

FIRESTONE INFORMATION BLOCK	
Name of Submittal:	COWBOY CORRAL KIA ANNEXATION
Type of Submittal:	ODP
Filing Number:	1
Phase Number:	1
Sheet Title:	TEXT SHEET
Prior Application Name/Owner:	LANCE ANNEXATION/STEVE LANCE
Prior Preparation Date:	10/28/03
Prior Revision Date:	2/4/04
Ordinance Number/Date:	NO.561, 04/22/04
Resolution Number/Date:	NO.04-21, 04/22/04
Current Preparation Date:	3/16/06
Revision Date:	12/1/06
Sheet 1 of 3	

3461535 03/13/2007 10:14A Weld County, CO  
1 of 3 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

# OUTLINE DEVELOPMENT PLAN COWBOY CORRAL KIA TOWN OF FIRESTONE COUNTY OF WELD STATE OF COLORADO SHEET 1 OF 3

**OWNER/DEVELOPER**

DONALD WEIBEL  
1005 FLORIDA AVENUE  
LONGMONT, CO 80501  
CONTACT: DONALD WEIBEL  
PHONE: (303) 776-0443

**TECHNICAL CONSULTANTS**

ALLIANCE CONSULTING  
ENGINEERS & SURVEYORS  
625 MAIN STREET  
LONGMONT, CO 80501  
PHONE: (303) 485-8700  
FAX: (303) 532-2018  
CONTACT: MICKEY LEYBA-FARNSWORTH

BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

*Donald Weibel*  
OWNER

**NOTARIAL CERTIFICATE:**

STATE OF COLORADO )  
COUNTY OF WELD )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5<sup>th</sup> DAY OF December A.D., 2006, BY Donald Weibel WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: *Maei McQueen*  
MY COMMISSION EXPIRES: \_\_\_\_\_

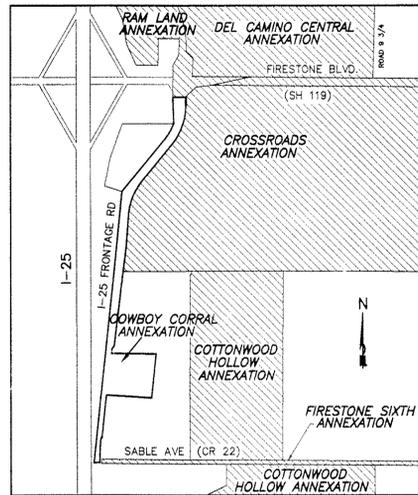
**TOWN APPROVAL BLOCK**

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS

22<sup>nd</sup> DAY OF APRIL, 2004

BY RESOLUTION NO. 04-22

*Pro-Town* MAYOR *Judy L. Leguerra* ATTEST: TOWN CLERK



VICINITY MAP  
1"=1200'

**PROJECT CONCEPT**

COWBOY CORRAL, KIA IS APPROXIMATELY AN 8.393-ACRE AUTOMOBILE SALES AND SERVICE BUSINESS CURRENTLY IN UNINCORPORATED WELD COUNTY. THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN IS TO DEFINE THE EXISTING SITE FEATURES AND BUSINESS USE OF THIS PROPERTY. AT THIS TIME, COWBOY CORRAL KIA WISHES TO BECOME ANNEXED INTO THE TOWN OF FIRESTONE WITHOUT ANY PROPOSED SITE CHANGES. FUTURE INTENTIONS WOULD INCLUDE POSSIBLE CHANGES TO SIGN FEATURES, BUILDING ADDITIONS OR RECONSTRUCTION, AND ADDITIONAL ASPHALT PARKING AREAS. ANY SUCH CHANGES OR ADDITIONS WOULD BE IN ACCORDANCE TO THE TOWN OF FIRESTONE FDP PROCESS.

**REGIONAL IMPACTS**

THE COWBOY CORRAL KIA PROPERTY IS WITHIN THE TOWN OF FIRESTONE URBAN GROWTH BOUNDARY. BASED UPON EXISTING ECONOMIC CHARACTERISTICS FOR THIS BUSINESS IN UNINCORPORATED WELD COUNTY, IT IS ANTICIPATED THAT COWBOY CORRAL, KIA WILL HAVE POSITIVE ECONOMIC IMPACTS TO THE TOWN OF FIRESTONE.

**ENVIRONMENTAL INFORMATION**

CURRENTLY, NO WILDLIFE MIGRATION ROUTES OR LARGE MAMMAL CROSSING ARE LOCATED ON THE PROPERTY. THE PROPERTY IS RELATIVELY FLAT AND NO WETLANDS OR DRAINAGE CORRIDORS ARE CHARACTERISTIC OF THE SITE. NEAR THE EAST PROPERTY LINE ENCANA ENERGY OPERATES AN OIL/GAS WELL TANK FACILITY. THIS FACILITY IS MAINTAINED AND SECURED WITH A CHAIN LINK FENCE. AN ENVIRONMENTAL REPORT ENTITLED, "PHASE ONE ENVIRONMENTAL SITE ASSESSMENT REPORT," PREPARED BY JEHN ENGINEERING ON AUGUST 21, 2003 HAS BEEN PREPARED FOR THE SITE.

**UTILITIES**

ST. VRAIN SANITATION DISTRICT PROVIDES SANITARY SEWER SERVICE TO THE PROPERTY. POTABLE WATER FOR COWBOY CORRAL KIA IS CURRENTLY PROVIDED BY CENTRAL WELD COUNTY WATER DISTRICT. PER THE ANNEXATION AGREEMENT LANCE ANNEXATION, WATER SERVICE SHALL BE TEMPORARILY PROVIDED BY CENTRAL WELD COUNTY WATER DISTRICT AS STATED IN THE CONDITIONS OF PART 14. MUNICIPAL SERVICES OF THE AGREEMENT. FURTHERMORE RAW WATER DEDICATION SHALL BE MADE TO THE TOWN OF FIRESTONE AS STATED IN THE CONDITIONS OF PART 15. WATER RIGHTS OF THE AGREEMENT. THE PROPERTY IS SERVICED WITH NATURAL GAS AND ELECTRICITY FROM KN ENERGY AND UNITED POWER, RESPECTIVELY.

**GRADING**

NO PROPOSED GRADING IS TO OCCUR WITH THIS ANNEXATION INTO THE TOWN OF FIRESTONE. EXISTING TOPOGRAPHY IS RELATIVELY FLAT AND DIRECTS STORM RUNOFF TO THE NORTH. THE DRAINAGE SWALE ADJACENT TO THE WEST PROPERTY LINE CAPTURES DEVELOPED SITE RUNOFF AND DIRECTS IT NORTH. AN EXISTING GRATED INLET IS LOCATED WITHIN THE ASPHALT PARKING AREA. THIS INLET RECEIVES STORM RUNOFF AND DIRECTS IT TO THE WEST PROPERTY DITCH VIA A SMALL 6" PVC PIPE.

**SERVICE REQUIREMENTS**

SERVICE REQUIREMENTS FOR THE SITE INCLUDE POLICE AND FIRE PROTECTION. THE SITE IS CURRENTLY SERVICED BY MOUNTAIN VIEW FIRE PROTECTION.

**CIRCULATION SYSTEM**

ACCESS TO THE SITE IS PROVIDED AT THE SOUTH END OF THE PROPERTY VIA A 30 FOOT PEDESTRIAN AND VEHICULAR EASEMENT WHICH IS ALSO UTILIZED BY THE FLATIRONS PROPERTY TO THE SOUTH. THIS EASEMENT ALLOWS FOR PRIMARY ACCESS FROM THE EAST I-25 FRONTAGE ROAD.

**LAND USE AND ZONING**

THE EXISTING LAND USE FOR THIS PROPERTY IS AUTOMOBILE SALES AND SERVICE. EXISTING ZONING OF THIS 8.393-ACRE PROPERTY IS UNINCORPORATED COMMERCIAL. THE PROPOSED ZONING FOR COWBOY CORRAL, KIA IN THE TOWN OF FIRESTONE IS PUD-REGIONAL COMMERCIAL.

**BUILDING HEIGHT**

THE EXISTING TWO BUILDINGS CURRENTLY CONFORM TO THE STANDARDS IN THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS.

**DENSITY**

THE EXISTING DENSITY OF THE PROPERTY IS IN ACCORDANCE TO DEVELOPMENT STANDARDS FOR THE TOWN OF FIRESTONE PUD-RC ZONING.

**DEVELOPMENT SCHEDULE**

COWBOY CORRAL, KIA ANTICIPATES CHANGES TO THEIR MONUMENT SIGN FOLLOWING ANNEXATION APPROVAL AND SUBMITTAL OF A FINAL DEVELOPMENT PLAN.

**PRIVATE MAINTENANCE**

PRIVATE MAINTENANCE WILL CONTINUE TO BE ENFORCED BY COWBOY CORRAL, KIA.

**LAND USE TABLE**

SALES BUILDING:	2,240 SF
SERVICE BUILDING:	6,000 SF
TOTAL BUILDING:	8,240 SF
PAVING (SITE):	98,160 SF
PAVING (ACCESS RD):	2,478 SF
REMAINING:	248,503 SF
TOTAL SITE:	365,621 SF

**LEGAL DESCRIPTION:**

THAT PORTION OF LAND LOCATED IN SECTIONS 10, 11, 14 AND 15, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBE AS FOLLOWS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11 BEARS S 00°29'39" W AS MENTIONED AND SHOWN HEREON.

COMMENCING AT SAID SOUTHWEST CORNER OF SECTION 11;

THENCE S 89°40'13" E ALONG THE SOUTH LINE OF SAID SOUTHWEST CORNER OF SECTION 11, A DISTANCE OF 49.43 FEET TO A POINT ON THE WESTERLY LINE OF FIRESTONE SIXTH ANNEXATION, RECORDED AT RECEPTION NO. 2546405 IN BOOK 1804 AT PAGE 381 WELD COUNTY PUBLIC RECORDS SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S 01°33'06" W ALONG SAID WESTERLY LINE, A DISTANCE OF 30.01 FEET;

THENCE N 89°40'13" W ALONG A LINE 30 FEET SOUTH AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, A DISTANCE OF 48.58 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE N 89°42'45" W ALONG A LINE 30 FEET SOUTH AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 34.52 FEET;

THENCE N 06°08'20" E, A DISTANCE OF 2711.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE N 05°43'25" E, A DISTANCE OF 1125.97 FEET;

THENCE N 39°49'44" E, A DISTANCE OF 312.50 FEET TO THE SOUTHEASTERLY CORNER OF AN UNPLATTED PARCEL OF LAND RECORDED AT RECEPTION NO. 2365868 WELD COUNTY PUBLIC RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID UNPLATTED PARCEL OF LAND THE FOLLOWING TWO (2) COURSES:

1. N 39°49'44" E, A DISTANCE OF 638.44 FEET;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A LONG CHORD OF N 30°07'01" E, A DISTANCE OF 255.15 FEET, A RADIUS OF 756.18 FEET, A CENTRAL ANGLE OF 19°25'33" AND AN ARC LENGTH OF 256.38 FEET;

THENCE N 02°08'31" W, A DISTANCE OF 372.32 FEET TO THE SOUTHWEST CORNER OF RAM LAND ANNEXATION RECORDED AT RECEPTION NO. 2720551 WELD COUNTY PUBLIC RECORDS; THENCE S 89°48'04" E ALONG THE SOUTHERLY LINE OF SAID RAM LAND ANNEXATION, A DISTANCE OF 185.90 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 13 REVISION 3 COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY RECORDED AT RECEPTION NO. 2670924 WELD COUNTY PUBLIC RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 13 REVISION 3 THE FOLLOWING SIX (6) COURSES:

1. S 00°10'41" W, A DISTANCE OF 111.14 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A LONG CHORD OF S 20°00'13" W, A DISTANCE OF 597.49 FEET, A RADIUS OF 880.85 FEET, A CENTRAL ANGLE OF 39°39'03" AND AN ARC LENGTH OF 609.58 FEET;
3. S 39°49'44" W, A DISTANCE OF 638.44 FEET;

**(LEGAL DESCRIPTION CONT'D)**

4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A LONG CHORD OF S 23°24'42" W, A DISTANCE OF 504.54 FEET, A RADIUS OF 892.59 FEET, A CENTRAL ANGLE OF 32°50'03" AND AN ARC LENGTH OF 511.51 FEET;
5. S 04°21'46" W, A DISTANCE OF 471.56 FEET;
6. S 06°59'41" W, A DISTANCE OF 148.84 FEET;

THENCE S 06°59'49" W ALONG THE EASTERLY LINE OF COLORADO DEPARTMENT OF HIGHWAYS PARCEL 15 RIGHT-OF-WAY RECORDED AT RECEPTION NO. 3126093 WELD COUNTY PUBLIC RECORDS, A DISTANCE OF 201.46 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11;

THENCE S 07°00'16" W ALONG THE EASTERLY LINE OF COLORADO DEPARTMENT OF TRANSPORTATION PARCEL NO. 17 RIGHT-OF-WAY RECORDED AT RECEPTION NO. 2599113 WELD COUNTY PUBLIC RECORDS, A DISTANCE OF 661.49 FEET;

THENCE ALONG THE EASTERLY LINE OF COLORADO DEPARTMENT OF HIGHWAYS PARCEL NO. 19 RIGHT-OF-WAY RECORDED AT RECEPTION NO. 2819771 WELD COUNTY PUBLIC RECORDS THE FOLLOWING THREE (3) COURSES;

1. S 07°00'16" W, A DISTANCE OF 399.35 FEET;
2. S 33°51'01" W, A DISTANCE OF 54.80 FEET;
3. S 06°58'48" W, A DISTANCE OF 60.74 FEET TO A POINT ON THE NORTHERLY LINE OF LOT B, EXEMPTION NO 1313-11-3RE1717 RECORDED AT RECEPTION NO. 2447218 WELD COUNTY PUBLIC RECORDS;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID LOT B THE FOLLOWING THREE (3) COURSES:

1. S 89°33'44" E, A DISTANCE OF 632.08 FEET;
2. S 05°46'09" W, A DISTANCE OF 624.35 FEET;
3. N 86°43'09" W, A DISTANCE OF 642.51 FEET TO THE NORTHEASTERLY CORNER OF COLORADO DEPARTMENT OF HIGHWAYS PARCEL NO. 23 RIGHT-OF-WAY RECORDED AT RECEPTION NO. 2722252 WELD COUNTY PUBLIC RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID COLORADO DEPARTMENT OF HIGHWAYS PARCEL NO. 23 RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. S 07°00'16" W, A DISTANCE OF 119.14 FEET TO NON-TANGENT CURVE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A LONG CHORD OF S 06°09'13" W A DISTANCE OF 482.61 FEET, HAVING A RADIUS OF 16252.26 FEET, AND A CENTRAL ANGLE OF 01°42'05" AND AN ARC LENGTH OF 482.63 FEET;
3. N 88°57'00" W, A DISTANCE OF 12.35 FEET;

THENCE ALONG THE EASTERLY LINE OF COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY RECORDED AT BOOK 1503, PAGE 581 WELD COUNTY PUBLIC RECORDS THE FOLLOWING TWO (2) COURSES:

1. S 05°48'09" W, A DISTANCE OF 148.29 FEET;
2. S 00°29'39" W, A DISTANCE OF 141.89 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SABLE AVENUE (COUNTY ROAD 22) SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID FIRESTONE SIXTH ANNEXATION.

THENCE S 01°33'08" W ALONG SAID WESTERLY LINE OF FIRESTONE SIXTH ANNEXATION, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,008,326 S.F. OR 23.148 ACRES, MORE OR LESS.

SCALE VERIFICATION  
BAR IS ONE INCH  
OR EQUALS DRAWING  
IF NOT ONE INCH ON THIS SHEET  
ADJUST SCALES ACCORDINGLY

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NO.	DESCRIPTION	DATE	BY

\*PLANNING \* ENGINEERING \* CONSTRUCTION MANAGEMENT \* SURVEYING  
PROJECT MANAGEMENT \* SURVEYING

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**COWBOY CORRAL KIA**  
FIRESTONE ANNEXATION  
OUTLINE DEVELOPMENT PLAN  
TEXT SHEET

prepared for  
**DONALD WEIBEL**

DRAWN BY:	MLF
DESIGNED BY:	MLF
DRAWING NAME:	6023ODP
APPROVED BY:	

JOB NUMBER: **206-023**  
DATE: **3/16/06**  
SCALE: **1" = 40'**  
SHEET NO: **1** of **3**

# OUTLINE DEVELOPMENT PLAN

# COWBOY CORRAL KIA

## TOWN OF FIRESTONE

## COUNTY OF WELD

## STATE OF COLORADO

### SHEET 2 OF 3

- 1 COLORADO DEPT. OF TRANSPORTATION  
PROJECT NO. IR-1M(CX) 025-3(110)  
PARCEL NO. 21, PROJECT CODE: 91033  
DATE: MAY 21, 1998  
WELD COUNTY CLERK & RECORDER'S OFFICE  
BK. 1821, PG. 40-RECEPTION NO. 2563248
- 2 COLORADO DEPT. OF TRANSPORTATION  
PROJECT NO. NH-1R(CX) 025-3(109) UNIT 5  
PARCEL NO. 559, PROJECT CODE: 91032  
DATE: 04/24/03  
WELD COUNTY CLERK & RECORDER'S OFFICE  
RECEPTION NO. 3055314

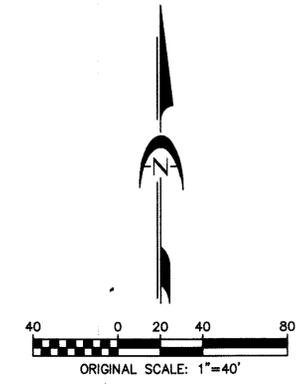
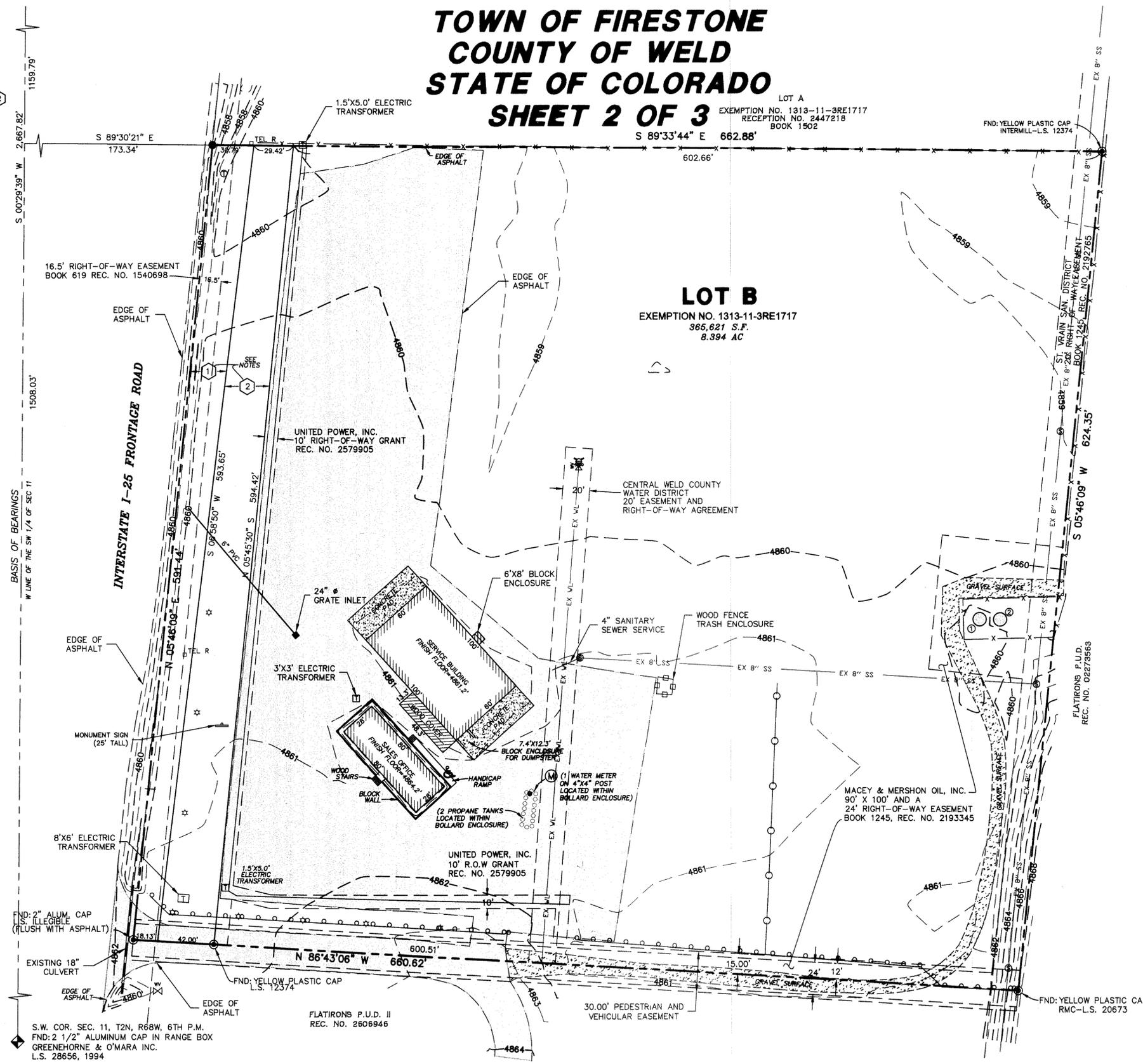
NOTE:  
LOT GROSS AREA = 401,206 S.F., 9.21 AC- INCLUDES 1 AND 2  
LOT NET AREA = 365,621 S.F., 8.394 AC

#### SITE DATA

PROPOSED ZONING: PUD REGIONAL COMMERCIAL

AREAS:

SALES BUILDING:	2,240 SF
SERVICE BUILDING:	8,000 SF
TOTAL BUILDING:	8,240 SF
PAVING (SITE):	98,160 SF
PAVING (ACCESS RD):	2,478 SF
TOTAL SITE:	365,621 SF



#### LEGEND:

- FOUND SECTION OR ALIQUOT ALIQUOT CORNERS AS DESCRIBED ◆
- SET NO. 5 REBAR W/ YELLOW PLASTIC CAP L.S. 36561 ●
- FOUND MONUMENTS AS DESCRIBED ⊙
- EXISTING SECTION LINE ---
- EXISTING PROPERTY LINE ---
- EXISTING EASEMENT LINE - - - - -
- EXISTING MAJOR CONTOUR - - - - - 4860
- EXISTING MINOR CONTOUR - - - - - 4861
- EXISTING SANITARY SEWER MANHOLE ⊙
- EXISTING SANITARY SEWER MANHOLE EX 8" SS
- EXISTING STORM SEWER ---
- EXISTING BOLLARD ○
- EXISTING LIGHT POST ☆
- EXISTING TELEPHONE PEDESTAL TEL R □
- EXISTING ELECTRICAL TRANSFORMER □
- EXISTING FIRE HYDRANT ⊕
- EXISTING WATER VALVE ⊗
- EXISTING WATER METER ○
- ① EXISTING OIL TANK-METAL 10.0' DIAMETER-15' TALL ○
- ② EXISTING OIL TANK-FIBERGLASS 10.0' DIAMETER-5' TALL ○
- GRATE INLET ■
- WIRE FENCE - x - x - x
- CHAIN LINK FENCE - o - o - o
- WOOD FENCE - □ - □ - □
- PIPE FENCE - o - o - o
- EXISTING ASPHALT [Hatched Box]
- GRAVEL SURFACE [Dotted Box]

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OUTLINED DEVELOPMENT PLAN  
TEXT SHEET  
prepared for  
**DONALD WEIBEL**

DRAWN BY: MLF  
DESIGNED BY: MLF  
DRAWING NAME: 6023ODP  
APPROVED BY:

JOB NUMBER:  
**206-023**

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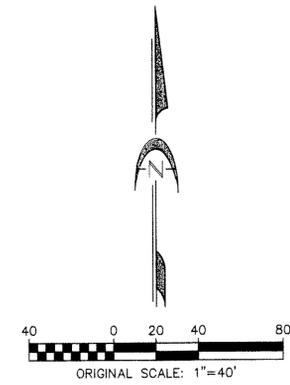
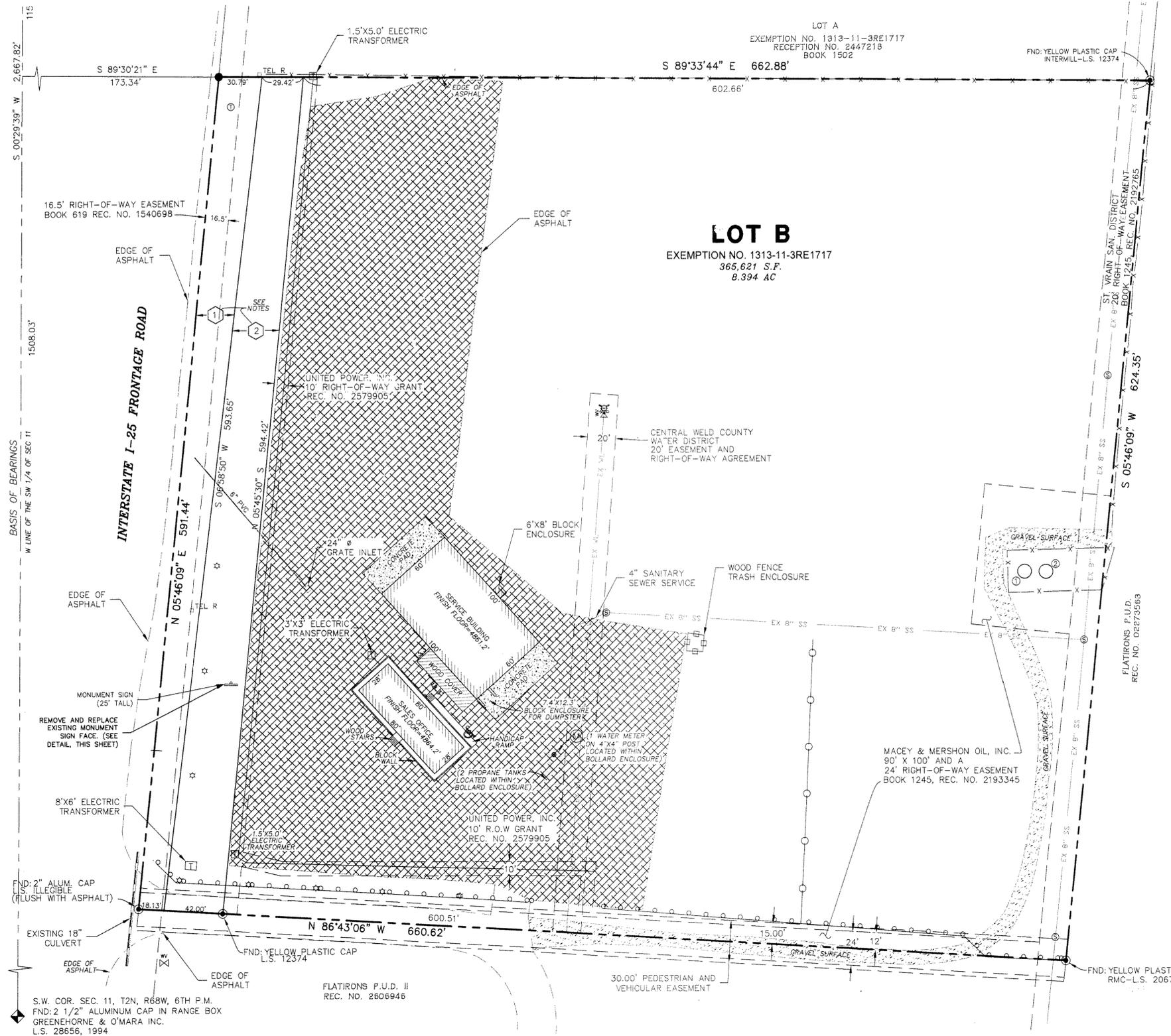
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NO.	DESCRIPTION	DATE	BY

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**Alliance Consulting**  
 Engineers & Surveyors

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**COWBOY CORRAL KIA**  
 FIRESTONE ANNEXATION  
 OUTLINE DEVELOPMENT PLAN  
 TEXT SHEET

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 APPROVED BY: DONALD WEIBEL

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