



WOODLAND PARK PLANNING COMMISSION MEETING AGENDA

7:00 PM – April 8, 2021

Council Chambers - 220 W. South Ave.

This meeting is a hybrid in-person and Zoom meeting. The Zoom meeting link is in the calendar at the bottom of the City website (www.city-woodlandpark.org). Public input is very important to the Planning Commission and comments are encouraged in writing in advance. For more information and to submit comments, call the Planning Department at 719-687-5209.

1. ORDER & ROLL CALL

2. APPROVE MINUTES: March 11, 2021

3. PUBLIC HEARINGS

- A. SUB2021-04 Dixon Final Plat:** Consider a 1-lot subdivision by Julie & Joseph Watson (Property Owner) at 1247 Mountain Meadows Drive (Lot 2R, Watson Subdivision Exemption Plat) in the Suburban Residential (SR) zone. (QJ) (City Council Public Hearing 7 p.m., April 15, 2021)

4. REPORTS

- A. Comprehensive Plan:** Envision Woodland Park 2030

5. ADJOURN

WOODLAND PARK PLANNING COMMISSION MEETING MINUTES for MARCH 11, 2021 – 7:00 PM

Council Chambers, 220 W South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to sriley@city-woodlandpark.org.

1. **ORDER AND ROLL CALL:** Order was called at 7:02 p.m. Commissioners present: (in-person) Chairman DeVaux, Ken Hartsfield, Al Bunge, Eric Disman; (Zoom) Lee Brown, Larry Larsen, Ellen Carrick, Vickie Good. Commissioners absent: none. Staff present: Planning Director Sally Riley (Zoom), City Planner Lor Pellegrino (in-person), Planning Technician Dave Burgess (in-person).
2. **APPROVAL OF MINUTES:** The February 25, 2021 minutes were approved as presented.
3. **PUBLIC HEARINGS**

- A. **SUB2021-01 Extension of The Haven at Paradise Preliminary Plat:** A request by JR Engineering (Applicant) and Andrea Rodriguez (Property Owner) for a 2-year extension of the Preliminary Plat approved for a 35.77 acre parcel north of Kings Crown Road for 24 residential lots in the Suburban Residential (SR) zone. (QJ)

City Planner Pellegrino presented the staff report via a slide show, going over the preliminary plat approval, and recommended approval of the request for a 2-year extension of the approved preliminary plat. Staff believes that it is reasonable to extend the approved Haven at Paradise Preliminary Plat to April 14, 2023, two years rather than one year, finding that, while her father Mr. Brown (the previous property owner and applicant) recently passed away, Mrs. Rodriguez desires to maintain the approved entitlement and would like the development to proceed; that there have been no preliminary plat or other subdivision regulation amendments that occurred between 2019 and today that materially affect the approval or design; that all the conditions approved with the preliminary plat will also be extended and would still be in effect and apply; that engineering and construction drawings for the site work (grading, roads, drainage, etc.) have been produced and are in review; and, finally, since the original approval is for two years, and the property may continue in probate for some time, a two rather than one-year extension is more feasible in this case. City Planner Pellegrino stated that Ms. Rodriguez (property owner) and Mr. Mike Bramlett (JR Engineering) were available on Zoom to answer any questions.

Commissioner Brown questioned the request for a two year extension given the one-year parameter written in the Municipal Code. Planning Director Riley stated that 2-year extensions have been granted in the past understanding that development, grading, and construction is a time-consuming effort and that two years is consistent with the original approval. She further stated that, if uncomfortable, Commissioners can approve a one year extension rather than two.

Commissioner Larsen requested that language in the Municipal Code related to extensions be reviewed for consistency with the Code Revisions project currently underway.

Chairman DeVaux opened the public comment portion of the meeting.

Ms. Crystal Schnurr (Zoom - El Paso County) wondered if anything could be done about trespassers on this property and through the neighborhood. Planning Director Riley asked her to call the City so that we could work together on a solution.

Mrs. Catherine Nakai (Zoom - 225 Morning Star Court) wondered what happens if codes change within the two-year extension window. City Planner Pellegrino stated that the preliminary plat as extended would apply even if regulations changed.

Seeing no one in Council Chambers wishing to speak, and no others on Zoom, Chairman DeVaux closed the public comment portion of the meeting.

MOTION: Commissioner Brown moved, and Commissioner Larsen seconded, to approve a one-year extension of the approved Haven at Paradise Preliminary Plat (SUB19-01) to April 14, 2022. **Motion passed.**

YES: Bunge, Disman, DeVaux, Carrick, Brown, Good, Larsen, Hartsfield. **NO:** None.

B. SUB2021-02 Brecken Heights Final Plat: A request by Brecken Hills, LLC (Applicant) and Mark McNab (Property Owner) to plat 13.09 acres into a 4-lot subdivision at 19569 E. US Highway 24 in the Multi-Family Residential- Suburban (MFS) and Community Commercial (CC) zones. (QJ) (City Council Public Hearing 7 p.m. - April 1, 2021)

City Planner Pellegrino presented the staff report via a slide show, going over the final plat review process, and recommending approval of the *Brecken Heights* 4-lot final plat of 13.09 acres in the SW 1/4 of Section 30, T12S-R68-W6PM (19569 E US24), based on findings of conformance to the Subdivision regulations and the approved preliminary plat as described in the staff report and as presented at public hearings. She also stated that the applicant (Mark McNab, property owner) was present and available to answer any questions.

Chairman DeVaux asked about traffic and parking at Sun Valley Park. Mr. McNab stated that access to the residential development is from Morning Sun Drive, access to the commercial lots is from US24 and that there is not access within the parcel to/from the residential and commercial portions. He also stated that improvements to Morning Sun will be made based on CDOT requirements. A recreation trail is proposed to connect Sun Valley Park to Lot 2 and ultimately to the sidewalk along US24.

Commissioner Larsen asked if a note on the plat requiring the park dedication of Lot 2 might be appropriate. City Planner Pellegrino stated that it is not necessary since it is on the preliminary plat and will be a requirement of the future Townhome plat.

Chairman DeVaux opened the public comment portion of the meeting.

Mr. Pete Roberts (in-person - Woodland Park) asked if the townhomes are attached, if Sun Valley Park will connect with Lot 2, and about the access to the townhomes. Mr. McNab stated that the townhomes are duplexes; that a recreation trail will connect Sun Valley Park to US24 with a 4-6 space hammerhead parking area to be located somewhere between Lots 2 and 3; and that access to the townhomes will be a private road that intersects with Morning Sun Drive.

Mr. Mike Nakai (Zoom - 225 Morning Star Court) wondered who the owner is and asked about the trailhead parking. Mr. McNab stated that a 4-6 space hammerhead parking area is proposed to be located somewhere between Lots 2 and 3.

Seeing no others in Council Chambers or on Zoom wishing to speak, Chairman DeVaux closed the public comment portion of the meeting.

MOTION: Commissioner Larsen moved, and Commissioner Bunge seconded, THAT the Planning Commission recommend that City Council approve the *Brecken Heights* 4-lot final plat of 13.09 acres in the SW 1/4 of Section 30, T12S-R68-W6PM (19569 E US24), based on findings of conformance to the Subdivision regulations and the approved preliminary plat as described in the staff report and as presented at public hearings. **Motion passed.**

YES: Bunge, Disman, DeVaux, Carrick, Brown, Good, Larsen, Hartsfield. **NO:** None.

4. REPORTS

- A.** Comprehensive Plan update and Zoning Code review: Director Riley encouraged everyone to complete the online surveys on the website and reported that, in consultation with Chairman DeVaux, the following assignments were made to the Comprehensive Plan subcommittees:

Subcommittees	Staff	Planning Commissioners
1. Land Use, Growth, Housing Diversity, Community Character, Design	City Planner Lor Pellegrino	Ken Hartsfield
2. City Finances, Economic Development, Tourism	Finance Director Emily Katsimpalis	Al Bunge
3. Utilities, Water, Wastewater	Utilities Director Kip Wiley	Larry Larsen
4. Transportation and Drainage	Public Works Director Robyn Brown, P.E.	Jon DeVaux
5. Public Safety, Emergency Management, Resiliency	Police Chief Miles DeYoung	Lee Brown
6. Community Sustainability, Parks, Trails, Open Space	Parks & Rec Director Cindy Keating	Vickie Good
7. Community Well-being, Education, Health, Recreation, Aging in Place	Parks & Rec Sports Coordinator Ryan Baade	
8. Arts, Culture, Historic Preservation	City Clerk Suzanne Leclercq	Ellen Carrick

The subcommittee first meeting is on Monday, March 29 and every 4th Monday for the next three months.

- B.** The scheduled March 25 Planning Commission meeting is cancelled. Items are scheduled for the April 8 meeting.

- 6. ADJOURN:** The meeting adjourned at approximately 7:51 pm.

Approved this _____ day of _____, 2021 by _____
Jon DeVaux, Chairman

City of Woodland Park Planning Staff Report

Planning Commission: April 8, 2021

City Council: April 15, 2021

Agenda Item

Department

Presenter

3.A

Planning

Lor Pellegrino, AICP
City Planner

PROJECT: SUB2021-04 Dixon Minor Subdivision Final Plat

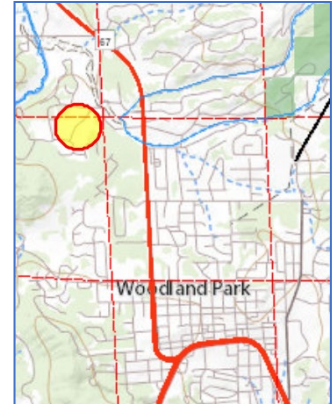
REQUEST: A 1-lot subdivision of a platted 2.0 acre lot

LOCATION: Lot 2R, Watson Subdivision Exemption Plat
(1247 Mountain Meadows Road)

ZONE: Suburban Residential (SR)

APPLICANT: Julie and Joseph Watson (Property Owner)

PUBLIC HEARINGS: Planning Commission April 8, 2021
City Council April 15, 2021



BACKGROUND

Located half a mile east of Trout Creek, Lot 2R is a two-acre lot that was platted with the Watson Subdivision Exemption Plat in July of 2000 and recorded under Reception No. 507598. It is one of a handful of lots of this size remaining in the City. The property owner wishes to subdivide Lot 2R into two lots: Lot 2R-1 (north lot encompassing 1.142 acres and the existing house) and Lot 2R-2 (encompassing 0.85 acres).

SITE & SURROUNDING CHARACTERISTICS

Lot 2R is in the Fountain Creek watershed and is characterized by native grasses on fairly flat terrain. There are no known major drainage ways on-site, no flood hazards or archeological,



historic or other values associated with this lot. The site is at an elevation of approximately 8,260 feet. Access to the site is from Mountain Meadows Road from the west. Water and sewer service is available to the new lot although the applicant is required to extend the sewer main from the north east to Lot 2R. Electric service is available to existing overhead lines. In 1996, a 1.5 story (3,131 SF) single family residence was constructed in the north half (proposed as Lot 2R-1).

The site is in the Woodland Valley Ranch neighborhood and surrounded by the following zone districts and uses:

	USE	ZONE
North	single-family residential lots with homes, Mountain Meadows Road (60' ROW)	SR
East	single-family residential lots with homes, Teller County in-holding	SR/R-1
South	single-family residential lots with homes (City)	SR
West	Mountain Meadows Road (60' ROW), single-family residential lots, Teller County in-holdings	SR/R-1





STAFF REVIEW

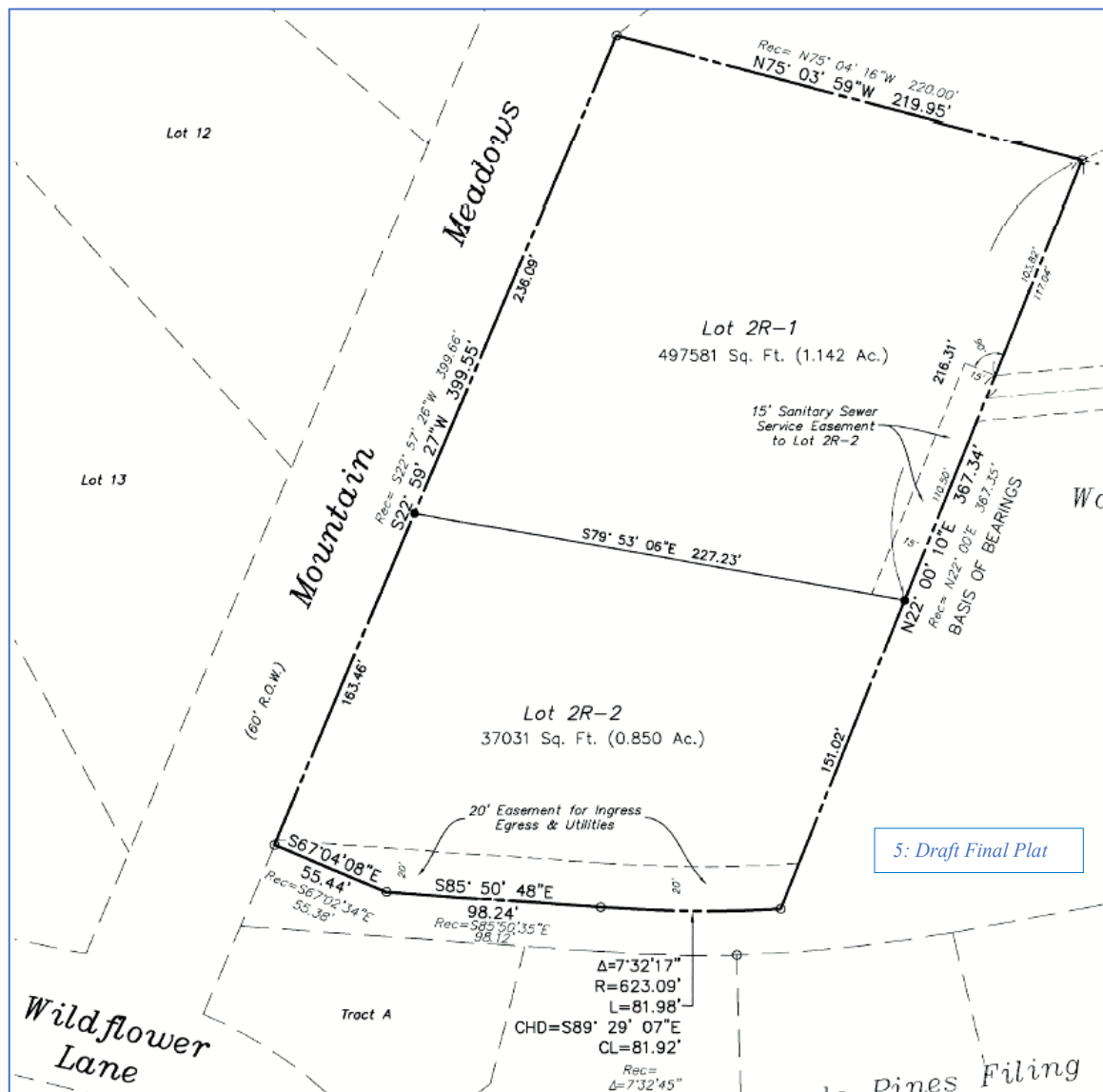
Subdivisions are assessed under *Chapter 17.24 Final Plat* of the City of Woodland Park Municipal Code. In italics below are the relevant plat and design standards applicable to this final plat application followed by staff findings.

CHAPTER 17.24 FINAL PLAT

The subdivision regulations contain platting standards relating to the form and content of the plat mylar.

§17.24.070 Completed Plat Preparation. *The completed final plat acceptable for recording shall be prepared as follows: A. The design should conform to the preliminary plat, if applicable, as conditionally approved, except that the final plat may constitute only that portion of the approved preliminary plat which is proposed for immediate recording. B. The drawing shall be made at a scale no less than one inch equals one hundred feet, by the use of India ink or other equally substantial solution, on a mylar or other equivalent medium with outer dimensions of twenty-four inches by twenty-six inches. Maps of two or more sheets shall be referenced to an index map on the first sheet.*

Complies. A preliminary plat does not exist for this area and is not required for a 1-lot minor subdivision. A mylar of the Final Plat will be prepared for recordation with the Teller County Recorder pending all applicable revisions, approvals, and executions.



§17.24.080 Information.

Complies. This plat has been prepared by licensed professional land surveyor Mel March, March Surveying, PLS No. 15672 and contains all the technical information listed in this section including subdivision name, vicinity map, owner and subdivider names, date of preparation, north arrow, dedication/certification and other statements, etc. To reduce confusion, staff recommends that the subdivision name be changed to “Mountain Meadows, a Minor Subdivision of Lot 2R, Watson Subdivision Exemption Plat ...”. Further revisions to the plat are listed as conditions in the staff recommendation.

§17.24.090.B Supplemental Material. Minor Subdivision.

Complies. The following supplemental material was supplied with the application: letter of intent; list of adjoining land owners; reduced size map; title commitment; and, site drainage.

§17.24.100 Other documents to be filed.

Complies. The applicant submitted a site plan sketch showing that the existing residence is well outside all existing or proposed easements and outside all SR zone setbacks (25 feet front and rear, 8 feet side) and a draft Subdivision Development Agreement for the sewer main extension.

§17.28 IMPROVEMENT GUARANTEE

Complies. In lieu of completion of the sewer main extension, the subdivider has agreed to enter into a contract to guarantee completion of the sewer main extension. This contract must be secured by a guarantee (cash in escrow or a letter of credit from a financial institution) in the amount of 150% of the cost of installation. The applicant, prior to final plat approval, is required to extend the sewer main from the northeast corner of Lot 3R to the approximately 205 feet to Lot 2R. A service line will be connected to the sewer main to serve Lot 2R-2. The applicant will be submitting the Subdivision Development Agreement (SDA) complete with estimate and guarantee for the cost of this sewer main extension prior to City Council review.

§17.36 DEDICATIONS

§17.36.010 Dedication of Right-of-Way.

Complies. The only dedication required with this plat is for public utility easements. All public utility easements are as dedicated and shown on the plat.

§17.36.020 - 180. Park Capital Fees or dedication of land.

Complies, as conditioned. The applicant is proposing to submit fees-in-lieu of the required 0.027 acres (1,176 SF) park land dedication per residential dwelling unit. It is the standard policy of the Parks and Recreation Advisory Board to accept fees-in-lieu where park land dedication is neither proposed, feasible nor desired. The 2021 Park Capital Fee is established by City Council for 2021 at \$2,133.00 for each new residential lot created. The total amount of Park Capital fee due for this 1-lot plat is \$2,133.00 and must be paid prior to execution of the plat.

§17.40 DESIGN STANDARDS. *The design standards contain specifications for a reasonable layout and design to ensure an efficient, orderly, well planned suitable subdivision ready for future construction in keeping with the character and environment of the City. All relevant applicable standards in this section were reviewed and those requiring additional information or conditioned are listed below.*

§17.40.050 Streets - Frontage.

Complies. The SR zone district requires a minimum of 40 feet of frontage along the street line. Lot 2R-1 has 236 feet while Lot 2R-2 has 163 feet of frontage along Mountain Meadows Road (60 foot wide right of way).

§17.40.150 Street Names and Numbers.

Complies, as conditioned. Street numbers are assigned by the City with the submission of a building permit. It is interesting to note that the 60' ROW is labeled Mountain Meadows Road on the original Watson plat but maps and existing street signs are labeled Mountain Meadows Drive. Staff requests that this plat be updated to label the ROW on the plat as Mountain Meadows Drive.

§17.40.170 Easements. *Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. ... Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line.*

Complies, as conditioned. This plat does not show the typical perimeter or interior public utility easements. A condition of approval is that the mylar be produced showing 20-foot wide easements along the perimeter boundary and 10-foot wide easements along interior lot lines (5 feet on each side).

§17.44. IMPROVEMENTS. *No improvements shall be made until all plans, profiles and specifications have been reviewed and approved by the city engineer. The city engineer is authorized to promulgate rules and regulations governing the design, materials used, and construction practices for all public improvements.*

§17.44.030 Utilities.A.2. Sanitary Sewer Lines

Complies. The required sewer main extension shall be provided, installed and connected to the existing public systems by the subdivider according to City engineering specification and will require submission of a Zoning Development Permit for public infrastructure. The ZDP is reviewed by the city engineer and the utilities department for compliance with all engineering specifications.

§17.44.040.A Other Improvements – Telephone, Television, electric services and lines

Complies. Although a utility plan is neither submitted nor required, all lines shall be placed underground and shown as such with the submittal of the Zoning and Building Permits.

§17.44.050 Subdivision Agreement

Complies. Prior to approval of the plat by City Council, the subdivider shall submit a signed subdivision development agreement (SDA) agreeing to install the sewer main extension.

REFERRAL

Notice of the Planning Commission and City Council public hearings were sent to adjacent property owners within 150 feet of the subdivision boundary at least ten days prior to the hearing date. A notice of public hearing was published in the Pikes Peak Courier at least seven days prior to the hearing and a sign was posted on the property at least ten days prior to the hearing. As of the writing of this staff report, no written public comment has been received.

The final plat was referred to various City departments including Public Works, Utilities, Parks and Recreation, Finance, IREA, NETCFD, Black Hills Energy, Century Link, and Baja Cable. Staff received no objections to the proposed final plat and comments for easements have been considered and incorporated into the conditions of approval.

STAFF RECOMMENDATION

THAT the Planning Commission recommend that City Council approve the *Minor Subdivision of Lot 2R, Watson Subdivision Exemption Plat* based on findings of conformance to the Subdivision and Zoning regulations as described in the staff report and as presented at public hearings, subject to the following conditions:

1. Prior to approval of the plat by City Council:
 - a. The subdivider shall submit (i) a signed subdivision development agreement (SDA) in a form acceptable to the City agreeing to extend, provide, install and connect to the existing waste water system the proposed sanitary sewer main extension, and (ii) concurrent with the SDA, a subdivision improvement guarantee in a form acceptable to the City in the amount of 150% (equal to 100% of the cost, as estimated by the subdivider and approved by the City, of installing the sewer main plus 50%).
 - b. The subdivider shall submit a Park Capital fee totaling \$2,133.00.
2. Prior to producing the mylar, revise the plat as follows:
 - a. Delete Note 3.
 - b. Show a public utility easement (i) 20 feet wide around the entire subdivision perimeter, and (ii) 10 feet wide (5 feet on each side) along the interior lot line and label the easements accordingly.
 - c. Remove the “15’ sanitary sewer service easement to Lot 2R-2” label and easement depiction on Lot 2R-1.
 - d. Relabel the sewer easement over Lot 3R so that it reads “Public Utility Easement.”
 - e. Relabel the 60’ ROW from Mountain Meadows “Road” to “Drive.”
 - f. Add a note about the sewer main stating “The property owner of Lot 2R-2 shall be responsible for installing the sewer main over Lot 3R which sewer main shall be installed prior to issuance of any Building Permit for Lot 2R-2. While the City shall not be responsible for the design or installation of the sewer main, it shall be designed and installed in conformance with all City requirements and must be accepted by the City prior to operation. If the proposed sewer main is deeper than 10 feet, then the easement width for the sewer main over Lot 3R shall increase from that shown on the plat to twice the distance of the depth of the sewer main. If necessary, any easement enlargement for the sewer main will require a separate and independent easement recorded on title and agreed to by the owner of Lot 3R.”
 - g. Add a note about water availability stating:

AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD-OUT IS COMPATIBLE WITH THE CITY'S COMPREHENSIVE PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE COMPREHENSIVE PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING THE LOTS IN THIS PLAT.

h. Add a note about erosion stating:

ALL OWNERS OF LAND WITHIN THIS SUBDIVISION ACQUIRE THEIR LAND SUBJECT TO THE OBLIGATION TO MAINTAIN THEIR LAND SO AS TO ELIMINATE DAMAGE OR EROSION ON THEIR LAND, ADJACENT LAND, OR TO THE PUBLIC ROADWAY OR ROADWAY ADJACENT TO THEIR LAND. EACH OWNER SHALL CONSULT WITH APPROPRIATE CITY OFFICIALS TO DETERMINE WHAT METHOD OF EROSION CONTROL WILL BE ACCEPTABLE. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL ADEQUATE PROVISION HAS BEEN MADE FOR EROSION CONTROL. FURTHER CONTINUING COMPLIANCE WILL BE REQUIRED AFTER ISSUANCE OF A BUILDING PERMIT.

i. Add a note about flood hazard stating :

According to the FEMA National Flood Insurance Program Flood Insurance Rate (FIRM) Map Number 08119CO139D (Revised September 25, 2009), the property lies within the Special Flood Hazard of "Other Areas - Zone X: areas determined to be outside the 0.2% annual chance floodplain."

j. Add a note about easements stating:

THE CITY SHALL HAVE THE RIGHT TO USE THE EASEMENTS FOR THE CONSTRUCTION, RECONSTRUCTION, USE, OPERATION, REPAIR, REPLACEMENT AND MAINTENANCE OF THE UTILITY FACILITIES. PROPERTY OWNER (OWNER) SHALL NOT CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO BUILDINGS ON THE PREMISES. OWNER SHALL NOT CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY IMPROVEMENTS THAT RESTRICT ACCESS TO OR VISIBILITY OR OPERATION OF THE UTILITY FACILITIES. OWNER MAY CONSTRUCT SIDEWALKS, TRAILS, FENCES, DRIVEWAYS, LANDSCAPING AND OTHER SURFACE IMPROVEMENTS AT THE OWNER'S EXPENSE AND TO THE CITY'S SPECIFICATIONS. IF CITY DETERMINES IN ITS SOLE DISCRETION, THAT IT IS NECESSARY FOR CITY TO DISTURB OWNER'S SURFACE IMPROVEMENTS IN ORDER TO REPAIR OR MAINTAIN THE UTILITY FACILITIES, CITY'S RESPONSIBILITY SHALL BE LIMITED TO THE RE-COMPACTION OF ANY EXCAVATION, REPLACEMENT OF SURFACE GRAVEL AND GENERAL SURFACE CLEANUP. THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF OWNER'S SURFACE IMPROVEMENTS WITHIN THE EASEMENT.

PARKS AND RECREATION ADVISORY BOARD REVIEW

The applicant is proposing to submit fees-in-lieu of the required 0.027 acres (1,176 SF) park land dedication per residential dwelling unit. It is the standard policy of the Parks and Recreation Advisory Board to accept fees-in-lieu where park land dedication is neither proposed, feasible nor desired. The 2021 Park Capital Fee is established by City Council for 2021 at \$2,133.00 for each new residential lot created. The total amount of Park Capital fee due for this 1-lot plat is \$2,133.00 and must be paid prior to execution of the plat.

PLANNING COMMISSION REVIEW

The Planning Commission (PC) review is scheduled for April 8, 2021. At the PC meeting, the Commission shall table (for more information), deny (with reasons noted in writing), or approve the final plat subject to any modifications.

CITY COUNCIL REVIEW

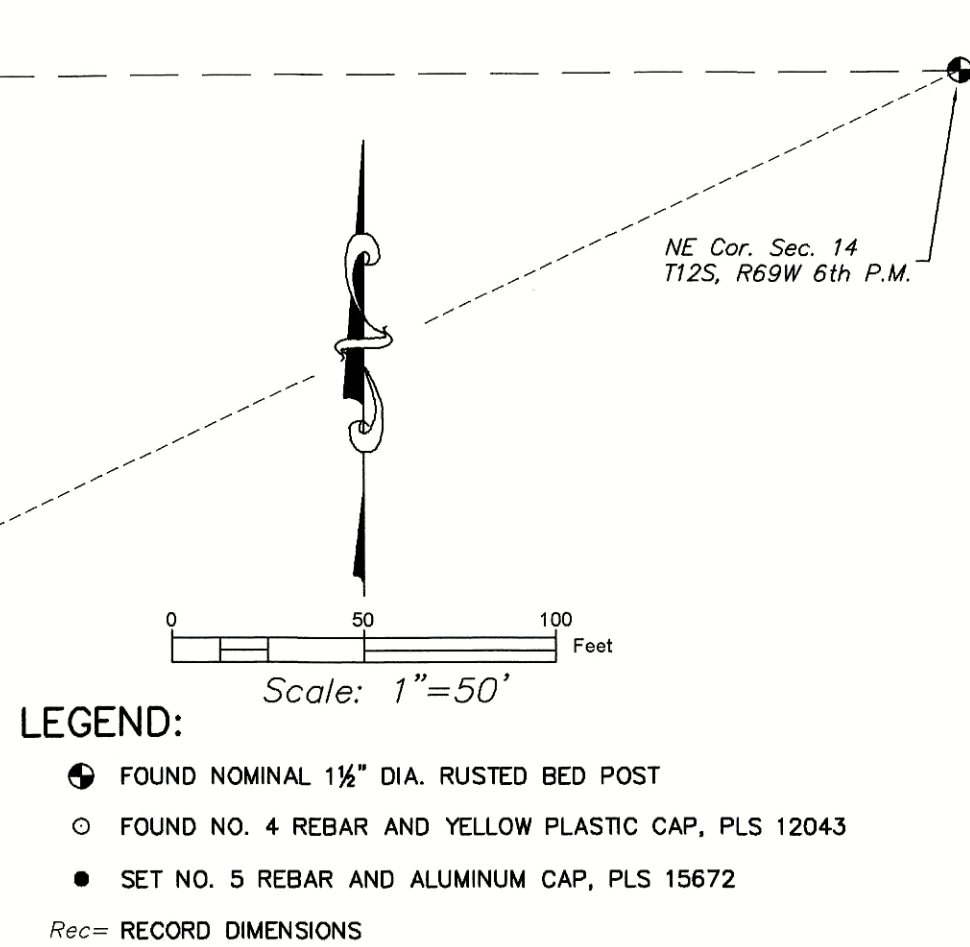
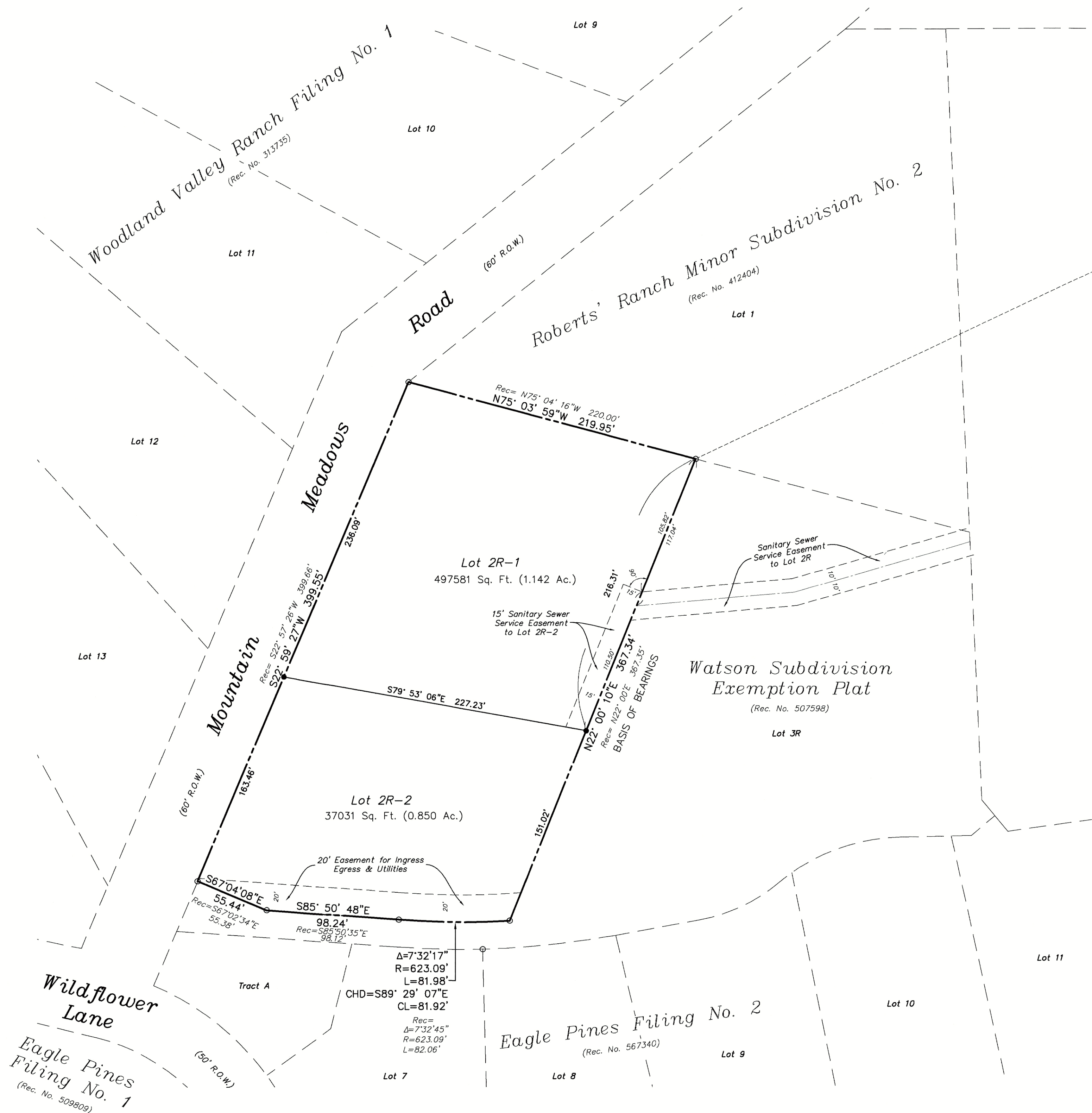
The City Council review is scheduled for April 15, 2021. At the Council meeting, Council shall table (for more information), deny (with reasons noted), or approve the final plat, subject to any modifications.

ATTACHMENTS

A: Draft Final Plat

MINOR SUBDIVISION
of
LOT 2R WATSON SUBDIVISION EXEMPTION PLAT

Located in Section 14, Township 12 South, Range 69 West, 6th P.M.
City of Woodland Park, County of Teller, State of Colorado



KNOW ALL MEN BY THESE PRESENTS
THAT JOSEPH E. WATSON AND JULIE K. WATSON ARE THE OWNERS OF LOT 2R, WATSON SUBDIVISION EXEMPTION PLAT OF LOT 2 AND LOT 3 ROBERTS MINOR SUBDIVISION NO. 2, AS RECORDED JULY 27, 2000 UNDER RECEPTION NUMBER 507598 OF THE RECORDS OF TELLER COUNTY, COLORADO, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., SAID TELLER COUNTY, COLORADO, CONTAINING 1.994 ACRES, MORE OR LESS.

DEDICATION
THE UNDERSIGNED OWNERS HAVE CAUSED SAID TRACT TO BE PLATTED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS, RIGHTS-OF-WAY AND AREAS FOR PUBLIC USE SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENT, RIGHT-OF-WAY AND AREAS FOR PUBLIC USE SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC USE. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT.

WITNESS OUR HAND(S) THIS _____ DAY OF _____, 20____

JOSEPH E. WATSON
STATE OF COLORADO)
SS: _____
COUNTY OF TELLER)
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME BY JOSEPH E. WATSON AND JULIE K. WATSON THIS _____ DAY OF _____, 20____
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC
COUNTY TREASURER
ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL.
SIGNED THIS _____ DAY OF _____, 20____

COUNTY TREASURER

SURVEYOR'S CERTIFICATE
I MELVIN L. MARCH, A PROFESSIONAL LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH TITLE 38, C.R.S. 1973 AS AMENDED AND THAT SAID PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MELVIN L. MARCH, P.L.S., COLO. REG. NO. 15672
DATE _____

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

APPROVAL BY PLANNING COMMISSION
APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS _____ DAY OF _____, 20____
ATTEST: _____
RECORDING SECRETARY CHAIRMAN

APPROVAL BY CITY COUNCIL
THIS PLAT, AND THE DEDICATION TO THE PUBLIC OF ANY STREETS, TRAILS, SIDEWALKS AND PUBLIC WAYS SHOWN HEREON, AND THE PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO THIS _____ DAY OF _____, 20____
ATTEST: _____
CITY CLERK MAYOR

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
SS _____
COUNTY OF TELLER)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ M. THIS _____ DAY OF _____ A.D., 20 ____
AND IS DULY RECORDED UNDER RECEPTION NUMBER _____
FEE: _____

CLERK AND RECORDER

SUBDIVIDER AND OWNER
JOSEPH E. AND JULIA K. WATSON
PO BOX 4259
WOODLAND PARK, CO 80866

MARCH SURVEYING
P.O. BOX 3732
304 SHAWANO CIRCLE
FLORENCE, CO 80816
(719) 748-3654
JOB NO. 21-001 Feb. 18, 2021

- NOTES**
- BEARINGS ARE BASED ON GEODETIC NORTH AS DETERMINED BY GPS OBSERVATIONS RESULTING IN A BEARING OF N 22° 00'10" E ON THE EASTERLY LINE OF LOT 2R, WATSON SUBDIVISION EXEMPTION PLAT. BOTH THE NORTHERLY AND SOUTHERLY ENDS OF SAID LINE ARE MONUMENTED WITH A NO. 4 REBAR AND YELLOW PLASTIC CAP, PLS 12043.
 - NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED BY THE SUBDIVIDER, NOT THE CITY. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.
 - THERE ARE NO HILLSIDE LOTS WITHIN THIS MINOR SUBDIVISION.
 - ALL DIMENSIONS AND LOT ACREAGES SHOWN ON THIS PLAT ARE BASED ON FIELD MEASUREMENTS UNLESS DESIGNATED OTHERWISE.
 - ALL DISTANCE SHOWN HEREON ARE IN "U.S. FEET."
 - THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY MELVIN L. MARCH, dba MARCH SURVEYING.