



Town of Timnath Planning Commission
Regular Meeting
Tuesday, March 7, 2017 at 6:00 p.m.
*Regular Meeting will be held at the Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado*

1. Regular Meeting Call to Order

a. Roll Call

Chairperson	Philip Goldstein
Vice Chairperson	Kristen Seidel
Commissioner	Donald Riden
Commissioner	Scott Roys
Commissioner	Dick Weiderspon
Alternate	Marty Jost
Alternate	Don Nohavec

2. Amendments to the Agenda

3. Administrative

- a.** Determination of Alternate Voting (if necessary)

4. Public Comments

- a.** Public Comment is a time for the Public to address the Planning Commission on any item that is not on the agenda as a public hearing.

5. Consent Agenda

- a.** Approval of the February 21, 2017 Planning Commission Meeting Minutes

6. Business and Discussion Items

- a.** Wildwing Subdivision Preliminary Plat Amendment No. 2-**Public Hearing**

7. Reports (if available)

- a.** Commissioner Reports
- b.** Town Manager
- c.** Town Planner
- d.** Town Engineer

8. Adjournment



**Town of Timnath Planning Commission
Regular Meeting Minutes
Tuesday, February 21, 2017 at 6:00 p.m.
*Regular Meeting was held at the Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado***

1. Regular Meeting Call to Order

Chairperson Goldstein called to order the meeting of the Planning Commission on Tuesday, February 21, 2017 at 6:00 p.m.

Present

Chairperson Philip Goldstein
Vice Chairperson Kristen Seidel
Commissioner Scott Roys
Commissioner Dick Weiderspon
Commissioner Don Risdén
Alternate Marty Jost
Alternate Don Nohavec

Others in Attendance

Matt Blakely, Community Development Director
Brian Williamson, Town Planner
Kevin Koelbel, Town Planner
Don Taranto, Public Works Director
Megan Garn, Town Manager Intern
Gloria Weiderspon, Timnath Resident

2. Amendments to the Agenda

None

3. Administrative

- a. Determination of Alternate Voting (if necessary)
 - i. None

4. Public Comments

- a. Public Comment is a time for the Public to address the Planning Commission on any item that is not on the agenda as a public hearing.
 - i. None

5. Consent Agenda

- a. Approval of the February 7, 2017 Planning Commission Meeting Minutes
 - i. Chairperson Goldstein seeks a motion for approval of the February 7, 2017 Planning Commission Meeting Minutes.
 - ii. Commissioner Weiderspon makes a motion for approval.



- iii. Vice Chairperson Seidel seconds the motion.
- iv. Motion passes unanimously by 5-0 voice vote.

6. Business and Discussion Items

a. Timnath Reservoir Master Plan-**Public Hearing**

- i. Matt Blakely introduces the item as detailed in the staff report.
- ii. Chairperson Goldstein opens public comment.
- iii. Chairperson Goldstein closes public comment.
- iv. Alternate Jost asks if the Town will map the high water level this year?
- v. Mr. Williamson states that as individual areas start construction there will be a survey done for those, but currently there is only an elevation for the high water at the south end of the reservoir. Town staff will try to design future amenities to be above the elevation for high water.
- vi. Mr. Taranto mentions that if the reservoir is full and gets to that high water level, the Reservoir Company will stop the intake of water and divert it into ditches around the reservoir.
- vii. Alternate Nohavec asks if the new south shore event space will provide the same parking and event area for the 4th of July as Wildwing provided?
- viii. Mr. Blakely states that the new acreage of the event space and parking is similar to what was used at Wildwing and should provide for roughly the same number of cars and people.
- ix. Mr. Blakely presents a change in the master plan that moves the event space from near the dam over towards the beach improvement areas to provide for a more user friendly area.
- x. Alternate Jost asks about the reservoir storage area and if it will be cleaned up?
- xi. Mr. Williamson states that the Reservoir Company will be cleaning that area up in conjunction with the Town to potentially turn it into a somewhat usable area.
- xii. Mr. Williamson presents updated survey results.
- xiii. Alternate Nohavec asks if there is any camping around the reservoir?
- xiv. Mr. Blakely states that there would be no camping around the reservoir.
- xv. Chairperson Goldstein asks what would be the most optimistic timeline for all improvements to be completed?
- xvi. Mr. Blakely answers that the timeline for improvements will take years, but it depends on the Town's budget for improvements.
- xvii. Commissioner Roys asks what are the terms of the lease since the Town will be improving their property?
- xviii. Mr. Blakely mentions that any improvements the Town adds and are able to be removed the Town can remove them once the lease is up.
- xix. Commissioner Roys states that it would be wrong to not include people in the growth management area to use the reservoir because they are essentially members of the community as they shop and use Town amenities since it is closer to them and it would be nice to show them all of what Timnath has.
- xx. Commissioner Risdien asks if there is a dollar amount that has been calculated for each area of the trail?



- xxi. Mr. Blakely responds that staff hasn't gotten into that much detail associated with cost as of yet.
- xxii. Vice Chair Seidel asks if a change in location of the event space would mean that we would lose more open space?
- xxiii. Mr. Blakely states that open space was more of a native area but the area of the active area only shrinks slightly.
- xxiv. Vice Chair Seidel asks if there would only be one entrance and exit?
- xxv. Mr. Blakely states that for a major event like the 4th of July there will be two locations to enter and exit.
- xxvi. Vice Chair Seidel asks if the reservoir amenities open up to residents in the GMA would the fireworks celebration also include residents in the GMA.
- xxvii. Mr. Blakely mentions that it will be open to the public as people won't need a reservoir pass to go to the fireworks celebration.
- xxviii. Vice Chair Seidel asks if there are any new obstacles with the new plan that may come up that wouldn't have with the old plan.
- xxix. Mr. Blakely states that some obstacles may arise as the Town makes improvements, but nothing that would be more substantial than the initial plan.
- xxx. Alternate Jost asks if there is an approval of this plan how would there be changes to the plan at a future date?
- xxxi. Mr. Williamson states that this is a master plan and is a phased implementation and if things change and evolve over time there would need to be future approvals by Planning Commission and Council for those changes.
- xxxii. Vice Chair Seidel asks if improvements will be approved by Council?
- xxxiii. Mr. Blakely states that Council will give direction for scope of work and budget every year for improvements.
- xxxiv. Mr. Williamson also mentions that as improvements are made and the reservoir is used more then there could be a potential for more resident input for future improvements.
- xxxv. Mr. Jost asks since there was a lot of survey response for a more native feel for the reservoir, will there be impact studies to see what impacts will be done.
- xxxvi. Mr. Blakely states that staff would have to do studies and impact reports before improvements can be done in some areas of the reservoir.
- xxxvii. Alternate Jost asks when the shore clean up will happen?
- xxxviii. Mr. Blakely states that last year there was some shore clean up and that there will be a plan that will focus on areas of higher priority to improve the shore line and would need to happen in the fall and winter over a few years when the water level is down.
- xxxix. Alternate Jost asks if there will be enforcement of rules with this master plan since Timnath Police doesn't have jurisdiction at the reservoir?
 - xl. Mr. Blakely mentions that there is a staff member on Thursday to Monday that monitors the reservoir and checks for boating and shore passes. As for law enforcement, the property is in the county and would be policed by the County Sheriff's department.
 - xli. Alternate Jost asks if there will be any type of notification 200 feet out in the reservoir from the Wildwing side to mark where boats can't encroach on.



- xlii. Mr. Blakely states that the Town can look into options to mark that location permanently.
- xliii. Chairperson Goldstein seeks a motion to approve the Timnath Reservoir Master Plan.
- xliv. Vice Chairperson Seidel makes a motion to approve the master plan as presented.
- xlvi. Commissioner Risdien seconded the motion.
- xlvii. Motion passed unanimously by 5-0 voice vote.

7. Reports (if available)

- a. Commissioner Reports
 - i. Chairperson Goldstein mentions that the Fisher Annexation passed at Town Council and is now within the Town limits.
- b. Town Manager
 - i. None
- c. Town Planner
 - i. None
- d. Town Engineer
 - i. None

8. Adjournment

- a. Chairperson Goldstein seeks a motion to adjourn.
- b. Vice Chairperson Seidel moved to adjourn the meeting.
- c. Commissioner Weiderspon seconded the motion.
- d. Motion passed unanimously by 5-0 voice vote.

Chairperson Goldstein adjourned the February 21, 2017, Planning Commission meeting at 7:34 p.m.

**TOWN OF TIMNATH
PLANNING COMMISSION**

Philip Goldstein, Chair

ATTEST:

Kevin Koelbel, Town Planner



PLANNING COMMISSION COMMUNICATION

Meeting Date: 3/7/2016	Item: Wildwing Subdivision Preliminary Plat Amendment No. 2
Presented by: Matt Blakely Community Development Director	

EXECUTIVE SUMMARY: Preliminary Plat Amendment proposal for 77 single family lots located in Phase 3 of the Wildwing Subdivision. This preliminary plat amendment is to realign 78 lots that were in the previously approved 2nd Filing into a new street network and a reduction of 1 lot to be 77 lots to account for the existing wetlands. The density in this area will be roughly 2.1 D.U./AC. with a diversity of housing types including single family homes and patio homes. Phase 3 will have lots ranging from 5,500 sq. ft. to 10,600 sq. ft. and is in alignment with the previously approved preliminary plat. The new lot layout moves lots that were adjacent to the wetlands further to the west to create a larger buffer approximately 50-140 feet wide.

KEY POINTS/SUPPORTING INFORMATION:
Owner: Gary Hoover, WW Development, LLC
Applicant: Gary Hoover, WW Development, LLC

Application Type: Preliminary Plat
Case Number: PP-2016-002

Preliminary Plat Process Schedule

Task	Description	Date
<i>Preliminary Plat Application</i>		10/28/2016
<i>Application Certification</i>		10/28/2016
<i>Comments Issued</i>		12/9/2016
<i>2nd Submittal</i>		1/9/2017
<i>Notice to Public and Posting of Property</i>		2/24/2017
<i>Planning Commission Public Hearing</i>		3/7/2017
<i>Town Council Action</i>		3/14/2017

Legal Description/Address: Parcel(s) of land located at the northwest corner of Majestic View Drive and Thunderview Drive in the Wildwing Subdivision

Parcel Size (Acres): 36 +/- total acres

Number of Lots: 77



Existing Zoning: R-2 w/ PD Overlay **Proposed Zoning:** Unchanged
Existing Land Use: Vacant **Proposed Land Use:** Single-Family Residential
Comprehensive Plan Designation: Low Density Residential

SERVICES:

Water: North Weld County Water District
Sewer: Boxelder Sanitation District
Fire: Poudre Fire Authority
Special Districts: Wildwing Metro District

Adjacent Zoning/Land Uses:

Direction	Zoning	Land Use
North	FA-1, Unincorporated Larimer County	Farming
South	R-2; Single Family Residential	Residential (Filing 1)
West	R-2; Single Family Residential	Single Family; Residential Patio Homes (Filing 1)
East	Unincorporated Weld County	AG-A

Reference Timnath Land Use Code Section 2.9.10.9.C Preliminary Plat for details on the Preliminary Plat Process.

C. Preliminary Plat Review Criteria. In addition to all provisions of this Code, the Town shall use the following criteria to evaluate the applicant's request:

- 1.** The Preliminary Plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan.
Response: The preliminary plat amendment as presented meets this criterion. The Preliminary Plat is a functional system of land use as it extends the street network of the previous filing, and is compatible with the current densities and lot sizes. It meets the Low Density Residential designation on the Comprehensive Plan.
- 2.** The application is consistent with the approved sketch plan and incorporates the Planning Commission's recommendations and conditions of approval.
Response: The preliminary plat amendment is in conformance with the sketch plan that was approved by Planning Commission and Town Council.
- 3.** The land use mix within the project conforms to Timnath's Zoning District Map and Land Use Map and furthers the goals and policies of the Comprehensive Plan including.
Response: The preliminary plat amendment as presented meets this criterion. It is in compliance with the R-2 zoning requirements and dimensional standards with the modifications identified in the PD Overlay. It meets the Low Density Residential designation on the Comprehensive Plan. The Preliminary Plat is compatible with the current densities and lot sizes.
- 4.** The utility and transportation design is adequate, given existing and planned capacities of those systems.
Response: The preliminary plat amendment as presented meets this criterion. The property



has gone through a Transportation Impact Study that has projected the increase in traffic and the road system is designed to hold that new capacity per LCUASS Standards. The utility infrastructure will be extended and has been designed to accommodate the additional users. These will be reviewed in more detail at Final Plat.

5. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated. *Response: The preliminary plat amendment as presented meets this criterion. The Preliminary Plat negative impacts that have been identified include increased traffic and density and close proximity to wetlands. This will be mitigated by the construction of roads that will hold the new capacity per LCUASS standards. The increase in density has been mitigated by transitioning the lot size adjacent to the Filing 1 residents. This filing pushes lots further away from the wetlands reducing the impact to them.*

6. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Timnath. *Response: The preliminary plat amendment as presented extends the existing housing supply with single-family lots, and larger patio home lots that will bring a more diverse housing product to the neighborhood.*

Referral Comments:

Not Returned: AT&T Communications, Poudre School District, Poudre River Public Library District, CenturyLink, Timnath Finance, Timnath Public Works, Xcel Energy, Larimer County Department of Natural Resources, Timnath Town Attorney, Timnath Post Office, Larimer County Department of Health, Lake Canal, Timnath Police Department, Colorado Division of Natural Resources

Returned with no comments: SafeBuilt, Boxelder

Returned with comments: Poudre Fire Authority, Timnath Engineering, Colorado Geological Survey, Comcast, North Weld County Water District,

Staff Recommendation:

Finding that a complete application was submitted and reviewed in accordance with all applicable Town regulations, the application conforms with the mission and goals of the Timnath Comprehensive Plan, and all criteria outlined in Section 2.9.10.9.C of the Timnath Municipal Code have been met, I move to recommend approval of the Wildwing Subdivision Preliminary Plat Amendment No. 2 to the Timnath Town Council, with the following conditions:

- a. Allow staff to work with the owner and applicant to address minor, non-substantive modifications prior to final signatures.

ATTACHMENTS:

1. Preliminary Plat Amendment No.2
2. Narrative

January 5, 2017

Wildwing Amended Preliminary Plat No.2 - General Development Information

This request is for an Amended Preliminary Plat for approximately 35.928 acres known as the Wildwing Amended Preliminary Plat No. 2. The intent is to final plat 77 new lots.

The Subdivision is consistent with the following sections of Chapter 16.2 of the Land Use Code, with the exception of some lots that are below 6,000 sq. ft. that don't meet the dimensional standards. A PD Overlay has been approved for these conditions. The average lot size is 6,562 square feet, the minimum lot size is 5,500 square feet, and the maximum lot size is 9,510 square feet.

16.2.1 Vision and intent

The Wildwing Amended Preliminary Plat No. 2 embodies most all of the statements in this section. The proposed replat will be a positive contribution to the area. Notably, the project is walkable and pedestrian oriented. The project provides connections to 8' walking paths. This off-road trail system will provide links to the future planned community park, open space areas, future PROST trails and the pocket parks. The project will also provide an orderly street pattern with tree-lined streets, one and two story buildings, and a safe friendly community. The subdivision is in an appropriate location and is similar in density with the existing surrounding residential developments. The development will contain lots overlooking Timnath Reservoir and views of Long's Peak, which makes the development unique.

16.2.7. Lots and blocks

The lot and block layout of the subdivision is consistent with this section. The lengths of the blocks are appropriate and meet LCUASS standards. Where blocks are longer in length, breaks occur between the lots with trail connections provided.

16.2.8. Streets

The street pattern in the subdivision consists of local streets in a modified grid pattern, providing connections within the development and to the adjacent existing streets. All of the streets have detached sidewalks, street trees and a greenway, which creates a safe, efficient and attractive experience for both vehicles and pedestrians.

16.2.10 Sidewalks, multi-use pathways and trails

5 foot wide on-street sidewalks are provided throughout the subdivision providing linkages within the subdivision and to the surrounding neighborhoods. There are 8' wide multi-use trails within the project providing links to open space, pocket parks, and the future planned community park. There is also an existing PROST community walking path along the Latham Drive frontage.

16.2.12 Parks and open space

The subdivision will provide 2 required new pocket parks. The parks are further described below:

Pocket Park	Location	Amenities
1	South of Wildwing Drive	Irrigated turf, picnic tables, bench
2	South of Wildwing Drive	Irrigated turf, 20' x 20' shelter with 4 picnic tables

The subdivision will also provide a community pool and bathhouse. In addition, there is an existing neighborhood park in Phase 1 with a playground within walking distance of all of the areas in the subdivision. There is also an adjacent neighborhood park along Timnath Reservoir providing residents with waterfront access. Lastly, the future Town's community park is within walking distance from all of the homes in Wildwing.

16.2.15 Landscape design

The landscape design provides tree lawns with irrigated turf and one tree per 40 linear feet along all internal street frontages. Landscape for common open space consists of non-irrigated native foothills grass mix. High visibility areas will contain clusters of trees. Entries to the subdivision will be enhanced with shrubs, perennials and ornamental grasses and signage.

16.2.18 Residential architecture

The architecture for each home will be controlled by the existing covenants already in place for the Wildwing development. The builder will follow the model and block diversity as required by the Code.

16.3.6 Density and dimensional standards

Most of the lots will meet or exceed the specifications outlined in the R-2 zone in Table 3-B. The exception are patio home lots that do not comply with the 7' side yard setback regulation and the minimum lot size. A PD Overlay has been approved for these particular lots.

16.2.22 Sanitary sewer

This property will be served by Boxelder Sanitation District. Existing mains are located in the adjacent streets. This main was to service the subdivision and will continue to be utilized for service of this replat. Services and short main extensions may be necessary for service.

16.2.23 Potable water

The development is currently served by North Weld County Water District. Existing mains are located in the adjacent streets. This main was to service the subdivision and will continue to be utilized for service of this replat. Services and short main extensions may be necessary for service

16.2.24 Non-potable water

The Wildwing development has an existing internal non-potable irrigation system. This system includes existing mains adjacent to the subdivision that will be utilized for irrigation.

16.2.25 Fire Hydrants

Fire hydrants will be spaced as appropriate per Poudre Fire Authority's regulations.

WILDWING SUBDIVISION - PRELIMINARY AMENDMENT NO. 2

Being an Amendment of a Portion of Amended Preliminary Plat - Wildwing Subdivision,
 Situate in the South Half of Section 24, Township 7 North, Range 68 West of the 6th P.M.,
 Town of Timnath, County of Larimer, State of Colorado

PROPERTY DESCRIPTION

Lots 1 through 8, Block 31; Lots 1 through 7, Block 34; Lots 1 through 5, Block 35; Lots 1 through 8, Block 36; Lots 1 through 12, Block 37; Lots 1 through 10, Block 38; Lots 1 through 6, Block 39; Lots 1 through 13, Block 40; Lots 1 through 9, Block 41; Tract N; Tract O; Tract P; Vallecito Street Right of way, Trap Creek Drive Right of way and San Cristobal Court Right of way, all located in Wildwing Final Plat Filing No. 2 recorded March 2, 2016 as Reception No. 20160012605 of the Records of Larimer County, situate in the South Half of Section Twenty-four (24), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado.

Said described parcel of land contains 35.929 Acres, more or less (±).

OWNER: WW Development LLC, a Colorado Limited Liability Company

By: _____
 Gary Hoover, Chief Operating Officer

NOTARIAL CERTIFICATE

STATE OF _____)
 COUNTY OF _____)
 The foregoing instrument was acknowledged before me this _____ day of _____
 20_____, by _____

My commission expires _____
 Witness my hand and official seal. (SEAL)

Notary Public

LIENHOLDER: Bank of Colorado

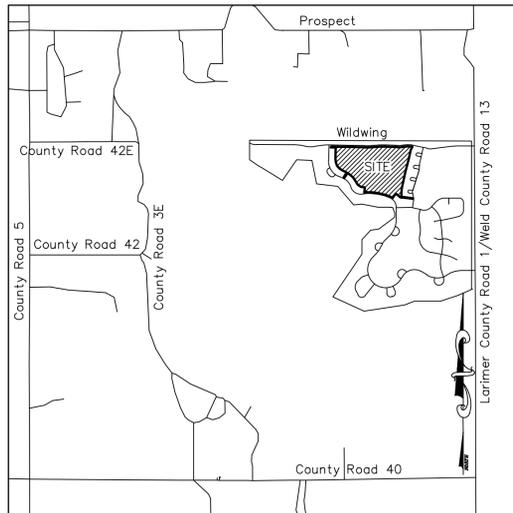
By: _____
 David Harshbarger, as Director of Risk Management

NOTARIAL CERTIFICATE

STATE OF _____)
 COUNTY OF _____)
 The foregoing instrument was acknowledged before me this _____ day of _____
 20_____, by _____

My commission expires _____
 Witness my hand and official seal. (SEAL)

Notary Public



VICINITY MAP
 (NOT TO SCALE)

FLOOD PLAIN NOTE

The entire property falls within Zone X as delineated on FEMA FIRM Flood Insurance Rate Map Community Panel #08069 1025 F, Revised December 12, 2006.

ZONING NOTE

Replatted property is subject to R-2, Single Family Residential District Zoning, as per Town of Timnath Ordinance No. 45-2008, recorded January 6, 2009 of the Records of Larimer County.

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 20____, by the Town Planning Commission, Timnath, Colorado.

 Planning Commission Chair

TOWN COUNCIL CERTIFICATE

Approved this _____ day of _____, 20____, by the Timnath Town Council, Timnath, Colorado. This approval is conditioned upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town.

 Jill Grossman-Beliste, Mayor

 Timnath Town Clerk

SURVEYOR'S CERTIFICATE

I, Michael Chad Dilka, PLS #38106, a duly registered land surveyor in the State of Colorado, do hereby certify that this Plat of AMENDED PRELIMINARY PLAT - WILDWING FINAL PLAT FILING NO. 2 was prepared by me or under my direct supervision, and is accurate to the best of my knowledge, information and belief.

PRELIMINARY

Michael Chad Dilka - On Behalf Of King Surveyors
 Colorado Licensed Professional Land Surveyor #38106

SUBDIVISION PLAT SEQUENCE TABLE

Wildwing Final Plat Filing No. 1	Rec. No. 20070080538	10/25/07
Wildwing Final Plat Filing No. 1 Amendment No. 1	Rec. No. 20070089387	11/30/07
Wildwing Final Plat Filing No. 1 Amendment No. 2	Rec. No. 20080072667	11/25/08
Land Use Table Addendum	Rec. No. 20080072670	11/25/08
Land Use Table Addendum	Rec. No. 20080072671	11/25/08
Wildwing Subdivision Replat A	Rec. No. 20120068576	10/03/12
Wildwing Subdivision Replat B	Rec. No. 20120072516	10/17/12
Wildwing Subdivision Replat A - Corrected	Rec. No. 20120089533	12/12/12
Wildwing Subdivision Replat C	Rec. No. 20120091430	12/19/12
Wildwing Subdivision Replat D	Rec. No. 20130037421	05/17/13
Wildwing Subdivision Replat E	Rec. No. 20140020418	04/25/14
Wildwing Final Plat Filing No. 2	Rec. No. 20160012605	03/02/16

OWNER:
 WW DEVELOPMENT, LLC
 4801 GOODMAN ROAD
 TIMNATH, CO 80547

SURVEYOR:
 KING SURVEYORS INC
 650 GARDEN DRIVE
 WINDSOR, CO 80550

ENGINEER:
 GALLOWAY
 3760 E. 15TH STREET, SUITE 202
 LOVELAND, CO 80538

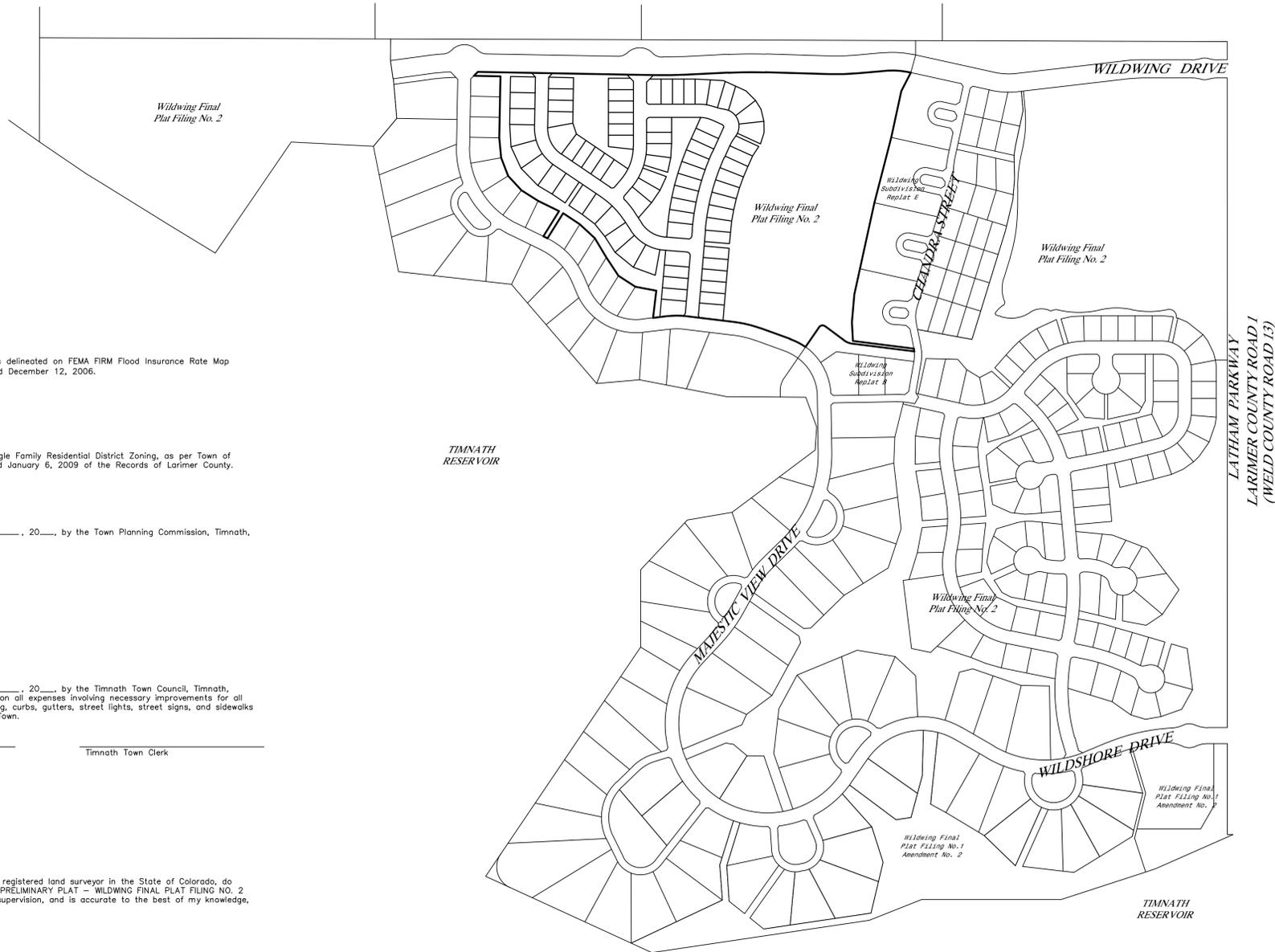
TB GROUP:
 444 MOUNTAIN AVENUE
 BERTHOUD, CO 80513

	Patio Home	Single Family	Tracts
Total	77	0	4

LAND USE TABLE

LOTS (77)	11.601 ACRES	32%
TRACTS (4)	20.349 ACRES	57%
RIGHT OF WAY	3.978 ACRES	11%
	35.928 ACRES	100%

TRACT	DESCRIPTION	OWNED & MAINTAINED BY
TRACT N	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT
TRACT O	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT
TRACT P	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT
TRACT T	OPEN SPACE, DRAINAGE & UTILITY EASEMENT	WILDWING METROPOLITAN DISTRICT



DATE:	10/25/2016
FILE NAME:	2015096SUB-PRELM
SCALE:	1"=100'
DRAWN BY:	CSK
CHECKED BY:	MCD

KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | email: info@Kingsurveyors.com



REVISIONS:	DATE:
REVISED PER COMMENTS	CSK 1/5/17

**WILDWING SUBDIVISION
 PRELIMINARY AMENDMENT NO. 2**
 FOR
 HARTFORD HOMES, INC.
 1218 WEST ASH, SUITE A, WINDSOR, CO 80550

PROJECT #:
 2015096-A

WILDWING SUBDIVISION - PRELIMINARY AMENDMENT NO. 2

Being an Amendment of a Portion of Amended Preliminary Plat - Wildwing Subdivision,
 Situate in the South Half of Section 24, Township 7 North, Range 68 West of the 6th P.M.,
 Town of Timnath, County of Larimer, State of Colorado

DATE:
10/25/2016
 FILE NAME:
2015096SUB-PRELM
 SCALE:
1"=100'
 DRAWN BY:
CSK
 CHECKED BY:
MCD

KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | email: info@Kingsurveyors.com



REVISIONS:	DATE:
REVISED PER COMMENTS	CSK 1/5/17

WILDWING SUBDIVISION
 PRELIMINARY PLAT AMENDMENT NO. 2
 FOR
 HARTFORD HOMES, INC.
 1218 WEST ASH, SUITE A, WINDSOR, CO 80550

PROJECT #:
2015096-A

