

ORDINANCE NO. 932

AN ORDINANCE APPROVING AN OUTLINE DEVELOPMENT PLAN
AMENDMENT FOR A PORTION OF THE NEIGHBORS POINT ANNEXATION

WHEREAS, there has been submitted to the Board of Trustees of the Town of Firestone a request for approval of an Outline Development Plan (“ODP”) amendment for certain property consisting of approximately 55.095 acres, which is a portion of the property that was annexed to the Town as the Neighbors Point Annexation; and

WHEREAS, all materials related to the proposed ODP amendment have been reviewed by Town Staff and the Firestone Planning and Zoning Commission and found with conditions to be in compliance with Town of Firestone zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, the Firestone Planning and Zoning Commission has held a properly noticed public hearing on the application, at which the applicant and other interested persons presented testimony to the Commission and at which a number of documents were made a part of the record, and recommended approval of the application with conditions; and

WHEREAS, the Board of Trustees considered the proposed ODP amendment at a duly noticed public hearing held on March 28, 2018; and

WHEREAS, the Board of Trustees finds that the proposed ODP amendment is consistent with the Town’s plan for the area and that the applicant has demonstrated that the proposed ODP amendment meets the applicable criteria of the Town’s ordinances and Development Regulations; and

WHEREAS, the Board of Trustees finds the proposed ODP amendment should be approved, subject to certain conditions; and

WHEREAS, no protests were received by the Town pursuant to C.R.S. § 31-23-305.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Board of Trustees of the Town of Firestone, Colorado hereby approves the proposed Neighbors Annexation Outline Development Plan Amendment No. 1, an amendment to a portion of Neighbors Annexation Outline Development Plan, the legal description of which property is set forth in Exhibit A, attached hereto and incorporated herein by reference, subject to the conditions set forth on Exhibit B, attached hereto and incorporated herein by reference.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN
FULL this 28th day of March, 2018.

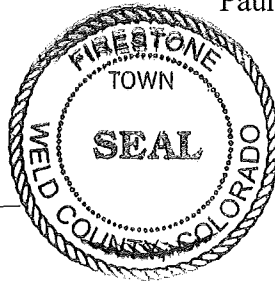


Paul Sorensen, Mayor

ATTEST:



Leah Vanarsdall
Town Clerk



3/26/2018 10:00 AM [kmk] R:\Firestone\Subdivisions\Neighbors Point 3 4 6 7 ODP Amend ord.doc

EXHIBIT A
Neighbors Annexation Outline Development Plan Amendment No. 1
An Amendment to a Portion of Neighbors Annexation Outline Development Plan
Legal Description

FILING NO. 3

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 TO BEAR SOUTH 89°31'25" EAST;

THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 1496.63 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°28'35" EAST, A DISTANCE OF 80.00 FEET;
THENCE NORTH 51°20'12" EAST, A DISTANCE OF 55.94 FEET;
THENCE SOUTH 57°37'41" EAST, A DISTANCE OF 66.83 FEET;
THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 90.97 FEET;
THENCE NORTH 36°31'25" EAST, A DISTANCE OF 24.46 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 74°46'11", AN ARC DISTANCE OF 57.42 FEET (CHORD BEARS NORTH 89°08'19" EAST, 53.43 FEET);
THENCE NORTH 51°45'14" EAST, A DISTANCE OF 11.77 FEET;
THENCE SOUTH 38°14'46" EAST, A DISTANCE OF 36.39 FEET;
THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 432.73 FEET;
THENCE NORTH 00°28'35" EAST, A DISTANCE OF 134.00 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 42.00 FEET;
THENCE NORTH 00°28'35" EAST, A DISTANCE OF 54.00 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 3.00 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 267.00 FEET AND A CENTRAL ANGLE OF 05°50'52", AN ARC DISTANCE OF 27.25 (CHORD BEARS SOUTH 87°33'09" WEST, 27.24 FEET);
THENCE SOUTH 84°37'42" WEST, A DISTANCE OF 72.50 FEET;
THENCE NORTH 00°00'54" EAST, A DISTANCE OF 212.95 FEET;
THENCE NORTH 13°48'44" WEST, A DISTANCE OF 23.67 FEET;
THENCE NORTH 22°22'36" WEST, A DISTANCE OF 112.24 FEET;
THENCE NORTH 59°23'19" EAST, A DISTANCE OF 110.57 FEET;
THENCE NORTH 30°36'41" WEST, A DISTANCE OF 54.00 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°28'14", AN ARC DISTANCE OF 33.33 FEET (CHORD BEARS NORTH 11°39'12" EAST, 29.60 FEET);
THENCE NORTH 63°04'14" EAST, A DISTANCE OF 54.63 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 85°24'27", AN ARC DISTANCE OF 29.81 FEET (CHORD BEARS SOUTH 77°54'27" EAST, 27.13 FEET);
THENCE NORTH 59°23'19" EAST, A DISTANCE OF 88.11 FEET;
THENCE NORTH 33°24'16" WEST, A DISTANCE OF 116.57 FEET;
THENCE NORTH 46°09'42" WEST, A DISTANCE OF 65.00 FEET;
THENCE NORTH 52°34'21" WEST, A DISTANCE OF 195.00 FEET;
THENCE NORTH 37°25'39" EAST, A DISTANCE OF 167.00 FEET;
THENCE SOUTH 52°34'21" EAST, A DISTANCE OF 11.72 FEET;
THENCE NORTH 37°25'39" EAST, A DISTANCE OF 140.00 FEET;
THENCE NORTH 56°51'16" EAST, A DISTANCE OF 44.27 FEET;

THENCE NORTH 64°17'20" EAST, A DISTANCE OF 126.49 FEET;
THENCE NORTH 69°33'17" EAST, A DISTANCE OF 48.16 FEET;
THENCE SOUTH 89°59'08" EAST, A DISTANCE OF 140.01 FEET;
THENCE SOUTH 00°00'54" WEST, A DISTANCE OF 67.49 FEET;
THENCE SOUTH 89°59'06" EAST, A DISTANCE OF 179.00 FEET;
THENCE SOUTH 00°00'54" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 12,
A DISTANCE OF 1325.67 FEET,
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 1202.59 FEET, TO THE POINT OF BEGINNING,

CONTAINING 833,692 SQUARE FEET OR 19.139 ACRES, MORE OR LESS

FILING NO. 4

THAT PORTION OF THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 TO BEAR SOUTH 89°31'25" EAST;

THENCE NORTH 86°11'39" EAST, A DISTANCE OF 1544.33 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 12°41'20" EAST, A DISTANCE OF 75.28 FEET;
THENCE NORTH 07°21'26" EAST, A DISTANCE OF 46.14 FEET;
THENCE NORTH 00°28'35" EAST, A DISTANCE OF 106.46 FEET;
THENCE NORTH 13°30'29" WEST, A DISTANCE OF 54.01 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 07°51'49", AN ARC DISTANCE OF 56.96 FEET (CHORD BEARS SOUTH 79°29'16" WEST, 56.91 FEET);
THENCE NORTH 08°14'53" WEST, A DISTANCE OF 130.90 FEET;
THENCE NORTH 76°23'49" EAST, A DISTANCE OF 72.29 FEET;
THENCE NORTH 55°54'17" EAST, A DISTANCE OF 69.31 FEET;
THENCE NORTH 43°24'45" EAST, A DISTANCE OF 55.95 FEET;
THENCE NORTH 46°35'15" WEST, A DISTANCE OF 43.79 FEET;
THENCE NORTH 43°24'45" EAST, A DISTANCE OF 110.00 FEET;
THENCE SOUTH 46°35'15" EAST, A DISTANCE OF 38.04 FEET;
THENCE NORTH 37°25'39" EAST, A DISTANCE OF 450.84 FEET;
THENCE SOUTH 52°34'21" EAST, A DISTANCE OF 195.00 FEET;
THENCE SOUTH 46°09'42" EAST, A DISTANCE OF 65.00 FEET;
THENCE SOUTH 33°24'16" EAST, A DISTANCE OF 116.57 FEET;
THENCE SOUTH 59°23'19" WEST, A DISTANCE OF 88.11 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 85°24'27", AN ARC DISTANCE OF 29.81 FEET (CHORD BEARS NORTH 77°54'27" WEST, 27.13 FEET);
THENCE SOUTH 63°04'14" WEST, A DISTANCE OF 54.63 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°28'14", AN ARC DISTANCE OF 33.33 FEET (CHORD BEARS SOUTH 11°39'12" WEST, 29.60 FEET);
THENCE SOUTH 30°36'41" EAST, A DISTANCE OF 54.00 FEET;
THENCE SOUTH 59°23'19" WEST, A DISTANCE OF 110.57 FEET;
THENCE SOUTH 22°22'36" EAST, A DISTANCE OF 112.24 FEET;
THENCE SOUTH 13°48'44" EAST, A DISTANCE OF 23.67 FEET;
THENCE SOUTH 00°00'54" WEST, A DISTANCE OF 212.95 FEET;
THENCE NORTH 84°37'42" EAST, A DISTANCE OF 72.50 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 267.00 FEET AND A CENTRAL ANGLE OF 05°50'52", AN ARC DISTANCE OF 27.25 FEET (CHORD BEARS NORTH 87°33'09" EAST, 27.24 FEET);
THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 3.00 FEET;
THENCE SOUTH 00°28'35" WEST, A DISTANCE OF 54.00 FEET;
THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 42.00 FEET;
THENCE SOUTH 00°28'35" WEST, A DISTANCE OF 134.00 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 432.73 FEET;
THENCE NORTH 38°14'46" WEST, A DISTANCE OF 36.39 FEET;
THENCE SOUTH 51°45'14" WEST, A DISTANCE OF 11.77 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 74°46'11", AN ARC DISTANCE OF 57.42 FEET (CHORD BEARS SOUTH 89°08'19" WEST, 53.43 FEET);
THENCE SOUTH 36°31'25" WEST, A DISTANCE OF 24.46 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 90.97 FEET;
THENCE NORTH 57°37'41" WEST, A DISTANCE OF 66.83 FEET TO THE POINT OF BEGINNING,

CONTAINING 447,309 SQUARE FEET OR 10.269 ACRES, MORE OR LESS

FILING NO. 6

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 TO BEAR SOUTH 89°31'25" EAST;

THENCE NORTH 53°42'18" EAST, A DISTANCE OF 2259.21 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 34°11'00" WEST, A DISTANCE OF 142.04 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 103°46'43", AN ARC DISTANCE OF 79.70 FEET (CHORD BEARS NORTH 24°46'24" WEST, 69.24 FEET);
THENCE NORTH 34°27'58" WEST, A DISTANCE OF 269.47 FEET;
THENCE NORTH 23°20'16" EAST, A DISTANCE OF 39.01 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 99°13'46", AN ARC DISTANCE OF 76.20 FEET (CHORD BEARS NORTH 03°54'39" WEST, 67.03 FEET);
THENCE NORTH 31°57'02" WEST, A DISTANCE OF 138.60 FEET;
THENCE NORTH 70°00'20" EAST, A DISTANCE OF 213.56 FEET;
THENCE NORTH 65°44'10" EAST, A DISTANCE OF 196.01 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 584.00 FEET AND A CENTRAL ANGLE OF 09°24'32", AN ARC DISTANCE OF 95.90 FEET (CHORD BEARS SOUTH 29°45'41" EAST, 95.80 FEET);
THENCE SOUTH 34°27'58" EAST, A DISTANCE OF 3.30 FEET;
THENCE NORTH 55°32'02" EAST, A DISTANCE OF 54.00 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET (CHORD BEARS SOUTH 79°27'58" EAST, 28.28 FEET);
THENCE NORTH 55°32'02" EAST, A DISTANCE OF 53.00 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 267.00 FEET AND A CENTRAL ANGLE OF 06°19'37", AN ARC DISTANCE OF 29.48 FEET (CHORD BEARS NORTH 58°41'51" EAST, 29.47 FEET);
THENCE NORTH 17°12'01" WEST, A DISTANCE OF 126.15 FEET;
THENCE NORTH 80°10'18" EAST, A DISTANCE OF 148.20 FEET;

THENCE NORTH 64°27'13" EAST, A DISTANCE OF 70.27 FEET;
 THENCE SOUTH 55°06'24" EAST, A DISTANCE OF 59.68 FEET;
 THENCE SOUTH 36°06'40" EAST, A DISTANCE OF 58.39 FEET;
 THENCE SOUTH 05°49'26" EAST, A DISTANCE OF 53.23 FEET;
 THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 213.00 FEET AND A CENTRAL ANGLE OF 18°28'31", AN ARC DISTANCE OF 68.68 FEET (CHORD BEARS NORTH 74°56'19" EAST, 68.39 FEET);
 THENCE SOUTH 24°17'57" EAST, A DISTANCE OF 54.00 FEET;
 THENCE SOUTH 11°00'06" EAST, A DISTANCE OF 77.68 FEET;
 THENCE SOUTH 11°04'44" WEST, A DISTANCE OF 53.68 FEET;
 THENCE SOUTH 27°59'05" WEST, A DISTANCE OF 82.46 FEET;
 THENCE SOUTH 37°05'43" WEST, A DISTANCE OF 81.48 FEET;
 THENCE SOUTH 17°20'40" EAST, A DISTANCE OF 68.10 FEET;
 THENCE SOUTH 08°11'24" EAST, A DISTANCE OF 131.34 FEET;
 THENCE SOUTH 85°30'59" WEST, A DISTANCE OF 78.12 FEET;
 THENCE SOUTH 71°24'51" WEST, A DISTANCE OF 102.80 FEET;
 THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 373.00 FEET AND A CENTRAL ANGLE OF 01°30'42", AN ARC DISTANCE OF 9.84 FEET (CHORD BEARS NORTH 19°20'30" WEST, 9.84 FEET);
 THENCE SOUTH 60°10'57" WEST, A DISTANCE OF 139.73 FEET;
 THENCE SOUTH 56°25'46" WEST, A DISTANCE OF 65.00 FEET;
 THENCE SOUTH 49°40'55" WEST, A DISTANCE OF 141.59 FEET;
 THENCE SOUTH 46°57'17" WEST, A DISTANCE OF 121.94 TO THE POINT OF BEGINNING;

CONTAINING 482,692 SQUARE FEET OR 11.081 ACRES, MORE OR LESS

FILING NO. 7

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 TO BEAR SOUTH 89°31'25" EAST;

THENCE NORTH 37°22'17" EAST, A DISTANCE OF 2466.48 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 13°56'45" WEST, A DISTANCE OF 142.80 FEET;
 THENCE NORTH 28°56'38" EAST, A DISTANCE OF 20.22 FEET;
 THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 73°43'23", AN ARC DISTANCE OF 56.62 FEET (CHORD BEARS NORTH 11°03'30" WEST, 52.79 FEET);
 THENCE NORTH 51°03'37" WEST, A DISTANCE OF 26.25 FEET;
 THENCE NORTH 17°54'46" WEST, A DISTANCE OF 138.43 FEET;
 THENCE NORTH 86°37'26" WEST, A DISTANCE OF 117.46 FEET;
 THENCE NORTH 00°00'54" EAST, A DISTANCE OF 97.14 FEET;
 THENCE NORTH 47°58'58" EAST, A DISTANCE OF 59.33 FEET;
 THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 31°59'06", AN ARC DISTANCE OF 24.56 FEET (CHORD BEARS NORTH 14°42'53" WEST, 24.24 FEET)
 THENCE NORTH 61°40'38" WEST, A DISTANCE OF 65.90 FEET;
 THENCE NORTH 12°00'26" WEST, A DISTANCE OF 32.59 FEET;
 THENCE NORTH 00°01'57" EAST, A DISTANCE OF 113.66 FEET;
 THENCE ALONG THE NORTH LINE OF SAID SW 1/4 OF SECTION 12, SOUTH 89°58'03" EAST, A DISTANCE OF 1297.99 FEET;
 THENCE SOUTH 11°10'57" WEST, A DISTANCE OF 108.23 FEET;

THENCE SOUTH 10°32'07" EAST, A DISTANCE OF 142.43 FEET;
THENCE SOUTH 50°23'30" WEST, A DISTANCE OF 204.82 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 523.00 FEET AND A CENTRAL ANGLE OF 09°56'52", AN ARC DISTANCE OF 90.80 FEET (CHORD BEARS SOUTH 34°38'04" EAST, 90.69 FEET);
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°21'41", AN ARC DISTANCE OF 33.29 FEET (CHORD BEARS SOUTH 18°01'13" WEST, 29.58 FEET);
THENCE SOUTH 65°42'03" WEST, A DISTANCE OF 53.69 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 213.00 FEET AND A CENTRAL ANGLE OF 18°28'31", AN ARC DISTANCE OF 68.68 FEET (CHORD BEARS SOUTH 74°56'19" WEST, 68.39 FEET);
THENCE NORTH 05°49'26" WEST, A DISTANCE OF 53.23 FEET;
THENCE NORTH 36°06'40" WEST, A DISTANCE OF 58.39 FEET;
THENCE NORTH 55°06'24" WEST, A DISTANCE OF 59.68 FEET;
THENCE SOUTH 64°27'13" WEST, A DISTANCE OF 70.27 FEET;
THENCE SOUTH 80°10'18" WEST, A DISTANCE OF 148.20 FEET;
THENCE SOUTH 17°12'01" EAST, A DISTANCE OF 126.15 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 267.00 FEET AND A CENTRAL ANGLE OF 06°19'37", AN ARC DISTANCE OF 29.48 FEET (CHORD BEARS SOUTH 58°41'51" WEST, 29.47 FEET);
THENCE SOUTH 55°32'02" WEST, A DISTANCE OF 53.00 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET (CHORD BEARS NORTH 79°27'58" WEST, 28.28 FEET);
THENCE SOUTH 55°32'02" WEST, A DISTANCE OF 54.00 FEET;
THENCE NORTH 34°27'58" WEST, A DISTANCE OF 3.30 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 584.00 FEET AND A CENTRAL ANGLE OF 09°24'32", AN ARC DISTANCE OF 95.90 FEET (CHORD BEARS NORTH 29°45'41" WEST, 95.80 FEET);
THENCE SOUTH 65°44'10" WEST, A DISTANCE OF 196.01 FEET;
THENCE SOUTH 70°00'20" WEST, A DISTANCE OF 213.56 FEET, TO THE POINT OF BEGINNING;

CONTAINING 636,235 SQUARE FEET OR 14.606 ACRES, MORE OR LESS

EXHIBIT B
Outline Development Plan Amendment No. 1
An Amendment to a Portion of Neighbor's Annexation Outline Development Plan
Conditions of Approval

1. Revise the ODP map to show the existing three platted filings faded back; only the filings subject to this ODP amendment should be shown in bold.
2. Provide an updated title commitment, dated no later than one month prior to recording of final documents.
3. Revise the title block to read as follows:

NEIGHBORS ANNEXATION OUTLINE DEVELOPMENT PLAN NO. 1
AN AMENDMENT TO A PORTION OF NEIGHBORS ANNEXATION OUTLINE DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET X OF 3

4. Revise ODP map to include an email address for each owner.
5. Revise the legal description to include the beginning portion for Parcel A (Filing No. 3) provide the missing direction call out within the legal description for Parcel d (Filing No. 7), and reduce font size if needed to include the entire legal description on one page.
6. Revise the Circulation Systems and Land Use and Zoning sections to reflect what is being changed with this ODP amendment.
7. Revise the Circulation Systems section to include acknowledgement of the three existing platted subdivisions and refer to Firestone street names rather than county roads.
8. Update the Land Use table to include only the property subject to this ODP amendment.
9. Delete Planning Commission approval block.
10. Revise the Town Board approval block to refer to the number of this ordinance approving the ODP amendment.
11. Revise the Acceptance Block and Notary to list the owner's name and remove the applicant references from the block and signature.