

North Wind Farm Subdivision Development

Preliminary Plat Submittal

"Project Description"

Summary

The proposed North Wind Farm Subdivision would evolve the subject property into two (2) residential lots, while maintaining a large agricultural area. The subject property (Larimer County Parcel #98150-00-014) is 42.25 acres and currently used as a residential and agricultural property. There are several pastures for grazing and haying. The property is currently zoned residential agricultural. There is no change in zoning being proposed with the Subdivision. The majority of the subject property (aside from the proposed subdivision plat) is irrigated as it has been for many years. There is currently only one (1) residence on the subject property which will be depicted in detail in accompanying information and maps. The subdivision proposal would allow an approximate 10.7 acre property to be subdivided off of the subject property, while maintaining the residential agricultural status on both existing property and new property.

Review Criteria

The North Wind Farm Subdivision meets all the criteria stated in the Larimer County Land Use Code

Existing Conditions

The current zoning for the subject property is Larimer County Residential Agricultural. There is no change in zoning being proposed at this time with the Subdivision application.

The subject property currently has one (1) residence with a shop, barn, sheds and shelters which are detailed on the Preliminary Plat. The agricultural areas are currently irrigated pasture, except for the proposed North Wind Farm subdivision plat, which is pasture located on high ground above the ditch and not currently irrigated. It consists of native pasutre grasses for haying. The current use as well as the proposed use is

compatible with all of the adjacent and surrounding properties and their land uses.

The subject property contains 42.25 acres. The size and location of all existing buildings, that are in relation to the property as a whole, are fully described on the accompanying Plat Maps. The existing buildings situated on the subject property is a residential dwelling and accompanying buildings used for livestock shelters, equipment for personal use and agricultural maintenance.

All adjacent properties serve as agricultural and residential properties. There are active agricultural operations on all adjacent properties. The neighboring property to the North and East of subject property follow the subject property line to West County Road 56. This neighboring property is owned by the City of Thornton and is leased out for grazing livestock. There is one residence on this property that serves as a rental property. To the West of the subject property is a commercial feed lot as well as supporting two residences. Also to the West and the South, across West County Road 56 are residential agricultural properties. Upon the Subdivision, the subject property and the new subdivided property will serve as residential agricultural properties.

Proposed Changes and Improvements

The total developable area of the subdivision project is 42.25 acres. The proposed Subdivision would set apart a ten 10.7 acre property from the subject property of 42.25 acres. Leaving the subject property with 31.55 acres. Thus having two (2) residential agricultural properties. The new property boundary for the proposed subdivision would be the Jackson Ditch that would naturally separate the two.

Landscaping will be determined by owners, herin, Sas. Sas will adhere to and comply with the Land Use Code. There have been no adverse impacts or requirements for mitigation measures that would be necessary for any of the surrounding land uses impacted by the proposed Subdivision.

Infrastructure (Utilities)

The existing residence is currently served by Poudre Valley REA for power, Northern Colorado Water Association for domestic water service and have designed individual septic systems. The property is served by Poudre Valley Fire Authority, with current access from County Road 56 to a gravel two track road to properties.

The crossing of utilities (water, electric, cement box culvert to cross ditch) by easment has been approved by Jackson Ditch Company.

1. Sewage Disposal

The proposed new residence will be served by an individual engineered septic system on site. The Septic design is engineered by CTL Thompson. The engineered system will comply with Larimer County Land Use Code. See accompanying documents for engineered septic design system.

2. Water Supply

The proposed new residence will access domestic water via Northern Colorado Water. The tap has been purchased for proposed new residence. The new tap for the proposed residence will tap into Northern Colorado Water main line on the North side of West County Road 56 and run along driveway/two track road to new property/residence. Northern Colorado will tap the line, and Sas will be responsible for running a 2" line to property and future maintenance. There will be a utility easement in place along the driveway/two track road for access to water line for installation and future maintenance. The installation of the water line will comply with The Larimer County Land Use Code.

3. Fire Protection

Fire protection for the proposed lot/residence will be through Poudre Fire Authority (PVA). Per PVA's direction, the extension of the driveway/2track road will be maintained by owner to support fire truck and any other necessary emergency vehicles. The Crossing over the ditch will be at a minimum of 13 feet wide and capable of supporting 40 ton, if necessary. The crossing will be an engineered cement box culvert, in agreement by Jackson Ditch Co.

4. Road(s)

Access to the subject property is via West county Road 56 which is a paved main road. There is currently a driveway/two track dirt road to Existing residence. The driveway will be extended to the North of the property, over Jackson Ditch to access the proposed residence as drawn on accompanying preliminary plat. An easment will be in place for driveway access to proposed residence. Both residence will be responsible for maintenance of shared portion of driveway. Any non-shared roads will be maintained by owners.

5. Irrigation

There are currently irrigation rights for the total 42.25 acres. The irrigation rights will

remain for the existing acreage and not for the proposed new 10.7 acre lot. However the 10.7 acres is irrigatable by pumping if water rights are bought/transferred at a later date.

Traffic and Access

The subject property adjoins West County Road 56. From West County Road 56 is the driveway/two track dirt road to access both existing residence and proposes new residence. There was no traffic impact study required per Clint Jones, for only one additional lot. There will be approximatley 1,200 feet of shared driveway easement. Beyond this to the North of existing dirveway will be the Engineered box culvert to cross the Jackson ditch to access proposed new residence. See preliminary plat for further example.