



TOWN OF WIGGINS

**PLANNING & ZONING COMMISSION MEETING
July 12, 2022 AT 7:00 P.M.**

**304 CENTRAL AVENUE
WIGGINS, CO 80654**

***NOTE: DUE TO THE LIMITED SEATING CAPACITY, THE PUBLIC IS HIGHLY
ENCOURAGED TO ATTEND THE MEETING VIA ZOOM***

Use the following link <https://us06web.zoom.us/j/87699382513> for the meeting.

MEETING AGENDA

I. INTRODUCTIONS

1. Call the Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda

II. Appointment of Planning & Zoning Commission Chairperson

1. Recognition of new members of the Planning & Zoning Commission
2. Appointment of Planning and Zoning Commission Chairperson

III. Approval of Minutes

1. Approval of the Minutes from the meeting held on March 8, 2022

IV. PUBLIC HEARING (Public Comment will be taken during the hearing)

1. Public Hearing and consideration of a Final Plat for the Emerald Minor Subdivision
 - a. P&Z RESOLUTION 01-2022: A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FILING 2 OF TRACTS 2 AND 3 OF THE ROBERTS 81 SUBDIVISION
 - b. Roberts 81 Land Use Application
 - c. Roberts 81 Subdivision Plat

V. ADJOURNMENT:

1. Closing Remarks by Chairman and/or Commissioners, and Adjournment of the Meeting.



MINUTES OF MEETING

TOWN OF WIGGINS PLANNING AND ZONING COMMISSION March 8, 2021 at 7:00 p.m.

CALL TO ORDER & ROLL CALL

A regular meeting of the Planning and Zoning Commission for the Town of Wiggins, Colorado was held on Tuesday, March 8, 2021 in person. Chairman Jeff Palmer called the meeting to order at 7:06 p.m. The following Commissioners answered roll call: Chairman Jeff Palmer, Commissioners Stan Baumgartner, and Jerry Schwindt. Commissioner Jo Ann Rohn-Cook was absent. Staff present were Town Manager, Tom Acre; Town Clerk, Deb Lee; and Planning and Zoning Administrator, Hope Becker.

APPROVAL OF AGENDA

Motion was made by Commissioner Jerry Schwindt to approve the agenda as written. Second was made by Commissioner Stan Baumgartner. Roll Call: Unanimously approved.

APPROVAL OF MINUTES FROM DECEMBER 7, 2021

Motion was made by Commissioner Jerry Schwindt to approve the minutes from December 7, 2021. Second was made by Commissioner Stan Baumgartner. Roll Call: Unanimously approved.

PUBLIC HEARING – CONSIDERATION OF A SPECIAL REVIEW USE - DUPLEX

The Public Hearing was opened by Chairman Jeff Palmer.

Planning and Zoning Administrator Hope Becker provided the staff report and information to the Commissioners regarding the application for a minor subdivision plat approval. The land is zoned R-2 multi-family. The applicant desired to amend the 9 lots into 3 residential lots for the purpose of constructing two additional new homes. The Land Development Code dictates that the application is reviewed by the Planning & Zoning Commissioners and final approved by the Board of Trustees. Hope went over the criteria listed in the Land Development Code that the Commissioners must use when determining a Minor Subdivision Plat application. The applicant was reported as having met the requirements of both planning tools.

Kyle Doney, the applicant, attended the meeting via Zoom. He explained that they would be placing two new manufactured homes with garages on to the two new parcels. The existing house would remain on the third parcel of land as is.

The Public Comment was opened. Comments from the public were as follows:

Lori Pruettt of 302 Pearl Street participated via zoom and supports the applicant's request. The applicant has already cleaned up the property of its tattered buildings. Lori asked the applicant questions pertaining to the proposed landscaping. The applicant stated that the landscaping

would be predominately xeriscaping to take advantage of water conservation. Lori also asked if the properties would have 1 home on each lot or one home total. The applicant verified that there would be two additional homes placed on each lot with garages.

No comments were received from the board room audience.

The Public Hearing was closed.

The Commissioners deliberated regarding the minor subdivision plat application. The Commissioners requested Hope pull up a zoning map to the big screen. Chairman Palmer asked about the alley access and what type of clean up would be required to maintain town access. Staff indicated that the alley was still present on the plat and the 10' utility easement would assist with alley access.

CONSIDERATION OF PLANNING AND ZONING RESOLUTION 01-2022: A resolution recommending approval of the Emerald Minor Subdivision Plat.

Motion was made by Commissioner Jerry Schwindt to adopt P&Z Resolution 01-2022 – A resolution recommending approval of the Emerald Minor Subdivision Plat. Seconded by Commissioner Stan Baumgartner. Roll Call: Unanimously approved.

PUBLIC HEARING – CONSIDERATION OF REZONING PORTIONS OF THE WOODS FIRST ADDITION SUBDIVISION

The Public Hearing was opened by Chairman Jeff Palmer.

Planning and Zoning Administrator Hope Becker provided the staff report and information on the application to the Commissioners regarding the rezoning of some four properties located in the Woods First Addition Subdivision. The properties consisted of Industrial (ID), Multi-Family (R-2), and Mobile Home Parks District (MHPD). Town staff initiated the request of changing the zoning from MHPD to ID to acquire conformity with existing buildings on the properties and to promote future Industrial development.

The Public Comment was opened. Comments from the public were as follows:

Chris Musgrave of 00877 CR A, Wiggins, owner of Stage Coach Meats located in the proposed rezoning area. He recently purchased lots 13-15 which is situated next to the Stage Coach Meats meat packing plant on Third Avenue. Chris support the rezoning of the lots so that he can construct an addition to his meat packing building. He also supports the rezoning of the lot to the south of his property as he is concerned that it would not be a good mix for mobile homes to be situated so close to the meat packing plant.

No comments were received from the Zoom audience.

The Public Hearing was closed.

The Commissioners deliberated regarding the rezoning agenda item. There were no further questions or concerns.

CONSIDERATION OF PLANNING AND ZONING RESOLUTION 02-2022: A Resolution of the Planning & Zoning Commission Recommending that Portions of the Woods First Addition Subdivision be Rezoned to the Industrial (ID) Zoning District.

Motion was made by Commissioner Jerry Schwindt to adopt P&Z Resolution 02-2022 – A Resolution of the Planning & Zoning Commission Recommending that Portions of the Woods First Addition Subdivision be Rezoned to the Industrial (ID) Zoning District. Seconded by Commissioner Stan Baumgartner. Roll Call: Unanimously approved.

PUBLIC HEARING –CONSIDERATION OF AMENDMENT TO THE LAND DEVELOPMENT CODE

The Public Hearing was opened by Chairman Jeff Palmer.

Planning and Zoning Administrator Hope Becker provided the staff report and information to the Commissioners regarding the Land Development Code (LDC) amendment proposal. Staff suggested amending the boundary line and lot merging sections of the LDC to streamline the process for property owners who desire to construct only one building on their properties that consist of multiple lots. The LDC does not allow property owners to construct across lot lines. The LDC required property owners with more than three lots to proceed through a lengthy and costly hearing process before the Planning & Zoning commissioners and Board of Trustees to replat their lots into one lot. This amendment would allow for property owners to go through an application process, staff review, and be administratively approved by the Town Manager. This amendment would only apply to property owners who desired to construct one building on the property. Properties being subdivided for multiple lots/buildings would still proceed through the subdivision hearing process.

Hope also provided information to the Commissioners regarding suggested changes to the LDC for building permits pertaining to driveways and walkways. The Board of Trustees recently approved the new 2018 International Building Codes and approved updates to the Town’s Fee Schedule. Both approvals indicate that “new” driveways and extensions and walkways would require building permits from the Town. Repairs to driveways and walkways would not require building permits. Staff is recommending an amendment to the LDC to provide additional conformity to the building codes and fee schedule documents so that all Town documents were reflecting the same information.

The Public Comment was opened. No comments were received from the Zoom or board room audience.

The Public Hearing was closed.

The Commissioners deliberated regarding the rezoning agenda item. Chairperson Palmer provided additional clarity to the public from previous Board of Trustee meetings, stating that “new” driveways, driveway extensions, and walkways would require a building permit but that repairs would not. Town Manager, Tom Acre, also provided information that property owners would still be required to acquire permits for areas in the Town’s right of way; this included public sidewalks.

CONSIDERATION OF PLANNING AND ZONING RESOLUTION 03-2022: A Resolution Recommending Approval of an Ordinance Amending the Wiggins Land Development Code Concerning Building Permits and Boundary Line Adjustments

Motion was made by Commissioner Jerry Schwindt to adopt P&Z Resolution 03-2022 – A Resolution Recommending Approval of an Ordinance Amending the Wiggins Land Development Code Concerning Building Permits and Boundary Line Adjustments. Seconded by Commissioner Stan Baumgartner. Roll Call: Unanimously approved.

ADJOURNMENT

Chairman Jeff Palmer, upon receiving no further comments or concerns from the Commissioners, adjourned the meeting at 7:57 pm.

Respectfully submitted:



Deborah Lee, Town Clerk



STAFF REPORT

Planning and Zoning Commission
July 12, 2022

DATE: July 11, 2022

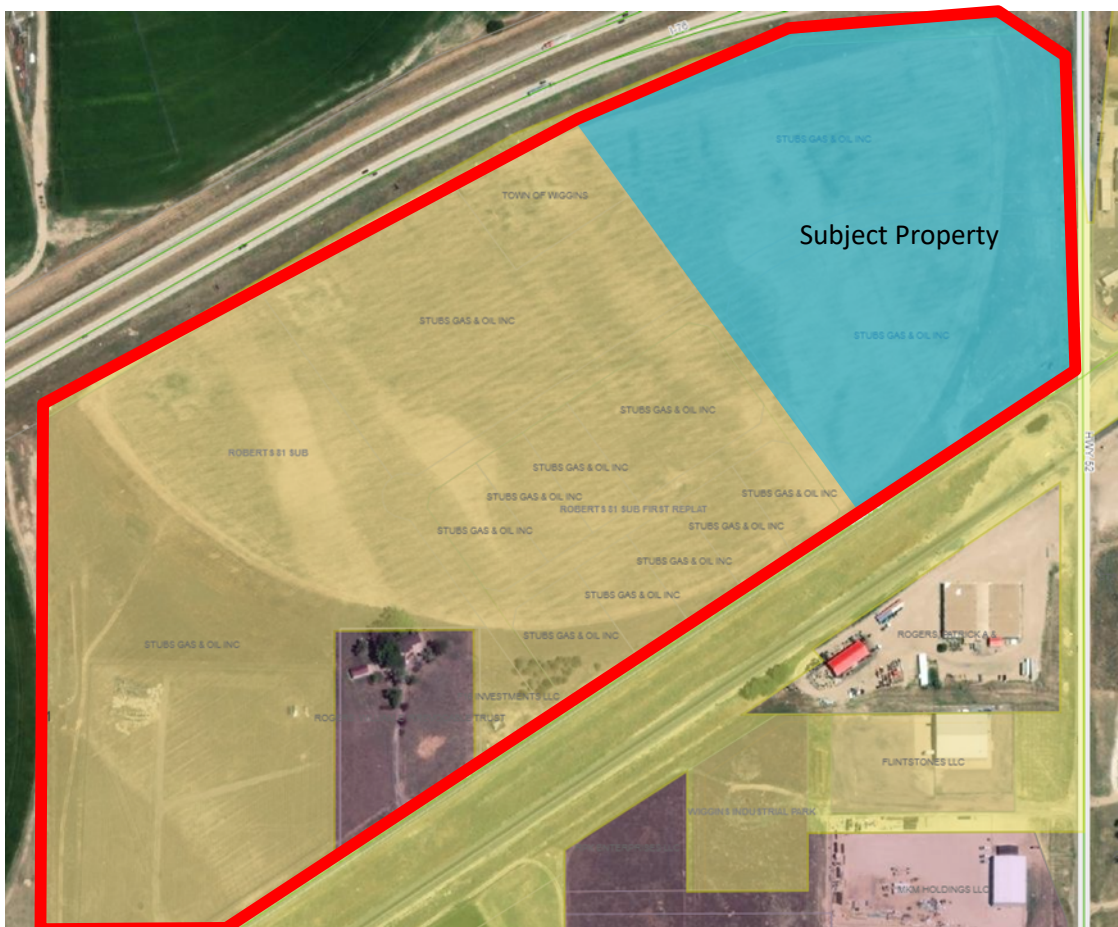
AGENDA ITEM NUMBER: 4

TOPIC: Public Hearing and Consideration of P&Z Resolution 04-2022 - A Resolution Recommending Approval of the Roberts 81 Subdivision Second Replat

STAFF MEMBER RESPONSIBLE: Hope Becker, Planning & Zoning Administrator

SUMMARY:

Roberts 81 is a subdivision located at the corner of Highway 39 and Highway 6 (also known as Central Avenue) on the northeast part of town. The property location is commonly referenced as being across from Stubs Gas and Oil. Roberts 81 is owned by Steve Klecka.



The subdivision was approved by the Board of Trustees with Resolution 40-2017 on October 11, 2017. A replat was approved Resolution 38-2018 November 28, 2018 for the subdividing of Tract 4.

This replat application conforms substantially to the first filing of Roberts 81. Tracts 2 & 3 will maintain their shape but are now being re-subdivided to provide smaller lots to entice potential buyers. The second replat will divide these 21 acres into 10 lots.

STAFF ANALYSIS:

COMPREHENSIVE PLAN:

The Comprehensive Plan supports the development of Wiggins' vacant lots. It encourages the "sound and orderly development ... to provide a well-balanced land use pattern." (Wiggins Comprehensive Plan, VI-23).

LAND DEVELOPMENT CODE (LDC):

The applicant has prepared a Final Plat in accordance with the Wiggins Land Development Code. The Town of Wiggins Land Development Code requires all subdivisions to go through the Final Plat process when amending the plat. This application proposes to subdivide Tract 2 and 3 of the Roberts 81 Subdivision into 10 lots. The property is currently vacant with no existing buildings or structures and does not have any notable topographic features; therefore, allowing the developer to easily create additional lots without disrupting neighboring lots.

Public infrastructure has been added to the plat to allow for easy access to all lots. All public infrastructures will be dedicated to the Town; however, the Town will not take conditional ownership until everything has been constructed per the Subdivision Agreement. Roberts 81 has a recorded Bulk Subdivision Agreement that is currently enforce until subdivision agreements can be created for each replat. A Subdivision Agreement will need to be drafted and approved by the Board of Trustees prior to when the developers are ready to request final approval of their Planned Development.

Staff determined two minor corrections to be made to the replat prior to recording with the Morgan County Clerk and Recorder's office. 1) Applicant needs to change the title of "Mayor" to "Town Mayor" in the Town signature block and 2) The sign easement located on the corner of Highway 39 and Highway 6 (aka Central Avenue) on the replat needs to be labeled and 3) "Preliminary" needs to be removed from the plat.

STAFF RECOMMENDATION

The proposed replat complies with all applicable state and local requirements. Staff recommends approval of the proposed subdivision second replat and offers the following motion to the Planning Commission:

MOTION TO RECOMMEND APPROVAL OF P & Z RESOLUTION 04-2022 – A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FOR ROBERTS 81 SUBDIVISION FILING 2, SUBJECT TO THE FOLLOWING CONDITIONS:

1. "Mayor" needs to be replaced with "Town Mayor" in the signature block
2. The Corner of Highway 39 & Highway 6 (aka Central Avenue) sign easement needs to be labeled.

Attachments:

- Application
- Cover Letter/Narrative
- Final Plat – Filing 2



Town of Wiggins
Planning & Zoning Department
 304 E Central Avenue * Wiggins, CO 80654
 Phone: (970) 483-6161 * Fax: (970) 483-7364
<http://townofwiggins.colorado.gov>

LAND USE APPLICATION

Please fill form out completely. Incomplete applications will not be processed.

STAFF USE ONLY		
FILE NAME: ROBERTS 81 SUBDIVISION SECOND REPLAT - TRACTS 2 & 3		
FILE NO: RES NO 04-2022	DATE SUBMITTED: 06/15/2022	FEES PAID: \$4,000.00

Project Name: Roberts 81 Second Replat

Project Physical Address (if applicable):

Project Description: Replat of Tracts 2 and 3 of the Roberts 81 Bulk Subdivision creating 10 lots.

Legal Description: *(Attach legal description if Metes & Bounds)*

Subdivision Name: *(If applicable)* Roberts 81 Second Replat

Filing No. _____ **Lot No.** _____ **Block No.** _____ **Section** _____ **Township** _____ **Range** _____

PROPERTY OWNER <i>(Attach separate sheets if multiple)</i>	AUTHORIZED REPRESENTATIVE
Name/Company: Steve Klecka, Stubs Gas & Oil	Company/Firm: Kendrick Consulting Inc.
Contact Person:	Contact Person: Melissa Kendrick
Address: 16740 CO 39	Address: 588 Newark St.
City/State/Zip: Wiggins, CO 80654	City/State/Zip: Aurora, CO 80010
Phone: 970-380-0051	Phone: 303-725-1255
Email: steve.klecka@gmail.com	Email: kendrickplanning@gmail.com
MINERAL RIGHTS OWNER <i>(Attach separate sheets if multiple)</i>	MINERAL LEASE OWNER <i>(Attach separate sheets if multiple)</i>
Name/Company: N/A	Name/Company:
Address:	Address:
City/State/Zip:	City/State/Zip:
LAND-USE & SUMMARY INFORMATION	
Present Zoning: Planned Development	Gross Site Density (du/ac): n/a
Proposed Zoning: No Change	# Lots/Units Proposed: 10 lots
Gross Acreage: 81 acres	

SERVICE PROVIDERS	
Electric:	Gas: Xcel Energy
Special District:	Fire District: Wiggins Fire Department
Water: (If other than Town)	Sewer: (If other than Town)

DEVELOPMENT REVIEW FEES

ANNEXATION		VARIANCE		VACATION	
<input type="checkbox"/> Annexation	\$3,500.00	<input type="checkbox"/> Residential	\$250.00	<input type="checkbox"/> Vacation of	\$ 1,000.00
<input type="checkbox"/> Disconnection	\$500.00	<input type="checkbox"/> Commercial	\$350.00		

REZONING / SPECIAL REVIEW		SITE SPECIFIC (COMMERCIAL)	
<input type="checkbox"/> Rezoning	\$3,500.00	<input type="checkbox"/> Commercial Infill Final Dev Plan	\$3,500.00
<input type="checkbox"/> Special Use Review	\$250.00		
<input type="checkbox"/> Conditional Use Review	\$250.00		

BOUNDARY LINE / LOT MERGERS	
<input type="checkbox"/> Boundary Line Adj / Lot Merger	\$350.00

MINOR SUBDIVISION		MAJOR SUBDIVISION	
<input type="checkbox"/> Minor Subdivision	\$ 2,500.00	<input type="checkbox"/> Preliminary Development Plan	\$3,500.00
<input type="checkbox"/> Sketch Plan Review	\$ 1,000.00	<input type="checkbox"/> Final Development Plan (Res)	\$3,000.00
<input type="checkbox"/> Final Plat Review (Residential)	\$ 3,000.00	<input checked="" type="checkbox"/> Final Development Plan (Comm)	\$4,000.00
<input type="checkbox"/> Final Plat Review (Commercial)	\$ 4,000.00		

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understands that the application must be found to be complete by the Town of Wiggins before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Wiggins. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Property Owner Signature: _____ **Date:** _____

Property Owner Signature: _____ **Date:** _____

STATE OF COLORADO)
) ss.
 County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,

By _____

My commission expires: _____

Witness my hand and official seal.

Notary Public



June 15, 2022

Town of Wiggins
304 Central Avenue
Wiggins, CO 80654
Attn: Hope Becker, Senior Planner

RE: Roberts 81 Second Replat

Dear Hope;

I am pleased to submit the application for the Second Replat on behalf of Steve Klecka and his family. The Second Replat subdivides Tracts 2 and 3, a total of 21.4 acres, into 10 lots. These coincide with Planning Areas 2 and 3 which allow primarily commercial development. There are access and utility easements and right-of-way included in the plat document. There are no development proposals currently associated with these lots.

Included in the submittal are:

- 1) Land Use Application
- 2) Title Commitment dated May 16, 2022
- 3) Replat Document

As you suggested, the submittal is partially complete so that we can keep our hearing date and allow the public notice to proceed. I intend submit the following documents in the next few days:

- 1) Drainage and Utility studies,
- 2) Construction Documents,
- 3) Land Use Application signed and notarized, and
- 4) Application Fee paid based upon your confirmation of the amount.

I believe this completes the application but let me know if there are any other items I am missing.

Thanks for your assistance,

Melissa Kendrick

Melissa Kendrick
Owners Representative

ROBERTS 81 SUBDIVISION SECOND REPLAT

A REPLAT OF TRACT 2 AND 3, ROBERTS 81 SUBDIVISION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 60 WEST OF THE 6TH P.M. TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO

OWNERSHIP AND DEDICATION

Known by all men by these presents, that the undersigned Stub's Gas & Oil, Inc., being the owners of the land shown in this Final Plat and described as follows:

Tract 2 and Tract 3, Roberts 81 Subdivision, recorded May 22, 2018 as Reception No. 1500417 of the Records of Morgan County, Situate in the Northeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty West (R.60W.) of the Sixth Principal Meridian (6th P.M.), Town of Wiggins, County of Morgan, State of Colorado

Said described parcel of land contains 933,722 Square Feet or 21.435 Acres, more or less.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of ROBERTS 81 SUBDIVISION SECOND REPLAT, a subdivision of a part of the Town of Wiggins, County of Morgan, State of Colorado, and by these presents does hereby dedicate to the Town of Wiggins the streets and avenues as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Wiggins and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, storm drainage works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other utilities and services shall be guaranteed and paid for by the Subdivider or arrangements made by the Subdivider here of which are approved by the Town of Wiggins, Colorado, and such sums shall not be paid by the Town of Wiggins, and that any item so constructed or installed when accepted by the Town of Wiggins shall become the sole property of said Town of Wiggins, Colorado, except private roadway curbs, gutter and pavement and items owned by municipality franchised utilities, other serving public entities, which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities and shall not become the property of the Town of Wiggins, Colorado.

Owner: Stub's Gas & Oil, Inc.

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20____.

Witness my Hand and Official Seal.

My commission expires: _____.

TOWN APPROVAL BLOCK

This is to certify that the Plat of ROBERTS 81 SUBDIVISION SECOND REPLAT was approved on this _____ day of _____, 20____, by Resolution No. _____ and that the Mayor of the Town of Wiggins on behalf of the Town of Wiggins, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

ATTEST: _____
Mayor Town Clerk

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MORGAN)

I hereby certify that this instrument was filed in my office at _____ o'clock ____M.,

this _____ day of _____, 20____, and is duly recorded in Plat File _____.

Recorder Deputy

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the Southeasterly line of Tract 3, Roberts 81 Subdivision monumented as shown on this drawing, as bearing South 54°39'10" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 689.73 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

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 action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

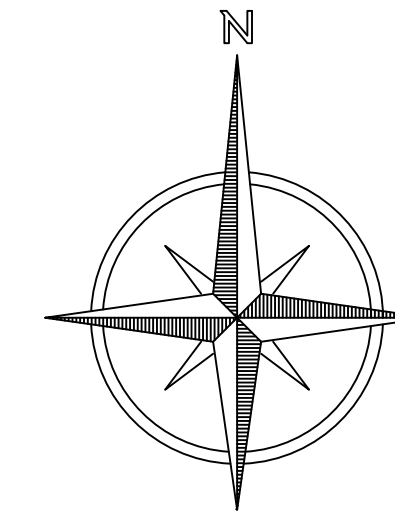
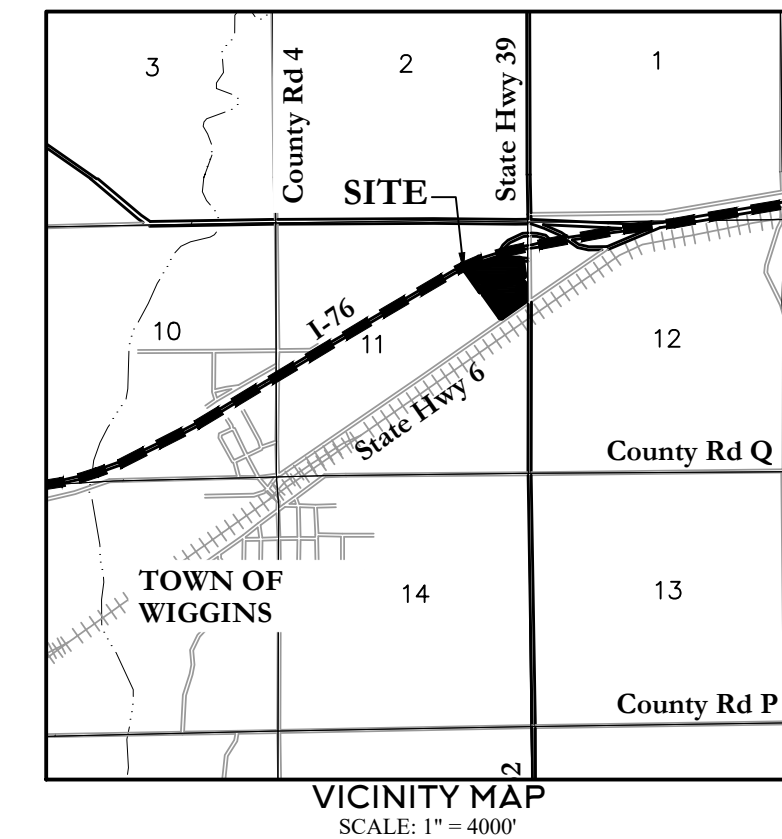
For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 00056910SB, dated May 9, 2022, as prepared by Equity Title of Colorado to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

FLOOD PLAIN NOTE

The subject property is in flood zone 'X', "areas determined to be outside the 0.2% annual chance of floodplain" per FEMA flood map 08087C0575D revised April 4, 2018.

PLAT NOTES:

- The sign easement shall be for the purposes of monument signage for Roberts 81 development. The Town of Wiggins shall have no maintenance obligations with respect to the signage. Such maintenance and repair obligations shall be the responsibility of the subdivider, a duly organized owners association or the Roberts 81 BID.
- The Temporary Construction Easements (TCE) as shown, are for access, equipment, materials, staging, storage and related temporary construction activities. These easements shall be eliminated at the time of Replatting or when construction is completed and is no longer deemed necessary.
- The Bulk Subdivision Agreement for the Roberts 81 Subdivision, recorded February 16, 2018 at Reception No. 910367, require that public improvements be completed and includes restrictions on the issuance of building permits until Subdivider has constructed the improvements as described therein.



Owner: Stub's Gas & Oil, Inc.
PO Box 309
Wiggins, CO 80654

Engineer: Terramax, Inc.
Daniel P. Giroux
4220 Golf Vista Drive
Loveland, CO 80537
Phone: (303) 929-3194

Surveyor: Majestic Surveying, LLC
C/O Ronnie L. Edwards, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698

LAND USE TABLE

LOTS (10)	20.430 ACRES	95%
RIGHT OF WAY	1.005 ACRES	5%
TOTAL	21.435 ACRES	100%

PRELIMINARY

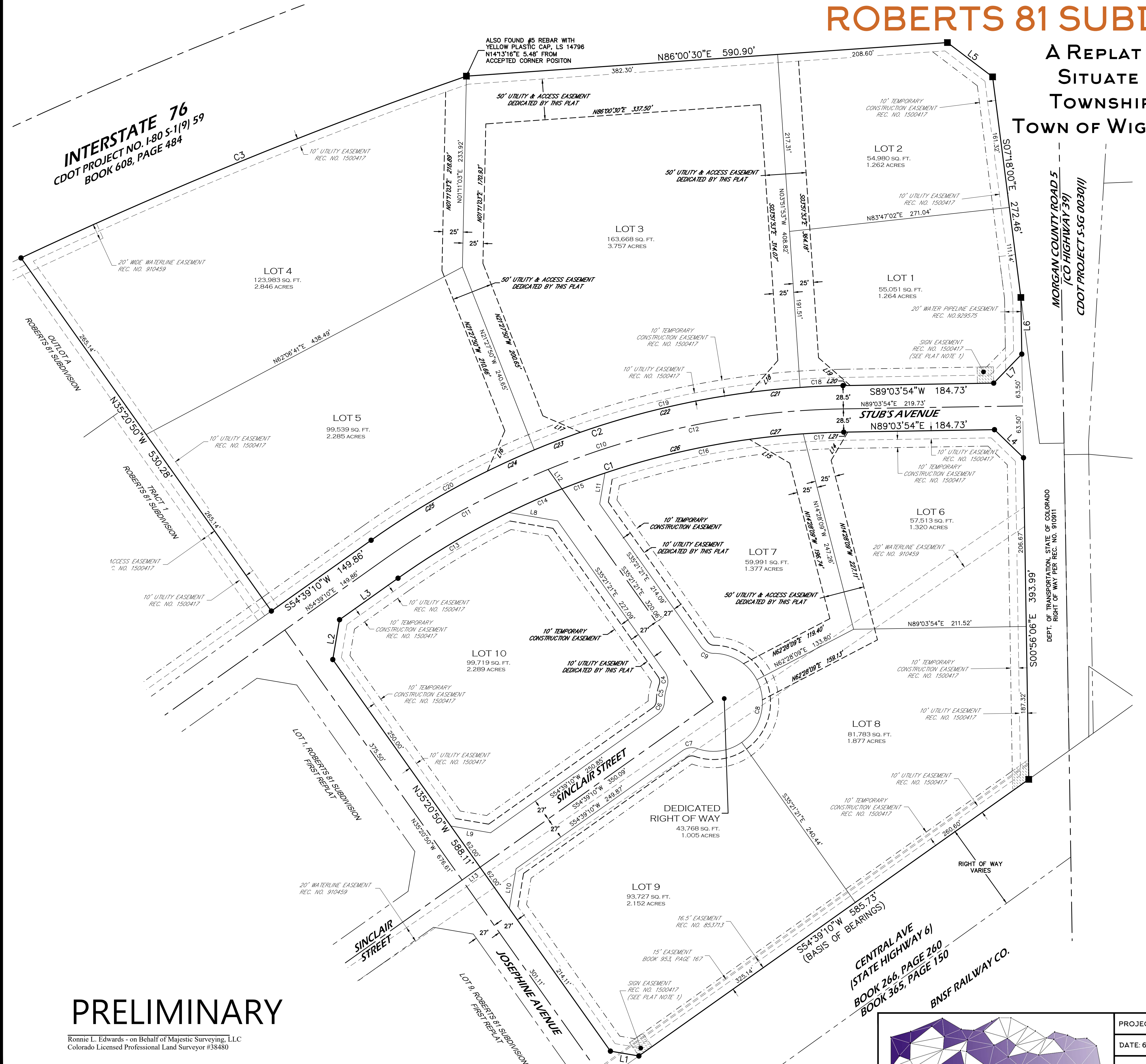
Ronnie L. Edwards - on Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38480

 MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550	PROJECT NO: 2022032	PROJECT NAME: ROBERTS 81 SUB SECOND REPLAT	REVISIONS:	DATE:	<div style="font-size: 2em; font-weight: bold;">1</div> SHEET 1 OF 2
	DATE: 6/8/2022	CLIENT: STUB'S GAS & OIL, INC.			
	DRAWN BY: RLE	FILE NAME: 2022032SUB			
	CHECKED BY: XXX	SCALE: 1" = 60'			

ROBERTS 81 SUBDIVISION SECOND REPLAT

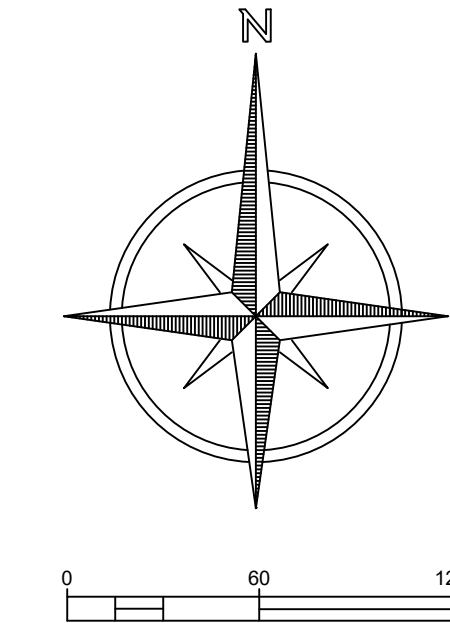
A REPLAT OF TRACT 2 AND 3, ROBERTS 81 SUBDIVISION,
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TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO

INTERSTATE 76
CDOT PROJECT NO. I-80 S-1(9) 59
BOOK 608, PAGE 484



LINE	BEARING	LENGTH
L1	N80°20'50"W	35.36'
L2	N09°39'10"E	49.50'
L3	N54°39'10"E	87.86'
L4	S45°56'06"E	49.50'
L5	S52°49'30"E	69.50'
L6	S00°56'06"E	69.39'
L7	S44°03'54"W	49.50'
L8	S80°21'21"E	60.90'
L9	N80°20'50"W	49.50'
L10	N09°39'10"E	49.50'
L11	N09°38'39"E	38.46'
L12	S35°21'21"E	29.29'
L13	S54°39'10"W	27.00'
L14	N30°31'51"E	40.25'
L15	N59°28'09"W	57.47'
L16	S23°32'10"W	54.00'
L17	N66°27'50"W	50.34'
L18	S41°08'07"W	51.67'
L19	S48°51'53"E	51.62'
L20	S89°03'54"W	8.94'
L21	N89°03'54"E	5.03'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	583.49'	971.50'	34°24'44"	574.76'	S71°51'32"W
C2	617.72'	1028.50'	34°24'44"	608.48'	S71°51'32"W
C3	589.75'	5580.00'	6°03'20"	589.48'	S67°48'08"W
C4	18.86'	20.00'	54°01'13"	18.17'	N08°20'44"W
C5	18.25'	60.00'	17°25'55"	18.18'	N09°56'55"E
C6	18.65'	20.00'	53°25'12"	17.98'	N27°56'34"E
C7	19.06'	20.00'	54°36'57"	18.35'	S81°57'38"W
C8	208.02'	60.00'	198°38'40"	118.42'	N09°56'47"E
C9	18.86'	20.00'	54°01'13"	18.17'	S62°21'57"E
C10	600.61'	1000.00'	34°24'44"	591.62'	S71°51'32"W
C11	229.18'	1000.00'	13°07'51"	228.68'	S61°13'06"W
C12	371.43'	1000.00'	21°16'53"	369.30'	S78°25'28"W
C13	157.81'	971.50'	9°18'25"	157.63'	S59°18'22"W
C14	71.50'	971.50'	41°3'00"	71.48'	S66°04'05"W
C15	56.17'	971.50'	3°18'45"	56.16'	S69°49'57"W
C16	248.34'	971.50'	14°38'47"	247.67'	S78°48'43"W
C17	49.68'	971.50'	2°55'47"	49.67'	S87°36'00"W
C18	52.59'	1028.50'	2°55'47"	52.59'	S87°36'00"W
C19	336.07'	1028.50'	18°43'19"	334.58'	S76°46'27"W
C20	229.06'	1028.50'	12°45'38"	228.59'	S61°01'59"W
C21	61.58'	1028.50'	3°25'49"	61.57'	S84°25'12"W
C22	213.89'	1028.50'	11°54'54"	213.50'	S76°44'50"W
C23	60.61'	1028.50'	3°22'35"	60.60'	S69°06'06"W
C24	63.27'	1028.50'	3°31'30"	63.26'	S65°39'03"W
C25	165.79'	1028.50'	9°14'08"	165.61'	S59°16'14"W
C26	181.94'	971.50'	10°43'48"	181.67'	S76°51'14"W
C27	66.40'	971.50'	3°54'59"	66.39'	S84°10'37"W



LEGEND

	BOUNDARY LINE		FOUND ALIQUOT CORNER AS DESCRIBED
	EASEMENT LINE		FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 38480
	RIGHT OF WAY LINE		CALCULATED POSITION
	SECTION LINE		SET 24" OF #4 REBAR WITH YELLOW PLASTIC CAP LS 38480
	CENTERLINE		
	TEMPORARY CONSTRUCTION EASEMENT (SEE NOTE #2 UNDER PLAT NOTES)		

PRELIMINARY

Ronnie L. Edwards - on Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38480



PROJECT NO: 2022032	PROJECT NAME: ROBERTS 81 SUB SECOND REPLAT	REVISIONS:	DATE:
DATE: 6/8/2022	CLIENT: STUB'S GAS & OIL, INC.		
DRAWN BY: RLE	FILE NAME: 2022032SUB		
CHECKED BY: XXX	SCALE: 1" = 60'		

2

**TOWN OF WIGGINS
P & Z RESOLUTION NO. 04-2022**

**A RESOLUTION RECOMMENDING APPROVAL OF THE ROBERTS 81 SUBDIVISION SECOND
REPLAT**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Wiggins a request for approval of the Roberts 81 Subdivision Second Replat, a replat of Tract 2 & 3; and,

WHEREAS, all materials related to this application have been reviewed by Town Staff and found with conditions to be in compliance with the Town of Wiggins subdivision and zoning ordinance, and related Town ordinances, regulations, and policies; and

WHEREAS, the Wiggins Planning and Zoning Commission held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Wiggins Planning and Zoning Commission finds that the proposed subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF WIGGINS, COLORADO, AS FOLLOWS:

Section 1. The Planning and Zoning Commission hereby recommends approval of the Roberts 81 Subdivision Second Replat, a replat of Tract 2 & 3 subject to the following conditions prior to recording:

- A. The term “Mayor” in the Town signature block needs to be replaced with “Town Mayor”.
- B. The corner of Highway 39 and Highway 6 (aka Central Avenue) sign easement needs to be labeled on the plat.
- C. Removal of the work “Preliminary” from the plat.

INTRODUCED, RECOMMENDED, AND RESOLVED THIS 12TH DAY OF JULY, 2022.

TOWN OF WIGGINS, COLORADO

, Chairman

ATTEST:

Deborah Lee, Town Clerk