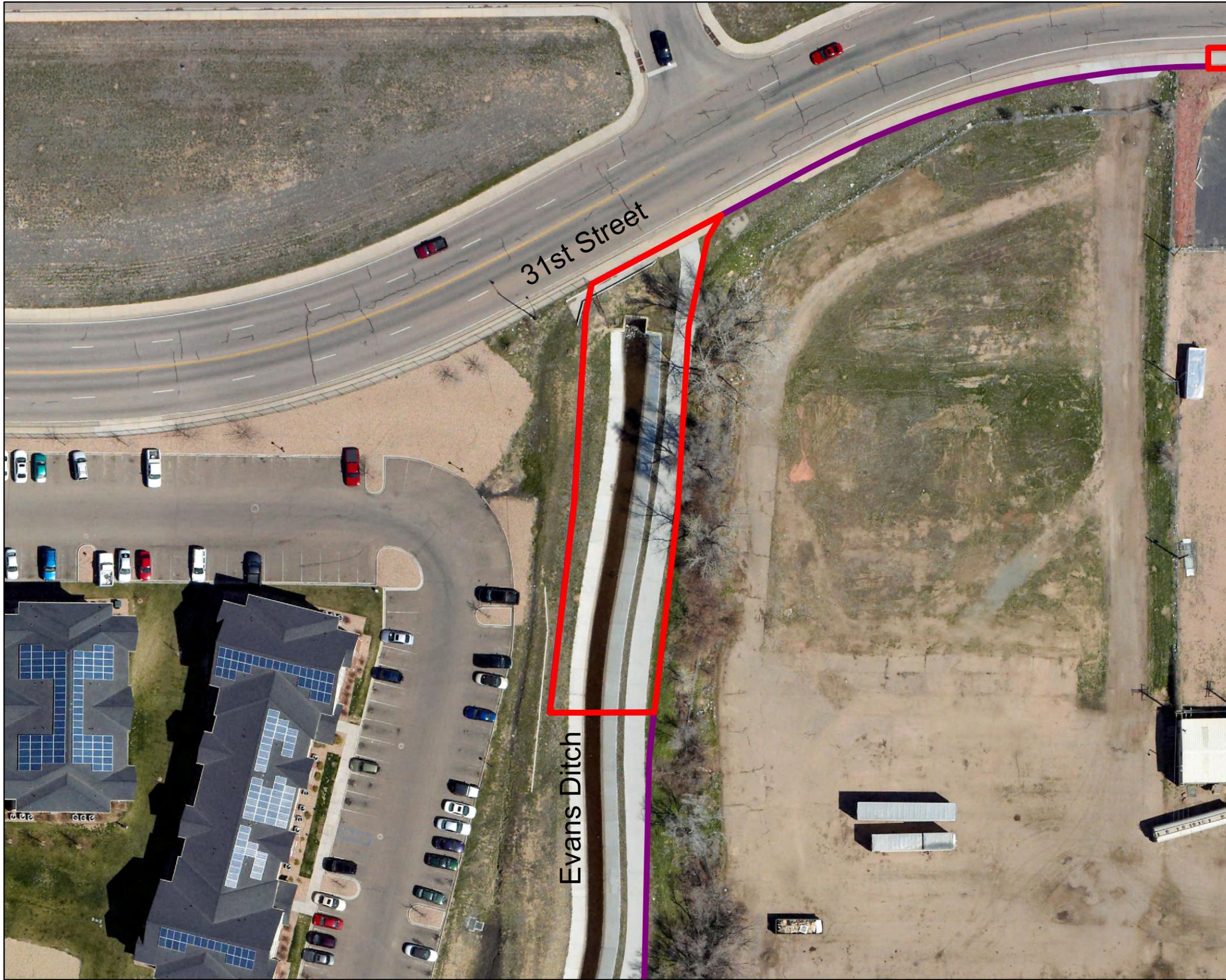
31st Street

**Legend**

-  Junction at Evans Replat Boundary
-  Proposed Land Dedication



1 in = 50 feet



**Legend**

-  Junction at Evans Replat Boundary
-  Proposed Land Dedication



1 in = 50 feet



# THE JUNCTION AT EVANS FINAL PLAT

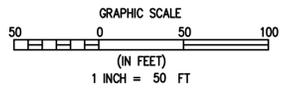
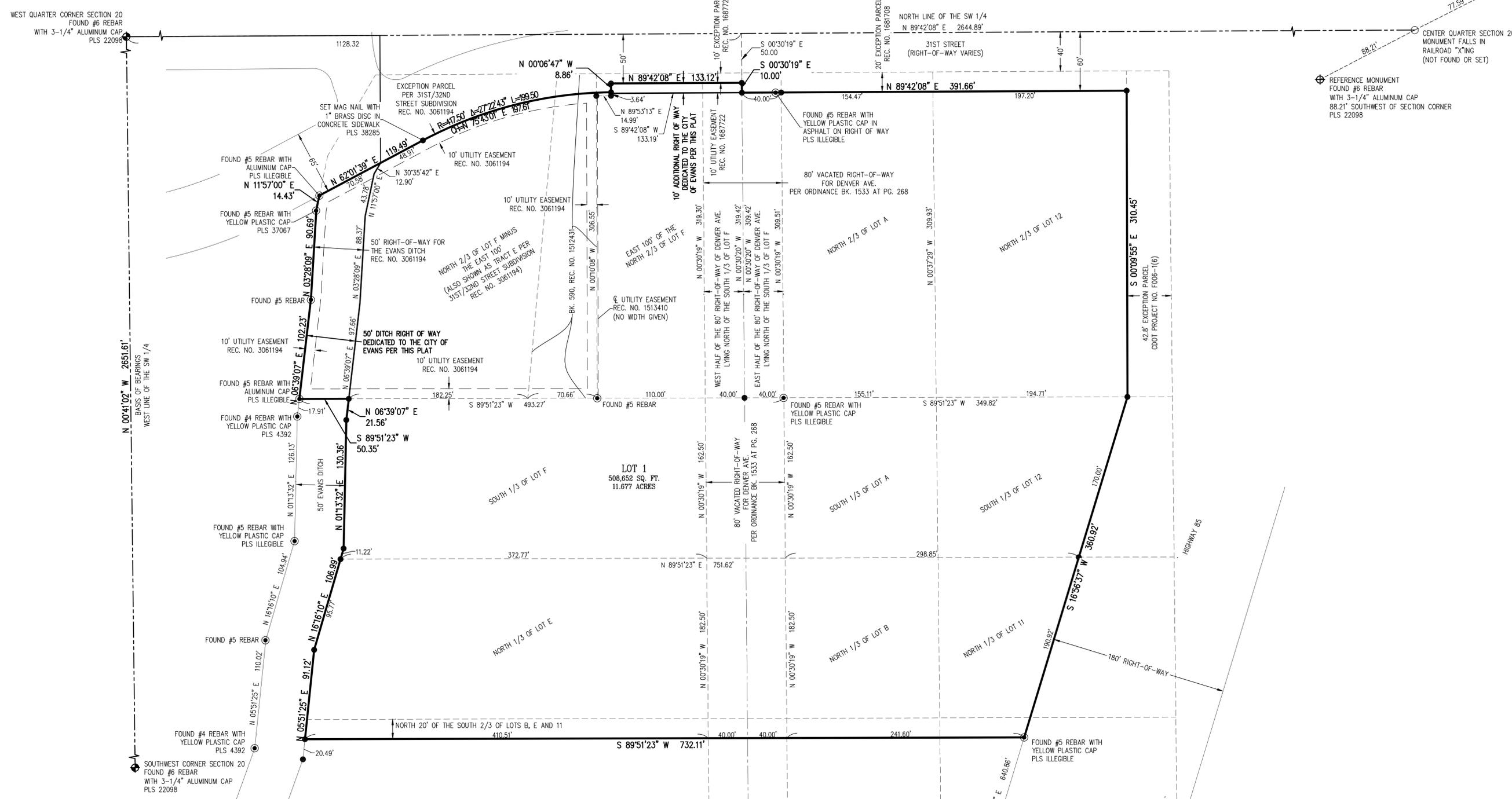
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

REFERENCE MONUMENT  
FOUND #6 REBAR  
WITH 3-1/4" ALUMINUM CAP  
77.59' NORTHEAST OF SECTION CORNER  
PLS 22098

77.59'

88.21'

REFERENCE MONUMENT  
FOUND #6 REBAR  
WITH 3-1/4" ALUMINUM CAP  
88.21' SOUTHWEST OF SECTION CORNER  
PLS 22098



- SYMBOL LEGEND**
- ◆ ALIQUOT CORNER AS DESCRIBED
  - CALCULATED ALIQUOT CORNER
  - ⊕ ALIQUOT REFERENCE MONUMENT AS DESCRIBED
  - FOUND #5 REBAR WITH ORANGE PLASTIC CAP, PLS 38285
  - ⊙ FOUND PROPERTY PIN AS DESCRIBED
- LINETYPE LEGEND**
- ALIQUOT LINE
  - BOUNDARY LINE
  - - - LOT LINE PER LYNCH'S SUBDIVISION
  - ADJOINER LOT LINE

PRELIMINARY

BASELINE

Engineering - Planning - Surveying

70 7TH AVENUE SUITE 105 - GREELEY COLORADO 80631  
P. 970.353.2800 • F. 970.353.7601 • www.baselinecorp.com

REVISION DESCRIPTION	DATE

**EVANS REDEVELOPMENT AGENCY**

CITY OF EVANS  
COUNTY OF WELD  
**THE JUNCTION AT EVANS FINAL PLAT**  
A PORTION OF SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

DRAWING SIZE	24" x 36"
JOB NO.	214
DRAWING NAME	214 - REPLAT.dwg
SHEET	2 OF 2

AARON A. DEMO  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
NO. 38285, FOR AND ON BEHALF OF BASELINE CORPORATION.

M:\Golden Survey Projects\214 - Town of Erie - ALTA and Topo\214 - REPLAT.dwg, 12/10/2014 3:58:23 PM, Aaron Demo

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## PLANNING COMMISSION COMMUNICATION

---

**DATE:** February 17, 2015

**AGENDA ITEM:**

**SUBJECT:** Public Hearing – Ordinance No. xxx-15 - Right-of-Way and Dedications in connection with the Final Plat of The Junction at Evans – 1st Reading

**PRESENTED BY:** N. Zach Ratkai, Building and Development Manager

**PREPARED BY:** Baseline Corporation, Vincent Harris/Ethan Watel

BACKGROUND INFORMATION		
<b>Location:</b>		The Junction at Evans, 900 31 <sup>st</sup> Street (southwest corner of 31 <sup>st</sup> Street and Highway 85)
<b>Applicants:</b>		Evans Redevelopment Agency, Owner
<b>Existing Land Use:</b>		Commercial Land and buildings
<b>Proposed Land Use:</b>		Commercial
<b>Surrounding Land Use:</b>	<b>North</b>	Commercial
	<b>South</b>	Commercial, Hotel
	<b>East</b>	Highway 85
	<b>West</b>	Evans Ditch, The Grove Apartments (residential)
<b>Existing Zoning:</b>		85- RC-R
<b>Proposed Zoning:</b>		No change
<b>Surrounding Zoning:</b>	<b>North</b>	85 – RC- R
	<b>South</b>	85 – RC – R
	<b>East</b>	C-3
	<b>West</b>	Highway 85 ROW
<b>Future Land Use Designation:</b>		High Retail Commercial

**PROJECT DESCRIPTION:** The City has received an application from the Evans Redevelopment Agency as owner for review and approval of a Final Plat. The intention of the Final Plat is to combine the various lots and outlots and replat the site into one large lot. The owner intends to develop the site as commercial in the future.

In order for the proposed Junction at Evans Final Plat to be processed, the City must accept dedication of two parcels that are in the right of way. Both are immediately adjacent to the property: one is on 31<sup>st</sup> Street and one is next to the Evans Town Ditch

**RECOMMENDATION:** Staff recommends approval of the dedication to the City Council for the subject rights-of-way.

**ANALYSIS:**

**1. Background:**

The site currently consists of 7 lots owned by the Evans Redevelopment Agency.

*Right-of-Way*

Part of those lots encroaches upon 31<sup>st</sup> Street to the north, and on land for the Evans Ditch to the east.

An exhibit outlining the proposed right-of-way to be dedicated is provided in this packet.

Appropriate City Staff and consultants have reviewed the proposed Final Plat and the documents associated with the right-of-way dedications.

## **2. Applicable Colorado Revised Statutes:**

### 43-2-302. Vesting of title upon vacation

(1) Subject to the requirements set forth in sections 43-1-210 (5) and 43-2-106 governing the disposition of certain property by the department of transportation, whenever any roadway has been designated on the plat of any tract of land or has been conveyed to or acquired by a county or incorporated town or city or by the state or by any of its political subdivisions for use as a roadway, and thereafter is vacated, title to the lands included within such roadway or so much thereof as may be vacated shall vest, subject to the same encumbrances, liens, limitations, restrictions, and estates as the land to which it accrues, as follows:

(a) In the event that a roadway which constitutes the exterior boundary of a subdivision or other tract of land is vacated, title to said roadway shall vest in the owners of the land abutting the vacated roadway to the same extent that the land included within the roadway, at the time the roadway was acquired for public use, was a part of the subdivided land or was a part of the adjacent land. **N/A**

(b) In the event that less than the entire width of a roadway is vacated, title to the vacated portion shall vest in the owners of the land abutting such vacated portion. **N/A**

(c) In the event that a roadway bounded by straight lines is vacated, title to the vacated roadway shall vest in the owners of the abutting land, each abutting owner taking to the center of the roadway, except as provided in paragraphs (a) and (b) of this subsection (1). In the event that the boundary lines of abutting lands do not intersect said roadway at a right angle, the land included within such roadway shall vest as provided in paragraph (d) of this subsection (1). **N/A**

(d) In all instances not specifically provided for, title to the vacated roadway shall vest in the owners of the abutting land, each abutting owner taking that portion of the vacated roadway to which his land, or any part thereof, is nearest in proximity. **Upon vacation, the title of the land will vest to The Village at Ashcroft, LLC.**

### 43-2-303. Methods of vacation

(1) All right, title, or interest of a county, of an incorporated town or city, or of the state or of any of its political subdivisions in and to any roadway shall be divested upon vacation of such roadway by any of the following methods:

(a) The city council or other similar authority of a city or town by ordinance may vacate any roadway or part thereof located within the corporate limits of said city or town, subject to the provisions of the charter of such municipal corporation and the constitution and statutes of the state of Colorado. **Should the City council approve the vacation of the rights-of-way, it will do so by way by ordinance.**

(2) (a) No platted or deeded roadway or part thereof or unplatted or undefined roadway which exists by right of usage shall be vacated so as to leave any land adjoining said roadway without an established public road or private-access easement connecting said land with another established public road. **The parcel will have access to 34<sup>th</sup> Street.**

(b) If any roadway has been established as a county road at any time, such roadway shall not be vacated by any method other than a resolution approved by the board of county commissioners of the county. No later than ten days prior to any county commissioner meeting at which a resolution to vacate a county roadway is to be presented, the county commissioners shall mail a notice by first-class mail to the last-known address of each landowner who owns one acre or more of land adjacent to the roadway. Such notice shall indicate the time and place of the county commissioner meeting and shall indicate that a resolution to vacate the county roadway will be presented at the meeting.

N/A

(c) If any roadway has been established as a municipal street at any time, such street shall not be vacated by any method other than an ordinance approved by the governing body of the municipality. **The vacation will be enacted by ordinance.**

(d) If any roadway has been established as a state highway, such roadway shall not be vacated or abandoned by any method other than a resolution approved by the transportation commission pursuant to section 43-1-106 (11). N/A

(e) Paragraphs (b), (c), and (d) of this subsection (2) shall not apply to any roadway that has been established but has not been used as a roadway after such establishment.

(f) If any roadway is vacated or abandoned, the documents vacating or abandoning such roadway shall be recorded pursuant to the requirements of section 43-1-202.7.

### **3. Issues:**

Staff has worked with the applicant to ensure all issues have been handled accordingly. The applicant has provided all submittals in the required format and worked with staff on necessary resubmittals.

Notice of this public hearing was provided in accordance with the Municipal Code.

### **FINDINGS OF FACT AND CONCLUSIONS**

After reviewing the request for vacation of the requested right-of-way, the following findings of fact and conclusions have been determined:

All applicable review criteria and state statutes can be appropriately and sufficiently met as listed below.

### **STAFF RECOMMENDATION:**

We recommend that the Planning Commission recommend approval to the City Council on Ordinance No. xxx-15. Currently staff would recommend the conditions as listed herein:

- 1) Approval of the right-of-way dedication is contingent on the approval of the Junction at Evans Final Plat.

### **RECOMMENDED PLANNING COMMISSION MOTION:**

“On the issue of the dedication of rights-of-way for 31<sup>st</sup> Street and the Evans Town Ditch I move that Ordinance No. xxx-15 be recommended to the City Council for approval as conditioned in this staff report because it does meet applicable state statutes.”

“On the issue of the dedication of rights-of-way for 31<sup>st</sup> Street and the Evans Town Ditch I move Ordinance No. xxx-15 be recommended to the City Council for denial because it does not meet applicable state statutes and is not in the best interest of the citizens and City of Evans.”

---

CITY OF EVANS, COLORADO

ORDINANCE NO. xxx-15

AN ORDINANCE APPROVING THE DEDICATION OF RIGHT OF WAY FOR  
THE JUNCTION AT EVANS IN THE CITY OF EVANS, COLORADO

WHEREAS, the Evans Redevelopment Agency (ERA) currently owns a piece of property at 900 31<sup>st</sup> Street known as the Junction at Evans, and part of that property lies within the right of way at 31<sup>st</sup> Street and within the right of way near the Evans Town Ditch; and

WHEREAS, the ERA has requested that the City file a final plat so that they may develop the land; and

WHEREAS, a final plat has been submitted for approval; and

WHEREAS, the Planning Commission reviewed the final plat at their regular meeting of January 27, 2015; and

WHEREAS, the Planning Commission recommends that the City Council approve the final plat and the dedication of the right of way, and;

WHEREAS, to accommodate the property owners and allow them to develop their property, the City Council, after having reviewed the proposal, believes it would be in the best interests of the City of Evans to accept that right-of-way adjacent to the property; and

WHEREAS, the City Council conducted a meeting, has carefully reviewed the request and the recommendation of the Planning Commission, and finds that such request meets the final plat criteria, that it complies with the purpose of the subdivision codes, and otherwise promotes the health, safety and welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANS, COLORADO:

Section 1. Right of Way Dedication Approval: The Final Plat, titled The Junction at Evans Final Plat, as drawn by Baseline Corporation, in the City of Evans, County of Weld, State of Colorado, is hereby approved with the right of way dedication as shown in the legal descriptions.

Section 2. Recordation. The City Clerk shall record the Final Plat with the Weld County Clerk and Recorder within five (5) working days of the approval.

Section 3. Publication and Effective Date. This ordinance, after its passage on final reading, shall be numbered, recorded, published, and posted as required by the City Charter and the adoption, posting, and publication shall be authenticated by the signature of the Mayor and the City Clerk, and by the Certificate of Publication. This ordinance shall become effective upon final passage.

PASSED and APPROVED at a regular meeting of the City Council of the City of Evans on this 17th day of February, 2015.

CITY OF EVANS, COLORADO

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

PASSED, APPROVED AND ADOPTED ON SECOND READING this 3rd day of March, 2015.

CITY OF EVANS, COLORADO

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT A**

**ADDITIONAL RIGHT OF WAY PARCEL DESCRIPTION**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 20 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A #6 REBAR WITH 3-1/4 INCH ALUMINUM CAP STAMPED PLS 22098 AT THE WEST QUARTER CORNER OF SAID SECTION 20 AND A #6 REBAR WITH 3-1/4 INCH ALUMINUM CAP STAMPED PLS 22098 AT THE SOUTHWEST CORNER OF SAID SECTION 20 TO BEAR SOUTH 00°41'02" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2651.61 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THENCE NORTH 89°42'08" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1128.32 FEET;

THENCE SOUTH 00°30'19" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°30'19" EAST A DISTANCE OF 10.00 FEET TO A LINE BEING 60.00 FEET SOUTH OF AND PARALLEL SAID THE NORTH LINE OF THE SOUTHWEST QUARTER;

THENCE SOUTH 89°42'08" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 133.19 FEET;

THENCE NORTH 00°30'19" WEST A DISTANCE OF 10.00 FEET TO A LINE BEING 50.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHWEST QUARTER;

THENCE NORTH 89°42'08" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 133.19 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.031 ACRES MORE OR LESS.

## DITCH PARCEL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 20 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A #6 REBAR WITH 3-1/4 INCH ALUMINUM CAP STAMPED PLS 22098 AT THE WEST QUARTER CORNER OF SAID SECTION 20 AND A #6 REBAR WITH 3-1/4 INCH ALUMINUM CAP STAMPED PLS 22098 AT THE SOUTHWEST CORNER OF SAID SECTION 20 TO BEAR SOUTH 00°41'02" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2651.61 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THENCE NORTH 89°42'08" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 760.07 FEET;

THENCE SOUTH 00°17'52" EAST A DISTANCE OF 129.33 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 30°35'42" WEST A DISTANCE OF 12.90 FEET;

THENCE SOUTH 11°57'00" WEST A DISTANCE OF 43.78 FEET;

THENCE SOUTH 03°28'09" WEST A DISTANCE OF 88.37 FEET;

THENCE SOUTH 06°39'07" WEST A DISTANCE OF 97.66 FEET;

THENCE SOUTH 89°51'23" WEST A DISTANCE OF 50.35 FEET;

THENCE NORTH 06°39'07" EAST A DISTANCE OF 102.23 FEET;

THENCE NORTH 03°28'09" EAST A DISTANCE OF 90.69 FEET;

THENCE NORTH 11°57'00" EAST A DISTANCE OF 14.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF 31<sup>ST</sup> STREET AS RECORDED UNDER RECEPTION NUMBER 3061194;

THENCE NORTH 62°01'39" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 70.58 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.256 ACRES MORE OR LESS.

**PARCEL DESCRIPTION**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 20 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A #6 REBAR WITH 3-1/4 INCH ALUMINUM CAP STAMPED PLS 22098 AT THE WEST QUARTER CORNER OF SAID SECTION 20 AND A #6 REBAR WITH 3-1/4 INCH ALUMINUM CAP STAMPED PLS 22098 AT THE SOUTHWEST CORNER OF SAID SECTION 20 TO BEAR SOUTH 00°41'02" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2651.61 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THENCE NORTH 89°42'08" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1128.32 FEET;

THENCE SOUTH 00°30'19" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°30'19" EAST A DISTANCE OF 10.00 FEET TO A LINE BEING 60.00 FEET SOUTH OF AND PARALLEL SAID THE NORTH LINE OF THE SOUTHWEST QUARTER;

THENCE SOUTH 89°42'08" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 133.19 FEET;

THENCE NORTH 00°30'19" WEST A DISTANCE OF 10.00 FEET TO A LINE BEING 50.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHWEST QUARTER;

THENCE NORTH 89°42'08" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 133.19 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.031 ACRES MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, AARON A. DEMO, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION.

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AARON A. DEMO - ON BEHALF OF BASELINE ENGINEERING CORP.  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR #38285

**BASELINE ENGINEERING CORP.**  
710 11<sup>TH</sup> AVENUE, SUITE 105  
GREELEY, COLORADO 80631  
(970) 353-7600

**PARCEL DESCRIPTION**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBE AS FOLLOWS:

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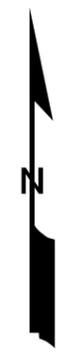
AARON A. DEMO - ON BEHALF OF BASELINE ENGINEERING CORP.  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR #38285

**BASELINE ENGINEERING CORP.**  
710 11<sup>TH</sup> AVENUE, SUITE 105  
GREELEY, COLORADO 80631  
(970) 353-7600



**Legend**

-  Junction at Evans Replat Boundary
-  Proposed Land Dedication



1 in = 100 feet



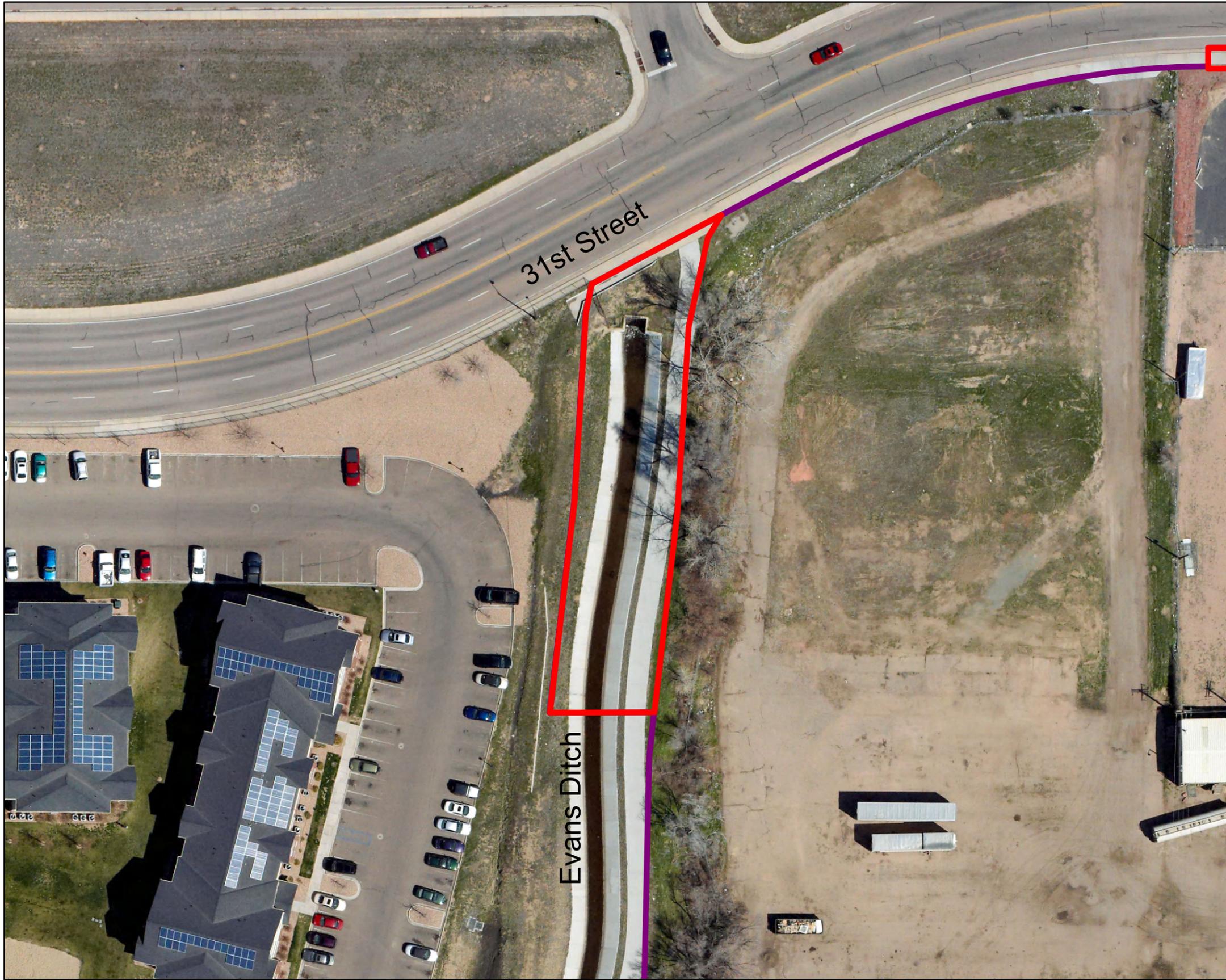
31st Street

**Legend**

-  Junction at Evans Replat Boundary
-  Proposed Land Dedication

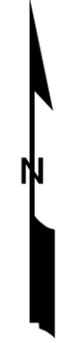


1 in = 50 feet



**Legend**

-  Junction at Evans Replat Boundary
-  Proposed Land Dedication



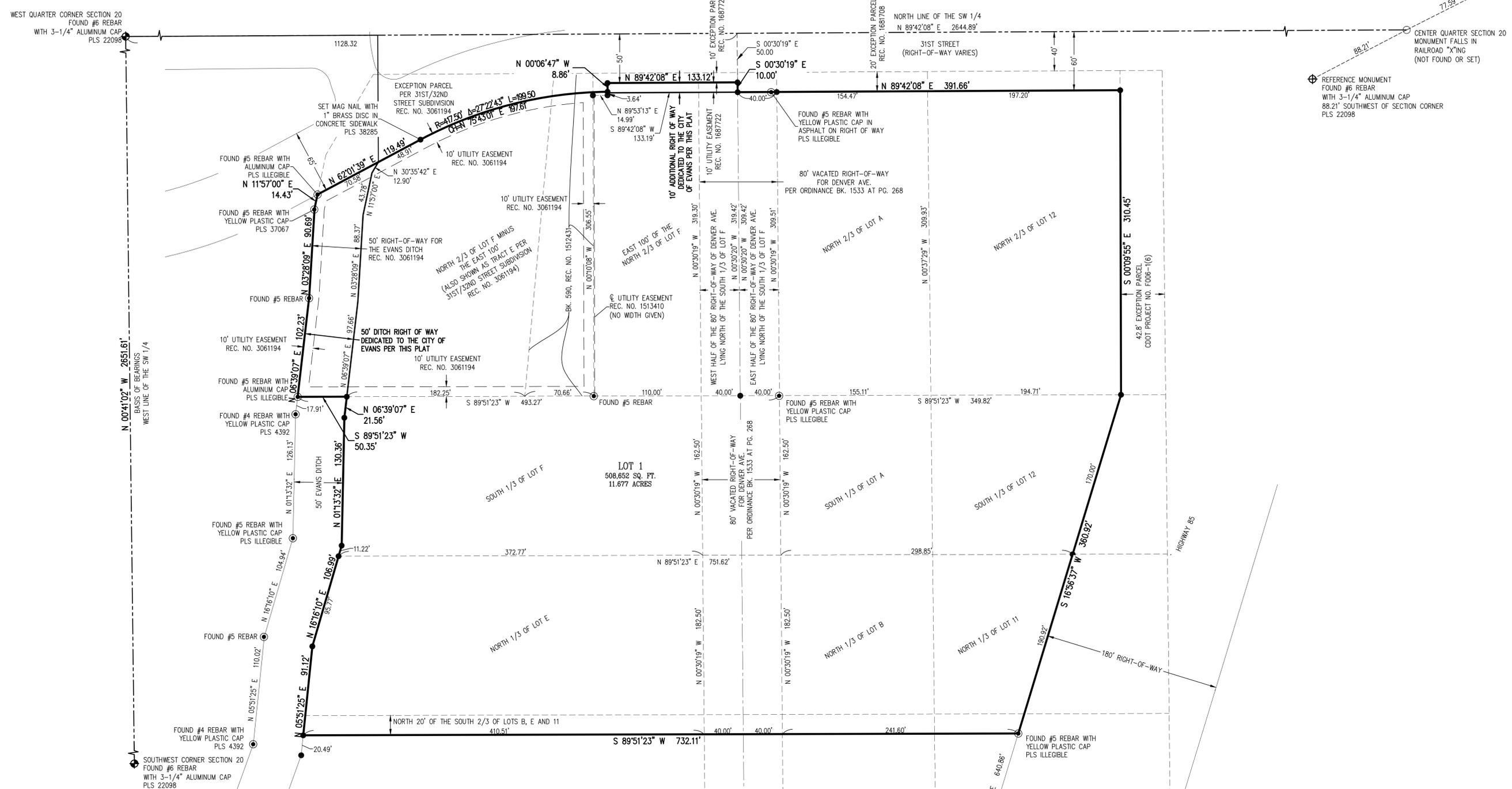
1 in = 50 feet



# THE JUNCTION AT EVANS FINAL PLAT

## A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M. CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

**BASELINE**  
Engineering - Planning - Surveying  
70 7TH AVENUE SUITE 105 - GREELEY COLORADO 80631  
P. 970.353.2800 • F. 970.353.7601 • www.baselinecorp.com

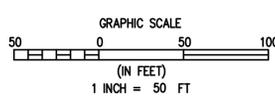


REFERENCE MONUMENT  
FOUND #6 REBAR  
WITH 3-1/4" ALUMINUM CAP  
77.59' NORTHEAST OF SECTION CORNER  
PLS 22098

77.59'

88.21'

REFERENCE MONUMENT  
FOUND #6 REBAR  
WITH 3-1/4" ALUMINUM CAP  
88.21' SOUTHWEST OF SECTION CORNER  
PLS 22098



- SYMBOL LEGEND**
- ◆ ALIQUOT CORNER AS DESCRIBED
  - CALCULATED ALIQUOT CORNER
  - ⊕ ALIQUOT REFERENCE MONUMENT AS DESCRIBED
  - FOUND #5 REBAR WITH ORANGE PLASTIC CAP, PLS 38285
  - ⊙ FOUND PROPERTY PIN AS DESCRIBED
- LINE TYPE LEGEND**
- ALIQUOT LINE
  - BOUNDARY LINE
  - - - LOT LINE PER LYNCH'S SUBDIVISION
  - · - · - ADJOINER LOT LINE

REVISION	DESCRIPTION	DATE	PREPARED BY

**EVANS REDEVELOPMENT AGENCY**  
CITY OF EVANS  
COUNTY OF WELD  
**THE JUNCTION AT EVANS FINAL PLAT**  
A PORTION OF SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

PRELIMINARY

DRAWING SIZE	24" x 36"
JOB NO.	214
DRAWING NAME	214 - REPLAT.dwg
SHEET	2 OF 2

AARON A. DEMO  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
NO. 38285, FOR AND ON BEHALF OF BASELINE CORPORATION.