



Built On What Matters

## **Town of Frederick Planning Commission Agenda**

Frederick Town Hall  
401 Locust Street  
Thursday, June 4, 2026

**6:30 PM**

### **Teams Meeting Information**

Meeting ID: 229 286 565 79 Passcode: GXuhzM

### **Call to Order – Roll Call**

### **Pledge of Allegiance**

### **Approval of Agenda**

### **Public Comment**

This portion of the agenda is provided to allow members of the audience to provide comments to the Planning Commission. Please sign in and you will be called. If your comments or concerns require an action, that item(s) will need to be placed on a later Agenda. Please limit the time of your comments to three (3) minutes.

### **Consent Agenda**

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless a Planning Commission member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

- A. Approval of Minutes

### **Action Agenda**

- B. Public Hearing: Resolution No. 26-PCR-06 and Resolution No. 26-PCR-07: Resolutions of the Town of Frederick Planning Commission Recommending Approval of the Columbine Heights Preliminary Development Plan and Preliminary Plat
- Open Public Hearing
  - Staff Presentation
  - Public Comment
  - Planning Commission Discussion and Questions
  - Close the Public Hearing

**Planning Commission Action on Resolution 26-PCR-06 and 26-PCR-07. -**  
Audem Gonzales, Senior Planner

**Discussion Items**

**Commissioner Reports**

**Other Business**

**Adjournment**



# Town of Frederick Planning Commission

Meeting Minutes  
May 21, 2026

## **Teams Meeting Information :**

**Call to Order – Roll Call:** At 6:31pm Chairperson Moe called the meeting to order and requested roll call.

Present were Chairperson Moe, Vice Chair Conroy, and Commissioner Scott. Also present were Planning Manager Ali Lommel and Deputy Town Clerk Emily Nitcher.

## **Pledge of Allegiance:**

**Approval of Agenda:** No changes to the agenda.

## **Special Presentations:**

**Public Comment:** No Public Comment.

## **Staff Reports:**

**Consent Agenda:** Motion by Vice Chair Conroy and seconded by Commissioner Scott to approve the consent agenda.

Upon roll call vote, motion passed unanimously.

**Approval of Minutes:**

## **Action Agenda:**

## **Discussion Items:**

## **Commissioner Reports:**

**Other Business:** Upcoming meetings:

June 4th

June 18th

July 2nd

**Adjournment:** There being no further business of the Planning Commission Chairperson Moe adjourned the meeting at 6:43 pm.



Built On What Matters

# TOWN OF FREDERICK

## Planning Commission

### Staff Report

Tracy Moe, Chairperson

Kristie Conroy, Vice  
Chairperson  
Rebecca Langford,  
Commissioner  
William Mahoney, Alternate A

Nathan Scott,  
Commissioner  
Roger Kelley,  
Commissioner  
Kyle Regan, Alternate B

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**Public Hearing: Resolution No. 26-PCR-06 and Resolution No. 26-PCR-07:  
Resolutions of the Town of Frederick Planning Commission Recommending  
Approval of the Columbine Heights Preliminary Development Plan and  
Preliminary Plat**

- Open Public Hearing
  - Staff Presentation
  - Public Comment
- Planning Commission Discussion and Questions
  - Close the Public Hearing

**Planning Commission Action on Resolution 26-PCR-06 and 26-PCR-07.**

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**Agenda Date:** Planning Commission June 4, 2026

**Attachments:**

1. PC Resolution No. 26-PCR-06
2. PC Resolution No. 26-PCR-07
3. Application & Letter Of Intent
4. Columbine Heights Preliminary Development Plan
5. Columbine Heights Preliminary Plat
6. Vicinity Map
7. Zoning Map
8. Future Land Use Plan
9. Neighborhood Meeting Summary
10. Proof of Publication

**Reviewed By:**

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**Action Type**



3) Quasi-Judicial: Actions of a specific nature or impact to a property interest that require an evidentiary hearing; such as land use applications; may be approved by ordinance or resolution as applicable.

### **Strategic Plan Alignment:**



#### **Strategic Priority 4: Responsible Growth and Community Vitality**

– Frederick will guide responsible growth through thoughtful planning and balanced development that strengthens economic vitality, while preserving the community character that residents value.

### **Summary Statement:**

The applicant is requesting approval for two land use applications associated with the Columbine Heights master planned community. The project includes a Preliminary Development Plan and Preliminary Plat on approximately 144 acres. The plat proposes 351 lots (350 single-family dwellings and 1 school site) and 29 outlots.

### **Detail of Issue/Request:**

Owner: Johnson Farms, LLP and Columbine Heights, LLC

Applicant: Kirby Smith, Kirby Smith & Associates, Inc.

Location: The property is generally located northwest of the HWY 52 and Wheatland Blvd. (WCR17) intersection

Zoning: R-1, Residential Low Density with Planned Unit Development Overlay and A , Agricultural

Project Size: ~144 acres

#### **Surrounding Land Uses and Zoning:**

North: Land use: Mostly vacant land with one parcel containing water tanks  
Zoning: R1, Residential Low Density with PUD Overlay

South: Land use: Vacant land  
Zoning: Weld County A - Agricultural

West: Land use: Vacant land and farther west, the Savannah subdivision with single-family homes  
Zoning: R-3 Residential High Density and R-1 Residential Low Density

East: Land use: Vacant land, utility facility, single-family dwelling and accessory buildings

Zoning: P Public, I Industrial, A Agricultural and Weld County A Agricultural

**Request:**

The applicant is requesting approval for two land use application types; (PDP) Preliminary Development Plan and Preliminary Plat. A more detailed description of each application type is below:

1. Preliminary Development Plan: The applicant is requesting to create a PDP in preparation for the subdivision. The property is currently zoned R1 with PUD Overlay, but there is no development plan associated with this property. The PDP includes the project boundary map, list of regulations and provisions for property within the boundary and includes conceptual development layouts.

2. Preliminary Plat – The applicant is proposing to plat 531 lots and 29 outlots. 350 lots are geared towards single-family homes while 1 lot is geared towards a future elementary school. The 29 outlots are proposed for landscaping, parks, drainage, utilities and trails.

**Property History:**

- The project area was annexed into the Town of Frederick in 2006 under the name Johnson Farms/Spindle Hill Energy Annexation No. 1
- The property was zoned to A-1 Agriculture 1 in 2006
- A portion of project area was platted as Outlot 1 of the Johnson Farms/Spindle Hill Energy Minor Subdivision Plat in 2006
- A Comprehensive Plan Amendment was approved in 2022 to redesignate a portion of the area from Agricultural/Estate Residential to Single-Family Detached dwellings
- A portion of the project area was rezoned from A-1 Agriculture to R-1 Residential Low Density with PUD overlay in 2023
- The applicant applied with the Town for a Preliminary Development Plan and Preliminary Plat for Columbine Heights

**Comprehensive Plan:**

The Comprehensive Plan designates this area as Single Family Residential. The applicant is proposing a single-family detached dwelling development which is directly aligned with the Comprehensive Plan Future Land Use Map.

**Zoning:**

The project area is currently A-Agriculture and R-1 Residential Low Density with PUD Overlay. 1.8 acres is zone Agriculture while the remainder contains the R-1 and PUD Overlay. These zoning districts and overlay permit the proposed development of single-family dwellings, parks, an elementary school, etc.

**Preliminary Development Plan:**

The PDP is a function of the PUD process. The PUD overlay was approved in 2023 but did not include any development regulations. This application aims at finishing out the PUD overlay for this project. The Preliminary Development Plan document contains the

measured property boundary and all the development standards required for future development. Note: the 1.80 acres of Agricultural zoning is not included in the PDP as it was never zoned with PUD overlay in 2023. Highlights from the PDP document are below:

- Permitted uses - Single-family detached dwellings and an Elementary School
- 6 planning areas are proposed for the entire site. The lot sizes vary between 4,000SF to 5,000SF and lot widths between 42 linear feet and 50 linear feet
- 1 planning area is designated for a future elementary school.
- ~37 acres of Open Space
- 2 pocket parks, 1 hybrid park (cross between pocket and neighborhood park) and 1 neighborhood park
- Multiple trails and connections
- Dimensional standards for lots are included in the FDP document (includes setbacks, lot size, etc.).
- Maximum density for each planning area is 5 units per acre
- Landscape, buffering and fencing regulations also proposed
- 4 plugged and abandoned oil and gas facilities and 1 large facility with 8 individual active well heads.

#### **Utilities:**

The Columbine Heights development is proposing to utilize Town of Frederick water as the source for potable water and Saint Vrain Sanitation for sanitary sewer. Both entities have reviewed the plans and provided comments and confirmation that the project may move forward. Final infrastructure design associated with this project shall be reviewed and approved at the time of Final Plat. Several easements are needed for these utility mains and are proposed to be dedicated on the Final Plat. Non-potable water is proposed to be brought to the site and will require future easements/permissions from off-site property owners. The Town has received acknowledgment from off-site property owners that this proposal is being negotiated.

#### **Streets and Access:**

The main access points into this subdivision are from HWY 52 via a new north-south collector and on the east side from a local street connecting to Weld County Road 17 (Wheatland Boulevard). The north-south collector will connect to the future Wheatland Subdivision to the north. A local street near the south-west corner of Columbine Heights will connect westward to future development in Savannah. Two additional local street connections are proposed along the north property boundary.

Future improvements to WCR 17 (Wheatland Boulevard) are anticipated as well as a potential new alignment of this street where it intersects with Highway 52. These final details and construction plans will be required at time of Final Plat. Also, future street improvements to Highway 52 will need to be included with the Final Plat, including addressing the intersection of the new collector with Highway 52.

The traffic signal warrant analysis does not indicate that a traffic signal must be installed at HWY 52 and the new collector road. That decision shall be with the Colorado Department of Transportation (CDOT).

**Ditches:**

The Stanley Lateral Ditch runs along the southeastern boundary of this project area. FRICO (Farmers Reservoir and Irrigation Company) has provided comments stating the applicant needs to work with their group on addressing any and all potential conflicts. Similar to all other subdivision applications, this review shall occur and be completed with the Final Plat. The Town will not take the Final Plat through the public hearing process unless any and all issues have been identified and resolved or a plan has been in place for resolution.

**Public Notice:**

This project has been required to provide several public notices per Section 4.5 of the Land Use Code. See the list of requirements below:

1. Neighborhood meeting - mailed notice with a 1,000 ft. buffer
2. Initial application submittal - posted and mailed notice with a 1,000 ft. buffer
3. Public hearing - posted and mailed notice with a 1,000 ft. buffer

Staff has received no written public comment for this project to date.

Neighborhood Meeting: Attached to this staff report is a summary of the hybrid neighborhood meeting held on March 23, 2022 (virtual and in-person). Per the meeting minutes, there were five attendees in person and several virtual attendees. The main questions and concerns raised by the residents were centered around the following:

1. Traffic associated with access points into the subdivision
2. Type of intersection for the collector and HWY 52, signaled or not?
3. Future access into Savannah, yes or no?
4. Status of the Stanley Ditch
5. Overhead power lines along the northern property boundary and the intent for this area within this development

**Review Criteria:**

There are two separate land-use items associated with the Columbine Heights Master Planned community. Each item has a specific set of approval criteria and conditions of approval. See below:

**Section 4.7.5.e Preliminary Development Plan:**

1. The proposed benefits offset the proposed exceptions to the zoning and subdivision standards, and such exceptions are in the best interest of the public health, safety, and welfare of the community.

*Staff response: The subdivision does provide several trails through a large open space buffer. The project also includes large park areas with many amenities not found in other parks within Frederick. Columbine Heights seems to be a self-contained residential subdivision with good trail and road connections to other developed or future development areas.*

2. The proposed development plan does not conflict with the restrictions on development plans, and the proposed zoning is compatible with the surrounding land uses.

*Staff response: The plan does not conflict with the restrictions on development plans. The zoning is already in place as it was approved in 2023 for single-family detached homes. The project is aligned with the existing zoning.*

3. The development plan proposes creative and innovative design and high quality development, thereby protecting and promoting public safety, convenience, health, and general welfare.

Staff response: The PDP does propose smaller lots with smaller setbacks to adjust to changing market conditions. This is all accomplished without amending the maximum density for the zone district, which is 5 units per acre. Smaller lots leave room for more open space, parks, trails, etc., which is being proposed with this project. The amount of required open space is 25%. The applicant is proposing ~37 acres of designated open space.

4. The uses and densities in the proposed development plan are compatible, and will be effectively integrated with adjacent neighborhoods which now exist or are proposed in the future.

*Staff response: The project is zoned for single-family detached units and that is what is being proposed. This aligns with the Comprehensive Plan as well. The nearest large-scale subdivision (Savannah) is also built with single-family detached products. Staff finds this project is compatible with adjacent residential land uses. Future development to the north (Wheatlands Subdivision) will also include mostly single-family detached dwelling units.*

5. The proposed development plan is in general conformance with the Comprehensive Plan.

*Staff response: The PDP is aligned with the Comprehensive Plan which designates this area for single-family detached homes.*

#### Section 4.7.4.b. Preliminary Plat criteria:

1. The preliminary plat provides for a functional system of land use and is consistent with the criteria set forth in this Code.

*Staff Response: The preliminary plat proposes single-family detached dwelling development which is consistent with the existing zoning and Comprehensive Plan future land use map.*

2. The land use mix within the project conforms to the Town's zoning district map and furthers the following planning objectives:

*Staff Response: The proposed plat will align with the existing R-1 zoning.*

a. The proposed development promotes the Town's small-town, rural character, or implements a Board-approved sub-area, corridor, or urban renewal plan, however titled;

*Staff Response: The proposed preliminary plat aligns with the Comprehensive Plan and with the current zoning map. The proposed maximum density is 5 units per acre. The plat does not propose more than what is permitted. 5 units per acre is a low-density type development which promotes Frederick's small-town, rural character.*

b. Proposed residential development adds diversity to the Town's housing supply;

*Staff Response: The Town of Frederick currently has around 97% single-family homes. The Columbine Heights preliminary plat proposes 350 additional single-family homes, which does not add diversity to the existing housing stock. The Preliminary Development Plan proposes to amend the lot sizes within the R-1 zone district to have a smaller minimum. The preliminary plat reflects this proposed modification. This project would provide diversity in lot sizes if the Preliminary Development Plan was approved.*

c. Proposed commercial development will benefit the Town's economic base;

*Staff Response: N/A*

d. Parks and open space are incorporated into the site design, as appropriate to the proposed principal use or uses of the land;

*Staff Response: The applicant is proposing ~37% designated open space within this project. Internal sidewalks and trails link these spaces together. The amount of open space exceeds the minimum standard by 12%. The applicant is also providing a hybrid park which includes elements from both pocket parks and neighborhood parks.*

e. The proposed project protects the town's environmental quality; and

*Staff Response: There are no sensitive natural environmental features within the project area to protect. The site does contain several plugged and abandoned oil and gas facilities. These areas contain a 25-foot setback. The Code under which this application first applied did not contain a setback for plugged and abandoned facilities. The 8 active wells within the project area contain a 200-foot building setback on the preliminary plat. This meets the required Code setbacks as well.*

f. The development enhances cultural, historical, educational and/or human service opportunities.

*Staff Response: Staff has not identified cultural, historical or educational components to be protected within this subdivision. The project includes focusing on common open space and enhancing park spaces for future residents.*

3. The utility and transportation design is adequate, given the existing and planned

capacities of those systems.

*Staff Response: Water and sewer providers have not identified any issues with capacity or levels of service. Transportation infrastructure has been reviewed as part of the construction plans associated with the preliminary plat. These plans will be finalized at the time of the Final Plat.*

4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

*Staff Response: Staff does not find the proposed residential use to have any negative impacts on surrounding properties.*

5. 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 the Town, according to the Town's goals.

*Staff Response: The preliminary plat provides for future single-family detached development. The variety in lot sizes will provide some variety in home prices for future residents.*

### **Legal Comments:**

The Town Attorney's Office reviewed the application materials and has provided comments throughout the review period. All requested changes have been incorporated into the application package.

### **Alternatives/Options**

#### **1. Preliminary Development Plan**

Approval:

I move to approve 26-PCR-06, which recommends approval of the Columbine Heights Preliminary Development Plan.

Approval with Conditions:

I move to approve 26-PCR-06, which recommends approval of the Columbine Heights Preliminary Development Plan to the Board of Trustees and direct staff to draft a resolution recommending approval with the following conditions: (list conditions of approval).

Denial:

I move to approve 26-PCR-06, which recommends denial of the Columbine Heights Preliminary Development Plan to the Board of Trustees and direct staff to draft a resolution recommending denial (list criteria not met).

#### **2. Preliminary Plat**

**Approval:**

I move to approve 26-PCR-07, which recommends approval of the Columbine Heights Preliminary Plat.

**Approval with Conditions:**

I move to approve 26-PCR-07, which recommends approval of the Columbine Heights Preliminary Plat to the Board of Trustees and direct staff to draft a resolution recommending approval with the following conditions: (list conditions of approval).

**Denial:**

I move to approve 26-PCR-07, which recommends denial of the Columbine Heights Preliminary Plat to the Board of Trustees and direct staff to draft a resolution recommending denial (list criteria not met).

**Financial Considerations**

Not Applicable

**Staff Recommendation**

Staff is recommending the Planning Commission recommend approval of the Columbine Heights Preliminary Development Plan and Preliminary Plat to the Board of Trustees.

**Community Impact**



## 26-PCR-06

### A Resolution of the Planning Commission Recommending Approval for the Columbine Heights Preliminary Development Plan

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Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

- Section 1. The Frederick Planning Commission finds that:
- 1.1 An application for the Columbine Heights Preliminary Development Plan has been submitted.
  - 1.2 Said application was found to be complete through the review process.
  - 1.3 Said application was considered during a public hearing held June 4<sup>th</sup>, 2026 at which time the public was able to provide testimony.
  - 1.4 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
  - 1.5 The Columbine Heights Preliminary Development Plan application conforms with the applicable requirements of Section 16.4.7.e of the Frederick Land Use Code, namely:
    - 1.5.1 The proposed benefits offset the proposed exceptions to the zoning and subdivision standards, and such exceptions are in the best interest of the public health, safety, and welfare of the community.
    - 1.5.2 The proposed development plan does not conflict with the restrictions on development plans, and the proposed zoning is compatible with the surrounding land uses.
    - 1.5.3 The development plan proposes creative and innovative design and high quality development, thereby protecting and promoting public safety, convenience, health, and general welfare.
    - 1.5.4 The uses and densities in the proposed development plan are compatible, and will be effectively integrated with adjacent neighborhoods which now exist or are proposed in the future.
    - 1.5.5 The proposed development plan is in general conformance with the Comprehensive Plan.
- Section 2. The Planning Commission recommendation is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.
- Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends that the Board of Trustees approve the Columbine Heights Preliminary Development Plan with no conditions.

This resolution approved this 4th day of June, 2026 by a vote of \_\_\_\_ to \_\_\_\_.

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Tracy Moe, Chairperson, Planning Commission

**A Resolution of the Planning Commission Recommending Approval for the Columbine Heights Preliminary Plat**

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Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

- Section 1. The Frederick Planning Commission finds that:
- 1.1 An application for the Columbine Heights Preliminary Plat has been submitted.
  - 1.2 Said application was found to be complete through the review process.
  - 1.3 Said application was considered during a public hearing held June 4th, 2026 at which time the public was able to provide testimony.
  - 1.4 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
  - 1.5 The Columbine Heights Preliminary Plat application conforms with the applicable requirements of Section 4.7.4.b of the Frederick Land Use Code, namely:
    - 1.5.1 The preliminary plat provides for a functional system of land use and is consistent with the criteria set forth in this Code.
    - 1.5.2 The land use mix within the project conforms to the Town's zoning district map and furthers the following planning objectives:
      - a. The proposed development promotes the Town's small-town, rural character, or implements a Board-approved sub-area, corridor, or urban renewal plan, however titled;
      - b. Proposed residential development adds diversity to the Town's housing supply;
      - c. Parks and open space are incorporated into the site design, as appropriate to the proposed principal use or uses of the land;
      - d. The proposed project protects the Town's environmental quality; and
      - e. The development enhances cultural, historical, educational and/or human service opportunities.
    - 1.5.3 The utility and transportation design is adequate, given existing and planned capacities of those systems.
    - 1.5.4 Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

1.5.5 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 the Town, according to the Town's goals.

Section 2. The Planning Commission recommendation is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends that the Board of Trustees approve the Columbine Heights Preliminary Plat with no conditions.

This resolution approved this 4th day of June, 2026 by a vote of \_\_\_\_ to \_\_\_\_.

---

Tracy Moe, Chairperson, Planning Commission



# TOWN OF FREDERICK

PLANNING DEPARTMENT

401 LOCUST STREET • P.O. BOX 435 • FREDERICK, CO 80530-0435

PHONE: (720) 382-5500 • FAX: (720) 382-5520

Built On What Matters

[www.frederickco.gov](http://www.frederickco.gov)

## LAND USE APPLICATION FORM

PROJECT NAME: Columbine Heights Preliminary Development Plan & Preliminary Plat

DATE SUBMITTED: 08/02/23 APPLICATION DEPOSIT & FEE: \$15,050.00

### TYPE OF APPLICATION:

|                                                                    |                                |                             |
|--------------------------------------------------------------------|--------------------------------|-----------------------------|
| Annexation, Zoning and Concept Plan                                | Minor Modification             | Temporary Use               |
| Annexation Agreement Amendment                                     | Minor Subdivision Replat       | Vacation of ROW or Easement |
| Appeal of Administrative Decision                                  | Oil and Gas Drilling           | ✓ Variance/Waiver           |
| Code Text/Comprehensive Plan amendment/<br>Planning Area Amendment | ✓ Preliminary Development Plan | Vesting Property Rights     |
| Conditional Use Review                                             | ✓ Preliminary Plat             | Zoning Compliance Letter    |
| Conditional Use Site Plan                                          | Site Plan                      | Zoning Map Amendment        |
| Final Development Plan                                             | Sketch Plan                    | Written Interpretation      |
| Final Plat                                                         | Street Name Change             | Other                       |
| Metropolitan District                                              | Subdivision Amendment          |                             |

### PROJECT INFORMATION:

Legal Description of Property (location within township, section, and range):

JOHNSON FARMS / SPINDLE HILL ENERGY MINOR SUBDIVISION, OUTLOT 1. 142.91 ACRES MORE OR LESS. PART OF THE SOUTH HALF OF SECTION 33, AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

Applicant's Name (This will be the primary contact): Kirby Smith & Associates, Inc. , Attn: Kirby Smith Phone/Fax: 303-638-1847

Address: 6201 S. Hudson Court Centennial, CO 80121 Relation to Property Owner: Land Use Planning Consultant

E-mail Address: ksakirby@aol.com

### ADDITIONAL CONTACTS:

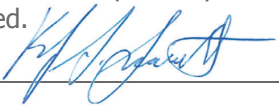
Property Owner: Johnson Farms, LLP c/o Susan Troudt Consultant Business Name: Civilian Engineering , LLC Consultant Personal Contact: Garrett Walstad

Address: 16 Sunset Circle, Longmont, CO 80501-4708 Address: PO Box 8, Hygiene CO 80533

Phone/Fax: Phone/Fax: 303-961-7387

E-mail Address: E-mail Address: garrett@civilianengineering.com

## LAND USE APPLICATION FORM (CONTINUED)

|                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                        |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <del>Property Owner:</del> <b>Developer:</b><br>Columbine Heights LLC, c/o Michael Blumenthal                                                                                                                                                                                                                                                         |  | Consultant Business Name: R.W. Bayer & Assoc., Inc<br>Consultant Personal Contact: Ray Bayer                                                                                                                                           |  |
| Address:<br>17 Beacon Hill Lane, Greenwood Village, CO 80211                                                                                                                                                                                                                                                                                          |  | Address:<br>12170 Tejon St., Unit 700, Westminster, Colorado 80234                                                                                                                                                                     |  |
| Phone/Fax: 303-796-0900                                                                                                                                                                                                                                                                                                                               |  | Phone/Fax: (303) 452-4433                                                                                                                                                                                                              |  |
| E-mail Address:<br>michaelbent@msn.com                                                                                                                                                                                                                                                                                                                |  | E-mail Address:<br>rwbsurveying@hotmail.com                                                                                                                                                                                            |  |
| TOTAL ACREAGE OF PROPERTY UNDER CONSIDERATION: 142.91 Acres                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                        |  |
| Is site within Frederick Planning Area?                                                                                                                                                                                                                                                                                                               |  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                                    |  |
| Project Address (if applicable): None - Approx. 7701 Hwy 52, Frederick, CO 80530                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                                                        |  |
| Existing Use: Vacant/Agricultural                                                                                                                                                                                                                                                                                                                     |  | Existing Zoning: Frederick R-1 With PUD Overlay                                                                                                                                                                                        |  |
| Proposed Use: Residential/Agricultural                                                                                                                                                                                                                                                                                                                |  | Proposed Zoning: Frederick R-1 With PUD Overlay                                                                                                                                                                                        |  |
| Number of Existing Residential Lots: 0                                                                                                                                                                                                                                                                                                                |  | Number of Proposed Residential Lots: 465                                                                                                                                                                                               |  |
| Number of Existing Commercial Lots: 0                                                                                                                                                                                                                                                                                                                 |  | Number of Proposed Commercial Lots: 0                                                                                                                                                                                                  |  |
| Number of Existing Industrial Lots: 0                                                                                                                                                                                                                                                                                                                 |  | Number of Proposed Industrial Lots: 0                                                                                                                                                                                                  |  |
| Is there an existing MOAPI in place? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please provide reception date and number.                                                                                                                                                                                            |  |                                                                                                                                                                                                                                        |  |
| <b>COMPREHENSIVE PLAN MAP DESIGNATIONS:</b>                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                        |  |
| <b>LAND USE &amp; PUBLIC FACILITIES</b><br>Land Use Designation(s):<br>Single Family Detached<br>Public Facilities:<br>None                                                                                                                                                                                                                           |  | <b>UTILITY AND SPECIAL DISTRICTS</b><br>Water: Central Weld Water District<br>Sewer: St. Vrain Sanitation District<br>Fire Protection: Frederick-Firestone Fire District<br>Other: High Plains Library                                 |  |
| <b>TRANSPORTATION</b><br>Street Connections:<br>State Highway 52 & WCR 17                                                                                                                                                                                                                                                                             |  | <b>ENVIRONMENTAL ISSUES</b><br><br>Property in Floodplain: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>Sensitive Wildlife habitat area: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |  |
| <b>PARKS, OPEN SPACE AND RECREATION</b><br>Proposed park and/or trail:<br><br>Yes                                                                                                                                                                                                                                                                     |  | <b>SUBSIDENCE AND OIL AND GAS</b><br><br>Subsidence area: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/><br>Oil and/or gas wells: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No             |  |
| <b>CERTIFICATION:</b>                                                                                                                                                                                                                                                                                                                                 |  |                                                                                                                                                                                                                                        |  |
| I certify that I am the lawful owner of the parcel(s) of land which this application concerns and consent to this action.                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                        |  |
| Owner: _____                                                                                                                                                                                                                                                                                                                                          |  | Date: _____                                                                                                                                                                                                                            |  |
| I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Frederick must be submitted prior to having this application processed. |  |                                                                                                                                                                                                                                        |  |
| Applicant:                                                                                                                                                                                                                                                         |  | Date: 08/02/23                                                                                                                                                                                                                         |  |



Kirby Smith & Associates, Inc.

August 02, 2023

Town of Frederick  
Planning Department  
401 Locust Street/P.O. Box 435  
Frederick, CO 80530

RE: Columbine Heights Property – 142.914 Ac. – Preliminary Development Plan & Preliminary Plat Application

Dear Planning Department:

Our company, Kirby Smith & Associates, Inc., on behalf of the property owners, Johnson Farms LLP, and the Developer, Columbine Heights, LLC, are proposing a new single family detached residential community within the Town of Frederick. The project is located north of State Highway 52, and west of WCR 17 (parcel number 1311-32-4-17-004). The project includes **142.914 acres** and is currently **zoned Residential Low Density (R-1 with PUD overlay)** in the Town of Frederick, and requests the approval of a **Preliminary Development Plan (PDP) & Preliminary Plat (PP); with a Preliminary Landscape Plan (PLP).**

The intent is to then develop this property as a high quality residential community, containing approximately 465 Single Family Detached lots at a density of about 3.25 DU/Ac; a 10.48 acre Elementary School site (which the St. Vrain Valley School District has indicated that they are very interested in and will accept); 10.01 acres of proposed park areas; and almost 33% of the property as various open space and detention areas.

The property's future residential lots and school site are proposed to be accessed via a new north/south collector street connecting at the south with Hwy 52 (at a location which was recently determined by the Town engineering staff and CDOT), and continuing north into the neighboring Wheatfield proposed Single Family Residential community, in the general alignment shown on the Town's Transportation Master Plan (approved in February 2022). This collector street is expected to intersect with another east/west collector street within the proposed Wheatfield community (also shown on the Town's Transportation Master Plan) which is planned to connect to Ridgeway Blvd. along the Lyden Creek Blvd. alignment. Other access will be provided from Wheatlands Blvd. (WCR 17) to the east.

The property is located adjacent to Hwy. 52 and Weld County agricultural land to the south; an existing Weld County A-1 zoned residence near the southeast corner; Town of Frederick annexed agricultural land to the east; the Savannah Subdivision (single family detached residential zoned R-1) and more specifically directly adjacent to the 18.9 acre multi-family Tract (zoned R-3), and 4.4 acre open space tract owned by the Town of Frederick to the west (both also within the Savannah Subdivision); and the aforementioned Wheatfield future residential property (zoned R-1 with PUD Overlay) to the north.

The site is made up of gently sloping terrain, generally oriented toward the southeast and to the northwest, with a ridge running through the property from generally the northeast corner to the southwest corner. The site gently rises away from Hwy 52, WCR 17, and the Town open space areas to the west toward the higher ground across the middle and northern portions of the property. The Stanley Ditch Lateral forms the property's far southeast property boundary; there are existing overhead power transmission lines in easements located along the north and west property lines; an existing pipeline easement is located along the eastern property line; there is one active oil and gas multi-well site near the southeast corner of the property; and four previously plugged and abandoned well sites in the eastern and southern halves of the property. Much of the overall property offer future homes views toward the mountains of the Colorado



**Kirby Smith & Associates, Inc.**

Front Range to the west. The entire property (other than the active well site area) is currently used for agricultural production. No perennial waters, other than the adjacent irrigation ditch have been observed on the property.

The Columbine Heights property is designated Single Family Detached in the Town's Comprehensive Plan, which was amended in February, 2023.

Dependent upon required approval processing, development could commence in early 2024, with lot sales commencing later that year.

Owners: Johnson Farms LLP      \*{Please note that the Land Use Application form with the Owner's  
c/o Susan Troutt      signature will be submitted to the Town as soon as possible, and  
16 Sunset Circle      prior to the second resubmittal}  
Longmont, CO 805014708

|             |                             |                           |                                 |
|-------------|-----------------------------|---------------------------|---------------------------------|
| Developers: | Columbine Heights, LLC      | Applicant/Representative: | Kirby Smith & Associates, Inc., |
|             | c/o Michael Blumenthal      |                           | Mr. Kirby Smith -303-694-9484   |
|             | 17 Beacon Hill Lane         |                           | 6201 So. Hudson Ct.             |
|             | Greenwood Village, CO 80211 |                           | Centennial, CO 80121            |

Sincerely,

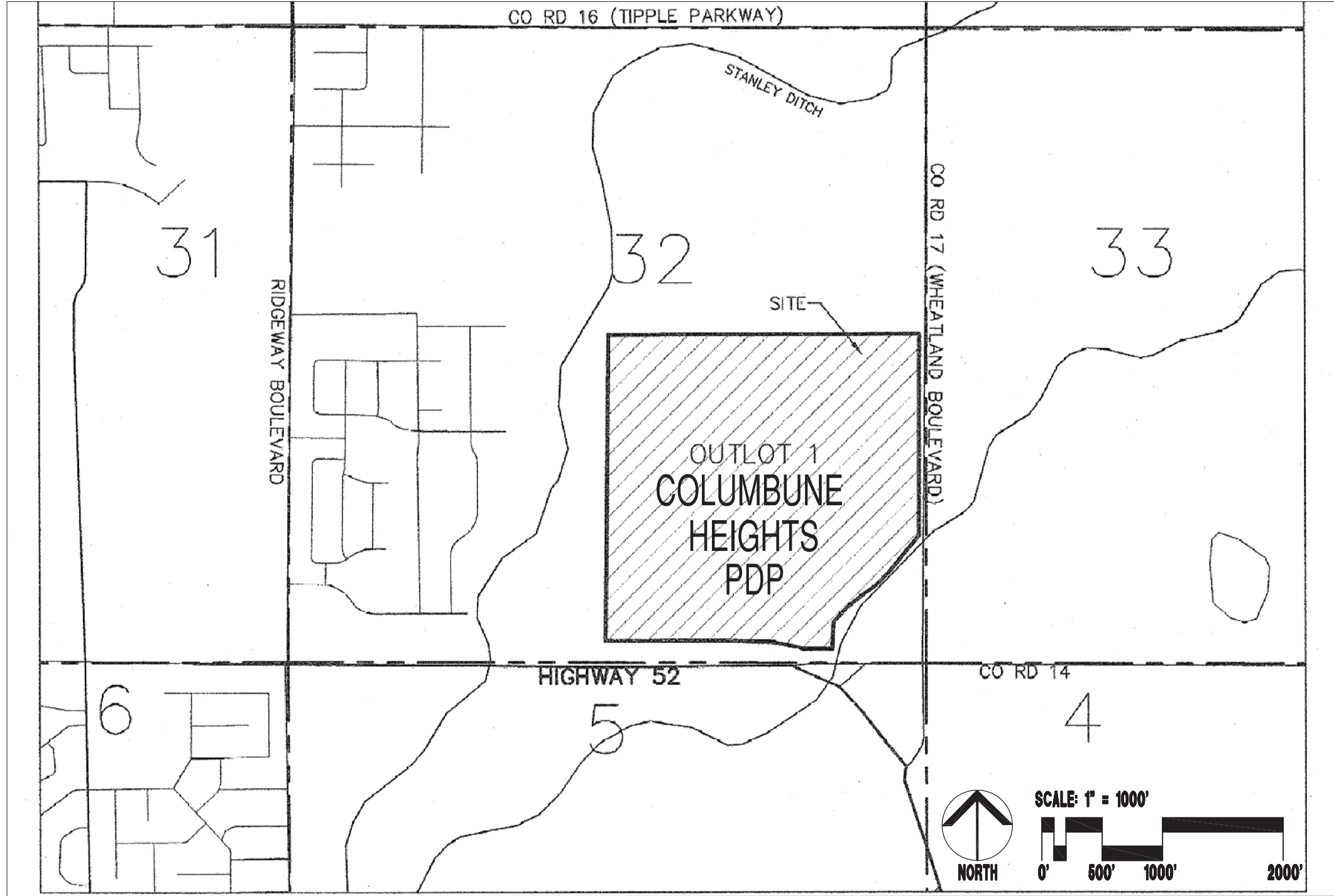
Kirby J. Smith  
President



COLUMBINE HEIGHTS  
PRELIMINARY DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67  
WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
142.931 ACRES TOTAL 351 LOTS; 27 OUTLOTS

VICINITY MAP



CERTIFICATE OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT JOHNSON FARMS LLP, BEING THE OWNER(S), MORTGAGEE OR LIENHOLDER OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

JOHNSON FARMS / SPINDLE HILL ENERGY MINOR SUBDIVISION, OUTLOT 1. PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2, NORTH, RANGE 67 WEST OF THE PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO. AND A PARCEL OF LAND BEING A PART OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

HAVE LAID OUT THIS PRELIMINARY DEVELOPMENT PLAN OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF COLUMBINE HEIGHTS PRELIMINARY DEVELOPMENT PLAN, SHOWING THE PROPOSED LOTS, BLOCKS, TRACTS, STREETS, ALLEYS, PARKS, OPEN SPACE AND UTILITY EASEMENTS ON THE PROPERTY.

THUS DESCRIBED PRELIMINARY DEVELOPMENT PLAN CONTAINS 142.931 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER:  
JOHNSON FARMS LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP:

BY: SUSAN TROUDT, GENERAL PARTNER \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF ) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME BY SUSAN TROUDT, ACTING IN THE CAPACITY AS GENERAL PARTNER OF JOHNSON FARMS LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS MY HAND AND SEAL \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 20\_\_\_\_-\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

PLANNING COMMISSION SECRETARY \_\_\_\_\_

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL:

THIS COLUMBINE HEIGHTS PRELIMINARY DEVELOPMENT PLAN IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON \_\_\_\_\_, 20\_\_\_\_. THE APPROVAL OF THE PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL, SAID APPROVAL BECOMING NULL AND VOID IF A FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID TIME LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 68, C.R.S., AS AMENDED.

ATTEST: MAYOR \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

LEGAL DESCRIPTION:

JOHNSON FARMS / SPINDLE HILL ENERGY MINOR SUBDIVISION, OUTLOT 1. PART OF THE SOUTH HALF OF SECTION 33, AND THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

TOTAL ACREAGE:

142.931 ACRES

PROJECT TEAM:

PROPERTY OWNER:

JOHNSON FARMS LLP  
C/O SUSAN TROUDT  
16 SUNSET CIRCLE  
LONGMONT, CO 80501-4708

PROPERTY OWNER/DEVELOPERS:

COLUMBINE HEIGHTS, LLC  
17 BEACON HILL LANE  
GREENWOOD VILLAGE, CO 80211  
CONTACT: MICHAEL BLUMENTHAL  
303-960-0900 & BOB QUINETTE  
303-587-1966

CIVIL ENGINEER:

ROCKY RIDGE CIVIL ENGINEERING  
2204 18<sup>TH</sup> AVENUE, SUITE 107  
LONGMONT, CO 80501  
CONTACT: JOEL SEAMONS  
(303) 651-6626

SURVEYOR:

R.W.BAYER & ASSOCIATES  
121705 TEJON ST. UNIT 700  
WESTMINSTER, CO 80234  
CONTACT: GREG BAYER  
303-452-4433

TRANSPORTATION ENGINEER:

LSC TRANSPORTATION CONSULTANTS, INC.  
1889 YORK STREET  
DENVER, CO 80206  
CONTACT: CHRISTOPHER MCGRANAHAN  
(303) 333-1105

LAND USE PLANNER/LANDSCAPE ARCHITECT:

KIRBY SMITH & ASSOCIATES, INC.  
6201 SOUTH HUDSON COURT  
CENTENNIAL, CO 80121  
CONTACT: KIRBY SMITH  
303-694-9484

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFY THE PRELIMINARY DEVELOPMENT PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS PRELIMINARY DEVELOPMENT PLAN MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_

RAYMOND W. BAYER, P.L.S. 6973,  
ON BEHALF OF R.W. BAYER & ASSOCIATES, INC. (SEAL)

SHEET INDEX:

SHEET NUMBER: SHEET NAME:

- SHEET 1 – COVER, NOTES, CERTIFICATES & VICINITY MAP  
SHEET 2 – PRELIMINARY DEVELOPMENT PLAN  
SHEET 3 – GENERAL DEVELOPMENT INFORMATION  
SHEET 4 – GENERAL DEVELOPMENT INFORMATION  
SHEET 5 – TYPICAL LOT PLANS & DRIVEWAY LOCATION PLANS  
SHEET 6 – FENCE PLAN

APPLICANT:

COLUMBINE HEIGHTS, LLC  
17 BEACON HILL LANE  
GREENWOOD VILLAGE, CO 80211  
CONTACT: MICHAEL BLUMENTHAL  
303-960-0900

CIVIL ENGINEER:

Rocky Ridge  
Civil Engineering  
Rocky Ridge Civil Engineering  
2204 18<sup>TH</sup> Avenue, Suite 107  
Longmont, CO 80501  
303.651.6626  
<http://rockyridgecivil.com>

LANDSCAPE ARCHITECT:

Kirby Smith & Associates, Inc.  
Land Planning • Site Design • Landscape Architecture  
6201 So. Hudson Ct., Centennial, CO 80121  
(303) 694-9484 FAX (303) 694-9272  
KSA Job # 492.2

COLUMBINE HEIGHTS SUBDIVISION  
Frederick, Colorado  
Preliminary Development Plan

DRAWN BY: KJS

CHECK BY: KJS

ISSUE DATE: 08/02/2023

REVISIONS: 12/01/2023

03/11/2024

08/21/2024

11/26/2024

03/12/2025

07/23/2025

11/24/2025

02/11/2026

04/08/2026

SHEET TITLE

Cover, Notes,  
Certificates &  
Vicinity Map

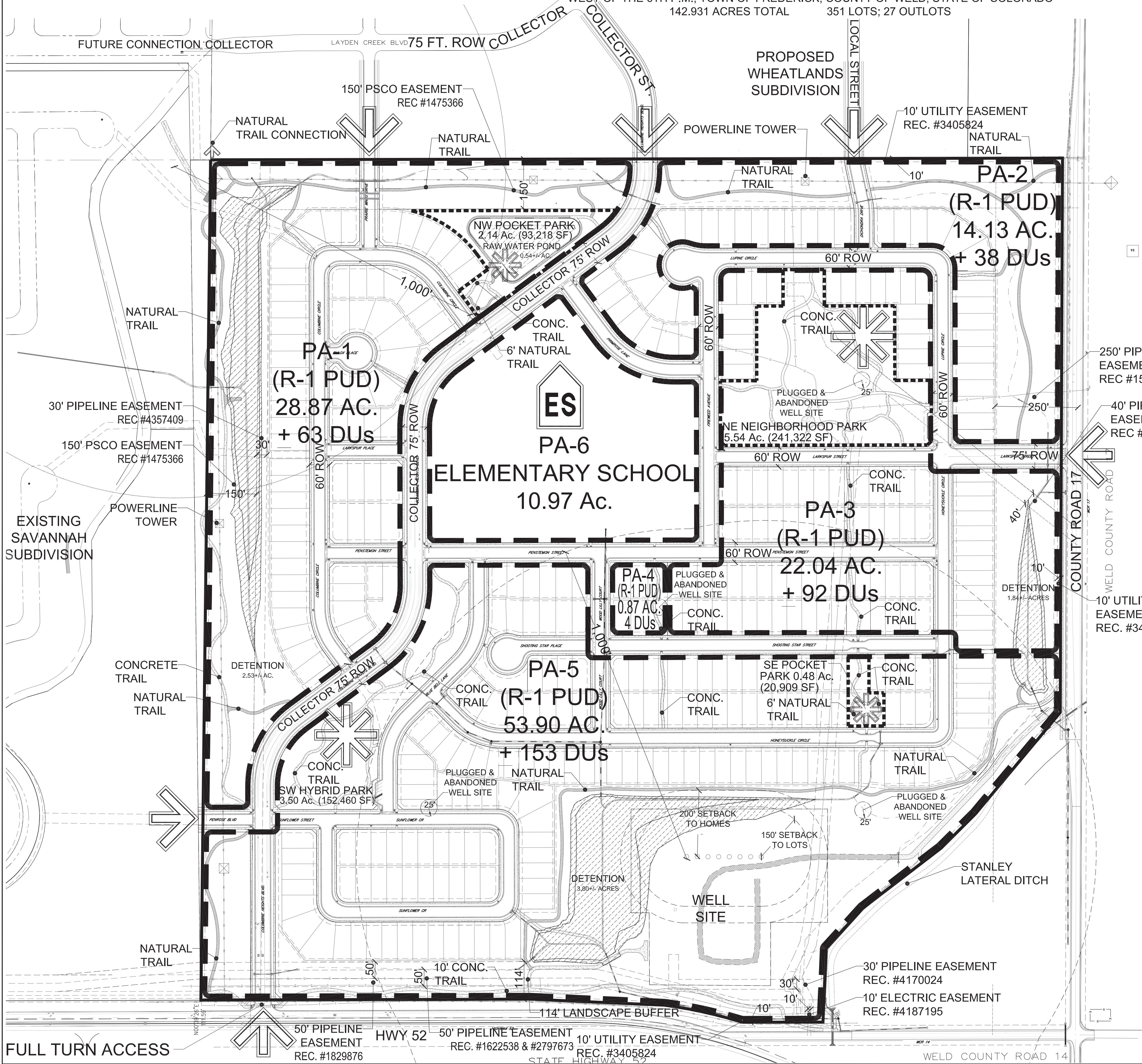
SHEET NUMBER

1 OF 6



COLUMBINE HEIGHTS  
PRELIMINARY DEVELOPMENT PLAN

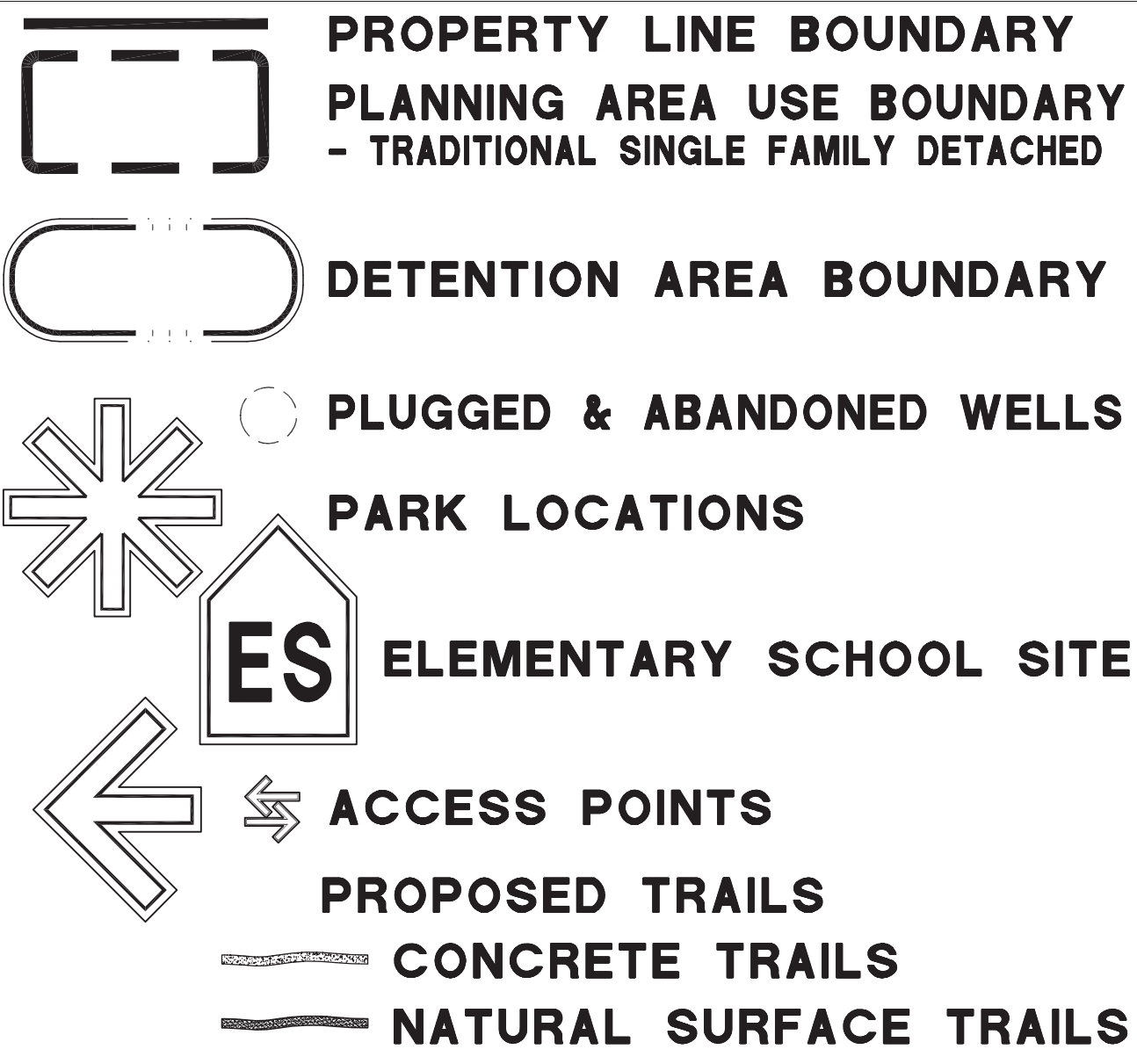
LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67  
WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
142.931 ACRES TOTAL 351 LOTS; 27 OUTLOTS



- LAND USE SUMMARY -

| PLANNING AREAS | ZONING | PROPOSED USE           | ACRES   | PROPOSED UNITS | MAX UNITS | MAX DENSITY (DU/AC) | PERCENT TOTAL ACRES |
|----------------|--------|------------------------|---------|----------------|-----------|---------------------|---------------------|
| PA-1           | R1-PUD | SINGLE FAMILY DETACHED | 28.87   | 63             | 70        | 5                   | 20.20%              |
| PA-2           | R1-PUD | SINGLE FAMILY DETACHED | 14.13   | 38             | 42        | 5                   | 9.89%               |
| PA-3           | R1-PUD | SINGLE FAMILY DETACHED | 22.04   | 92             | 101       | 5                   | 15.42%              |
| PA-4           | R1-PUD | SINGLE FAMILY DETACHED | 0.87    | 4              | 4         | 5                   | 0.61%               |
| PA-5           | R1-PUD | SINGLE FAMILY DETACHED | 53.90   | 153            | 168       | 5                   | 37.71%              |
| PA-6           | R1-PUD | ELEMENTARY SCHOOL      | 10.97   | 0              | 0         | 0                   | 7.67%               |
| STREETS TOTAL  | R1-PUD | PUBLIC ROW             | 12.151  | 0              | 0         | 0                   | 8.50%               |
| TOTAL          |        |                        | 142.931 | 350            | 385       |                     | 100.0%              |

PDP LEGEND



LANDSCAPE DESIGN INTENT:

THE LANDSCAPE DESIGN WILL PROVIDE A CONTEXTUAL MIX OF PLANT MATERIAL USING DRYLAND SEED IN THE MAJORITY OF THE OPEN SPACE AREAS WITH TURF TYPE TALL FESCUE MIX OR OTHER DROUGHT TOLERANT MIX SEED OR SOD BEING USED AS APPROPRIATE IN HIGH IMPACT AREAS OF PARK SPACES. SHRUB BEDS WILL FURTHER COMPLIMENT THESE SPACES TO PROVIDE COLOR AND YEAR ROUND INTEREST TO THE COMMUNITY. XERIC DESIGN PRINCIPLES WILL HELP GUIDE AND DIRECT THE SELECTED PLANT PALETTE AND STRUCTURE

WALK / TRAIL MINIMUM REQUIREMENTS:  
DETACHED SIDEWALK WIDTH: 5 FEET CONCRETE.  
WALKWAYS THROUGH SUBDIVISION BLOCKS: 8 FT. WIDTH CONCRETE WITHIN A MINIMUM 20 FT. TRACT.  
WALKWAYS WITHIN PARKS: 8 FT WIDTH CONCRETE.  
MULTI-USE PERIMETER OPEN SPACE PATHWAYS (BIKEWAYS): 8 FT. WIDTH NATURAL SOFT SURFACE.  
REGIONAL OPEN SPACE TRAIL (ALONG HWY. 52): 10 FT. WIDTH CONCRETE.

NOTES:

1. THE TOTAL NUMBER OF UNITS INCLUDED IN THE TOTAL UNIT COUNT, IS BASED ON A CONCEPTUAL LAYOUT. THE ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT THE TIME OF FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR EACH PARCEL.
2. NO FLOOD PLAIN EXISTS ON THE PROPERTY

APPLICANT:  
COLUMBINE HEIGHTS, LLC  
17 BEACON HILL LANE  
GREENWOOD VILLAGE, CO 80211  
CONTACT: MICHAEL BLUMENTHAL  
303-960-0900

CIVIL ENGINEER:  
  
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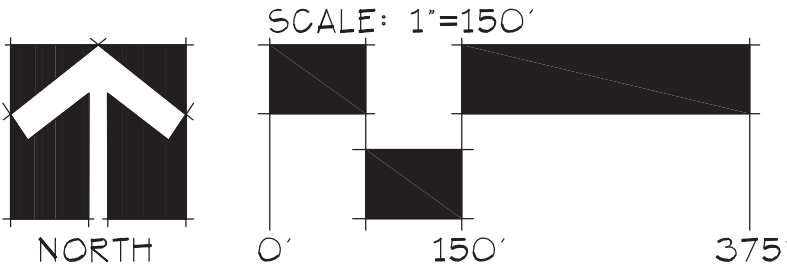
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COLUMBINE HEIGHTS SUBDIVISION  
Frederick, Colorado  
Preliminary Development Plan

DRAWN BY: KJS  
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ISSUE DATE: 08/02/2023  
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04/08/2026

SHEET TITLE  
Preliminary  
Development  
Plan

SHEET NUMBER  
2 OF 6





**GENERAL DEVELOPMENT REQUIREMENTS:**  
A. ENFORCEMENT - RELATIONSHIP TO TOWN OF FREDERICK REGULATIONS.  
THE PROVISIONS OF THE PRELIMINARY DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF COLUMBINE HEIGHTS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS PDP DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS IN THE TOWN OF FREDERICK LAND USE CODE, AS AMENDED ("LUC") SHALL GOVERN.

B. COMPATIBILITY WITH EXISTING AND PROPOSED NEIGHBORHOODS  
COLUMBINE HEIGHTS CONTAINS THE R-1 (RESIDENTIAL LOW DENSITY) ZONE DISTRICT WITH A PUD OVERLAY.

THE PROPERTY IS COMPATIBLE WITH THE LAND USES FOUND ON THE ADJACENT PROPERTIES. THE PROPERTY TO THE WEST IS PARTIALLY DEVELOPED (SAVANAH SUBDIVISION). THE PROPERTY TO THE NORTH IS CURRENTLY VACANT, ZONED R-1, w/PUD OVERLAY BUT HAVE PRPOSED RESIDENTIAL DEVELOPMENT PROPOSALS IN VARIOUS STAGES WITH THE TOWN.

C. BENEFITS  
COLUMBINE HEIGHTS OFFERS A NUMBER OF BENEFITS THROUGH THE USE OF FLEXIBLE DESIGN STANDARDS APPLIED TO A LARGE TRACT OF LAND. PARTICULAR MODIFICATIONS TO THE LUC ARE PROPOSED HERE IN ORDER TO ASSIST IN ENABELING THESE BENEFITS TO THE RESIDENTS OF COLUMBINE HEIGHTS AND THE SURROUNDING COMMUNITY. LISTED BELOW ARE THE MODIFICATIONS TO THE TOWN OF FREDERICK LAND USE CODE ("LUC") THAT SHALL APPLY TO THE COLUMBINE HEIGHTS PDP.

1. LOT AND BLOCK DESIGN  
ALL LOTS AND BLOCKS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS, PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

A). INCREASED LENGTH OF BLOCK SIZE: LONGER BLOCKS ALLOW FOR MORE EFFICIENT CIRCULAR PATTERNS, INFRASTRUCTURE DESIGN AND STREET CONSTRUCTION, WHILE MAINTAINING A MODIFIED GRID PATTERN WITHIN THE DEVELOPMENT. BLOCKS SHALL BE DESIGNED TO HAVE A LENGTH OF BETWEEN APPROXIMATELY TWO HUNDRED TWENTY (220) FEET AND NINE HUNDRED SEVENTY FIVE (975) FEET. PEDESTRIAN CONNECTIVITY IS NOT COMPRISED, AS MID-BLOCK CONNECTIONS ARE REQUIRED FOR ALL BLOCKS LONGER THAN 650 FEET; AND TWO MID-BLOCK CONNECTIONS ARE REQUIRED FOR ALL BLOCKS LONGER THAN 700 FEET.

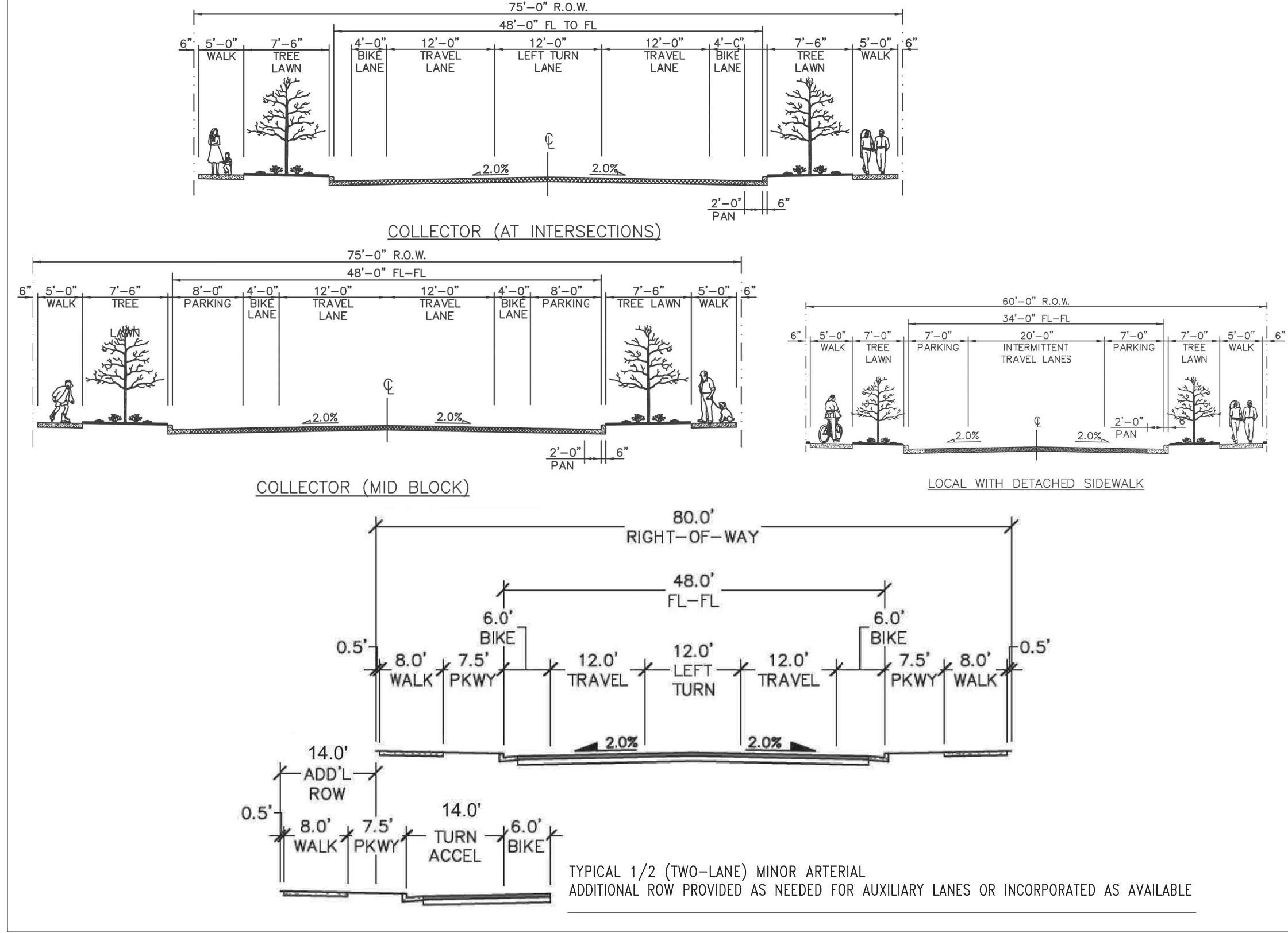
B). LOT DIMENSION AND CONFIGURATION HAVE BEEN MODIFIED TO ALLOW A REDUCTION IN MINIMUM LOT SIZE IN R-1 ZONE DISTRICT. SEE SECTION 16. DENSITY AND DIMENSIONAL STANDARDS HEREIN.

C). DOUBLE FRONTAGE: (a) A PLANTING SCREEN EASEMENT OF AT LEAST FIFTEEN (15) FEET IN WIDTH, ACROSS WHICH THERE SHALL BE NO VEHICULAR RIGHT OF ACCESS, SHALL BE REQUIRED ALONG THE PROPERTY LINE OF RESIDENTIAL LOTS ABUTTING REAR LOT LINES IN ARTERIAL OR COLLECTOR STREETS. THIS MAY BE REDUCED IN RARE CASES TO A MINIMUM OF TWELVE (12) FEET IN WIDTH, IF A CONTINUOUS LANDSCAPED SHRUB BUFFER IS PROVIDED (CONSISTING OF A MINIMUM OF ONE ROW OF SHRUBS WITH A MIN. MATURE HEIGHT OF 6' AND MIN. MATURE WIDTH OF 4' TO 5', PLANTED TO OVERLAP BY A MIN. OF 6" EACH SIDE, BASED ON MATURE WIDTH) WITHIN THE PLANTING SCREEN AREA THAT IS LESS THAN FIFTEENTEN (15) FEET IN WIDTH. THIS DOES NOT APPLY TO SIDE YARDS ADJACENT TO AN ARTERIAL OR COLLECTOR STREET..

D). DUE TO THE MODIFIED DIMENSIONAL STANDARDS, DRIVEWAY ACCESS TO A LOCAL STREET FROM A SINGLE-FAMILY DETACHED RESIDENTIAL LOT SHALL BE FORTY (40) FEET OR GREATER FROM THE INTERSECTION OF THE LOCAL STREET AND A COLLECTOR STREET (AS MEASURED FROM THE INTERSECTING RIGHT-OF-WAY LINES TO THE EDGE OF DRIVEWAY). SEE TYPICAL SINGLE FAMILY RESIDENTIAL LOT DRIVEWAY LOCATIONS DIAGRAM ON SHEET 5 OF 5.

2. STREETS  
ALL STREETS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS, PER ARTICLE 2, SECTION 500 OF THE FREDERICK DESIGN STANDARDS, UNLESS OTHERWISE NOTED PER THIS PDP – SEE THE TYPICAL STREET CROSS SECTIONS AS FOLLOWS:

### TYPICAL STREET CROSS SECTIONS



3. PARKING)  
ALL PARKING SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.8 PARKING,) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

LOCATION OF SPACES.

A). RESIDENTIAL.  
(1). REQUIRED OFF-STREET PARKING IN RESIDENTIAL ZONES SHALL NOT LIE WITHIN THE FRONT YARD SETBACK NOR WITHIN ANY REQUIRED SIDE YARD SETBACK ADJACENT TO A STREET. DRIVEWAY SPACES WITHIN THESE SETBACKS CAN BE COUNTED FOR REQUIRED OFF-STREET PARKING.

# COLUMBINE HEIGHTS PRELIMINARY DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67  
WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
142.931 ACRES TOTAL 351 LOTS; 27 OUTLOTS

(2). EXCEPT WITHIN A GARAGE OR IN CONJUNCTION WITH AN APPROVED AFFORDABLE HOUSING PROJECT, TANDEM PARKING IS ALLOWED TO MEET REQUIRED OFF-STREET PARKING REQUIREMENTS.

| USE                    | MINIMUM PARKING REQUIRED<br>OUTSIDE OF RIGHT OF WAY |
|------------------------|-----------------------------------------------------|
| SINGLE FAMILY DETACHED | 2 SPACES PER UNIT                                   |
| ACCESSORY DWELLINGS    | NO ADDITIONAL SPACES REQUIRED                       |

4. SIDEWALKS, WALKWAYS, MULTI-USE PATHWAYS, AND TRAILS.  
ALL SIDEWALKS, WALKWAYS, MULTI-USE PATHWAYS, AND TRAILS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.9 SIDEWALKS, WALKWAYS, MULTI-USE PATHWAYS, AND TRAILS,) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

5. EASEMENT AND UTILITY STANDARDS.  
ALL EASEMENTS AND UTILITY STANDARDS SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.10 EASEMENTS AND UTILITY STANDARDS,) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP. ALSO, UNITED POWER EXISTING OVERHEAD LINES LOCATED GENERALLY ALONG THE EASTERN AND SOUTHERN PROPERTY LINES ARE TO BE PLACED UNDERGROUND.

6. PARKS AND OPEN SPACE.  
ALL PARKS AND OPEN SPACE SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.11 PARKS AND OPEN SPACE,) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

A). PARKS, OPEN SPACE AND TRAILS SHALL BE INSTALLED PER THE SUBJECT PHASE OR FILING IN WHICH IT IS LOCATED; OR SAID IMPROVEMENTS MAY BE DESIGNATED TO BE COMPLETE PRIOR TO ISSUANCE OF FORTY-PERCENT (40%) OF THE BUILDING PERMITS FOR STRUCTURES WITHIN THE OVERALL SUBDIVISION; AS DEFINED IN THE DEVELOPMENT AGREEMENT.

B). SITE SHRUBS. MASSING AND THE JUDICIOUS USE OF SHRUBS IS REQUIRED. AT MINIMUM, SITE SHRUBS SHALL BE PROVIDED AT A RATIO OF ONE-HUNDRED AND FIFTY (150) SITE SHRUBS PER ACRE CLUSTERED WITHIN PLANTER BEDS AND STRATEGICALLY PLACED TO DEFINE SPACE, HIGHLIGHT ACTIVITIES, AND GUIDE PATRONS THROUGH THE PARK.

C). PARKING FOR POCKET PARKS (OTHER THAN ADJACENT ON-STREET PARKING) IS NOT REQUIRED.

D). FENCING OF OPEN SPACE AREAS IS NOT REQUIRED.

E). PLANNED UNIT DEVELOPMENTS (PUD). THE DEVELOPER SHALL PROVIDE: LAND FOR ONE (1) NEIGHBORHOOD PARK WITH A MAJORITY OF HOMES WITHIN A ONE-HALF-MILE RADIUS OF THE NEIGHBORHOOD PARK.

7. PUBLIC SITES AND DEDICATION REQUIREMENTS.  
PUBLIC SITES AND DEDICATION REQUIREMENTS SHALL BE PER THE APPROVED ANNEXATION AGREEMENT.

8. FAIR CONTRIBUTION FOR PUBLIC SCHOOL SITES.  
THE SUBDIVIDER SHALL DEDICATE AND CONVEY LAND FOR A PUBLIC SCHOOL SITE TO THE ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J.

9. LANDSCAPE DESIGN.  
ALL LANDSCAPE DESIGN SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS, PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

1. DESIGN PRINCIPLES.  
1.a. LANDSCAPE PLANS SHALL USE THE FOLLOWING DESIGN PRINCIPLES:  
10(b). LANDSCAPES SHALL CONSIST OF A VARIETY OF PLANT SPECIES TO ENHANCE BIODIVERSITY. NO ONE PLANT SPECIES MAY MAKE UP MORE THAN TWENTY-FIVE PERCENT (25%) OF THE AREA OF NON-GRASS PLANT MATERIALS ON SITE.  
10(f). ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEED TO PREVENT EROSION. NATIVE, NON-INVASIVE GRASSES SHALL BE USED FOR RE-VEGETATION WHERE PRACTICAL. WEED CONTROL IS THE RESPONSIBILITY OF THE LANDOWNER OR APPROVED DESIGNEE. NATIVE AREAS UNDISTURBED BY DEVELOPMENT CAN REMAIN UNDISTURBED WITHOUT REQUIREMENTS FOR ANY ADDITIONAL ENHANCEMENT AND/OR PLANTING.

2. PLANTING MATERIALS  
2.a. THE MINIMUM PLANTING SIZES ON ALL REQUIRED LANDSCAPING SHALL BE TWO-INCH (2") CALIPER DECIDUOUS TREES, ONE-AND-ONE-HALF-INCH (1 1/2") CALIPER ORNAMENTAL TREES, SIX FOOT (6') TALL EVERGREEN TREES AND FIVE (5) GALLON SHRUBS. ORNAMENTAL GRASSES AND PERENNIALS SHALL BE ONE (1) GALLON CONTAINER SIZE.

2.b. ORGANIC AND INORGANIC MULCHES SHALL GENERALLY BE APPLIED OVER A WEED CONTROL BARRIER AND CONTAINED BY EDGING. ORGANIC MULCHES SHALL BE APPLIED AT ONE (1) CUBIC YARD PER EIGHTY (80) SQUARE FEET AND MAINTAINED AT A MINIMUM DEPTH OF THREE (3) INCHES. INORGANIC MULCHES AND DECORATIVE ROCK SHALL BE APPLIED AND MAINTAINED AT A MINIMUM DEPTH OF THREE (3) INCHES.

2.c. IRRIGATION  
ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED AS REQUIRED FOR PLANT ESTABLISHMENT, HEALTH, AND MAINTENANCE. NON-IRRIGATED NATIVE GRASS AREAS MAY BE IRRIGATED FOR ITS ESTABLISHMENT PERIOD IF NEEDED, AND WILL BE EXEMPT THEREAFTER. IRRIGATION SYSTEMS SHALL BE ZONED APPROPRIATE TO THE TYPE AND SCOPE OF THE LANDSCAPE IMPROVEMENTS AND PLANT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING WITHIN THE RIGHT-OF-WAY. IRRIGATION SYSTEMS SHALL BE CAPABLE OF SUPPORTING MULTIPLE ZONES AND SETTINGS, INCLUDING ADJUSTING FOR WEATHER CONDITIONS AND WATER RESTRICTIONS. ALL IRRIGATION SYSTEMS SHALL BE CONNECTED TO A BACK FLOW PREVENTION DEVICE. IRRIGATION CRITERIA CAN BE ADJUSTED AS FUTURE WATER POLICY AND/OR A NON-POTABLE WATER SYSTEM IS INSTALLED.

(a) USE OF NON-TREATED WATER FOR IRRIGATION IS ENCOURAGED IF A PERMANENT, SUITABLE SUPPLY IS AVAILABLE.

(b) NON-IRRIGATED NATIVE GRASSES MAY BE USED TO ESTABLISH AND MAINTAIN GROUND COVER WITHIN PARK AND OPEN SPACE NATURAL AREAS, AND/OR AREAS SET ASIDE FOR LATER DEVELOPMENT. OR TEMPORARY IRRIGATION MAY BE USED IN THESE AREAS, AS APPROVED BY THE TOWN.

(c) DEVELOPER SHALL PROVIDE WATER TAPS, IRRIGATION IMPROVEMENTS, AND DEDICATE WATER AS NEEDED TO SUPPLY THE LANDSCAPING.

2.d. MAINTENANCE  
IN ORDER TO PROVIDE FOR THE ONGOING HEALTH AND APPEARANCE OF REQUIRED AND APPROVED LANDSCAPE IMPROVEMENTS, ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH AND REPLACED BY THE LANDOWNER, OCCUPANT, OR HOA AS NECESSARY. ALL PROPERTY OWNERS OR OCCUPANTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING WITHIN THE PORTION OF THE PUBLIC RIGHT-OF-WAY BETWEEN THE BACK OF THE CURB OR STREET PAVEMENT AND THE ADJACENT PROPERTY.

(a) TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS AND OTHER LANDSCAPE ELEMENTS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER, HOA, METRO DISTRICT, OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION, OR WHEN SO DIRECTED BY THE CHIEF BUILDING OFFICIAL OR COMMUNITY SERVICE OFFICER ACCORDING TO MUNICIPAL CODE CHAPTER 7, ARTICLE II. A LANDSCAPE MAINTENANCE AGREEMENT BETWEEN DEVELOPER, BUILDER AND HOA WILL BE EXECUTED AT FINAL PLAT TO MEMORIALIZE LANDSCAPE MAINTENANCE RESPONSIBILITY.

### 3. LANDSCAPE DESIGN STANDARDS

#### 3.a. RIGHTS-OF-WAY

##### (1) STREET TREES:

(a) SPACING REQUIREMENTS: UNLESS OTHERWISE NOTED IN THIS CODE, STREET TREES SHALL BE SPACED WITHIN THE TREE LAWN, SUFFICIENT FOR MATURE GROWTH AND TO AVOID CONFLICTS WITH LIGHTING, AND UTILITIES. FOR CALCULATING THE MINIMUM REQUIRED NUMBER OF STREET TREES, THERE SHALL BE ONE (1) TREE FOR EVERY FORTY (40) LINEAR FEET OF ROAD FRONTAGE OR CURB, UNLESS OTHERWISE SPECIFIED BY THE FREDERICK LAND USE CODE (I.E. ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET FOR PARKS AND OPEN SPACE).

(b) COLLECTOR AND LOCAL STREETS: THE DEVELOPER (METRO. DISTRICT) SHALL INSTALL TREE LAWNS WITH LIVE GROUNDCOVER, INCLUDING A COMBINATION OF ORNAMENTAL GRASSES, FLOWERS, SHRUBS, STREET TREES, MULCH, AND IRRIGATION FOR THOSE AREAS LAYING ADJACENT TO ANY PARK OR OPEN SPACE OUTLOT FRONTAGE. HOMEBUILDERS SHALL INSTALL TREE LAWNS WITH LIVE GROUNDCOVER, INCLUDING A COMBINATION OF ORNAMENTAL GRASSES, FLOWERS, SHRUBS, STREET TREES, MULCH, AND IRRIGATION FOR THOSE AREAS LAYING ADJACENT TO EACH HOME/LOT FRONTAGE. AUTOMATIC IRRIGATION SYSTEMS WITHIN THE ASSOCIATED TREE LAWNS DESCRIBED ABOVE SHALL CONFORM TO REQUIREMENTS NOTED IN THE APPROVED VERSION OF THE TOWN OF FREDERICK DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS THEY MAY BE AMENDED FROM TIME TO TIME. FUTURE MAINTENANCE OF THESE AREAS WILL BE DETERMINED IN A FUTURE LANDSCAPE MAINTENANCE AGREEMENT AT TIME OF FINAL PLAT AND FINAL DEVELOPMENT PLAN.

(c) ARTERIAL STREETS: THE DEVELOPER (METRO. DISTRICT) SHALL INSTALL TREE LAWNS WITH LIVE GROUNDCOVER, INCLUDING A COMBINATION OF GRASS (MAY BE IRRIGATED TURF, AND/OR TOWN APPROVED MOWED NATIVE GRASSES), FLOWERS, STREET TREES, SHRUB PLANTINGS, ORNAMENTAL STRUCTURES, PAVING AND A MINIMUM OF ONE (1) SHRUB FOR EVERY ONE HUNDRED FIFTY (150) SQUARE FEET OF LANDSCAPE AREA CLUSTERED INTO PLANTING BEDS. THE DEVELOPER (METRO. DISTRICT) SHALL ALSO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT CONFORMS TO THE APPROVED VERSION OF THE TOWN OF FREDERICK DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS THEY MAY BE AMENDED FROM TIME TO TIME. FUTURE MAINTENANCE OF THESE AREAS WILL BE DETERMINED IN A FUTURE LANDSCAPE MAINTENANCE AGREEMENT AT TIME OF FINAL PLAT AND FINAL DEVELOPMENT PLAN.

3.b. WATER CONSERVATION. ALL LANDSCAPING PLANS SHALL BE DESIGNED TO INCORPORATE WATER CONSERVATION MATERIALS AND TECHNIQUES THROUGH APPLICATION OF XERISCAPE LANDSCAPING PRINCIPLES. XERISCAPE LANDSCAPING PRINCIPLES DO NOT INCLUDE OR ALLOW ARTIFICIAL TURF OR PLANTS, MULCHED (INCLUDING GRAVEL) BEDS OR AREAS WITHOUT LANDSCAPE PLANT MATERIAL, PAVED AREAS NOT REQUIRED FOR WALKWAYS, PLAZAS OR PARKING LOTS, BARE GROUND, WEED COVERED OR INFESTED SURFACES OR ANY LANDSCAPING THAT DOES NOT COMPLY WITH THE STANDARDS OF THIS SECTION OF THE CODE.

##### (1) TYPICAL LOT LANDSCAPE PLANS:

(a) SEE TYPICAL R-1 RESIDENTIAL LOT LANDSCAPE PLANS ON CONCEPTUAL LANDSCAPE PLAN FOR TRADITIONAL SINGLE FAMILY DETACHED (SFD) LOTS (45'X110' LOTS, AND 50'X110' LOTS); AND SECTION 7 LANDSCAPE REQUIREMENTS BELOW.  
(b) PARK AREAS, OPEN SPACE STREET FRONTAGE OUTLOTS, MID-BLOCK TRAIL OUTLOTS, AND ARTERIAL STREET ROW LANDSCAPING SHALL ENCOURAGE WATER CONSERVATION THROUGH THE USE OF A COMBINATION OF IRRIGATED AND NON-IRRIGATED AREAS. ALL LANDSCAPED AREAS SHALL INCORPORATE XERISCAPE PRINCIPALS, AND UTILIZE PRIMARILY LOW TO MODERATE WATER USE SHRUBS AND TREES. IRRIGATED TURF AREAS ARE TO BE LIMITED TO HIGH VISIBILITY OR HIGH ACTIVITY AREAS. PASSIVE OPEN AREAS MAY INCLUDE AREAS OF LOW WATER USE NATIVE GRASSES AND/OR NON-IRRIGATED NATIVE GRASSES. IN GENERAL PARK AREAS SHOULD BE DESIGNED TO BE APPROXIMATELY 35% TO 45% IRRIGATED; 55% TO 65% NON-IRRIGATED; WHILE OPEN SPACE AREAS INCLUDING STREET FRONTAGE OUTLOTS, MID-BLOCK TRAIL OUTLOTS, AND ARTERIAL STREET ROW LANDSCAPING AREAS MAY BE DESIGNED WITH A LESSER IRRIGATED PERCENTAGE.

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COLUMBINE HEIGHTS SUBDIVISION

Frederick, Colorado  
Preliminary Development Plan

DRAWN BY: KJS

CHECK BY: KJS

ISSUE DATE: 08/02/2023

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11/26/2024

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07/23/2025

11/24/2025

02/11/2026

04/08/2026

SHEET TITLE

General  
Development  
Information

SHEET NUMBER

3 OF 6



# COLUMBINE HEIGHTS PRELIMINARY DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67  
WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
142.931 ACRES TOTAL 351 LOTS; 27 OUTLOTS

## GENERAL DEVELOPMENT REQUIREMENTS (CONTINUED):

### 4. ADDITIONAL LANDSCAPE REQUIREMENTS

#### 4.a. SINGLE-FAMILY RESIDENTIAL LANDSCAPING DEVELOPMENT STANDARDS.

4.b. FRONT YARD LANDSCAPING EXTENDING FROM THE FENCE LINE (DIVIDING SIDE YARD FROM FRONT YARD) OR FRONT BUILDING WALL LINE (WHICHEVER IS GREATER), TO THE FRONT EDGE OF THE PROPERTY, SIDEWALK AND EDGE OF RIGHT-OF-WAY (WHICHEVER IS GREATER):

4.c. LANDSCAPE COVERAGE. FRONT YARD LANDSCAPING AND AUTOMATIC IRRIGATION SYSTEM TO INCLUDE SOD INCLUDE SOD TURF AREA(S) FOR THE FRONT YARD AREA OF EACH HOME, AS DESCRIBED BELOW; MULCHED SHRUB/PLANTING BED AREAS (WHICH SHALL INCLUDE A MIN. OF FIFTY PERCENT (50%) LIVE MATERIALS AT MATURITY – WITHIN THREE (3) YEARS), UNLESS OTHERWISE APPROVED BY THE TOWN; AND THE TREE LAWN AREA.

4.d. TURF. ALL TURF AREAS SHALL BE PLANTED WITH DROUGHT TOLERANT GRASS VARIETIES SUCH AS TURF TYPE TALL FESCUE (DWARF HYBRIDS) MIX, OR OTHER DROUGHT TOLERANT VARIETY/MIX. ANY TURF MIX CONTAINING BLUEGRASS VARIETIES SHALL CONTAIN A MAX. OF 25% BLUEGRASS I.E. 75% TO 90% FESCUE/25% TO 10% BLUEGRASS. (NO ARTIFICIAL TURF IS ALLOWED). FRONT YARD LANDSCAPING SHALL REQUIRE THE FOLLOWING TURF AREAS:  
- FOR TRADITIONAL SINGLE FAMILY DETACHED (SFD) LOTS: EXCLUDING THE DRIVEWAY AND SIDEWALKS A MINIMUM OF 300 SQ. FT TURF AREA, WITH A MAXIMUM OF 40% TURF, OR 500 SQ. FT. WHICH EVER IS LESS.

4.e. SHRUBS. SHRUBS SHALL BE CONTAINED WITHIN A PLANTER BED. THERE SHALL BE A MINIMUM NUMBER OF SHRUBS REQUIRED FOR THE FRONT YARD SETBACK OF EACH HOME (AS SETFORTH BELOW).  
- FOR TRADITIONAL SINGLE FAMILY DETACHED (SFD) LOTS: THIRTEEN (13) SHRUBS FOR THE FRONT YARD AREA OF EACH HOME (NOTE 13 SHRUBS MAY NOT ACHIEVE THE 50% LIVE MATERIAL REQUIREMENT, DEPENDING UPON THE SIZE OF SHRUBS).

4.f. TREES. THERE SHALL BE A MINIMUM NUMBER OF TREES REQUIRED FOR THE FRONT YARD SETBACK OF EACH HOME (AS SETFORTH BELOW). IT IS RECOMMENDED THAT A MULCH RING OR PLANTER BED BE MAINTAINED AT THE BASE OF ALL TREES TO PROMOTE TREE HEALTH AND MINIMIZE DAMAGE FROM YARD MAINTENANCE.  
- FOR TRADITIONAL SINGLE FAMILY DETACHED (SFD) LOTS: FRONT YARD AREAS FOR EACH HOME SHALL BE PLANTED WITH ONE DECIDUOUS SHADE TREE (2.5" CAL. MIN.) + ONE ORNAMENTAL TREE (1.75" CAL. MIN.) -OR- ONE EVERGREEN TREE (6 FT. HT. MIN.).

4.g. DECORATIVE ROCK OR GRAVEL MULCH IS REQUIRED WITHIN SIX FEET (6') OF THE BUILDING FOUNDATION AND SHALL BE UNDERLAIN BY A WEED BARRIER. PLANTINGS ARE NOT ALLOWED WITHIN THE THREE FOOT (3') FOUNDATION BUFFER. ROCK AND/OR WOOD MULCH IS PERMITTED ELSEWHERE WITHIN THE FRONT YARD LANDSCAPING AS FOLLOWS:  
- a). IN ADDITION TO THE 6' PERIMETER ROCK MULCH, A MAXIMUM OF 50% OF THE FRONT YARD BED AREAS MAY BE ROCK MULCH. (NOTE ALL BED AREAS MUST CONTAIN A MIN. OF 50% LIVE PLANTINGS AT MATURITY. AS SPECIFIED ELSEWHERE HEREIN. THERE SHALL BE NO FRONT YARD BED AREAS THAT HAVE ZERO LIVE PLANTINGS).  
- b). ROCK MULCH PLACED WITHIN ONE (1) FOOT OF A SIDEWALK OR VEHICULAR USE AREA MUST BE CONTAINED WITH A BORDER OR BE OF A SUFFICIENT SIZE THAT IT WILL NOT TRAVEL ONTO THE SIDEWALK OR VEHICULAR USE AREA.  
- c). WOOD MULCH PLACED WITHIN ONE (1) FOOT OF A SIDEWALK OR VEHICULAR USE AREA MUST BE CONTAINED WITH A BORDER.  
- d). WHERE USED, MULCH SHALL BE APPLIED OVER A WEED CONTROL BARRIER TO A DEPTH OF THREE (3) INCHES.

4.h. TREE LAWN (STREET ROW FRONTAGE) AREAS. ONE DECIDUOUS SHADE TREE (2.5" CAL. MIN.) FOR EVERY FORTY (40) LINEAR FEET OF STREET FRONTAGE OR PORTION THEREOF (FOR FRONT AND SIDE OF LOT, EXCLUDING DRIVEWAYS) SHALL BE PLANTED WITHIN TREE LAWN AREA ADJACENT TO THE DETACHED SIDEWALK. ADDITIONALLY THE TREE LAWN AREA SHALL BE PLANTED WITH A COMBINATION OF SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS THAT MUST ACHIEVE A MIN. OF 50% LIVE COVERAGE AT MATURITY (THREE (3) YEARS) AND ROCK MULCH (MIN, 1-1/2" SZE) OVER WEED BARRIER FABRIC (WITH NO MORE THAN 40% OF SAID COVERAGE AS ORNAMENTAL GRASSES OR PERENNIALS A 3 / 1 SHRUB EQUIVALENT).

4.i. ADDITIONAL REQUIREMENTS FOR CORNER LOTS WITH PUBLIC STREET FRONTAGE. SIDE YARD LANDSCAPING ON CORNER LOTS SHALL EXTEND TO THE EDGE OF THE PROPERTY, OR SIDEWALK WHICHEVER IS GREATER.

4.j. CORNER LOT SIDE YARD TURF FOR TURF REQUIRMENTS (MINIMUM AND MAXIMUM) CORNER LOT SIDE YARD AREAS ARE TO BE COMBINED WITH FRONT YARD AREAS, AND COMPLY WITH ALL SUCH REQUIREMENTS. THERE ARE NO ADDITIONAL SIDE YARD TURF REQUIREMENT OR ALLOWANCES FOR A GREATER AMOUNT OF TURF FOR CORNER LOTS.

4.k. CORNER LOT SIDE YARD SHRUBS. SHRUBS SHALL BE CONTAINED WITHIN A PLANTER BED. THERE SHALL BE A MINIMUM NUMBER OF SHRUBS REQUIRED FOR THE SIDE YARD SETBACK OF EACH HOME IF ADJACENT TO A STREET IN ADDITION TO THE MINIMUM REQUIRED SHRUBS FOR THE FRONT YARD (AS SETFORTH BELOW). SHRUBS SHALL BE CONTAINED WITHIN A PLANTER BED.  
- FOR TRADITIONAL SINGLE FAMILY DETACHED LOTS: ELEVEN (11) SHRUBS FOR THE CORNER SIDE YARD AREA OF EACH HOME. NOTE 11 SHRUBS MAY NOT ACEIVE THE 50% LIVE MATERIAL REQUIREMENT, DEPENDING UPON THE SIZE OF SHRUBS.

4.l. CORNER LOT SIDE YARD TREES. THERE SHALL BE A MINIMUM NUMBER OF TREES REQUIRED FOR ALL CORNER LOTS ADJACENT TO A STREET IN ADDITION TO THE REQUIRED FRONT YARD AND STREET TREES (AS SETFORTH BELOW).  
- FOR TRADITIONAL SINGLE FAMILY DETACHED (SFD) LOTS: SIDE YARD ON CORNER LOT AREAS FOR EACH HOME SHALL BE PLANTED WITH ONE ORNAMENTAL TREE (1.75" CAL. MIN.) –OR- ONE NARROW EVERGREEN TREE (6. FT. HT. MIN.) WITH A MIN. MATURE HEIGHT OF 18 FT.

4.m. CORNER LOT SIDE LANDSCAPE COVERAGE. EXCLUDING SIDEWALKS, NO LESS THAN FIFTY PERCENT (50%) OF THE SIDE LOT SHALL BE COVERED IN LIVE PLANT MATERIALS SUCH AS GROUND COVER, SHRUBS, ORNAMENTAL GRASS, FLOWERS, ETC. LOCATED BETWEEN THE DWELLING AND THE SIDEWALK AT MATURITY (WITHIN THREE (3) YEARS), UNLESS OTHERWISE APPROVED BY THE TOWN.

4.n. THE OWNER SHALL:  
4.n.(1). INSTALL REMAINDER OF YARD LANDSCAPING, AND IS ENCOURAGED TO PLANT ADDITIONAL TREES, SHRUBS AND FLOWERS, ETC., USING XERISCAPE PRINCIPLES AND LOW WATER PLANTS AND TECHNIQUES TO PROMOTE ENERGY AND RESOURCE EFFICIENCY AS GENERALLY SET FORTH IN THIS SECTION. REAR/SIDE YARDS SHALL HAVE A MAXIMUM OF 45% TURF AREA (NO ARTIFICIAL TURF IS ALLOWED). TURF AREAS IN REAR YARDS SHALL BE A MIN. OF 6' FROM FOUNDATIONS. ALL TURF AREAS SHALL BE PLANTED WITH DROUGHT TOLERANT GRASS VARIETIES SUCH AS TURF TYPE TALL FESCUE (DWARF HYBRIDS) MIX. OR OTHER DROUGHT TOLERANT VARIETY/MIX. ANY TURF MIX CONTAINING BLUEGRASS VARIETIES SHALL CONTAIN A MAX. OF 25% BLUEGRASS I.E. 75% TO 90% FESCUE/25% TO 10% BLUEGRASS.

4.n.(2). EXCLUSIVE OF FENCED SIDE YARD AREAS NOT REDILY VISIBLE FROM PUBLIC STREETS, DO NOT COVER ANY MORE THAN 50% OF ANY REAR YARD AREA IN DECORATIVE ROCK OR GRAVEL.

4.n.(3). MAINTAIN THE YARD AND LANDSCAPING WITHIN THE ADJACENT ROAD RIGHT-OF-WAY, AND TREE LAWN AREA IN ACCORDANCE WITH TOWN REGULATIONS. MAINTAIN A MINIMUM OF TWENTY PERCENT (20%) OF THE YARD IN A PERVIOUS CONDITION (20% PERVIOUS AREA FOR EACH LOT CANNOT INCLUDE THE RIGHT OF WAY).

10. BUFFERING AND SCREENING TECHNIQUES.  
ALL BUFFERING AND SCREENING TECHNIQUES SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS (AS WRITTEN IN SECTION 2.15 BUFFERING AND SCREENING TECHNIQUES) PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP.

1. GENERAL PROVISIONS  
C. BUFFERING MAY BE REQUIRED BETWEEN ANY DEVELOPMENT AND ADJACENT NATURAL OR ENVIRONMENTALLY SENSITIVE AREAS. NATURAL AREAS NOT DISTURBED BY DEVELOPMENT ACTIVITIES AND/OR PREVIOUSLY IN AGRICULTURAL PRODUCTION CAN REMAIN WHERE POSSIBLE WITHOUT BUFFERING. THIS WILL BE DETERMINED BY THE TOWN'S DEVELOPMENT DIRECTOR ON A CASE-BY-CASE BASIS.
2. BUFFERING AND SCREENING LAND USES.  
B. ALL AIR CONDITIONING, HVAC SYSTEMS, EXHAUST PIPES OR STACKS, ELEVATOR HOUSING, SATELLITE DISHES AND OTHER TELECOMMUNICATIONS RECEIVING DEVICES SHALL BE THOROUGHLY SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTIES THROUGH THE USE OF ROOF ELEMENTS AND LANDSCAPING IF THEY ARE LOCATED IN SIDE OR FRONT YARDS.  
C. RV TRAILERS SHALL NOT BE PARKED, LONG OR SHORT TERM (48 HOURS), WITHIN THE RIGHT OF WAY, DRIVEWAYS, OR ON PRIVATE PROPERTY. RV TRAILERS ARE PERMITTED IN RESIDENTIAL AREAS AS LONG AS THEY ARE PARKED WITHIN AN ENCLOSED STRUCTURE ON PRIVATE PROPERTY.

## 11. FENCE AND WALLS.

1. GENERAL PROVISIONS  
A. VISUAL INTEREST  
(1) IN ORDER TO PREVENT MUNDANE EXPANSES OF FENCING, A 6' HT. PRIVACY FENCE MUST HAVE A UNIQUE ELEMENT (SUCH AS STONE OR BRICK COLUMN) LOCATED EVERY FIFTY (50) FEET. THIS ONLY APPLIES TO COMMUNITY PERIMETER FENCE, NOT TO INDIVIDUAL RESIDENTIAL LOT FENCING.
- B. FENCE/WALL MATERIALS  
(1) WITH THE EXCEPTION OF TENNIS COURTS (WHERE VINYL COATED CHAIN LINK IS REQUIRED), CHAIN LINK FENCING IS NOT PERMITTED.

12. RESIDENTIAL ARCHITECTURE (SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS).  
ALL RESIDENTIAL ARCHITECTURE (SINGLE-FAMILY AND MULTI-FAMILY DWELLINGS) SHALL FOLLOW THE TOWN OF FREDERICK DESIGN STANDARDS PER THE FREDERICK LAND USE CODE, UNLESS OTHERWISE NOTED PER THIS PDP

1. TRADITIONAL SINGLE-FAMILY DETACHED  
a. MODEL DIVERSITY.  
(1) EACH BLOCK FACE SHALL CONTAIN AT LEAST THREE (3) DIFFERENT MODELS THAT HAVE SIGNIFICANT VARIATIONS IN EXTERIOR ELEVATIONS AND MASSING. DIFFERENTIATION IN MODELS REQUIRES ALL OF THE FOLLOWING VARIATIONS:  
(a) MASSING;  
(b) SIZE;  
(c) COLOR SCHEME;  
(d) GARAGE COMPONENT (AT STREET ACCESS CONDITION)  
- E.G. GARAGE DOOR STYLE; AND  
- GARAGE ACCESS E.G. RIGHT/LEFT PLACEMENT ON HOME'S FRONT ELEVATION AND/OR SIDE LOAD ACCESS.  
(2) EACH BLOCK FACE SHALL CONTAIN NO MORE THAN TWO (2) OF THE SAME MODEL WITH THE SAME ARCHITECTURAL STYLE; OR COLOR SCHEME.  
(3). SIGNIFICANT VARIATION IN THE RANGE OF WALL COLORS ON A BLOCK FACE IS ENCOURAGED, WHEN APPROPRIATE FOR THE ARCHITECTUAL STYLE. DIFFERENT COLORS SHALL BE USED ON ADJACENT BUILDING FACADES AND ON HOMES ACROSS THE STREET FROM ONE ANOTHER.

b. ENHANCEMENTS AT CORNERS. AT CORNERS, BUILDINGS SHALL ADDRESS THE SIDE STREET OR OPEN SPACE. CORNER LOTS SHALL BE WIDE ENOUGH TO ALLOW FOR SIDE ELEVATION ENHANCEMENTS. AT LEAST TWO (2) OF THE FOLLOWING ENHANCEMENTS ARE REQUIRED:  
(1) A SIDE- OR WRAP-AROUND PORCH, OR A BAY WINDOW.  
(2) WINDOWS OR GLAZED DOORS THAT FACE THE SIDE STREET OR OPEN SPACE.  
(3) A CHANGE IN THE VERTICAL OR HORIZONTAL WALL PLANE.  
(4) BRACKETS, PROJECTIONS, BELT COURSES, OR OTHER SUCH DETAILS.

c. MASSING. THE MASS OF A HOUSE SHOULD STRONGLY REFLECT ITS ARCHITECTURAL STYLE AND BE SCALED TO PROVIDE VISUAL INTEREST AND DEPTH, REDUCE BOXINESS, AND ACHIEVE AN ARTICULATED FORM ON FOUR (4) SIDES. EMPHASIS SHOULD BE ON THE FRONT AND REAR ELEVATIONS SINCE THEY ARE LOCATED ON THE SIDES OF THE HOUSE MOST VISIBLE, WITH SIDE ELEVATIONS, WHEN ADJACENT TO OTHER BUILDINGS, AS A SECONDARY FOCUS.

d. COVERED ENTRIES AND PORCHES.  
(1) A COVERED ENTRYWAY FOR THE FRONT DOOR IS REQUIRED. COVERED ENTRIES INCLUDING PORCHES WILL BE ALLOWED TO ENCROACH ON THE FRONT SET BACK AN ADDITIONAL TWO (2) FEET IF COVERED ENTRY DEPTH IS GREATER THAN SIX (6) FEET.

e. GARAGES. HOMES, NOT GARAGES, SHALL HAVE THE EMPHASIS ON RESIDENTIAL STREETS. THE INTENT IS THAT RESIDENTIAL STREETS HAVE VARIETY AND THAT GARAGES DO NOT DOMINATE HOMES AND STREETS. FOR THE PURPOSE OF THIS SECTION, STREET-FACING SHALL INCLUDE ALL DWELLING UNITS WITH FRONT ENTRIES FACING ONTO PUBLIC RIGHTS-OF-WAY AND/OR PRIVATE DRIVEWAYS OR STREETS

(3) WHEN GARAGE DOORS ARE OTHER THAN STREET-FACING (E.G. THE DOORS FACE A SIDE OR REAR LOT LINE), THE SIDE OF THE GARAGE FACING THE STREET SHALL INCLUDE WINDOWS, OR OTHER ARCHITECTURAL DETAILS THAT MIMIC THE FEATURES OF THE LIVING AREA PORTION OF THE DWELLING. ALSO, ADDITIONAL LANDSCAPING, INCLUDING FIVE (5) ADDED SHRUBS, AND ONE (1) ADDED TREE IS REQUIRED IN FRONT OF STREET FACING GARAGE WALL.

13. LIGHTING.  
LIGHTING SHALL FOLLOW THE TOWN OF FREDERICK LAND USE AND DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR ROW STREET LIGHTING, UNLESS OTHERWISE NOTED PER THIS PDP.

14. CONDITIONAL AND PERMITTED USES BY ZONE DISTRICT.  
ALL PERMITTED USES WITHOUT CONDITIONS IN THE TOWN OF FREDERICK LAND USE CODE FOR R1 ZONE DISTRICT, SINGLE FAMILY DETACHED UNITS

## 15. DENSITY AND DIMENSIONAL STANDARDS (SECTION 3.5)

| DENSITY AND DIMENSIONAL STANDARDS                         |                        |
|-----------------------------------------------------------|------------------------|
| RESIDENTIAL STANDARDS                                     | SINGLE FAMILY DETACHED |
| MINIMUM LOT AREA                                          |                        |
| PA-3 & PA-5                                               | 4000 SF                |
| PA-1, PA-2 & PA-4                                         | 5000 SF                |
| MINIMUM LOT WIDTH                                         |                        |
| PA-3 & PA-5                                               | 42 LF                  |
| PA-1, PA-2 & PA-4                                         | 50 LF                  |
| MINIMUM LOT FRONTAGE                                      | 34 LF                  |
| FRONT SETBACK - PRINCIPAL BUILDING                        | 15 LF                  |
| FRONT SETBACK - FRONT LOAD GARAGE                         | 15 LF                  |
| FRONT SETBACK - ACCESSORY BUILDING                        | 60 LF                  |
| REAR SETBACK - PRINCIPAL BUILDING                         | 20 LF                  |
| REAR SETBACK - ACCESSORY BUILDING                         | 5 LF                   |
| INTERIOR SIDE SETBACK                                     | 5 FT                   |
| STREET SIDE FRONTAGE SETBACK                              | 10 FT                  |
| MINIMUM FLOOR AREA PER PRINCIPAL DWELLING UNIT (SF)       | 850 SF                 |
| MAXIMUM NET DENSITY (UNITS PER ACRE) FOR OVERALL PROPERTY | 5.0 DU/AC              |

NOTES:

1. DENSITY AND DIMENSIONAL STANDARDS SHALL BE PER THE LAND USE CODE (LUC) UNLESS OTHERWISE SPECIFIED IN THE ABOVE CHART.

2. FIVE FOOT (5) SIDE SETBACKS SHALL APPLY TO ALL RESIDENTIAL SIDE LOT LINES ADJACENT TO COMMON AREAS AND/OR OPEN SPACE.

3. NET DENSITY IS CALCULATED BY DIVIDING THE TOTAL NUMBER OF UNITS BY THE TOTAL ACREAGE, MINUS ALL PUBLICLY DEDICATED LAND.

16. SIGNS (SECTION 7)  
PER TOWN OF FREDERICK LAND USE CODE.

APPLICANT:  
COLUMBINE HEIGHTS, LLC  
17 BEACON HILL LANE  
GREENWOOD VILLAGE, CO 80211  
CONTACT: MICHAEL BLUMENTHAL  
303-960-0900

CIVIL ENGINEER:  
  
Rocky Ridge Civil Engineering  
2204 18<sup>th</sup> Avenue, Suite 107  
Longmont, CO 80501  
303.651.6626  
<https://rockyridgescivil.com>

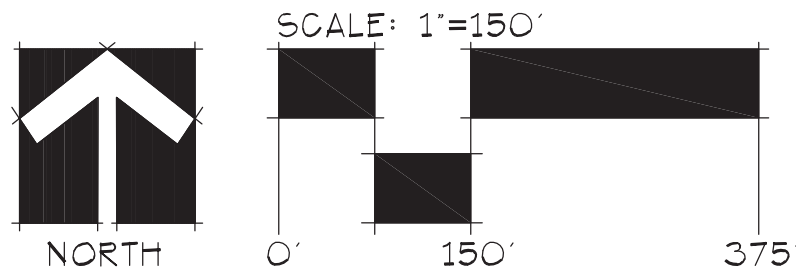
LANDSCAPE ARCHITECT:  
  
Kirby Smith & Associates, Inc.  
Land Planning•Site Design•Landscape Architecture  
6201 So. Hudson Ct., Centennial, CO 80121  
(303) 694-9484 FAX (303) 694-9272  
KSA Job # 402.2

COLUMBINE HEIGHTS SUBDIVISION  
Frederick, Colorado  
Preliminary Development Plan

DRAWN BY: KJS  
CHECK BY: KJS  
ISSUE DATE: 08/02/2023  
REVISIONS: 12/01/2023  
03/11/2024  
08/21/2024  
11/26/2024  
03/12/2025  
07/23/2025  
11/24/2025  
02/11/2026  
04/08/2026

SHEET TITLE  
General Dev.  
Info. Continued

SHEET NUMBER  
4 OF 6



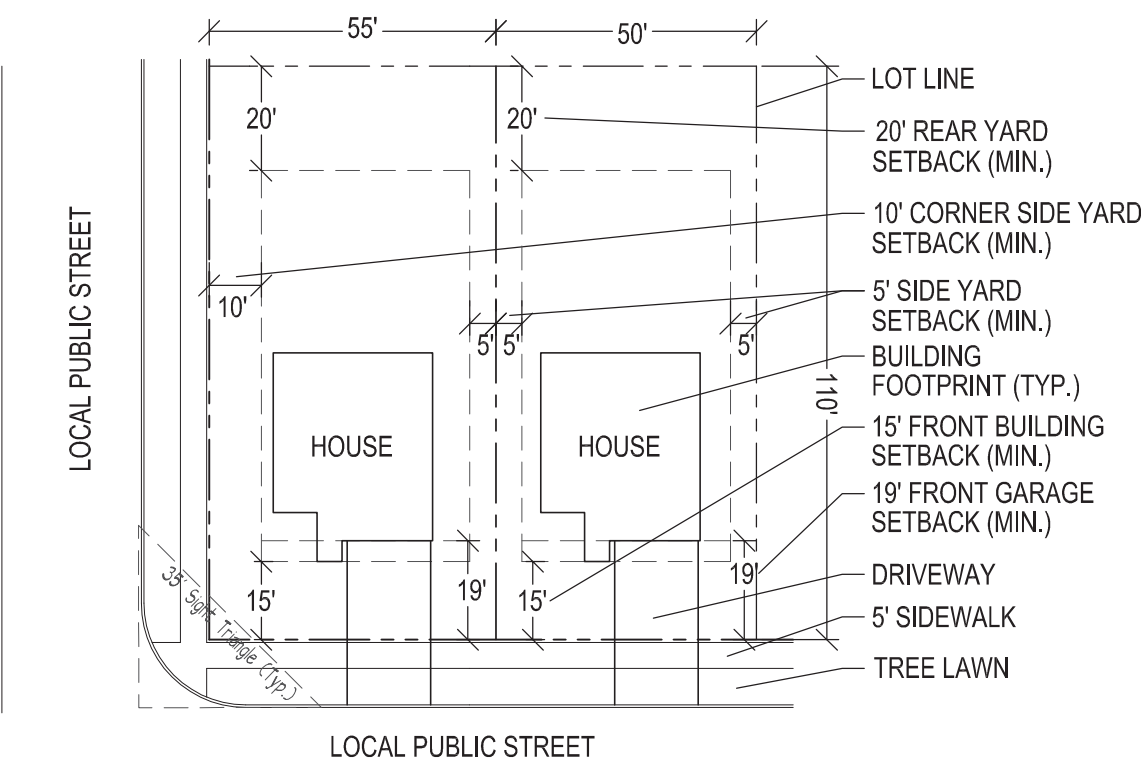


COLUMBINE HEIGHTS  
PRELIMINARY DEVELOPMENT PLAN

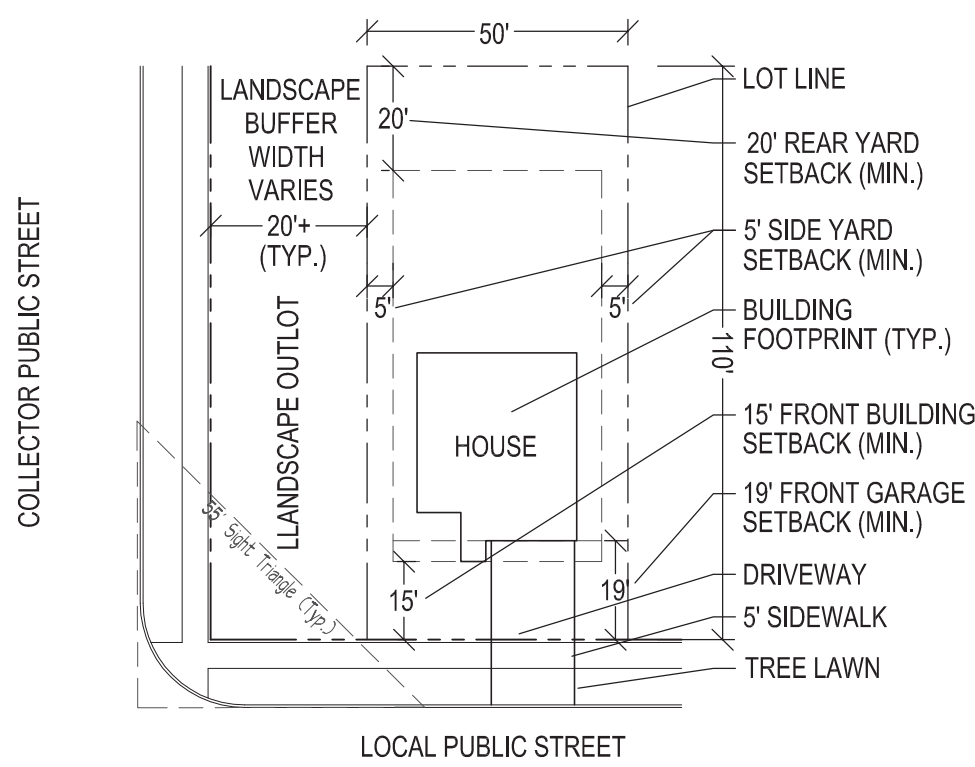
LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67  
WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
142.931 ACRES TOTAL 351 LOTS; 27 OUTLOTS

TYPICAL SINGLE FAMILY RESIDENTIAL LOTS & SETBACKS

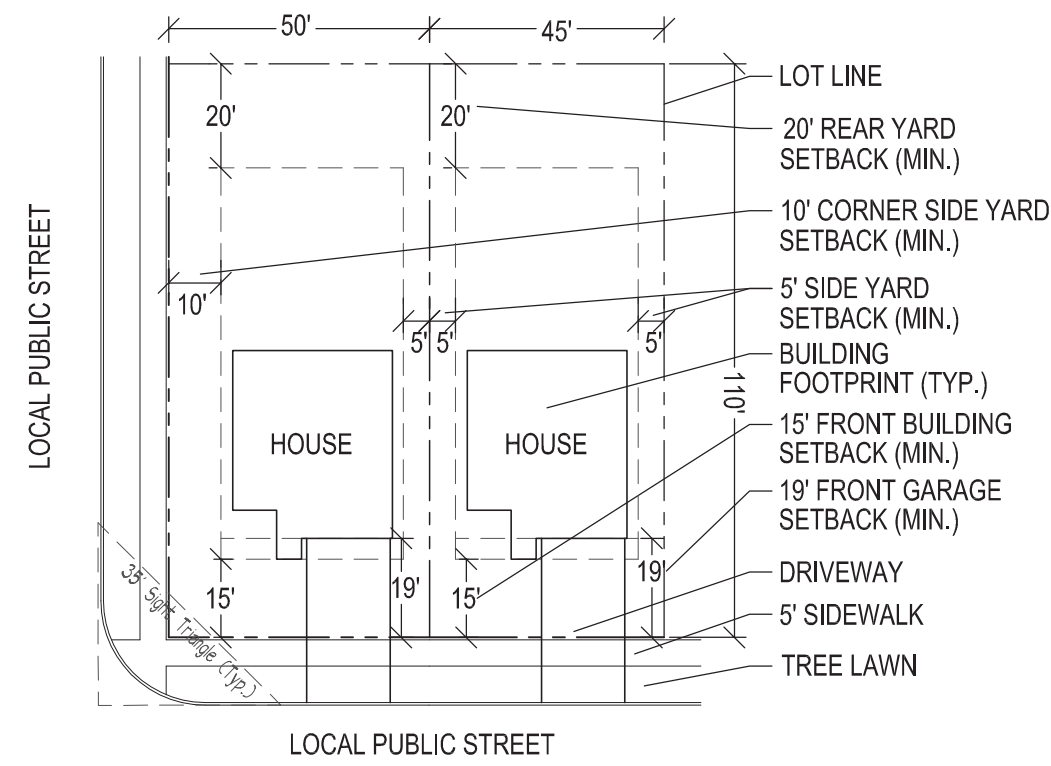
50 FOOT WIDE LOTS  
TYPICAL PDP LOCAL CORNER & INTERIOR LOT



50 FOOT WIDE LOTS  
TYPICAL PDP COLLECTOR CORNER LOT



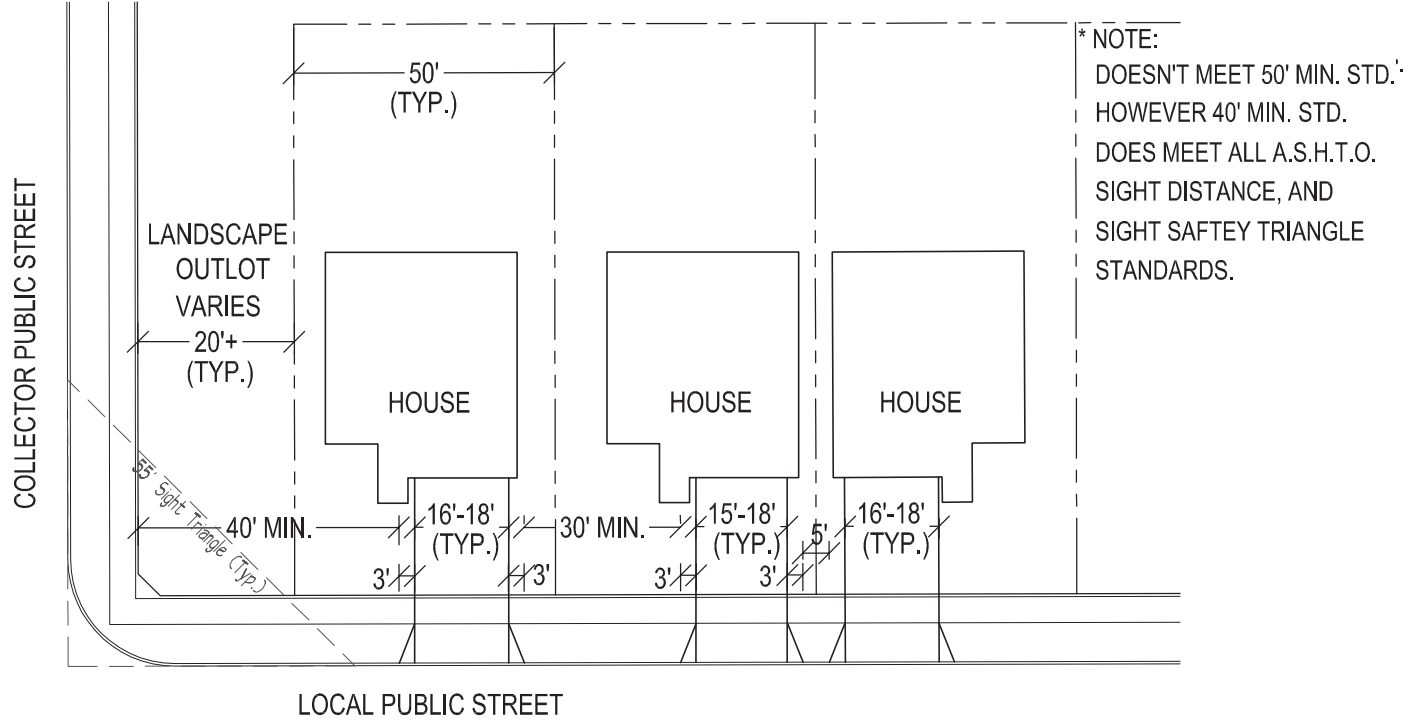
45 FOOT WIDE LOTS  
TYPICAL PDP LOCAL CORNER & INTERIOR LOT



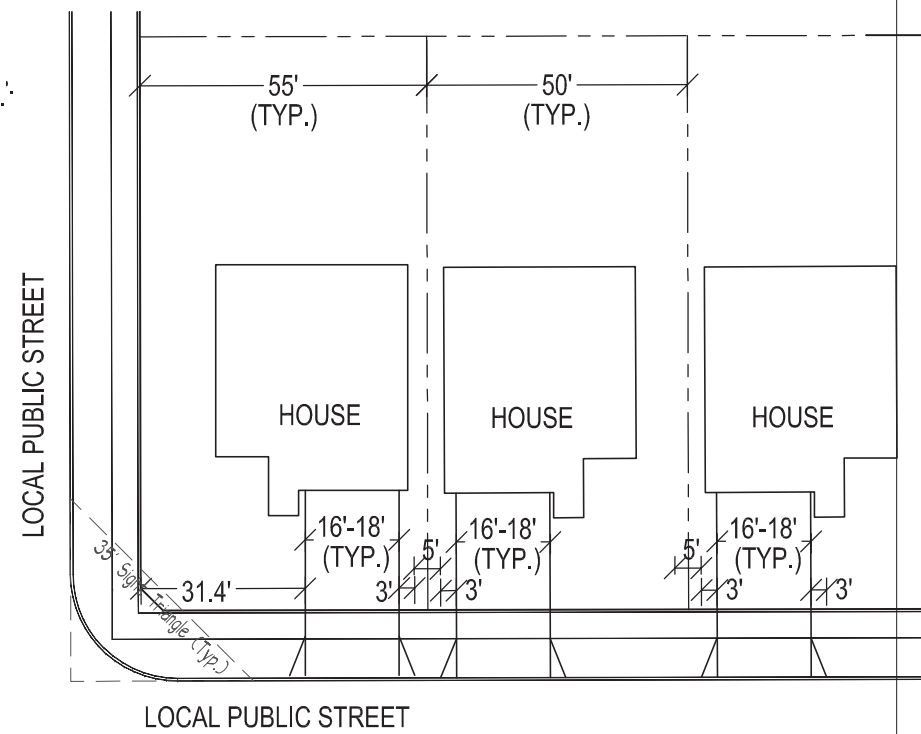
TYPICAL SINGLE FAMILY RESIDENTIAL LOT DRIVEWAY LOCATIONS

TOWN OF FREDERICK DRIVEWAY SPACING (PER DET. 500-17)  
AS MODIFIED BY THIS PDP

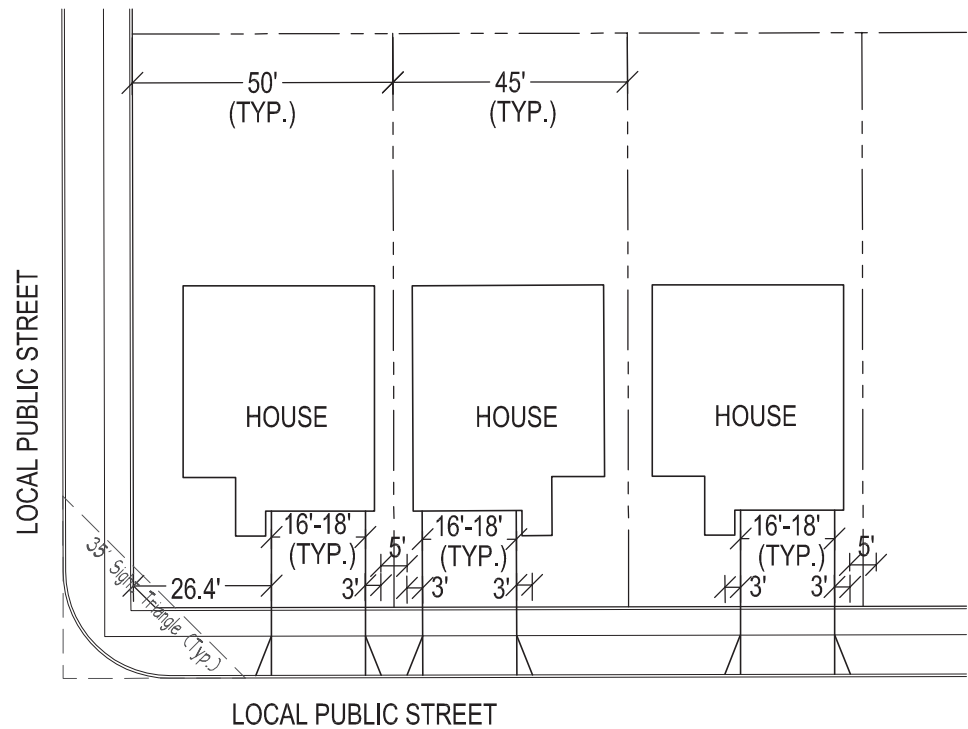
50 FOOT WIDE LOTS  
TYPICAL DRIVEWAY SPACING CORNER COLLECTOR ST. LOTS



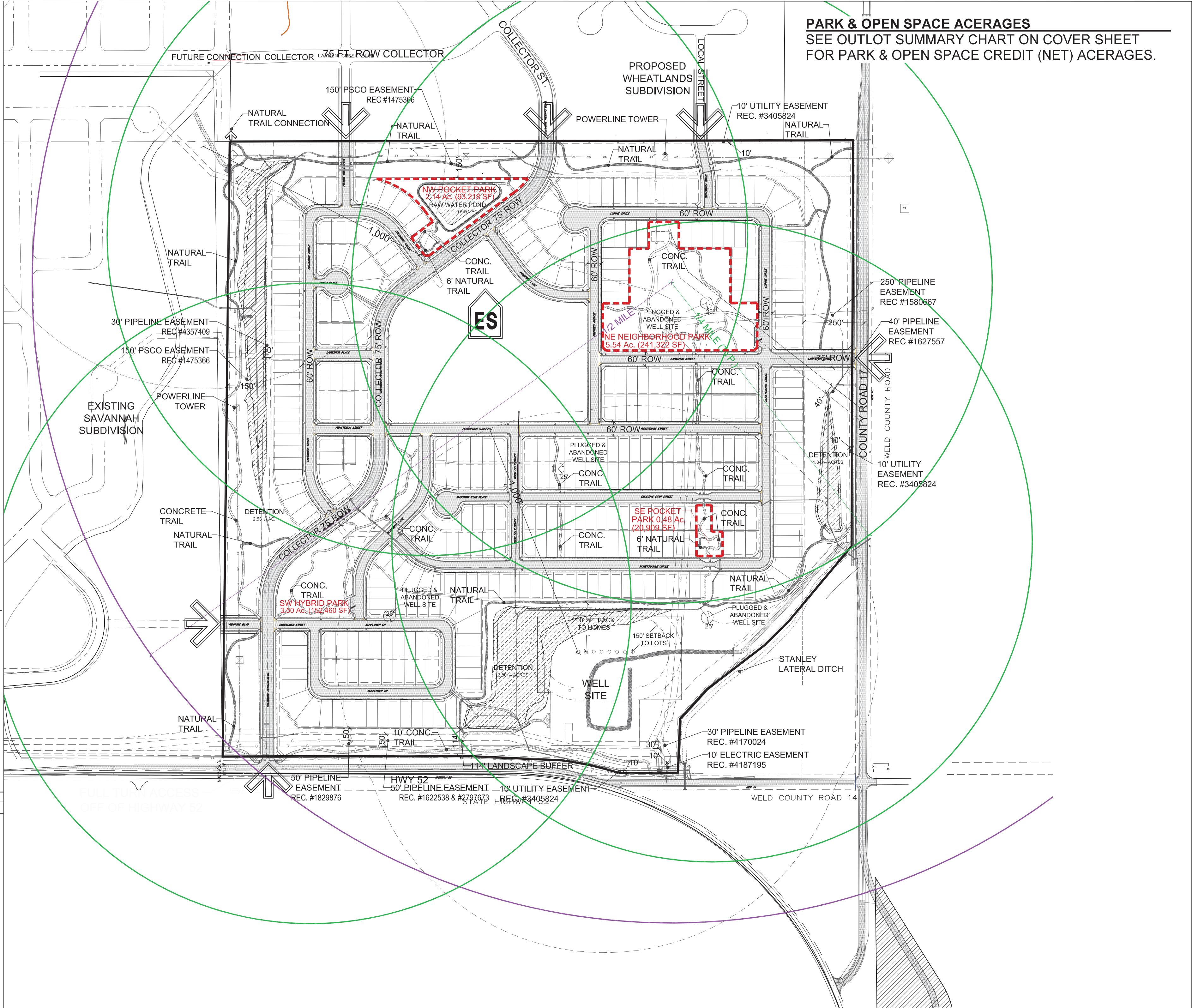
50 FOOT WIDE LOTS  
TYPICAL DRIVEWAY SPACING CORNER LOCAL ST. LOTS



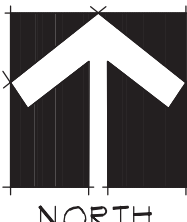
45 FOOT WIDE LOTS  
TYPICAL DRIVEWAY SPACING CORNER LOCAL ST. LOTS



PARK LOCATION PLAN - WITH ONE-QUARTER MILE RADII - AND ONE-HALF MILE RADIUS



PARK & OPEN SPACE ACERAGES  
SEE OUTLOT SUMMARY CHART ON COVER SHEET  
FOR PARK & OPEN SPACE CREDIT (NET) ACERAGES.



SCALE: 1"=150'

0' 150' 375'

APPLICANT:

COLUMBINE HEIGHTS, LLC  
17 BEACON HILL LANE  
GREENWOOD VILLAGE, CO 80211  
CONTACT: MICHAEL BLUMENTHAL  
303-960-0900

CIVIL ENGINEER:

Rocky Ridge  
Civil Engineering  
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2204 18th Avenue, Suite 107  
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LANDSCAPE ARCHITECT:

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Land Planning+Site Design+Landscape Architecture  
6281 So. Hudson Ct., Centennial, CO 80121  
(303) 694-9484 FAX (303) 694-9272  
KSA Job # 492.2

COLUMBINE HEIGHTS SUBDIVISION

Frederick, Colorado  
Preliminary Development Plan

DRAWN BY: KJS

CHECK BY: KJS

ISSUE DATE: 08/02/2023

REVISIONS: 12/01/2023

03/11/2024

08/21/2024

11/26/2024

03/12/2025

07/23/2025

11/24/2025

02/11/2026

04/08/2026

SHEET TITLE  
Typical Lot &  
Typ. Driveway  
Plans & Park  
Location Radii

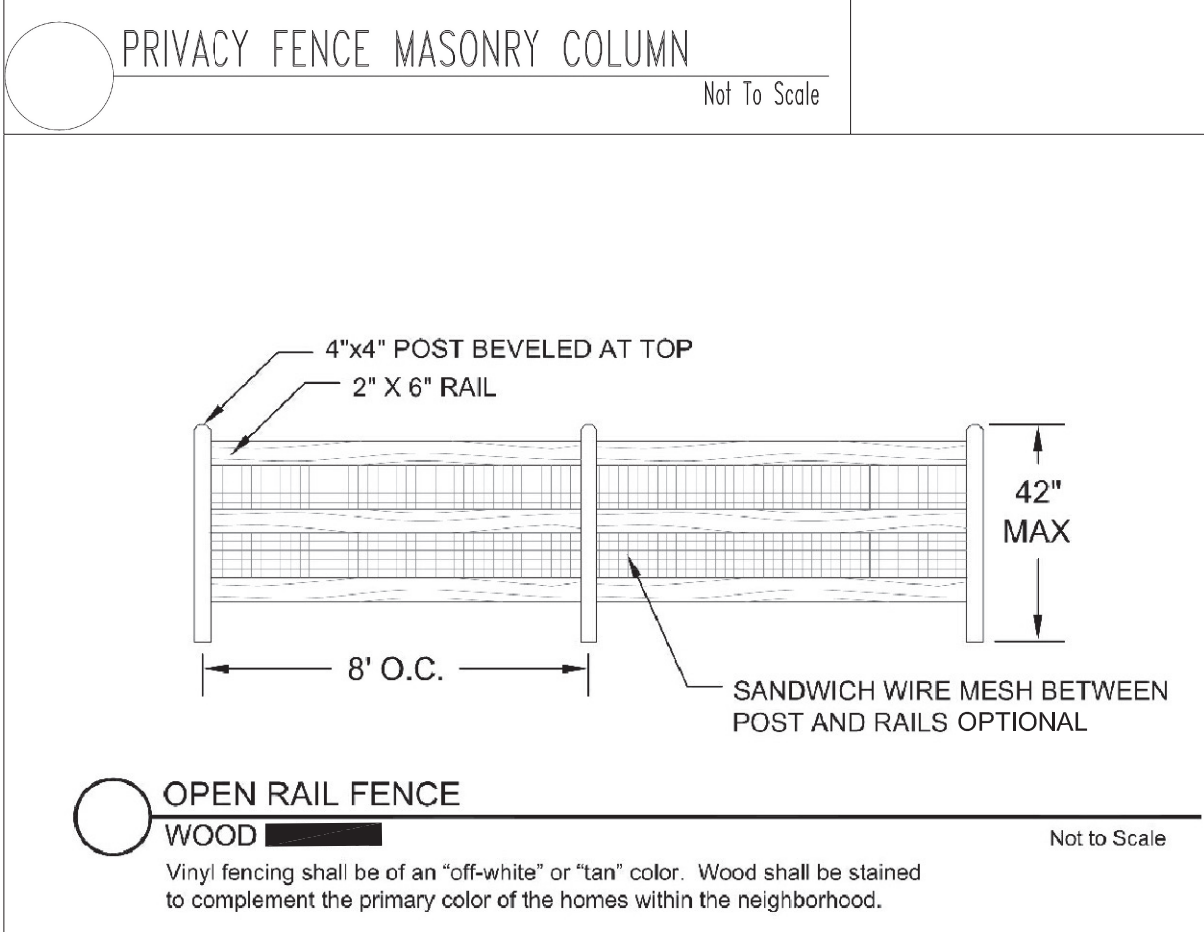
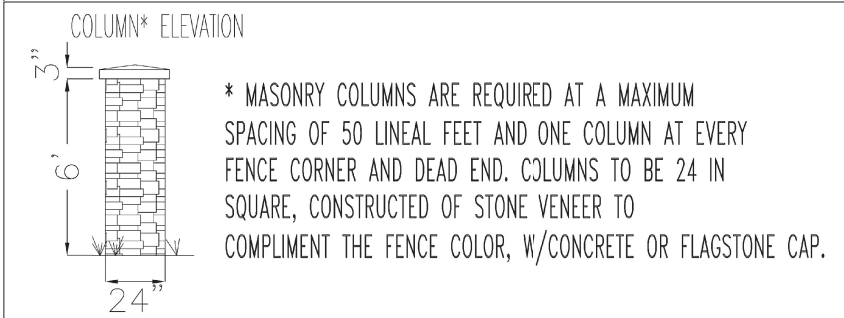
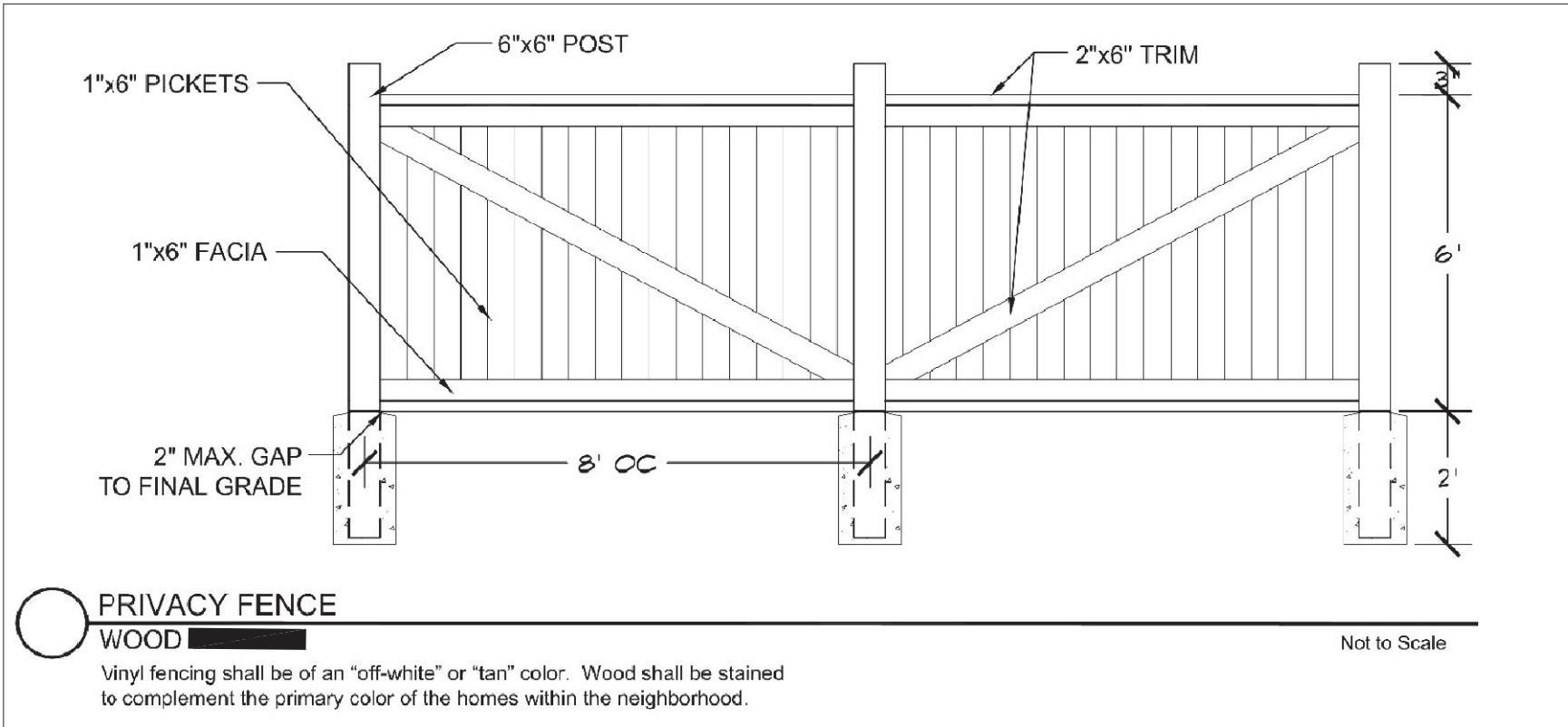
SHEET NUMBER

5 OF 6



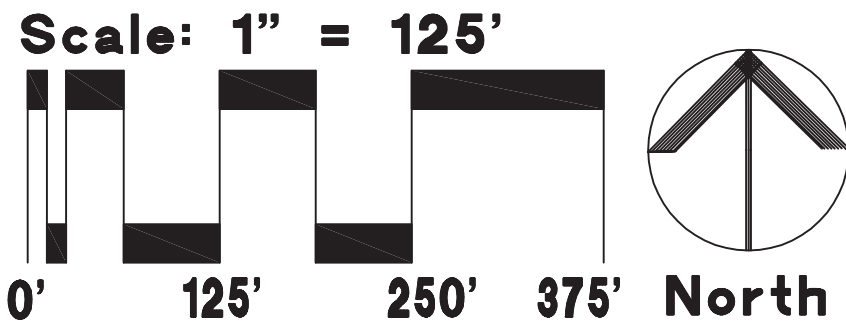
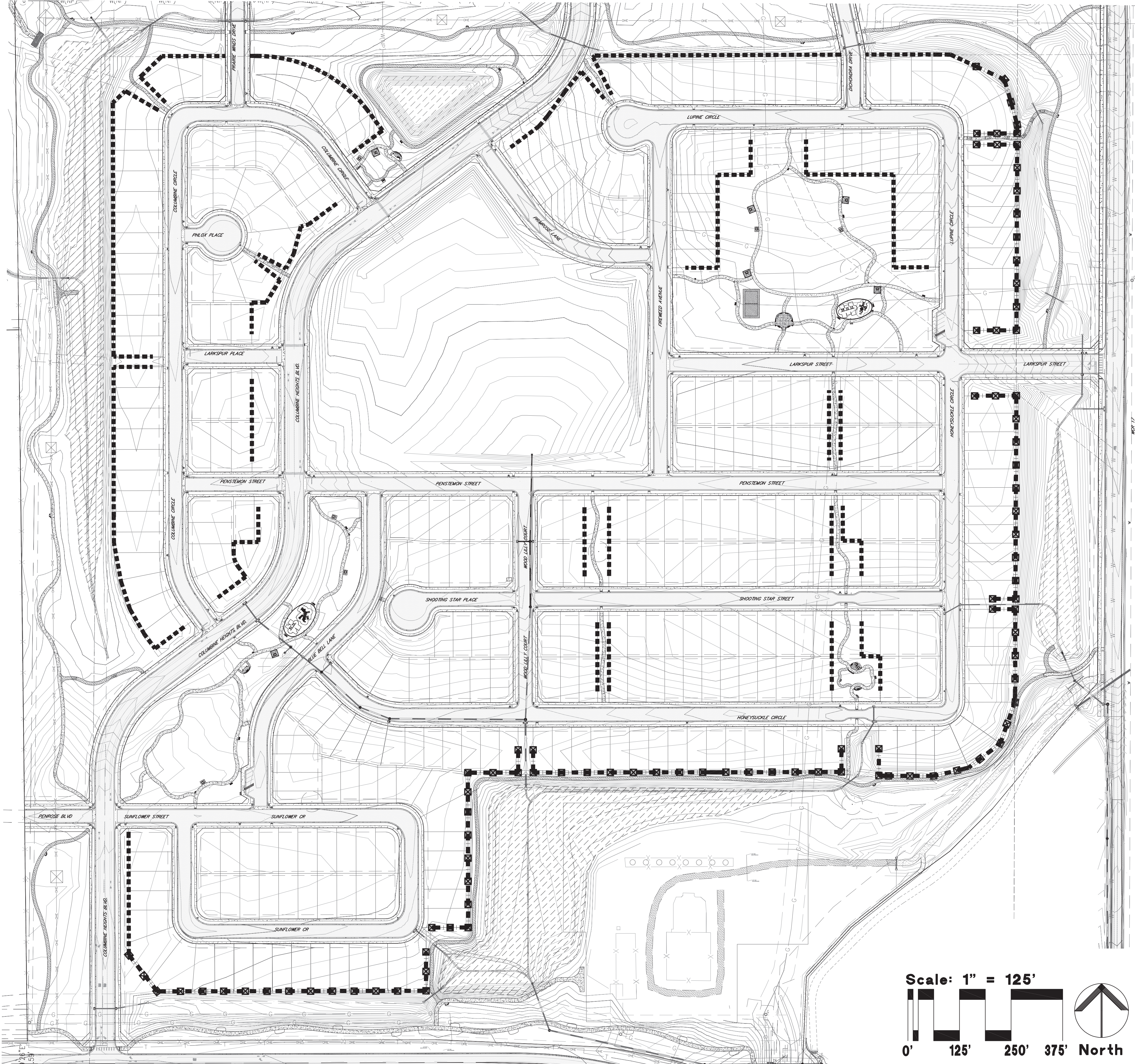
COLUMBINE HEIGHTS  
PRELIMINARY DEVELOPMENT PLAN

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67  
WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO  
142.931 ACRES TOTAL 351 LOTS; 27 OUTLOTS



**FENCE FINISHES:**  
ALL FENCING SHALL BE CONSTRUCTED WITH THE FINISHED (SMOOTH) SIDE FACING OUTWARDS IN ALL INSTANCES, INCLUDING FACING ANY ADJACENT PUBLIC ROW OR PUBLIC OPEN SPACE, OR PARKS.

**FENCE LEGEND**  
PROPOSED 6 FT. HEIGHT WOOD  
PRIVACY FENCE WITH MASONRY COLUMNS  
PROPOSED 3-3.5 FT. HEIGHT  
WOOD OPEN RAIL FENCE



APPLICANT:  
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17 BEACON HILL LANE  
GREENWOOD VILLAGE, CO 80211  
CONTACT: MICHAEL BLUMENTHAL  
303-960-0900

CIVIL ENGINEER:  
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2204 18th Avenue, Suite 107  
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LANDSCAPE ARCHITECT:  
  
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COLUMBINE HEIGHTS SUBDIVISION  
Frederick, Colorado  
Preliminary Development Plan

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04/08/2026

SHEET TITLE  
Overall  
Fencing Plan  
& Details

SHEET NUMBER  
6 OF 6



COLUMBINE HEIGHTS SUBDIVISION - PRELIMINARY PLAT

A RE-SUBDIVISION OF OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, PART OF THE SOUTHEAST ONE-QUARTER ALONG WITH A PORTION OF THE SOUTHWEST ONE-QUARTER ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

144.731 ACRES – 351 LOTS / 29 OUTLOTS  
SHEET 1 OF 8

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOHNSON FARMS LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP AND COLUMBINE HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER, OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:

OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3408524, WELD COUNTY RECORDS, BEING A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, AND A PARCEL OF LAND BEING A PART OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE S00°39'26"W ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 2534.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 52 AS DESCRIBED IN BOOK 1592 AT PAGE 15, WELD COUNTY RECORDS; THENCE S89°51'21"W ALONG SIAD NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1.47 FEET TO THE SOUTHEAST CORNER OF SAVANNAH SUBDIVISION REPLAT A AS RECORDED IN RECEPTION NO. 3450819, WELD COUNTY RECORDS; THENCE N00°41'18"W ALONG THE EAST LINE OF SAID SAVANNAH SUBDIVISION REPLAT A, A DISTANCE OF 2534.75 FEET TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE N89°52'56"E ALONG SAID NORTH LINE, DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING TOGETHER CONTAINS 144.731 ACRES MORE OR LESS.

HAVE LAID OUT THIS PRELIMINARY PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND AND STYLE OF COLUMBINE HEIGHTS SUBDIVISION, SHOWING THE PROPOSED LOTS, BLOCKS, STREETS, AND OUTLOTS, UTILITY AND DRAMAGE EASEMENTS ON THE PROPERTY.

THUS DESCRIBED PRELIMINARY PLAT CONTAINS 144.731 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

OWNER:

JOHNSON FARMS LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP:

BY: SUSAN TROUDT, GENERAL PARTNER

NOTARIAL CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY SUSAN TROUDT, GENERAL PARTNER, JOHNSON FARMS LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER:

COLUMBINE HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MICHAEL BLUMENTHAL, MANAGING PARTNER

NOTARIAL CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY MICHAEL BLUMENTHAL, MANAGING PARTNER, COLUMBINE HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

THIS PRELIMINARY PLAT OF COLUMBINE HEIGHTS SUBDIVISION IS APPROVED BY THE FREDERICK PLANNING COMMISSION, ROSOLUTION NO 2 \_\_\_\_\_, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON

PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE PRELIMINARY PLAT MAP OF THE COLUMBINE HEIGHTS SUBDIVISION IS APPROVED AND ACCEPTED BY RESOLUTION NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON \_\_\_\_\_, 20\_\_\_\_.

THE APPROVAL OF THE PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL, SAID APPROVAL BECOMING NULL AND VOID IF A FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID TIME LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 68, C.R.S., AS AMENDED.

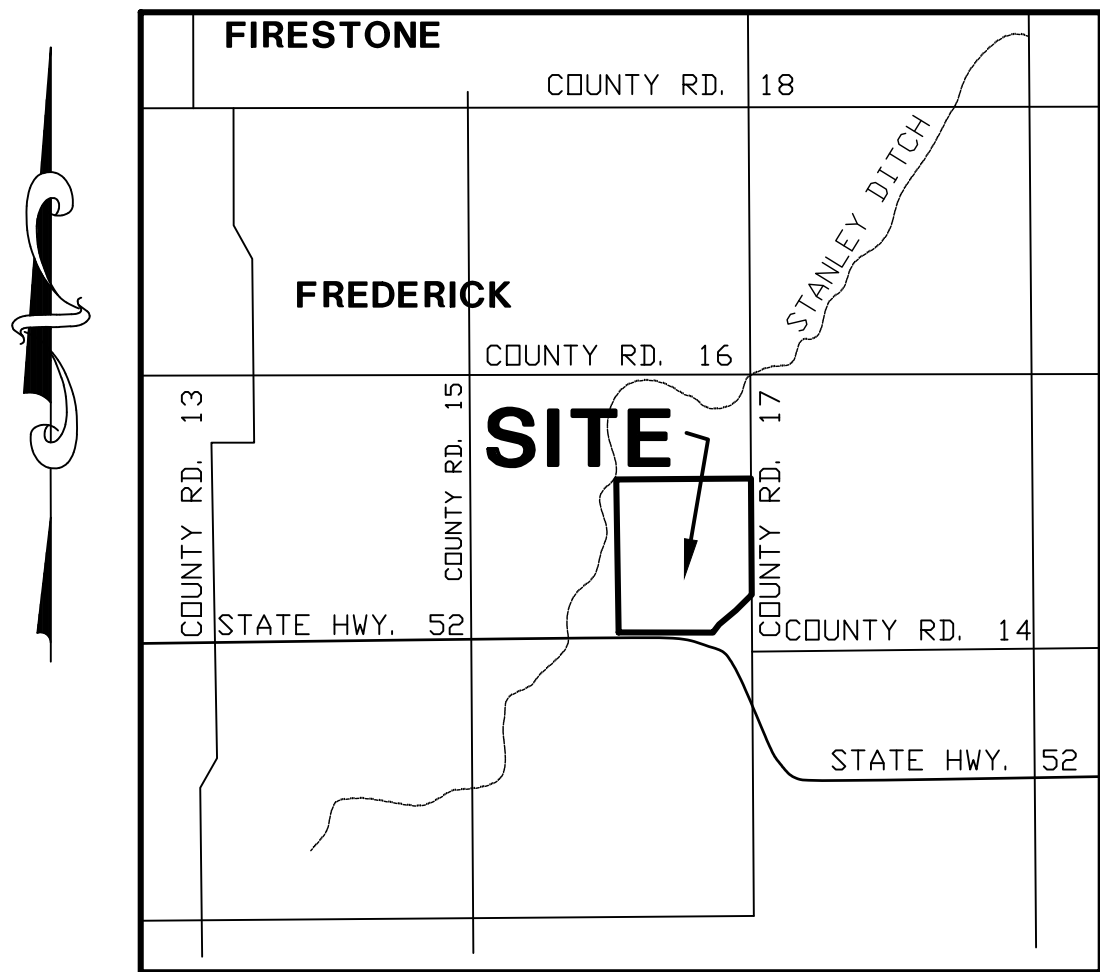
MAYOR

ATTEST:

TOWN CLERK

VICINITY MAP

SCALE: 1"=1000'



| LAND SUMMARY CHART         |            |            |
|----------------------------|------------|------------|
| LAND                       | AREA(ACRE) | % OF TOTAL |
| OPEN SPACE/PARKS           | 45.72      | 31.6 %     |
| PUBLIC ACCESS/TRAIL        | 1.40       | 0.9 %      |
| DETENTION/WATER QUALITY    | 7.95       | 5.5 %      |
| OIL/GAS                    | 6.33       | 4.4 %      |
| SUB TOTAL (OUTLOTS A-DD)   | 61.40      |            |
| SCHOOL SITE (LOT 1, BK 31) | 10.97      | 7.6 %      |
| STREET RIGHT-OF-WAY        | 26.96      | 18.6 %     |
| 350 LOTS                   | 45.40      | 31.4 %     |
| TOTAL                      | 144.73     | 100.0      |

PLAT NOTES:

- THE TEN FOOT NON EXCLUSIVE UTILITY EASEMENT SHOWN HEREON WAS ORIGINALLY CREATED BY THE PLAT OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3408524, WELD COUNTY RECORDS, FOR THE USE OF UNITED POWER.
- THE TWENTY FOOT RIGHT-OF-WAY SHOWN ALONG THE EAST SIDE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, WAS DEDICATED TO THE TOWN OF FREDERICK BY THE PLAT OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3408524, WELD COUNTY RECORDS.
- THE FOUR PLUGGED AND ABANDONED WELL SITES WITHIN THIS SUBDIVISION ARE:  
IN OUTLOT W - "HALEY 2" WELL HEAD (PLUGGED AND ABANDONED);  
IN OUTLOT C - "HALEY 1" WELL HEAD (PLUGGED AND ABANDONED);  
IN OUTLOT E - "HALEY 4432" WELL HEAD (PLUGGED AND ABANDONED);  
IN OUTLOT G - "HALEY-GUMESON 2" WELL HEAD (PLUGGED AND ABANDONED);  
THESE WELL HEADS (PLUGGED AND ABANDONED) WERE FOUND DURING FIELD SURVEY AND ARE SHOWN HEREON. THERE SHALL BE A 25' FOOT SETBACK CENTERED ON THE PLUGGED AND ABANDONED WELL. NO LOT IS TO BE PLATTED ON THE PLUGGED AND ABANDONED WELL SITE.
- THOSE LOTS IMPACTED BY THE WESTERN MIDSTREAM GATHERING PIPELINE AND EASEMENT (AS SHOWN AS HATCHED ON THIS PRELIMINARY PLAT) SHALL BE EXCLUDED FROM THE FIRST FINAL PLAT FILING FOR COLUMBINE HEIGHTS. SAID LOTS SHALL NOT BE PLATTED UNTIL THE WESTERN MIDSTREAM GATHERING PIPELINE HAS BEEN REMOVED, AND THE ASSOCIATED EASEMENT HAS BEEN VACATED. FURTHER, WHEN THE IMPACTED LOTS ARE PLATTED AS COLUMBINE HEIGHTS FILING NO. 2, THE RECORDING NUMBER FOR THE EASEMENT VACATION WILL NEED TO BE REFERENCED ON THE FINAL PLAT. THE AFFECTED LOTS ARE: LOTS 1, 2, 9 & 10 BLOCK 7; LOT 1, BLOCK 10; LOT 1, BLOCK 30 (6 LOTS).
- NONE OF THE OUTLOTS ARE TO BE DEDICATED TO THE TOWN OF FREDERICK. THEY ARE DESIGNATED PARKS AND OPEN SPACE. SOME ARE USED TO MEET THE OPEN SPACE REQUIREMENT OF THE SUBDIVISION.

| OUTLOT | AREA(ACRE)                        | OUTLOT SUMMARY CHART USE                                                                     | INTENDED OWNERSHIP |
|--------|-----------------------------------|----------------------------------------------------------------------------------------------|--------------------|
| A      | 5.57                              | EXISTING UTILITY & OIL/GAS EASEMENT/ OPEN SPACE/TRAIL/UTILITY EASEMENT                       | METRO DIST.        |
| B      | 2.18                              | EXISTING UTILITY EASEMENT/OPEN SPACE/TRAIL/UTILITY EASEMENT                                  | METRO DIST.        |
| C      | 5.54                              | EXISTING OIL/GAS EASEMENT/TRAIL/ ACCESS/NEIGHBORHOOD PARK/UTILITY EASEMENT                   | METRO DIST.        |
| D      | 0.15                              | PUBLIC ACCESS/TRAIL/UTILITY EASEMENT                                                         | METRO DIST.        |
| E      | 17.08                             | EXISTING OIL/GAS & UTILITY EASEMENT/ ACCESS/DETENTION/OPEN SPACE/TRAIL                       | METRO DIST.        |
| F      | 0.25                              | PUBLIC ACCESS/TRAIL/UTILITY EASEMENT                                                         | METRO DIST.        |
| G      | 0.30                              | OIL-GAS SITE/PUBLIC ACCESS/TRAIL/ UTILITY EASEMENT                                           | METRO DIST.        |
| H      | REDESIGNATED AS "LOT 1, BLOCK 31" |                                                                                              |                    |
| I      | 3.50                              | HYBRID POCKET PARK/OPEN SPACE/TRAIL/ PARKING EASEMENT/UTILITY EASEMENT                       | METRO DIST.        |
| J      | 0.42                              | OPEN SPACE/UTILITY EASEMENT                                                                  | METRO DIST.        |
| K      | 0.37                              | OPEN SPACE/UTILITY EASEMENT                                                                  | METRO DIST.        |
| L      | 0.36                              | OPEN SPACE/TRAIL/UTILITY EASEMENT                                                            | METRO DIST.        |
| M      | 2.14                              | EX. UTILITY EASEMENT/POCKET PARK/OPEN SPACE/PUBLIC ACCESS/RAW WATER POND. / UTILITY EASEMENT | METRO DIST.        |
| N      | 2.60                              | EXISTING UTILITY EASEMENT/TRAIL/OPEN SPACE/UTILITY EASEMENT                                  | METRO DIST.        |
| O      | 9.77                              | EXISTING UTILITY & OIL/GAS EASE. /TRAIL OPEN SPACE/DET. /SAN. SEWER UTILITY EASE.            | METRO DIST.        |
| P      | 1.70                              | EXISTING UTILITY & OIL/GAS EASE. /TRAIL OPEN SPACE/DETENTION/UTILITY EASE.                   | METRO DIST.        |
| Q      | 0.08                              | PUBLIC ACCESS TO OUTLOT A/TRAIL/UTILITY                                                      | METRO DIST.        |
| R      | 0.07                              | PUBLIC ACCESS TO OUTLOT B/TRAIL/UTILITY                                                      | METRO DIST.        |
| S      | 0.05                              | PUBLIC ACCESS TO OUTLOT L/TRAIL/UTILITY                                                      | METRO DIST.        |
| T      | 0.09                              | PUBLIC ACCESS TO OUTLOT O/TRAIL/UTILITY                                                      | METRO DIST.        |
| U      | 0.07                              | PUBLIC ACCESS TO OUTLOT O/TRAIL SANITARY SEWER EASEMENT/UTILITY EASE.                        | METRO DIST.        |
| V      | 6.21                              | OIL-GAS WELL PRODUCTION & EASEMENT                                                           | METRO DIST.        |
| W      | 0.08                              | OPEN SPACE/OIL-GAS/UTILITY EASEMENT                                                          | METRO DIST.        |
| X      | 0.07                              | OPEN SPACE/UTILITY EASEMENT                                                                  | METRO DIST.        |
| Y      | 0.26                              | PUBLIC ACCESS/OPEN SPACE/UTILITY EASE.                                                       | METRO DIST.        |
| Z      | 0.14                              | PUBLIC ACCESS/TRAIL/UTILITY EASE.                                                            | METRO DIST.        |
| AA     | 0.48                              | POCKET PARK/OPEN SPACE/PUBLIC ACCESS/ UTILITY EASEMENT                                       | METRO DIST.        |
| BB     | 0.07                              | PUBLIC ACCESS TO OUTLOT E/UTILITY EASE.                                                      | METRO DIST.        |
| CC     | 0.09                              | OPEN SPACE                                                                                   | METRO DIST.        |
| DD     | 1.71                              | OPEN SPACE/SAN. SEWER EASEMENT                                                               | METRO DIST.        |

LIENHOLDERS:

BY: \_\_\_\_\_ AS: \_\_\_\_\_.

NOTARIAL CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF ADAMS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

BASIS FOR BEARINGS:

THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (THE EAST END BEING A 2.5" ALUMINUM CAP, P.L.S. 38512 AND THE WEST END BEING A 2.5" ALUMINUM CAP, P.L.S. 24305) OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARS NORTH 89°52'30" EAST, TAKEN FROM THE PLAT OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION AS RECORDED IN RECEPTION NO. 3408524, WELD COUNTY RECORDS. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST 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 THE CERTIFICATION SHOWN HEREON.

SURVEY NOTES:

1. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD R.W. BAYER & ASSOCIATES, INC. RELIED UPON THE STEWART TITLE GUARANTY COMPANY, ALTA COMMITMENT NO. 23000310411, COMMITMENT DATE: AUGUST 24, 2023 AT 5:30 P.M. THIS SURVEY DOES NOT REPRESENT OR CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC OF THE HEREON DESCRIBED PROPERTY.

2. DATE OF THE FIELD SURVEY: MARCH 26, 2022

3. THE LINEAL UNITS USED AND SHOWN IN THIS SURVEY IS U. S. SURVEY FOOT AND DECIMALS THEREOF.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS PRELIMINARY PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

RAYMOND W. BAYER, P.L.S. 6973,  
ON BEHALF OF R.W. BAYER & ASSOCIATES, INC.

SHEET INDEX

Prepared By:

R.W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 rwb@surveying@hotmail.com  
CAD FILE: 22029PRE1/22029PRE.dwg  
Date Prepared: DECEMBER 01, 2022  
REVISED 02-20-25 LOTS IN BLOCKS 21-30  
REVISED 07-11-25 LOTS IN BLOCKS 10, 23, 28  
REVISED 10-31-25 5TH COMMENTS  
REVISED 02-02-2026 PER COMMENTS

| SHEET # | DESCRIPTION                |
|---------|----------------------------|
| 1       | COVER SHEET/SIGNATURES     |
| 2       | OVERALL LAYOUT/CURVE CHART |
| 3-8     | DETAIL LOT LAYOUT          |

351 LOTS/29 OUTLOTS/<6 OF 351 LOTS - SUBJECT TO PLAT NOTE 4)

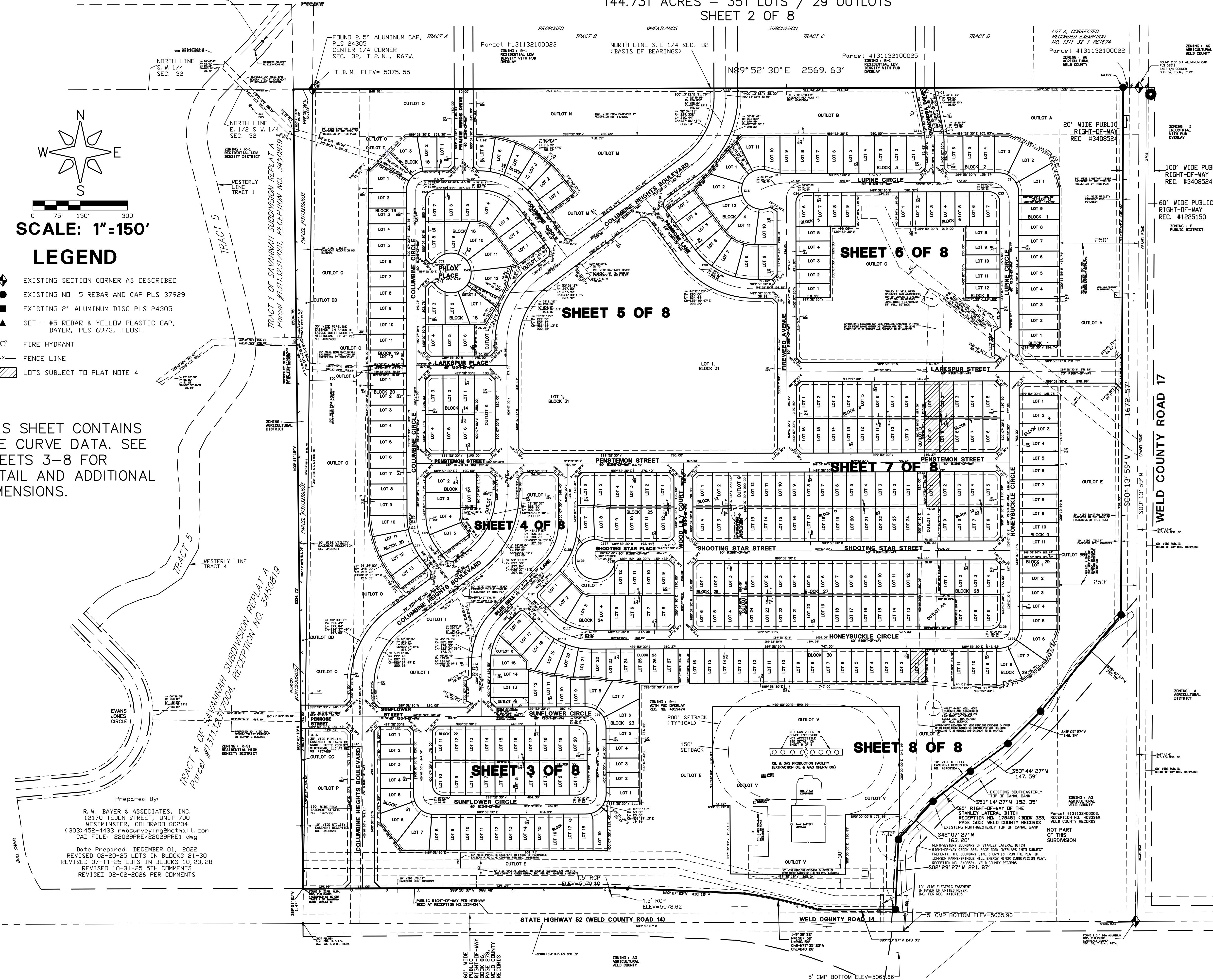


# COLUMBINE HEIGHTS SUBDIVISION - PRELIMINARY PLAT

A RE-SUBDIVISION OF OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, PART OF THE SOUTHEAST ONE-QUARTER ALONG WITH A PORTION OF THE SOUTHWEST ONE-QUARTER ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

144.731 ACRES - 351 LOTS / 29 OUTLOTS

SHEET 2 OF 8



THIS SHEET CONTAINS THE CURVE DATA. SEE SHEETS 3-8 FOR DETAIL AND ADDITIONAL DIMENSIONS.

SCALE: 1"=150'  
LEGEND

- EXISTING SECTION CORNER AS DESCRIBED
- EXISTING NO. 5 REBAR AND CAP PLS 37929
- EXISTING 2" ALUMINUM DISC PLS 24305
- SET - #5 REBAR & YELLOW PLASTIC CAP, BAYER, PLS 6973, FLUSH
- FIRE HYDRANT
- FENCE LINE
- LOTS SUBJECT TO PLAT NOTE 4

Prepared By:  
R.V. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80034  
(303) 452-4433 rwbayer@bayerinc.com  
CAD FILE: 22029PRE/22029PRE1.dwg  
Date Prepared: DECEMBER 01, 2022  
REVISED 02-20-25 LOTS IN BLOCKS 21-30  
REVISED 07-11-25 LOTS IN BLOCKS 10, 23, 28  
REVISED 10-31-25 5TH COMMENTS  
REVISED 02-02-2026 PER COMMENTS

| CURVE NO. | CHORD LENGTH                            | CHORD BEARING | CURVE LENGTH | RADIUS  | DELTA      |
|-----------|-----------------------------------------|---------------|--------------|---------|------------|
| C1        | 89.10'                                  | N45°07'30"W   | 98.96'       | 63.00'  | 90°00'00"  |
| C2        | 31.83'                                  | N14°45'34"W   | 32.18'       | 63.00'  | 29°16'07"  |
| C3        | 37.98'                                  | N46°55'25"W   | 38.55'       | 63.00'  | 35°03'36"  |
| C4        | 27.99'                                  | N77°17'21"W   | 28.23'       | 63.00'  | 25°40'17"  |
| C5        | 46.74'                                  | N06°55'15"W   | 46.83'       | 225.00' | 11°55'29"  |
| C6        | 19.59'                                  | N02°37'12"W   | 19.60'       | 225.00' | 04°59'59"  |
| C7        | 27.22'                                  | N08°34'57"W   | 27.23'       | 225.00' | 06°56'05"  |
| C8        | 18.78'                                  | N08°47'13"W   | 18.79'       | 165.00' | 06°31'32"  |
| C9        | 31.27'                                  | S08°03'57"E   | 31.29'       | 225.00' | 07°58'05"  |
| C10       | 34.29'                                  | S06°05'15"E   | 34.34'       | 165.00' | 11°15'29"  |
| C11       | 14.72'                                  | S09°29'37"E   | 14.72'       | 165.00' | 05°06'45"  |
| C12       | 19.61'                                  | S03°31'52"E   | 19.62'       | 165.00' | 06°48'44"  |
| C13       | 54.21'                                  | S80°40'14"E   | 54.45'       | 165.00' | 19°54'21"  |
| C14       | 15.10'                                  | S87°30'09"E   | 15.10'       | 165.00' | 05°14'41"  |
| C15       | 39.26'                                  | N78°02'54"W   | 39.35'       | 165.00' | 13°39'51"  |
| C16       | 116.58'                                 | S03°30'34"E   | 246.95'      | 63.00'  | 224°35'12" |
| C17       | 11.94'                                  | N76°39'15"W   | 11.96'       | 63.00'  | 10°52'33"  |
| C18       | 37.38'                                  | S80°39'11"W   | 37.95'       | 63.00'  | 34°30'36"  |
| C19       | 15.06'                                  | S56°31'58"W   | 15.10'       | 63.00'  | 13°43'50"  |
| C20       | 35.80'                                  | S33°09'47"W   | 36.30'       | 63.00'  | 33°10'33"  |
| C21       | 35.80'                                  | S00°09'14"W   | 36.30'       | 63.00'  | 33°00'33"  |
| C22       | 35.80'                                  | S32°51'18"E   | 36.30'       | 63.00'  | 33°00'33"  |
| C23       | 36.52'                                  | S66°12'27"E   | 37.05'       | 63.00'  | 32°41'46"  |
| C24       | 63.52'                                  | N80°34'15"E   | 66.04'       | 63.00'  | 32°44'50"  |
| C25       | 99.50'                                  | N65°37'56"W   | 102.60'      | 120.00' | 48°59'09"  |
| C26       | 9.50'                                   | N38°52'12"W   | 9.51'        | 120.00' | 04°32'18"  |
| C27       | 37.69'                                  | S45°38'08"E   | 37.84'       | 120.00' | 18°04'09"  |
| C28       | 42.86'                                  | S64°57'24"E   | 43.09'       | 120.00' | 20°34'23"  |
| C29       | 31.08'                                  | S82°41'03"E   | 31.17'       | 120.00' | 14°52'55"  |
| C30       | 207.13'                                 | N63°21'47"W   | 214.86'      | 230.00' | 11°13'29"  |
| C31       | 83.20'                                  | N45°38'08"W   | 72.33'       | 230.00' | 18°04'59"  |
| C32       | 82.14'                                  | N64°57'24"W   | 82.59'       | 230.00' | 20°34'23"  |
| C33       | 59.57'                                  | N82°41'03"E   | 59.74'       | 230.00' | 14°52'55"  |
| C34       | 36.52'                                  | N44°52'30"E   | 51.84'       | 33.00'  | 90°00'01"  |
| C35       | 46.67'                                  | S45°07'29"E   | 51.84'       | 33.00'  | 90°00'01"  |
| C36       | 34.44'                                  | N18°22'12"W   | 35.03'       | 55.00'  | 36°29'23"  |
| C37       | 20.27'                                  | S10°44'33"E   | 20.38'       | 55.00'  | 21°14'27"  |
| C38       | 68.60'                                  | S28°59'15"E   | 14.64'       | 55.00'  | 15°15'17"  |
| C39       | 103.32'                                 | S18°22'12"E   | 105.08'      | 165.00' | 36°29'23"  |
| C40       | 60.80'                                  | N10°44'33"W   | 61.15'       | 165.00' | 21°14'07"  |
| C41       | 63.80'                                  | N53°34'15"E   | 35.70'       | 63.00'  | 32°28'09"  |
| C42       | 11.26'                                  | S60°09'10"E   | 11.72'       | 12.00'  | 55°56'39"  |
| C43       | 70.56'                                  | N00°07'30"E   | 320.95'      | 63.00'  | 291°53'18" |
| C44       | 35.23'                                  | N53°34'15"E   | 35.70'       | 63.00'  | 32°28'09"  |
| C45       | 55.59'                                  | N89°04'49"E   | 42.39'       | 63.00'  | 38°32'59"  |
| C46       | 40.46'                                  | S52°54'46"E   | 41.19'       | 63.00'  | 37°27'50"  |
| C47       | 10.97'                                  | N32°20'38"E   | 10.98'       | 63.00'  | 09°59'05"  |
| C48       | 35.23'                                  | N11°07'01"E   | 35.70'       | 63.00'  | 32°28'09"  |
| C49       | 35.23'                                  | N21°21'07"W   | 35.70'       | 63.00'  | 32°28'09"  |
| C50       | 35.23'                                  | N53°34'15"E   | 35.70'       | 63.00'  | 32°28'09"  |
| C51       | 41.70'                                  | N64°48'29"W   | 42.46'       | 65.00'  | 37°25'21"  |
| C52       | 40.46'                                  | S52°39'46"W   | 41.19'       | 63.00'  | 37°27'49"  |
| C53       | 11.26'                                  | S61°54'10"W   | 11.72'       | 12.00'  | 55°56'39"  |
| C54       | 51.52'                                  | S45°34'54"E   | 51.73'       | 165.00' | 17°57'42"  |
| C55       | 102.78'                                 | S72°20'38"E   | 102.41'      | 165.00' | 35°33'45"  |
| C56       | 58.60'                                  | S63°20'01"E   | 60.79'       | 65.00'  | 53°34'58"  |
| C57       | 10.83'                                  | N41°19'10"W   | 10.84'       | 65.00'  | 09°33'15"  |
| C58       | 41.70'                                  | N64°48'29"W   | 42.46'       | 65.00'  | 37°25'21"  |
| C59       | 7.49'                                   | N86°49'20"W   | 7.49'        | 65.00'  | 06°36'00"  |
| C60       | 46.67'                                  | N44°52'30"E   | 51.84'       | 33.00'  | 90°00'00"  |
| C61       | 202.63'                                 | N63°21'47"W   | 210.19'      | 225.00' | 53°31'27"  |
| C62       | 39.68'                                  | N41°39'36"W   | 39.73'       | 225.00' | 10°07'05"  |
| C63       | 44.97'                                  | N52°27'14"W   | 45.04'       | 225.00' | 11°28'13"  |
| C64       | 44.98'                                  | N63°55'31"E   | 45.05'       | 225.00' | 11°28'21"  |
| C65       | 44.99'                                  | N75°23'56"W   | 45.06'       | 225.00' | 11°28'30"  |
| C66       | 35.26'                                  | N85°37'51"W   | 35.26'       | 225.00' | 08°59'19"  |
| C67       | 59.17'                                  | S41°40'04"E   | 59.25'       | 335.00' | 10°05'02"  |
| C68       | 66.97'                                  | S52°28'17"E   | 67.08'       | 335.00' | 11°28'22"  |
| C69       | 66.98'                                  | S63°56'42"E   | 67.07'       | 335.00' | 11°28'28"  |
| C70       | 66.99'                                  | S75°25'12"E   | 67.10'       | 335.00' | 11°28'34"  |
| C71       | 92.37'                                  | S85°38'30"E   | 92.43'       | 335.00' | 08°58'01"  |
| C72       | 34.90'                                  | S44°52'30"W   | 34.96'       | 63.00'  | 90°00'00"  |
| C73       | 10.38'                                  | S85°09'04"W   | 10.39'       | 63.00'  | 09°26'52"  |
| C74       | 34.90'                                  | S64°20'56"W   | 35.36'       | 63.00'  | 32°09'24"  |
| C75       | 34.90'                                  | S39°08'16"W   | 20.08'       | 63.00'  | 18°55'56"  |
| C76       | 34.90'                                  | S14°56'24"W   | 33.13'       | 63.00'  | 30°07'48"  |
| C77       | 140.89'                                 | S18°22'12"E   | 143.30'      | 225.00' | 36°29'23"  |
| C78       | 43.37'                                  | S05°39'20"E   | 43.44'       | 225.00' | 11°03'39"  |
| C79       | 45.09'                                  | S16°55'30"E   | 45.09'       | 225.00' | 11°28'42"  |
| C80       | 43.93'                                  | S28°15'58"E   | 44.00'       | 225.00' | 11°12'12"  |
| C81       | 10.79'                                  | S35°14'29"E   | 10.79'       | 225.00' | 02°44'49"  |
| C82       | 68.35'                                  | N30°55'47"E   | 68.46'       | 345.00' | 12°12'12"  |
| C83       | 68.03'                                  | N19°35'11"W   | 68.41'       | 345.00' | 11°19'00"  |
| C84       | 68.00'                                  | N08°16'19"W   | 68.11'       | 345.00' | 11°18'42"  |
| C85       | 15.00'                                  | N01°22'14"W   | 15.00'       | 345.00' | 02°29'28"  |
| C86       | 89.10'                                  | S45°07'30"E   | 98.96'       | 63.00'  | 90°00'00"  |
| C87       | 25.74'                                  | S09°53'36"E   | 21.48'       | 63.00'  | 19°32'12"  |
| C88       | 31.38'                                  | S36°08'21"E   | 36.24'       | 63.00'  | 32°57'18"  |
| C89       | 35.57'                                  | S69°01'54"E   | 36.06'       | 63.00'  | 32°47'47"  |
| C90       | 5.18'                                   | S87°46'09"E   | 5.18'        | 63.00'  | 04°42'43"  |
| C91       | CURVE DELETED IN JANUARY 2025 REVISION  |               |              |         |            |
| C92       | 89.10'                                  | N44°52'30"E   | 98.96'       | 63.00'  | 90°00'00"  |
| C93       | 16.13'                                  | N82°31'09"E   | 16.18'       | 63.00'  | 14°42'42"  |
| C94       | 37.28'                                  | N57°57'19"E   | 37.84'       | 63.00'  | 34°24'57"  |
| C95       | 24.78'                                  | N11°13'04"E   | 24.94'       | 63.00'  | 22°41'09"  |
| C96       | 46.67'                                  | S44°52'30"W   | 51.84'       | 33.00'  | 90°00'00"  |
| C97       | 46.67'                                  | N45°07'30"E   | 51.84'       | 33.00'  | 90°00'00"  |
| C98       | 46.67'                                  | S45°07'30"E   | 51.84'       | 33.00'  | 90°00'00"  |
| C99       | 89.10'                                  | N45°07'30"E   | 98.96'       | 63.00'  | 90°00'00"  |
| C100      | 30.12'                                  | N13°57'10"W   | 30.41'       | 63.00'  | 27°39'21"  |
| C101      | 35.11'                                  | N43°57'30"E   | 35.58'       | 63.00'  | 32°21'18"  |
| C102      | 32.60'                                  | N75°07'49"W   | 32.98'       | 63.00'  | 29°59'21"  |
| C103      | CURVE DELETED IN FEBRUARY 2025 REVISION |               |              |         |            |
| C104      | CURVE DELETED IN NOVEMBER 2024 REVISION |               |              |         |            |
| C105      | 127.40'                                 | N22°34'55"W   | 130.80'      | 165.00' | 45°24'56"  |
| C106      | 20.31'                                  | N03°24'07"E   | 20.32'       | 165.00' | 07°03'21"  |
| C107      | 70.21'                                  | N19°12'46"E   | 70.72'       | 165.00' | 24°13'56"  |
| C108      | 39.63'                                  | N38°23'33"E   | 39.73'       | 165.00' | 13°47'39"  |
| C109      | 21.21'                                  | S89°42'33"E   | 23.56'       | 15.00'  | 90°00'00"  |
| C110      | 173.72'                                 | S67°25'01"E   | 178.35'      | 225.00' | 45°24'57"  |
| C111      | 12.62'                                  | S46°18'58"E   | 12.62'       | 225.00' | 03°12'51"  |
| C112      | 41.33'                                  | S53°11'33"E   | 41.39'       | 225.00' | 10°32'19"  |
| C113      | 41.33'                                  | S63°43'52"E   | 41.39'       | 225.00' | 10°32'19"  |
| C114      | 41.33'                                  | S74°16'11"E   | 41.39'       | 225.00' | 10°32'19"  |
| C115      | 41.51'                                  | S84°49'55"E   | 41.57'       | 225.00' | 10°35'10"  |
| C116      | CURVE DELETED IN FEBRUARY 2025 REVISION |               |              |         |            |
| C117      | 127.39'                                 | N67°25'01"W   | 130.79'      | 165.00' | 45°24'57"  |
| C118      | 41.42'                                  | N51°55'11"W   | 41.53'       | 165.00' | 14°25'16"  |
| C119      | 88.17'                                  | N74°37'39"W   | 89.26'       | 165.00' | 30°59'41"  |
| C120      | CURVE DELETED IN FEBRUARY 2025 REVISION |               |              |         |            |
| C121      | 21.21'                                  | N00°17'27"E   | 23.56'       | 15.00'  | 90°00'00"  |
| C122      | 173.72'                                 | N22°34'55"W   | 178.35'      | 225.00' | 45°24'57"  |
| C123      | 16.37'                                  | N43°12'23"E   | 16.37'       | 225.00' | 04°10'08"  |
| C124      | 121.94'                                 | N85°24'00"E   | 123.48'      | 225.00' | 31°26'59"  |
| C125      | 38.45'                                  | N04°46'35"E   | 38.50'       | 225.00' | 09°48'10"  |
| C126      | 42.46'                                  | N67°25'01"W   | 43.60'       | 55.00'  | 45°24'57"  |
| C127      | 13.81'                                  | S51°55'11"E   | 13.82'       | 55.00'  | 14°25'16"  |
| C128      | 29.39'                                  | S74°37'39"E   | 29.73'       | 55.00'  | 30°59'42"  |
| C129      | CURVE DELETED IN FEBRUARY 2025 REVISION |               |              |         |            |
| C130      | 18.44'                                  | N51°57'10"E   | 19.86'       | 15.00'  | 75°50'39"  |
| C131      | CURVE DELETED IN FEBRUARY 2025 REVISION |               |              |         |            |
| C132      | 85.01'                                  | S28°24'03"E   | 302.53'      | 63.00'  | 275°08'12" |
| C133      | 3.74'                                   | N15°43'56"E   | 3.74'        | 63.00'  | 04°24'10"  |
| C134      | 121.94'                                 | N85°24'00"E   | 123.48'      | 225.00' | 31°26'59"  |
| C135      | 39.94'                                  | S69°34'45"W   | 40.64'       | 63.00'  | 36°57'33"  |
| C136      | 23.08'                                  | N81°23'13"W   | 23.21'       | 63.00'  | 21°06'31"  |
| C137      | 21.11'                                  | N80°28'44"W   | 21.21'       | 63.00'  | 19°17'32"  |
| C138      | 46.67'                                  | S44°52'30"W   | 51.84'       | 33.00'  | 90°00'00"  |
| C139      | 89.10'                                  | N45°07'30"E   | 98.96'       | 63.00'  | 90°00'00"  |
| C140      | 4.73'                                   | N02°01'30"E   | 4.73'        | 63.00'  | 4°18'01"   |
| C141      | 30.12'                                  | N13°57'10"W   | 30.41'       | 63.00'  | 27°39'21"  |
| C142      | 33.65'                                  | N50°37'35"E   | 34.07'       | 63.00'  | 30°58'55"  |
| C143      | 25.94'                                  | N77°59'46"E   | 26.12'       | 63.00'  | 23°45'27"  |

SHEET 2 OF 8



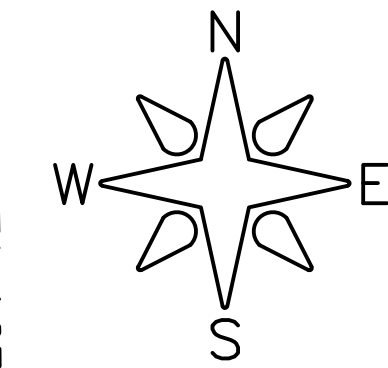
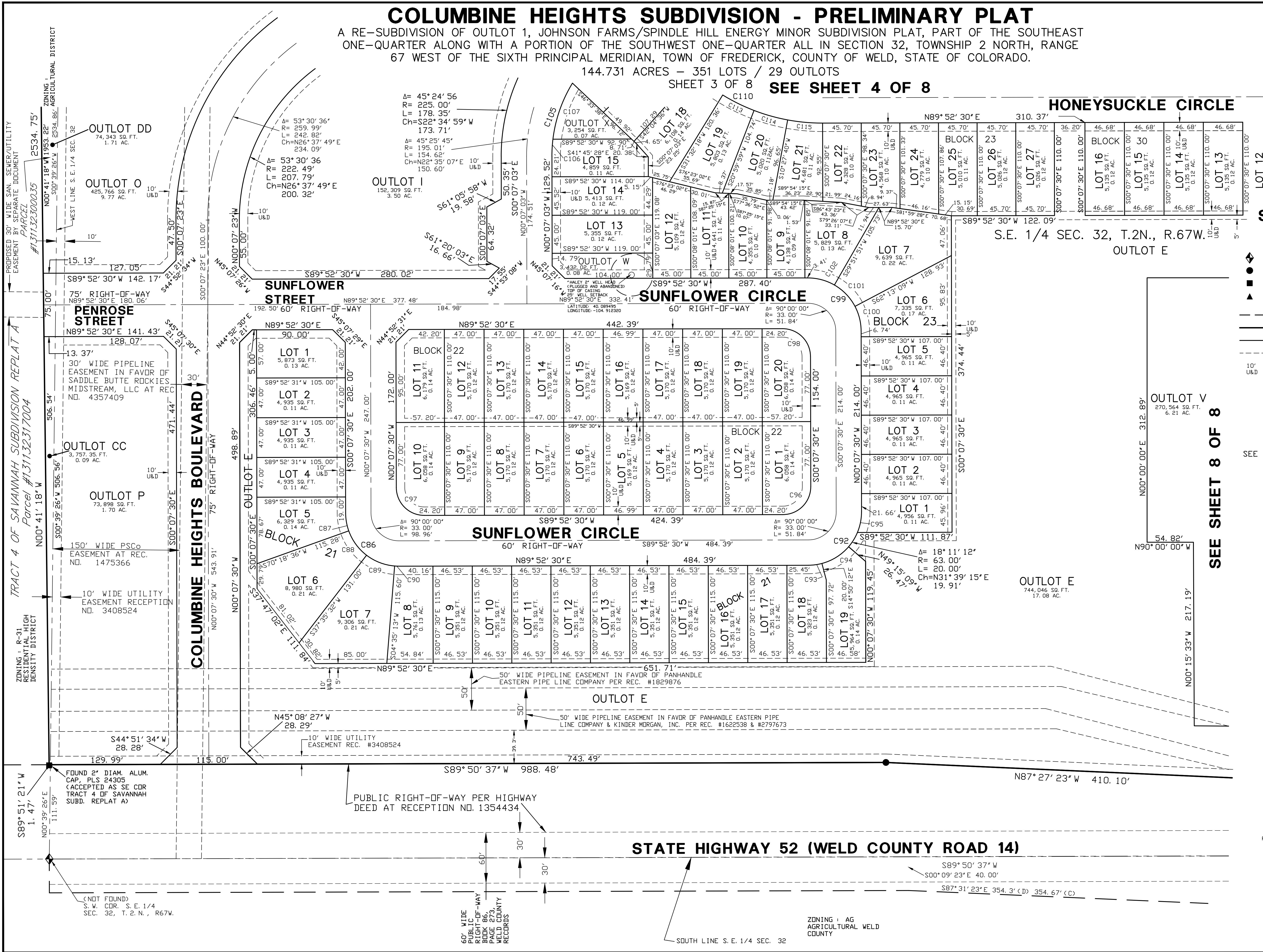
# COLUMBINE HEIGHTS SUBDIVISION - PRELIMINARY PLAT

A RE-SUBDIVISION OF OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, PART OF THE SOUTHEAST ONE-QUARTER ALONG WITH A PORTION OF THE SOUTHWEST ONE-QUARTER ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

144.731 ACRES - 351 LOTS / 29 OUTLOTS

SHEET 3 OF 8

SEE SHEET 4 OF 8



SCALE: 1"=50'  
LEGEND

- ◆ EXISTING SECTION CORNER AS DESCRIBED
- EXISTING NO. 5 REBAR AND CAP PLS 37929
- EXISTING 2" ALUMINUM DISC PLS 24305
- ▲ SET - #5 REBAR & YELLOW PLASTIC CAP, BAYER, PLS 6973, FLUSH
- DENOTES: EXISTING RIGHT-OF-WAY LINE
- DENOTES: SUBDIVISION BOUNDARY LINE
- DENOTES: SUBDIVISION BLOCK/LOT LINE
- - - DENOTES: EASEMENT LINE
- 10' U&D DENOTES: 10' WIDE UTILITY & DRAINAGE EASEMENT BY THIS PLAT

SEE SHEET 2 OF 8 FOR CURVE DATA

SEE SHEET 8 OF 8

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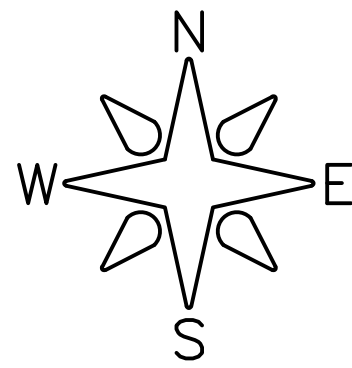
SHEET 3 OF 8



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SHEET 4 OF 8

LOT 1,  
BLOCK 31  
477,914 SQ. FT.  
10.97 AC.



## LEGEND

- SEE SHEET 2 OF 8 FOR CURVE DATA



**SEE SHEET 7 OF 8**

SEE SHEET

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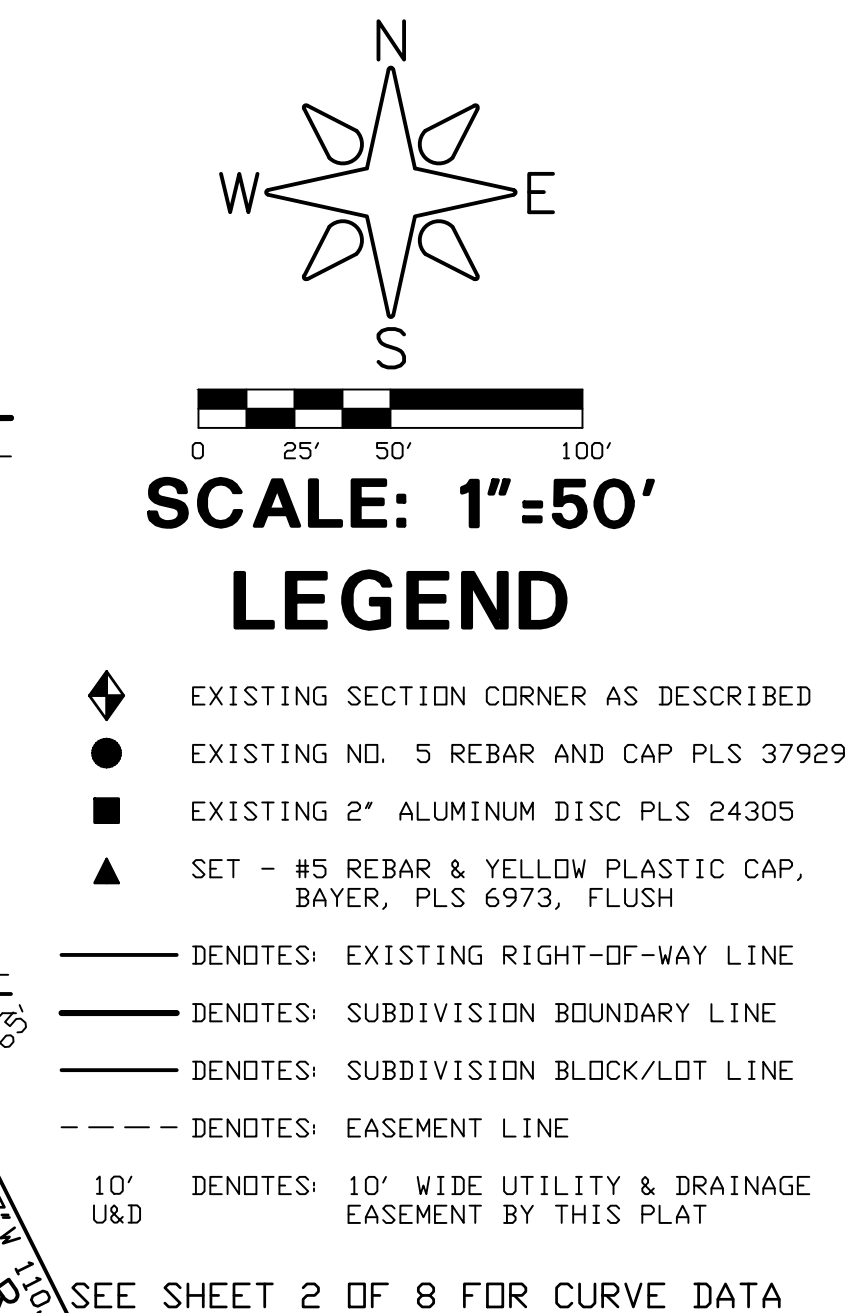
SHEET 4 OF 8



A RE-SUBDIVISION OF OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, PART OF THE SOUTHEAST ONE-QUARTER ALONG WITH A PORTION OF THE SOUTHWEST ONE-QUARTER ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

144.731 ACRES - 351 LOTS / 29 OUTLOTS

SHEET 5 OF 8



SEE SHEET 6 OF 8

Prepared By:  
R. W. BAYER & ASSOCIATES, INC.  
12170 TEJON STREET, UNIT 700  
WESTMINSTER, COLORADO 80234  
(303) 452-4433 [rwbsurveying@hotmail.com](mailto:rwbsurveying@hotmail.com)  
CAD FILE: 22029PRE/22029PRE.dwg

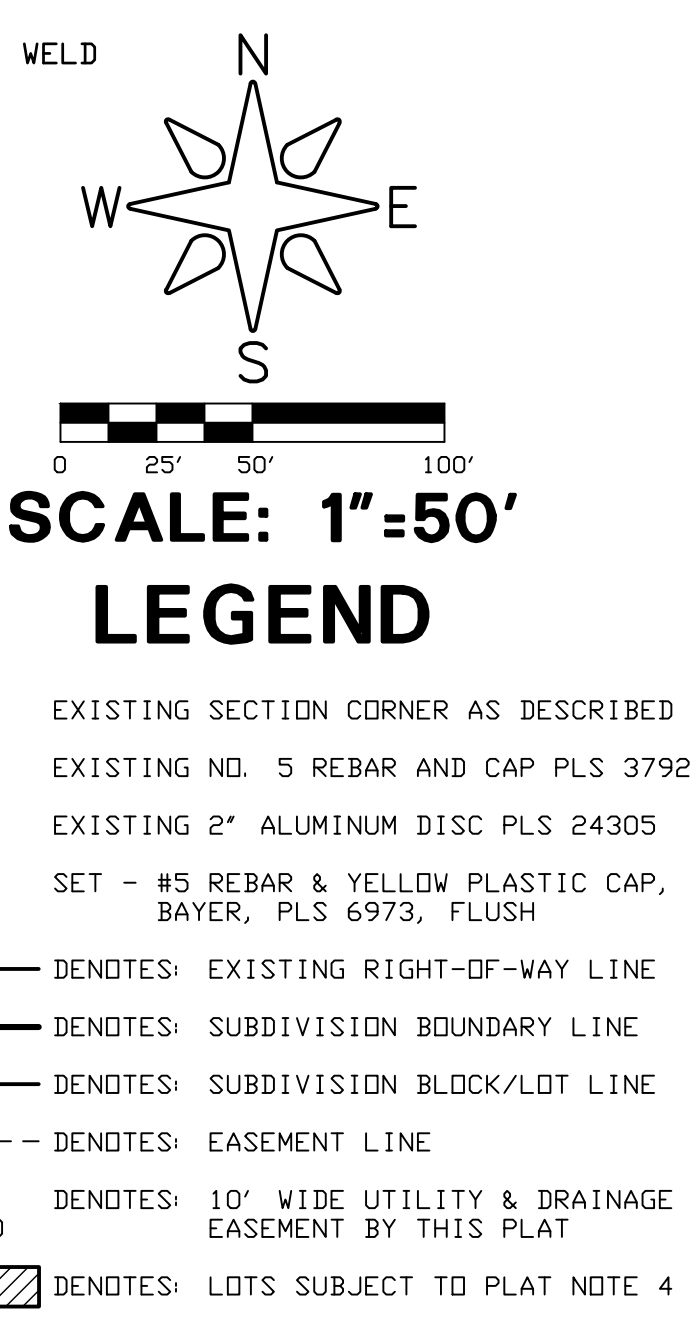
Date Prepared: DECEMBER 01, 2022  
REVISED 02-10-25 LOTS IN BLOCKS 11-30  
REVISED 07-11-25 LOTS IN BLOCKS 10, 22, 28  
REVISED 10-31-25 5TH COMMENTS  
REVISED 02-02-2026 PER COMMENTS



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144.731 ACRES — 351 LOTS / 29 OUTLOTS

SHEET 6 OF 8





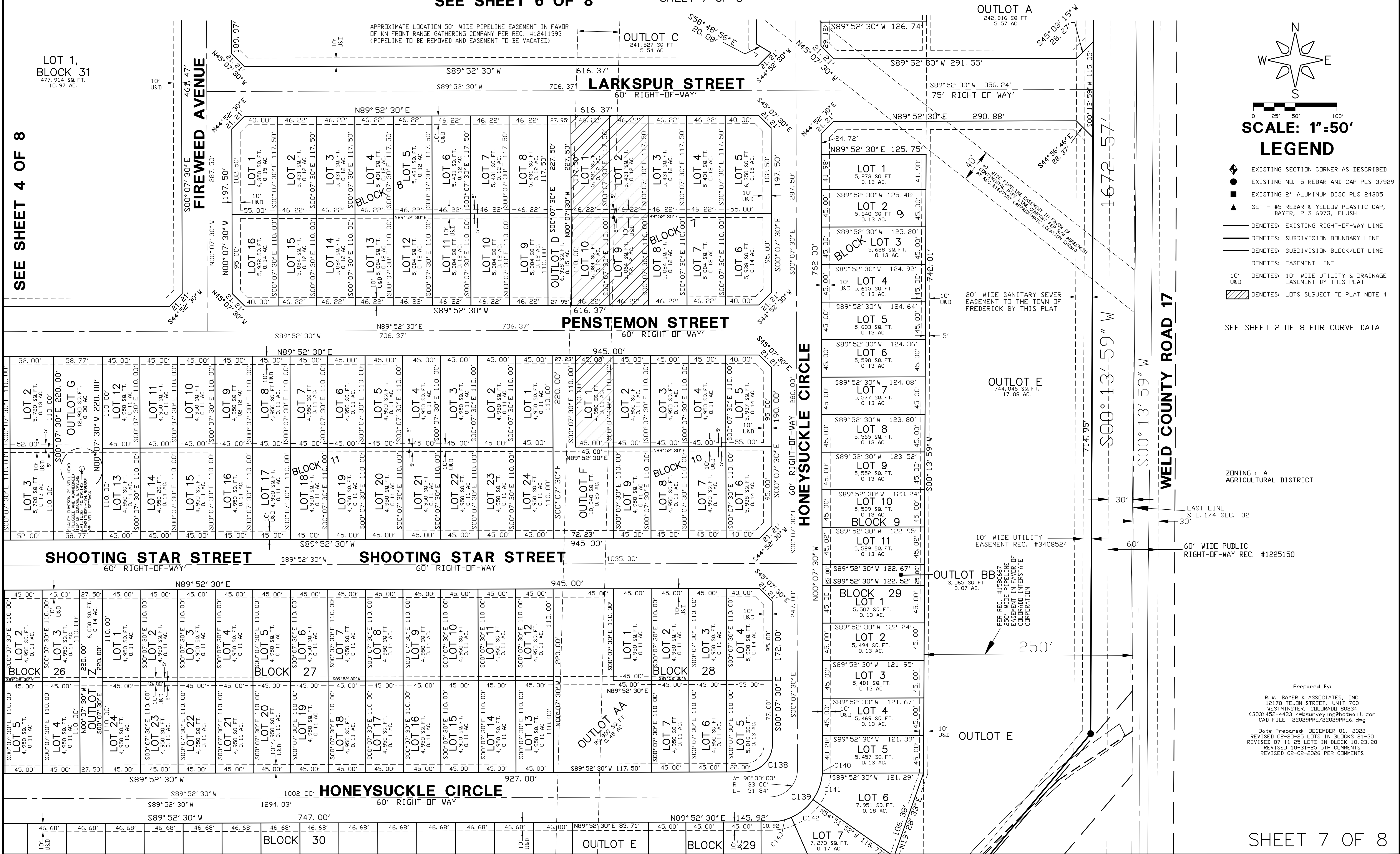
# COLUMBINE HEIGHTS SUBDIVISION - PRELIMINARY PLAT

A RE-SUBDIVISION OF OUTLOT 1, JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, PART OF THE SOUTHEAST ONE-QUARTER ALONG WITH A PORTION OF THE SOUTHWEST ONE-QUARTER ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

144.731 ACRES – 351 LOTS / 29 OUTLOTS

SEE SHEET 6 OF 8

SHEET 7 OF 8





# COLUMBINE HEIGHTS SUBDIVISION - PRELIMINARY PLAT

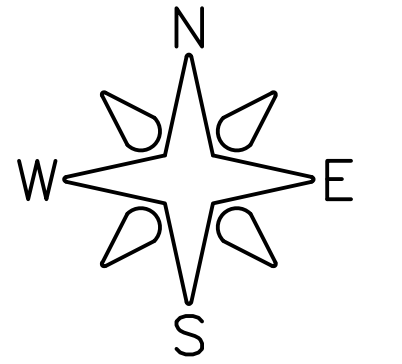
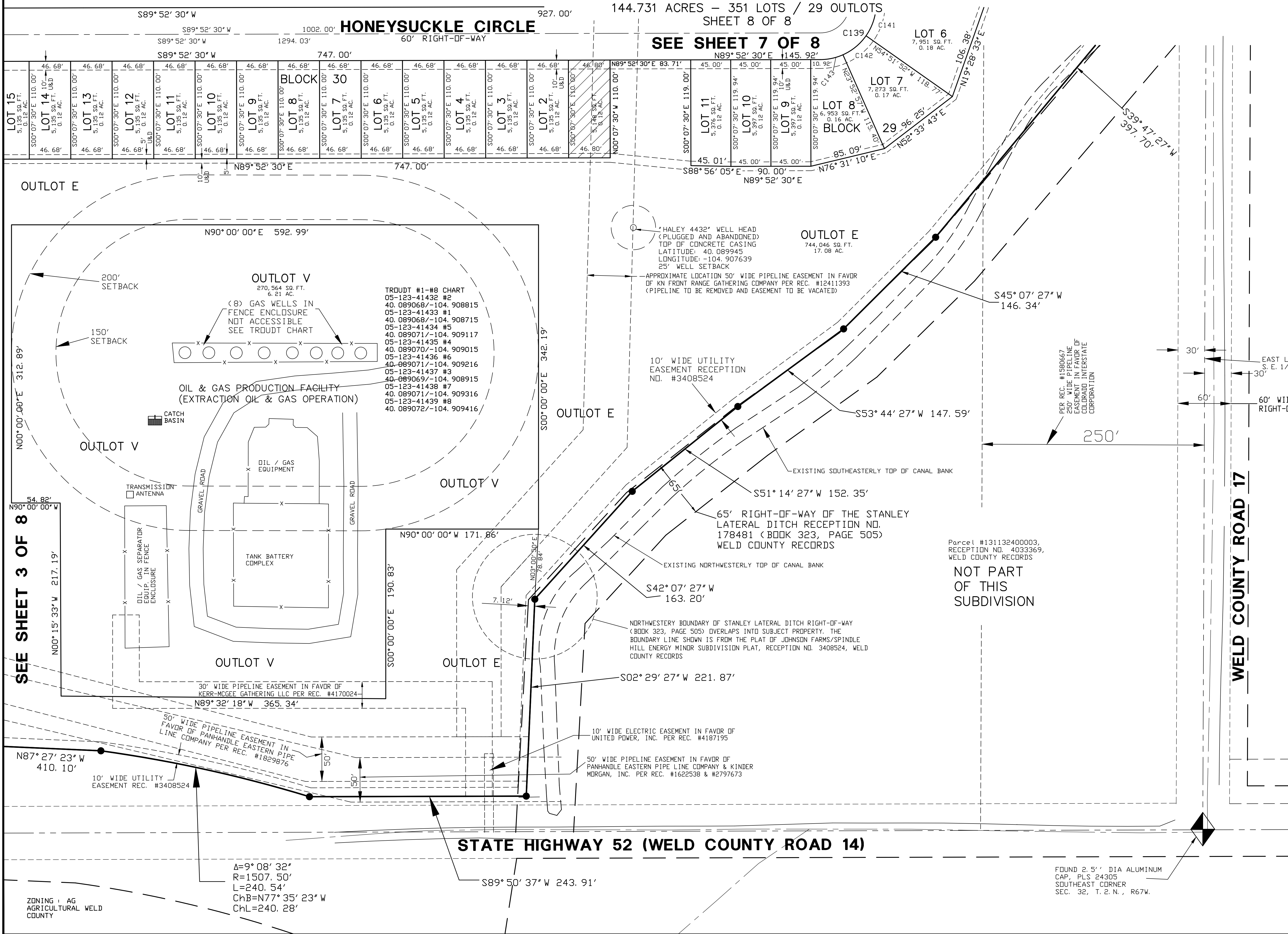
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144.731 ACRES - 351 LOTS / 29 OUTLOTS

SHEET 8 OF 8

HONEYSUCKLE CIRCLE

SEE SHEET 7 OF 8



SCALE: 1"=50'  
LEGEND

- EXISTING SECTION CORNER AS DESCRIBED
- EXISTING NO. 5 REBAR AND CAP PLS 37929
- EXISTING 2" ALUMINUM DISC PLS 24305
- SET - #5 REBAR & YELLOW PLASTIC CAP, BAYER, PLS 6973, FLUSH
- DENOTES: EXISTING RIGHT-OF-WAY LINE
- DENOTES: SUBDIVISION BOUNDARY LINE
- DENOTES: SUBDIVISION BLOCK/LOT LINE
- DENOTES: EASEMENT LINE
- DENOTES: 10' WIDE UTILITY & DRAINAGE EASEMENT BY THIS PLAT
- DENOTES: LOTS SUBJECT TO PLAT NOTE 4

SEE SHEET 2 OF 8 FOR CURVE DATA

EAST LINE S. E. 1/4 SEC. 32

60' WIDE PUBLIC RIGHT-OF-WAY REC. #1225150

ZONING: A AGRICULTURAL DISTRICT

NOT PART OF THIS SUBDIVISION

Parcel #131132400003, RECEPTION NO. 4033369, WELD COUNTY RECORDS

250' WIDE PIPELINE EASEMENT IN FAVOR OF KERR-MCGEE GATHERING LLC PER REC. #4170024

50' WIDE PIPELINE EASEMENT IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY PER REC. #1829876

10' WIDE UTILITY EASEMENT REC. #3408524

10' WIDE ELECTRIC EASEMENT IN FAVOR OF UNITED POWER, INC. PER REC. #4187195

50' WIDE PIPELINE EASEMENT IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY & KINDER MORGAN, INC. PER REC. #1622538 & #2797673

NORTHWESTERLY BOUNDARY OF STANLEY LATERAL DITCH RIGHT-OF-WAY (BOOK 323, PAGE 505) OVERLAPS INTO SUBJECT PROPERTY. THE BOUNDARY LINE SHOWN IS FROM THE PLAT OF JOHNSON FARMS/SPINDLE HILL ENERGY MINOR SUBDIVISION PLAT, RECEPTION NO. 3408524, WELD COUNTY RECORDS

EXISTING NORTHWESTERLY TOP OF CANAL BANK

EXISTING SOUTHEASTERLY TOP OF CANAL BANK

65' RIGHT-OF-WAY OF THE STANLEY LATERAL DITCH RECEPTION NO. 178481 (BOOK 323, PAGE 505) WELD COUNTY RECORDS

S42°07'27"W 163.20'

S02°29'27"W 221.87'

S51°14'27"W 152.35'

S53°44'27"W 147.59'

S45°07'27"W 146.34'

250'

60'

30'

30'

WELD COUNTY ROAD 17

STATE HIGHWAY 52 (WELD COUNTY ROAD 14)

S89°50'37"W 243.91'

FOUND 2.5" DIA ALUMINUM CAP, PLS 24305 SOUTHEAST CORNER SEC. 32, T. 2 N., R. 67 W.

Prepared By: R. W. BAYER & ASSOCIATES, INC. 12170 TEJON STREET, UNIT 700 WESTMINSTER, COLORADO 80234 (303) 452-4433 rwb@surveying@hotmail.com CAD FILE: 22029PRE/22029PRE7.dwg

Date Prepared: DECEMBER 01, 2022

REVISED 02-20-25 LOTS IN BLOCKS 21-30

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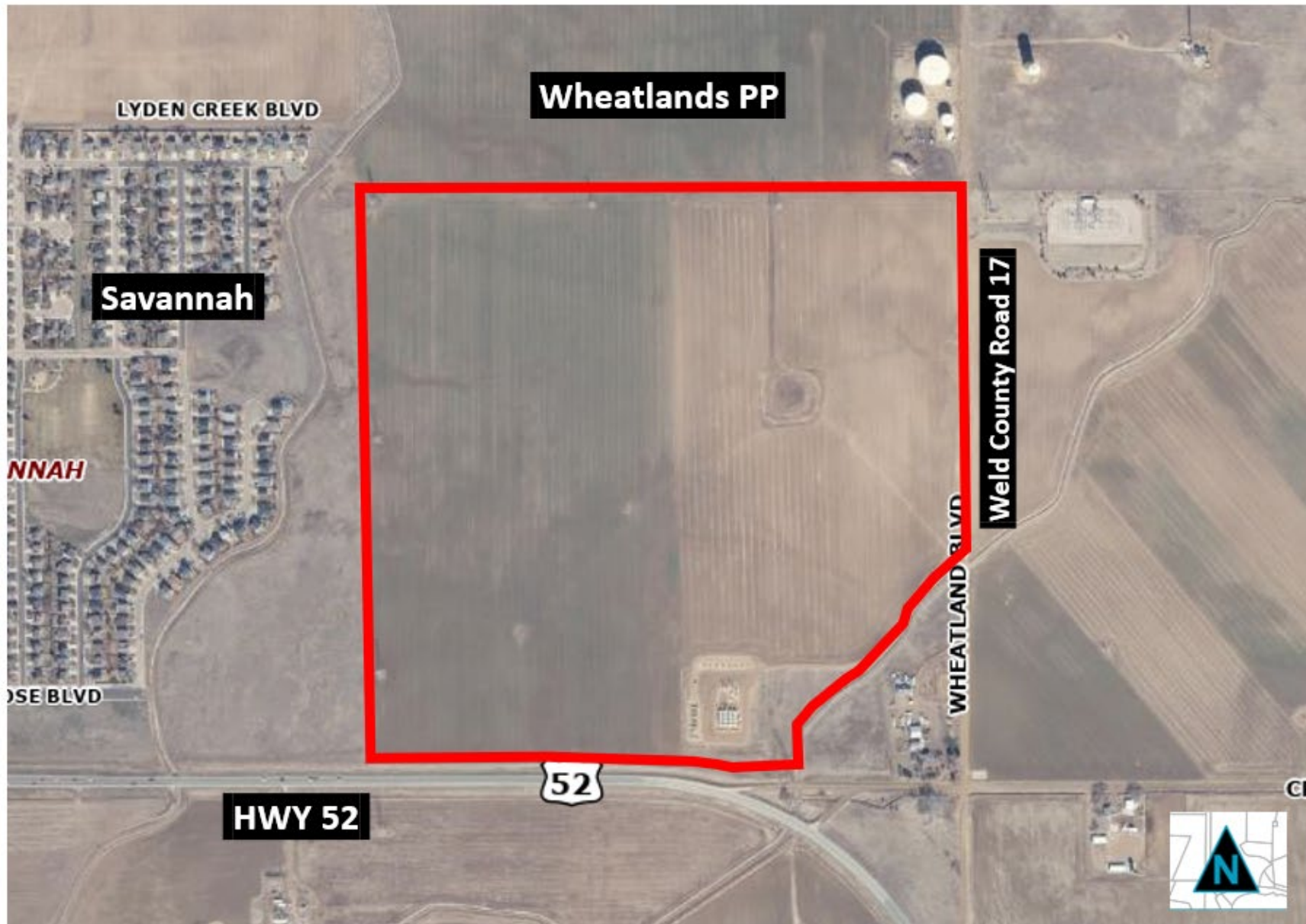
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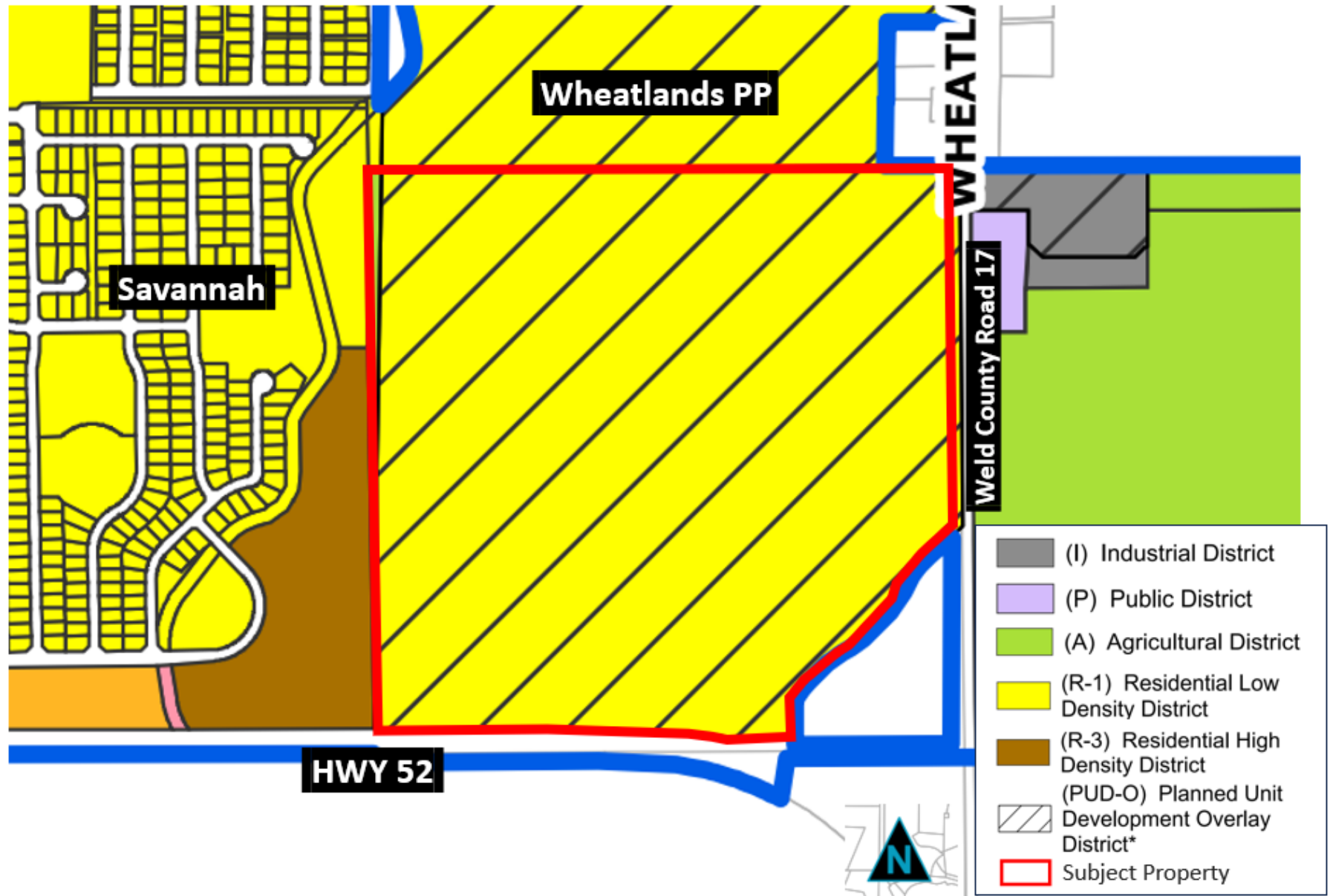
SHEET 8 OF 8



# Vicinity Map

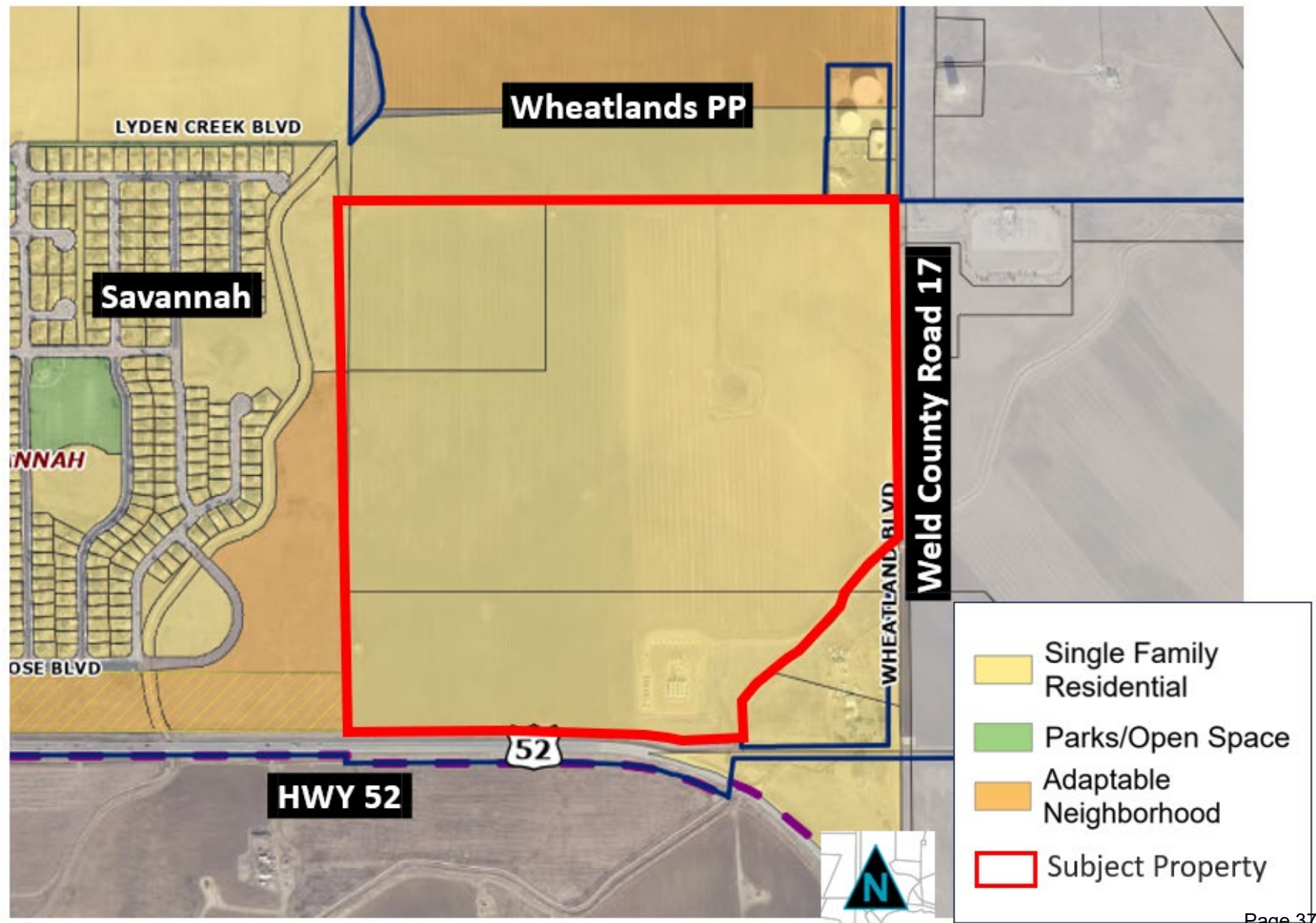


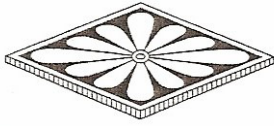
# Zoning Map





# Future Land Use Plan





Kirby Smith & Associates, Inc.

### **Columbine Heights Property – Neighborhood Meeting Summary**

Subject: Present Proposed Comprehensive Plan Amendment & Rezoning of the Columbine Heights Property

Location: Hybrid Virtual Zoom & In-Person Meeting and at Frederick Town Hall

Date: March 23, 2022 (6:00 PM)

Attendees:

Columbine Heights Property Representative: Mr. Kirby Smith - Kirby Smith & Associates, Inc. – planning consultant.

Town Staff: Ms. Ali van Deutekom & Maureen Welsh – Planning Department

Others: Randy Robinson, plus four other neighboring residents (sign-in sheet was misplaced); and various Zoom attendees.

Report Prepared By: Kirby Smith

Date: 04/25/22

**A. Applicant's presentation by Kirby Smith:** The property owners, Columbine Heights, LLC, are proposing a new single family detached residential community within the Town of Frederick. The project is located north of State Highway 52, and west of WCR 17. The project includes 142.914 acres and is currently zoned Agricultural (A) in the Town of Frederick, and proposes to amend the Town's Comprehensive Plan from Agriculture/Estate Residential to Single Family Detached land use designation, and Rezone to Residential Low Density (R-1 with PUD overlay). With the Savannah subdivision to the west zoned for R-1 and R-3 uses and the Wheatfield property to the north zoned R-1 with PUD Overlay, it makes sense for the Columbine Heights property to be designated as Single Family Detached in the Comprehensive Plan. The proposed collector street running from Hwy 52 to the north and into the Wheatfield development is proposed to be generally in the alignment shown on the Town's recently approved (in Feb. 2022) Transportation Master Plan. The Columbine Heights development is proposed to include all single family detached homes and offer three different lot sizes; at a density of about 2.75 dwellings per acre. The proposed development will also include parks and open space lands that encompass nearly 33% of the property. In addition the developer has been working with the St Vrain Valley School District to locate a 12 acre site that is acceptable to the school district, which will be dedicated for a new elementary school.

Following the formal submittal of an application for the above requests, the Town will hold public hearings before the Planning Commission and Town Board to review and hopefully approval, for which you will all receive written notices. Then another neighborhood meeting will be scheduled to present the proposed subdivision, before that is submitted for review and hearings by the Town.

### **B. Public Comments, Questions & Answers:**

1. Q: Concerned about the proposed access to Hwy 52 due to how busy it is. What about other access?

A: As mentioned the proposed collector street is proposed to generally align per the Town's recently approved Transportation Master Plan; which the Town worked closely CDOT to determine the general intersection location on Hwy 52. The proposed collector through Columbine Heights will proceed north into the Wheatfield property, and is intended to continue further north, as well as to intersect with another east/west collector street, shown on the Town's Transportation Master Plan, to extend to the west to tie into the Lyden Creek Blvd. alignment. Within the Columbine Heights property there are also proposed local street connections to WCR 17, and possibly another local street connection into the Wheatfield property.

2. Q: Will there be a traffic light at the Hwy 52/collector street intersection?

A: This will be based on CDOT criteria for traffic volumes, etc. as to when a traffic signal may be warranted.

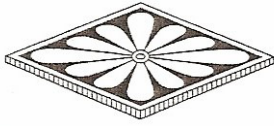
Comment: Note that the neighbors would like to see this signalized.

3. Q: Any planned access to Columbine Ave. in Savannah?

A: No. Only a possible local street access point off of the collector far the south into the R-3 zoned tract in Savannah; and only if the City requires this.

4. Q: What's the status of the existing irrigation ditch, running N/S to the west of the Columbine Heights property?





**Kirby Smith & Associates, Inc.**

A: This is within the Savannah subdivision (the Stanley Ditch) and is to remain. The tract to the east of the ditch, toward the north side of Savannah and west of the Columbine Heights property has been dedicated to the Town as open space.

5. Q: What's proposed to be under the existing power lines?

A: These areas are proposed for open space.

### **C. Meeting Close**

With no further questions, Kirby thanked the Town staff and all neighbors for attending; and indicated that the application would be submitted to the Town in the next several weeks.

NOTICE OF PUBLIC HEARING  
PLANNING COMMISSION  
TOWN OF FREDERICK

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a PUBLIC HEARING commencing on Thursday, June 4th at 6:30 pm. This meeting will be held both in person and virtually.

To join virtually, access the meeting through Microsoft Teams using the following information:  
Meeting ID: 229 286 565 79 Passcode GXuhzM  
The public hearing will be held upon application made by Kirby Smith, Kirby Smith & Associates, Inc., 6201 S. Hudson Court, Centennial, CO, 80121; for the purpose of considering the Columbine Heights Preliminary Plat and Preliminary Development Plan and use applications pursuant to the Codes of the Town of Frederick and applicable State statutes.

The affected property is generally located northwest of the Highway 52 and Wheatland Blvd. (Weld County Road 17) Intersection.

The legal description of the property is: "Re-subdivision of Outlot 1, Johnson Farms/Spindle Hill Energy Minor Subdivision Plat, Part of the Southeast One-Quarter along with a Portion of the Southwest One-Quarter all in Section 32, Township 2 North, Range 67 West of the 6th Principal Meridian, Town of Frederick, County of Weld, State of Colorado"

Interested and affected parties are encouraged to attend. The Planning Commission will be taking written comments submitted prior to the hearing. Comments submitted prior to 5:00PM on the hearing date listed above will be forwarded with the staff report. During a public hearing, public input can be received.

Copies of the full application and supporting materials are available for the public to review. Please contact Project Planner, Audern Gonzales, at agonzales@frederickco.gov to receive instructions on how to access the materials.

Dated this 13th day of May, 2026

TOWN OF FREDERICK, COLORADO

By: \_\_\_\_\_  
Tricia David, Town Clerk

Published: Longmont Times Call May 16, 2026-2169440

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder  
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of **Prairie Mountain Media LLC**, publisher of the **Longmont Times Call**.
2. The **Longmont Times Call** is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the **Longmont Times Call** in Boulder County on the following date(s):

May 16, 2026

  
Signature

Subscribed and sworn to me before me this

18th day of May, 2026

  
Notary Public

(SEAL)

SHAYLA NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174031965  
MY COMMISSION EXPIRES JULY 31, 2029

Account: 1051151  
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