

# FINAL DEVELOPMENT PLAN CIMARRON POINTE PHASE 2 - AMENDMENT 1

TOWN of FIRESTONE  
 COUNTY OF WELD, STATE OF COLORADO  
 SHEET 1 OF 2

## LEGAL DESCRIPTION

ALL OF LOT 1, BLOCK 1, CIMARRON POINTE SECOND FILING, A REPLAT OF OUTLOT 4, CIMARRON POINTE AS RECORDED FEBRUARY 12, 2015 AS RECEPTION NO. 408294 ON THE RECORDS OF WELD COUNTY, LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING 273,787 SQUARE FEET OR 6.285 ACRES, MORE OR LESS

## AGRICULTURAL USES:

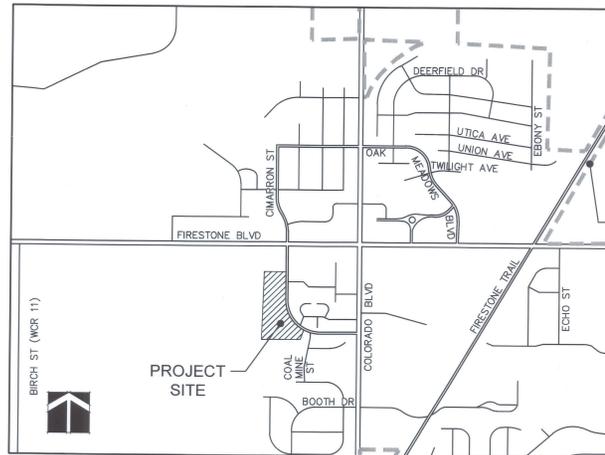
WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONG STANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN. AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE LONG ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSIONS OF URBAN USERS INTO RURAL AREAS. WELL RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF SITE IMPACTS, INCLUDING NOISE FROM TRACTORS AND EQUIPMENT, DUST FROM ANIMAL CONFINEMENT, SILAGE AND MANURE, SMOKE FROM DITCH BURNING, FLIES AND MOSQUITOES, USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING, DITCHES AND RESERVOIRS CANNOT SIMPLY BE MOVED OUT OF THE WAY OF RESIDENTIAL DEVELOPMENT WITHOUT THREATENING HAZARDS IN THE COUNTY THAN IN AN URBAN OR SUBURBAN SETTING. FARM EQUIPMENT AND OIL FIELD EQUIPMENT, POND AND IRRIGATION DITCHES, ELECTRICAL POWER FOR PUMPS AND CENTER PIVOT OPERATIONS, HIGH SPEED TRAFFIC, SAND BURS, PUNCTURE WINES, TERRITORIAL FARM DOGS, AND LIVESTOCK PRESENT REAL THREATS TO CHILDREN. CONTROLLING ACTIVITIES OF CHILDREN IS IMPORTANT, NOT ONLY FOR THEIR SAFETY, BUT ALSO FOR THE PROTECTION OF THE FARMER'S LIVELIHOOD.

## AMENDMENT NO. 1

THIS FDP AMENDMENT INCLUDES THE MODIFICATION OF A LANDSCAPE AREA FOR THE ADDITION OF A TOT-LOT AND THE MODIFICATION OF TWO GARAGE UNITS. ONE GARAGE IS SIZED FOR ADA ACCESSIBILITY AND THE OTHER IS CONVERTED INTO A WORKOUT ROOM. A STRIPED CROSSWALK AND A "SLOW CHILDREN AT PLAY" SIGN IS PROVIDED FOR THE TOT-LOT AREA. THE FDP AMENDMENT IMPROVEMENTS DO NOT AFFECT OR ENOUGHEN PUBLIC INFRASTRUCTURE OR RIGHT-OF-WAY. ALL OTHER REQUIREMENTS AND INTENT OF THE CIMARRON POINTE PHASE 2 FDP SHALL CONTROL.

## VICINITY MAP

SCALE: 1" = 700'



TOWN OF FIRESTONE LIMITS, TYP.

## SHEET INDEX

- 01 COVER SHEET
- 02 AMENDED PLAN AND ELEVATIONS

## APPLICANT/OWNER:

M. TIMM DEVELOPMENT / MYLAN E. TIMM REVOCABLE LIVING TRUST  
 233 E. CARRILLO ST, SUITE D  
 SANTA BARBARA, CA 93101  
 (805) 963-0358  
 btimm@mtimm.com

## ENGINEER:

OWEN CONSULTING GROUP, INC.  
 3715 SHALLOW POND DRIVE  
 FORT COLLINS, COLORADO 80528  
 (970) 226-0264  
 larrycoven@comcast.net

## PLANNER/LANDSCAPE ARCHITECT:

TFG DESIGN LLC  
 1269 CLEVELAND AVE, SUITE 4  
 LOVELAND, COLORADO, 80537  
 (970) 669-3737  
 david@tfgdesign.com

## SURVEYOR:

ZYLSTRA-BAKER SURVEYING  
 1510 W. TUFTS AVE  
 ENGLEWOOD, CO 80110  
 (303) 781-0700  
 brian@zbsinc.net

## ARCHITECT:

HAUSER ARCHITECTS  
 3780 E. 15TH ST, SUITE 201  
 LOVELAND, CO 80538  
 (970) 669-8220  
 hauserarchitects@aol.com

## APPROVAL BLOCK

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this



8<sup>th</sup> day of July, 2015, by Resolution No. 15-35  
 Mayor  
 ATTEST: Town Clerk

## ACCEPTANCE BLOCK AND NOTARY

By signing this FDP, the owner acknowledges and accepts all of the requirements and intent set forth herein

OWNER  
 Mylan E. Timm

STATE OF CALIFORNIA }  
 COUNTY OF Santa Barbara } SS



The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October, 2015,

by Erik Larsen  
 Witness my hand and official seal.

Notary Public  
 Erik Larsen  
 My commission expires

FIRESTONE INFORMATION BLOCK	
CIMARRON POINTE PHASE 2 - AMENDMENT 1	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION/CIMARRON POINTE	
TYPE OF SUBMITTAL: FDP-AMENDMENT	
FILING NUMBER:	2
PHASE NUMBER:	2
PREPARATION DATE:	05/13/15
REVISION DATE:	10/20/15
REVISION DATE:	
SHEET 1 OF 2	

TFG Design  
 1269 N. Cleveland Ave., Loveland CO 80537  
 (970) 669-3737  
 dtimm@tfgdesign.com www.tfgdesign.com  
**LANDSCAPE ARCHITECTS & SITE PLANNERS**

OWEN CONSULTING GROUP, INC.  
 3715 Shallow Pond Drive  
 Ft. Collins, CO 80528  
 Phone: (970) 226-0264  
 larrycoven@comcast.net

OWNER  
 M. TIMM DEVELOPMENT, INC.  
 ATTN: BILL TIMM  
 233 E. CARRILLO STREET, SUITE D  
 SANTA BARBARA, CA 93101  
 (805) 896-2494  
 btimm@mtimm.com

**FINAL DEVELOPMENT PLAN**  
**CIMARRON POINTE PHASE 2 - AMENDMENT 1**  
 FIRESTONE, COLORADO

PROJECT INFORMATION:  
 PROJECT NUMBER: 134FS  
 DATE: MAY 13, 2015  
 PHASE: 2

REVISIONS:  
 10/20/2015 FINAL MYLAR

SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**1**

SHEET 1 OF 2

