



# City of Florence

Florence Municipal Center  
600 West 3<sup>rd</sup> Street, Florence, Colorado 81226.  
(719) 784-4848 Fax (719) 784-0228  
Email: [planning@florencecolorado.org](mailto:planning@florencecolorado.org)

Members:  
Beth Lenz  
Brandon Angel  
Kirk Nelson  
Tabby Selakovich  
Paul Villagrana

CITY OF FLORENCE  
PLANNING COMMISSION MEETING  
FLORENCE MUNICIPAL CENTER, CITY HALL CHAMBERS  
*Thursday, July 18, 2024 at 5:30 p.m.*

## AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of the Minutes from the June 20, 2024 Meeting
- IV. **Old Business:**
  - a. Willow Creek Estates Subdivision -  
Willow Creek Estates Filing No. 2 – Final Plat
- V. **New Business:**
- VI. Next Meeting Date and Time: August 15, 2024 at 5:30 p.m.
- VII. Upcoming Agenda Items:
- VIII. Adjourn



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## FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, JUNE 20, 2024

5:30 P.M.

Commissioners	Present	Absent
Chair Beth Lenz		X
Planning Commissioner Brandon Angel	X	
Planning Commissioner Kirk Nelson	X	
Planning Commissioner Tabby Selakovich	X	
Planning Commissioner Paul Villagrana	X	
City Council Representative Mergelman	X	

Staff Present	Present	Absent
Planning Director Fox	X	
City Manager Nasta		X

- I. **Call to Order**  
 Vice Chair Angel calls the meeting to order at 5:31 p.m.
- II. **Roll Call**  
 Chair Lenz absent, all other Commissioners present.  
 Council Representative Mergelman present.
- III. **Approval of the Minutes from the May 16, 2024 Meeting**  
 Commissioner Villagrana makes a motion to approve the meeting minutes from May 16, 2024.  
 Seconded by Commissioner Nelson.  
**Roll Call:** 4 Ayes The motion carries.
- IV. **Old Business:**
  - a) **Willow Creek Estates Subdivision** - Willow Creek Estates Filing No. 2 – Staff Update  
 Staff states that there are two items remaining that need to be submitted -
    - 1) CDOT access permits acknowledging the additional lots.
    - 2) Union Ditch Water Shares Discussion.
  - b) **Parking Plan – 111 Church Avenue / Special Use Review 24-001** – an Indoor Amusement and Entertainment Establishment.
    - *Applicant not present, item moved to the end of the meeting.*



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## V. New Business:

### a) **Public Hearing – RZ 24-001 - Ernesto Urias**

Requesting to rezone property – I-1 Light Industrial to R-1 Low Density Residential located at 760 Pine Street.

- Planning Director states the rezone request is for property located at 760 Pine Street and is legally known as Lots 17, 18, 19 and 20, Block L of the United Oil Company’s Mesa Subdivision. Property is currently zoned I-1 Light Industrial, the applicant is requesting a zone change to R-1 Low Density Residential. Further states the purpose of the request is to have a single-family home on the property, new residential uses are only allowed in the I-1 Light Industrial Zone District as a watchman’s quarters to another permitted use, therefore rezoning is needed. The adjacent properties are currently zoned I-1 or R-1, and many have residential structures. These residential structures are considered non-conforming since they were constructed before current city zoning regulations.
- Vice Chair Angel requests statement from the applicant.
- Ernesto Urias, 32 Pine Street, states he purchased the property, which is located across the street from his current residence, to have a small single-family home for his son.
- Commissioner Villagrana inquires if the applicant has had issues with dust and noise from the industrial area to the south.
- Mr. Urias states he has not and most of the industrial activity is more than a mile away from his residence.
- Vice Chair Angel opens Public Hearing.
- Michael Schuster states he owns the property on South Union Street where he has built apartments and is Mr. Urias’ neighbor on Cedar Street. Further states that these lots under rezone consideration are in a subdivision that was platted in 1895 and have been vacant this entire time. The subdivision was there long before the industrial area to the south.
- Vice Chair Angel closes the Public Hearing.

Commissioner Villagrana makes motion that based on the requirements delineated in Florence Municipal Code Chapter 17.76.100 – Rezoning policy and conditions, the rezone request for 760 Pine Street, legally known as Lots 17, 18, 19, and 20, Block L of the United Oil Company’s Mesa Subdivision - from I – 1 - Light Industrial to R-1 - Low Density Residential shall be approved based on that the property was not properly zoned when exiting zoning was imposed and that there has been a material change in the neighborhood which justifies the requested zone change. Recommend to City Council for a final decision.

Seconded by Commissioner Nelson.

**Roll Call:** 4 Ayes The motion carries.



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## Old Business:

**Parking Plan – 111 Church Avenue / Special Use Review 24-001** – an Indoor Amusement and Entertainment Establishment.

- Planning Director states in the May Planning Commission meeting the Special Use Review item was approved and recommended to City Council contingent upon a parking plan that addressed lighting and safety concerns, a CDOT, Fremont Sanitation and a Florence Fire Department consultation. Details of the referral agencies consultations are outlined in the staff report. The parking plan has been submitted and can accommodate 34 spaces, the applicants will install a chain link fence along the southern boundary of the parking area for safety reasons, and the parking area does have sufficient lighting.
- Henry Agustinus, states that currently they have submitted information and a new access permit to CDOT and are waiting for a response back.

Vice Chair Angel makes motion based on the requirements delineated in Florence Municipal Code Chapter 17.68.060 – Supplementary Requirements – H - the parking plan submitted for 111 Church Avenue, associated with Special Use Review 24-001 shall be approved.

Seconded by Commissioner Villagrana.

**Roll Call:** 4 Ayes The motion carries.

## New Business:

### **b) Master Plan / Funding – Discussion**

- Planning Commission can give consensus for the City Manager to conduct a RFQ – Request for Qualifications – process for a new Master Plan. The RFQ will supply information essential for assessing the project's costs, potentially aiding in securing grant funding.

Present Commission members give unanimous consensus for the City Manager to conduct a RFQ process for a new City Master Plan.

The meeting adjourned at 6:11 p.m.

By: \_\_\_\_\_  
Planning Commission Chair

Date: \_\_\_\_\_

# FLORENCE PLANNING COMMISSION

MEETING DATE: JULY 18, 2024

STAFF REPORT

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**Agenda Item:** Willow Creek Estates Filing No. 2 – Final Plat

**Department:** Planning

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## **Background / Description of Item:**

- J + M Investments, owner of Willow Creek Estates Subdivision, submitted a re-subdivision application for lots 1 through 25 and lots 126 through 143. The 43 lots will potentially be subdivided into 96 smaller lots. The request for the smaller lots is to allow for the construction of 24 four-plex townhomes instead of a single-family dwelling unit.

## **Staff Comments:**

- A variance request pertaining to the townhome structure setbacks, lot width and minimum lot size was approved by the City Council on May 15<sup>th</sup>, 2023.
- A rezone request for Willow Creek Estates Subdivision, lots 1 through 25 and lots 126 through 143 from MH – Manufactured Home Zone District to R-2 Low Medium Density Residential (One to Four Units) Zone District was approved by City Council on July 17, 2023.
- 3 Rocks Engineering conducted a drainage analysis dated May 5, 2023, for the proposed Willow Creek Estates Filing No. 2 and found the original detention design will accommodate the proposed additional development.
- Fremont Sanitation District provided a will-serve letter for the development stating they had an adequate wastewater collection facility in the vicinity, as well as the treatment plant capacity to serve the additional density proposed by the potential re-subdivision.

The Planning Commission convened on July 20, 2023, for a Public Hearing and review of the Preliminary Plats for Willow Creek Estates Filing No. 2 and approved the Plats with the following conditions:

- Valid CDOT Access Permit that acknowledges the potential additional lots.
  - CDOT Access Permits for the Willow Creek Estates Subdivision, acknowledging the additional lots associated with the potential Willow Creek Estates Filing No. 2, was received on June 20, 2024.
- A system wide water analysis to verify the adequacy of a single tap point from Arrowhead Drive, with approval by Jacobs Engineering.
  - Jacobs Engineering has provided a statement outlining the final report from 3 Rocks Engineering, who conducted the system wide water analysis, that a single connection to the City's existing distribution system on Arrowhead Drive is suitable for Willow Creek Estates Subdivision and the potential additional lots associated with Willow Creek Estates Filing No. 2. Jacobs Engineering does recommend, however, that the developer construct a water stub-connection, blowoff hydrant and line valve in the northeast portion of the development. This connection will provide long-term distribution benefits for the development and the City of Florence.

- Final engineering on water tap size for each four-plex, with approval by Jacobs Engineering.
  - Jacobs Engineering has provided a statement stating that the final report from Professional Engineering Consultants does demonstrate there will be sufficient water pressure for a 1” water tap size for each four-plex.
- An address plat/sheet for Willow Creek Estates Filing No. 2
  - Address plat has been received.
- Plat Note stating that the Developer will provide seven Union Ditch water shares or an acceptable alternative prior to the official recording of the Final Plat.
  - Note has been added to the potential final plat map.
- Plat Note - adding the terminology from the ‘Assignment and Acceptance’ letter, which assigns the interests and obligations of the original Subdivision Improvement Agreement, dated 10/04/2007, related to infrastructure improvements to J+M Investments, LLC to the ‘Acknowledgement and Acceptance of Plat’ Statement.
  - Note has been added to the potential final plat map.

**Attachments included:**

- Jacobs Engineering letter.
- Assignment and Acceptance letter.
- Willow Creek Estates Filing No. 2 Potential Address Plat
- Willow Creek Estates Filing No. Potential Final Plats

**Suggested Motions:**

1) Based on the requirements delineated in the City of Florence Subdivision Regulations and following the fulfillment of the conditions for the preliminary plat approval, find the Final Plats and Address Plat for Willow Creek Estates Filing No. 2 shall be approved and recommended to City Council for a final decision.

**OR**

2) Based on the requirements delineated in the City of Florence Subdivision Regulations and following the fulfillment of the conditions for the preliminary plat approval, find the Final Plats and Address Plat for Willow Creek Estates Filing No. 2 shall be approved with the following conditions based on the recommendation of the City Engineer:

- a) The developer shall install a water stub-connection, blowoff hydrant and line valve in the northeast corner of the development, on the west side of Highway 67.
- b) The developer shall provide a permanent 40-foot-wide easement for the water stub connection from developed street, River Rock Blvd, to the edge of the right-of-way for Highway 67.

And recommend to the City Council for a final decision.



Challenging today.  
Reinventing tomorrow.

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May 7, 2024

Attn: Ashley Fox  
City Planner  
City of Florence

600 West 3rd Street  
Florence CO 81226

Project name: Willow Creek Water System  
Project no: On-Call Consultation Services

**Subject: Willow Creek Water System Engineering Reports**

Dear Ashley

Thank you for the opportunity to work with you, Don Moore and Sam Elstun on the review of the developer's engineering reports for the Willow Creek Water System. The final versions of the PE-stamped engineering reports are:

1. 3 Rocks Engineering's Willow Creek Filing #2, Network Wide Demand Analysis, version #6 dated April 5, 2024
2. Professional Engineering Consultants (PEG)'s Water Service For Willow Creek Townhomes, Florence, CO dated February 14, 2024

Copies of the two referenced reports are attached with the emailed transmission of this letter.

The final reports demonstrate that there will be sufficient water pressure for providing normal non-fire flow service to all plumbing fixtures within the development and that there will also be sufficient pressure to deliver 1,500 gpm of fire flow to any of the fire hydrants without dropping below a 30 psi residual pressure in the water mains in the development's distribution system. This exceeds the 20 psi minimum cited by 3 Rocks as the minimum per the City of Colorado Springs codes. The non-fire residual pressure at the most distant, highest elevation fixture is cited as being 24 psi which exceeds the 20 psi minimum required for such fixtures based on the plumbing code table inserted in the PEG report.

The reports describe a water system that has a single connection to the City's existing distribution system on Arrowhead Drive, and their analysis confirms suitable performance with just this one connection. However, in accordance with discussions between all parties it was agreed that there would be long-term distribution reliability benefits for the development and for the City's distribution system if the developer constructs a stub-connection in the northeast portion of their development. This would provide a second feed to the development and also more cross-connectivity within the distribution

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2725 Rocky Mountain Avenue  
Suite 330  
Loveland, CO 80538  
United States

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T +1.970.663.1759  
www.jacobs.com

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Date: 7 May 2024

**Subject:** Willow Creek Water System Engineering Reports

system. This was also modeled by 3Rocks and confirms it provides slight pressure improvements.

Recommendations:

1. The water system analysis results are acceptable. It will be critical to ensure the appropriate plumbing pipe diameters are furnished, as detailed in the PEG report.
2. Ensure the stub-connection to the west side of Highway 67 is constructed and that a blowoff hydrant and line valve are provided so that the City has the option to connect this to the transmission main in Highway 67 in the future. Also ensure the developer provides an easement for this water stub connection all the way from their street to the edge of the right-of-way for Highway 67. The easement width should be sufficient for long term access and maintenance purposes. I would suggest a minimum of 40 feet in width.

Yours sincerely,



Richard Saxton  
Principal Project Manager

richard.saxton@jacobs.com

Copies to: Aaron Smith, Jacobs



**RESOLUTION NO. 12-2023**

**A RESOLUTION APPROVING THE ASSIGNMENT OF INTERESTS AND OBLIGATIONS DESCRIBED IN THE SUBDIVISION IMPROVEMENT AGREEMENT RELATED TO INFRASTRUCTURE IMPROVEMENTS OF WILLOW CREEK ESTATES SUBDIVISION.**

WHEREAS, the City of Florence has a Subdivision Improvement Agreement relating to Infrastructure Improvements of Willow Creeks Estates Subdivision; and

WHEREAS, this Subdivision Improvement Agreement was first recorded in Fremont County, Colorado, in 2007; and

WHEREAS, Section XV of this Subdivision Improvement Agreement allows for the assignment of said agreement with written consent of the Florence City Council; and

WHEREAS, this Resolution constitutes the City's written consent of the assignment of said Subdivision Improvement Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, COLORADO:

That the passage of this Resolution hereby provides consent for the assignment of the Subdivision Improvements Agreement Relating to Infrastructure Improvements of Willow Creek Estates Subdivision, attached as Exhibit A, from Land Developers, Inc. to J+M Investments.

RESOLVED this 17th day of July, 2023

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

**Assignment and Acceptance**

**June 27, 2023**

By signing below, Land Developers Inc hereby assigns its interests and obligations described in the Subdivision Improvement Agreement related to infrastructure improvements of Willow Creek Estates Subdivision, signed May 11, 2007, and recorded under Reception #843360 in the office of the Fremont County, CO. Clerk and Recorder to J+M Investments, LLC.

By signing below, J+M Investments, LLC hereby accepts the assignment of Land Developers Inc's interests and obligations of the above-described Subdivision Improvement Agreement.

Land Developers Inc

By:  Date: 6-28-23  
Jay D Stoner, President

J+M Investments LLC

By:  Date: 6-28-23  
Jay D Stoner, Member

This transfer is hereby approved by the City of Florence.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Paul Villagrana, Mayor

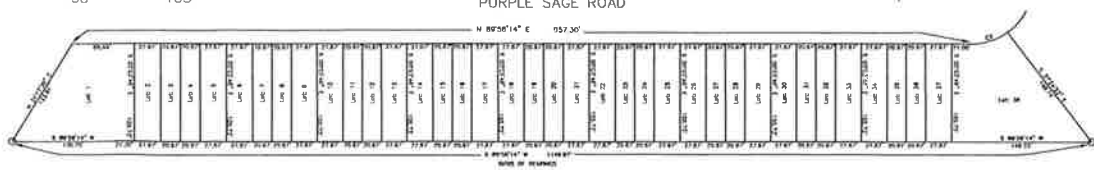
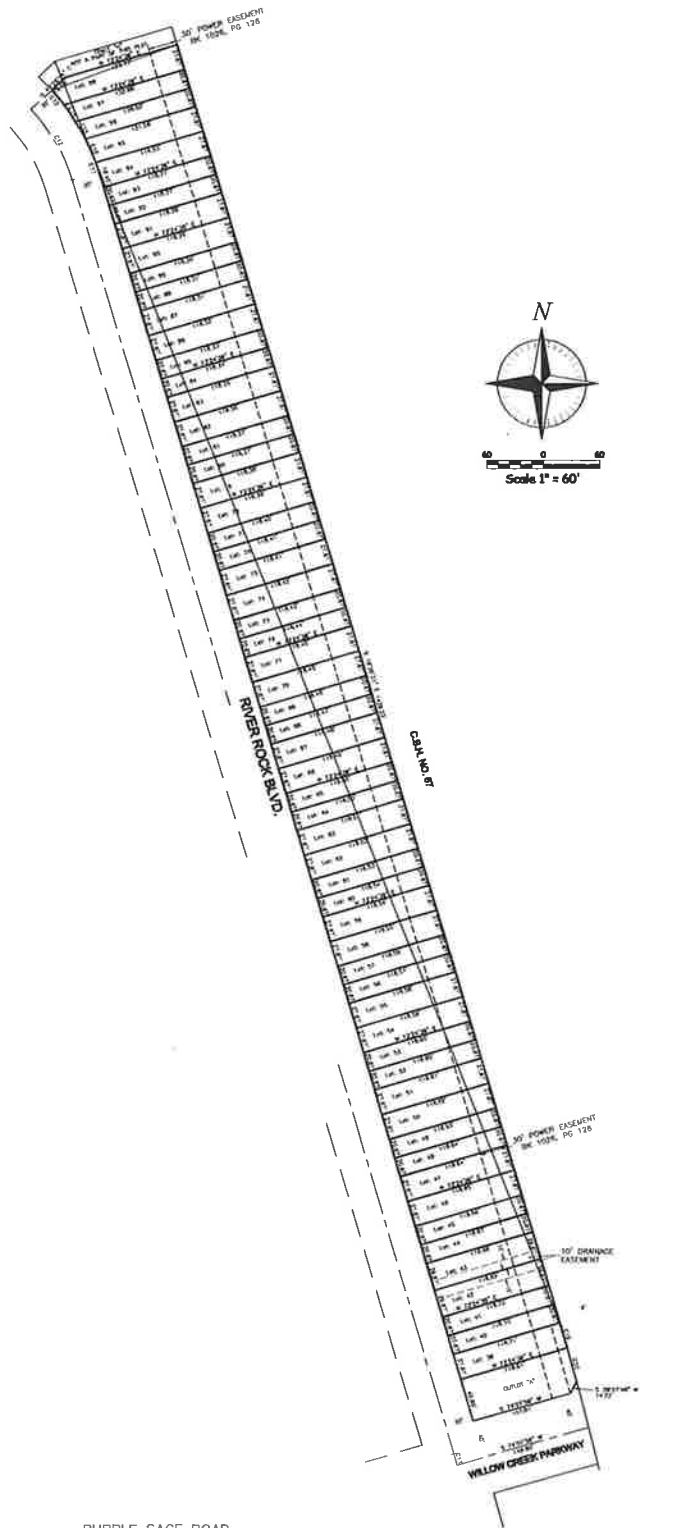
# WILLOW CREEK ESTATES FILING NO. 2

CORNERSTONE  
 LAND SURVEYING, L.L.C.  
 1022 PHAY AVE  
 CAÑON CITY, COLORADO 81212  
 719-275-8881

JOB NO. WILLOWCREEK 2-15-2023

LOT	ADDRESS	LOT	ADDRESS
39	2095	71	2031
40	2093	72	2029
41	2091	73	2027
42	2089	74	2025
43	2087	75	2023
44	2085	76	2021
45	2083	77	2019
46	2081	78	2017
47	2079	79	2015
48	2077	80	2013
49	2075	81	2011
50	2073	82	2009
51	2071	83	2007
52	2069	84	2005
53	2067	85	2003
54	2065	86	2001
55	2063	87	1999
56	2061	88	1997
57	2059	89	1995
58	2057	90	1993
59	2055	91	1991
60	2053	92	1989
61	2051	93	1987
62	2049	94	1985
63	2047	95	1983
64	2045	96	1981
65	2043	97	1979
66	2041	98	1977
67	2039		
68	2037		
69	2035		
70	2033		

LOT	ADDRESS
1	179
2	177
3	175
4	173
5	171
6	169
7	167
8	165
9	163
10	161
11	159
12	157
13	155
14	153
15	151
16	149
17	147
18	145
19	143
20	141
21	139
22	137
23	135
24	133
25	131
26	129
27	127
28	125
29	123
30	121
31	119
32	117
33	115
34	113
35	111
36	109
37	107
38	105



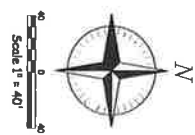
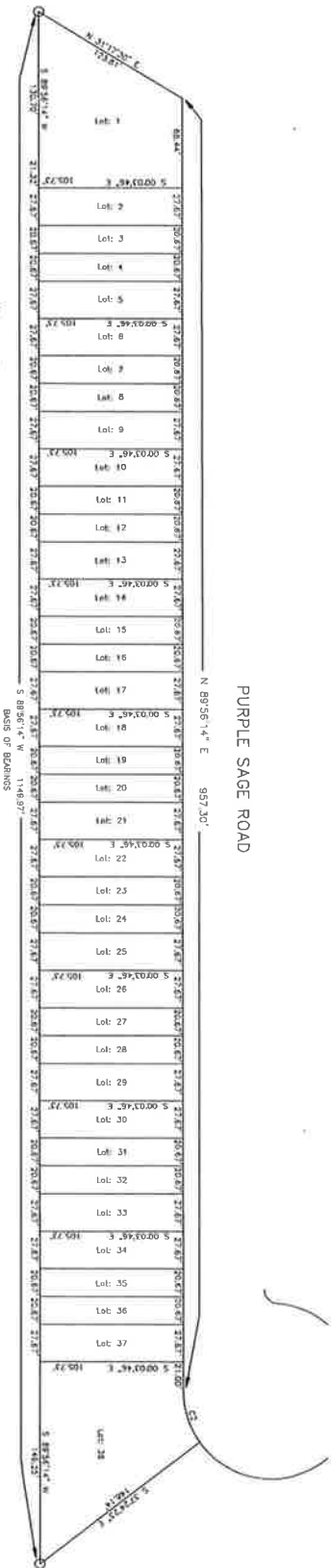
ADDRESS PLAT



# WILLOW CREEK ESTATES FILING NO. 2

## A RE-PLAT OF LOTS 1 THRU 25 AND 126 THRU 143, WILLOW CREEK ESTATES LOCATED IN SECTION 21 AND 28, TOWNSHIP 19 SOUTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF FLORENCE, FREMONT COUNTY, COLORADO

### FINAL PLAT



#### AMENDED LOTS

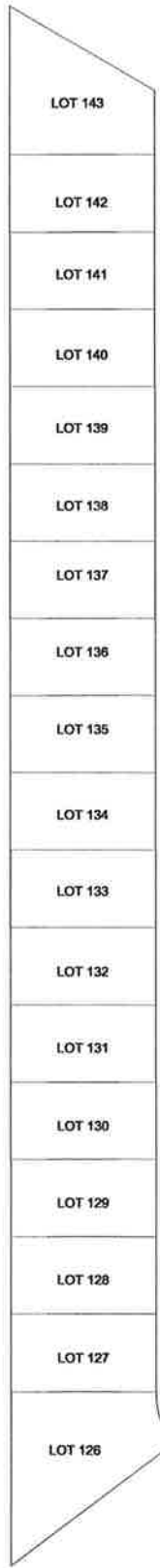
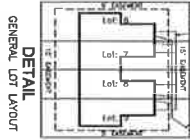
114415 SQ. FT.  
2.63 ACRES

#### CURVE TABLE

LOT NO.	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC LENGTH	AREA
1	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
2	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
3	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
4	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
5	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
6	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
7	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
8	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
9	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
10	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
11	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
12	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
13	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
14	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
15	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
16	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
17	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
18	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
19	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
20	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
21	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
22	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
23	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
24	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
25	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
126	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
127	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
128	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
129	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
130	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
131	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
132	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
133	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
134	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
135	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
136	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
137	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
138	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
139	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
140	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
141	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
142	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000
143	S 89°56'14\"	114.415	N 0°00'00\"	114.415	0.000

**SETBACK MINIMUMS:**  
 FRONT: 25'  
 REAR: 20'  
 SIDE: 20'  
 SIDE STREET: 15'

**VARIANCES:**  
 20' LOT WIDTH  
 2100 SQ. FT. LOT SIZE MINIMUM UNIT STRUCTURES TOTAL  
 10,140 SQ. FT. MINIMUM FOR 4 UNIT STRUCTURES TOTAL



#### PLATTED LOTS

**CORNERSTONE**  
**LAND SURVEYING, L.L.C.**  
 1022 PRAY AVE.  
 CANON CITY, COLORADO 81212  
 719-275-8881  
 JOB NO. WILLOWCREEK 2-15-2023

# WILLOW CREEK ESTATES FILING NO. 2

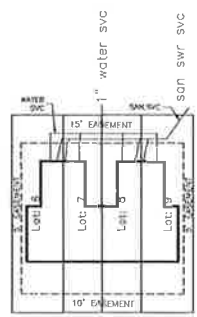
A RE-PLAT OF LOTS 1 THRU 25 AND 126 THRU 143, WILLOW CREEK ESTATES  
 LOCATED IN SECTION 21 AND 28, TOWNSHIP 19 SOUTH, RANGE 69 WEST OF THE 6TH P.M.  
 CITY OF FLORENCE, FREMONT COUNTY, COLORADO



**FINAL PLAT**



178638 SQ.FT  
 4.10 ACRES



**DETAIL**  
 GENERAL LOT LAYOUT

## AMENDED LOTS

SETBACK MINIMUMS:  
 FRONT: 25'  
 REAR: 20'  
 SIDE: 0'  
 SIDE STREET: 15'

VARIANCES:  
 20' LOT WIDTH  
 2100 SQ.FT. LOT SIZE MINIMUM  
 10,140 SQ.FT. MINIMUM FOR 4 UNIT STRUCTURES TOTAL

## PLATTED LOTS

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C11	00°43'33"	S 16°13'47" E	997.6255	12.6410	12.6409
C12	25°28'53"	S 29°19'47" E	200.0000	83.9468	88.2156
C13	05°04'07"	N 39°32'10" W	230.0000	20.3472	20.3405
C14	11°15'12"	N 32°56'04" W	109.9310	21.5718	21.5371
C15	09°54'15"	N 30°22'29" W	123.2565	21.3062	21.2796
C16	06°56'16"	S 22°51'14" E	230.0000	27.8489	27.8329
C17	02°47'45"	S 17°59'14" E	230.0000	11.2237	11.2226
C18	00°16'00"	S 16°28'31" E	2815.0000	13.1017	13.1017
C19	00°42'20"	S 15°59'21" E	2815.0047	34.6684	34.6686
C20	00°17'42"	S 15°29'20" E	2815.0799	14.4959	14.4959

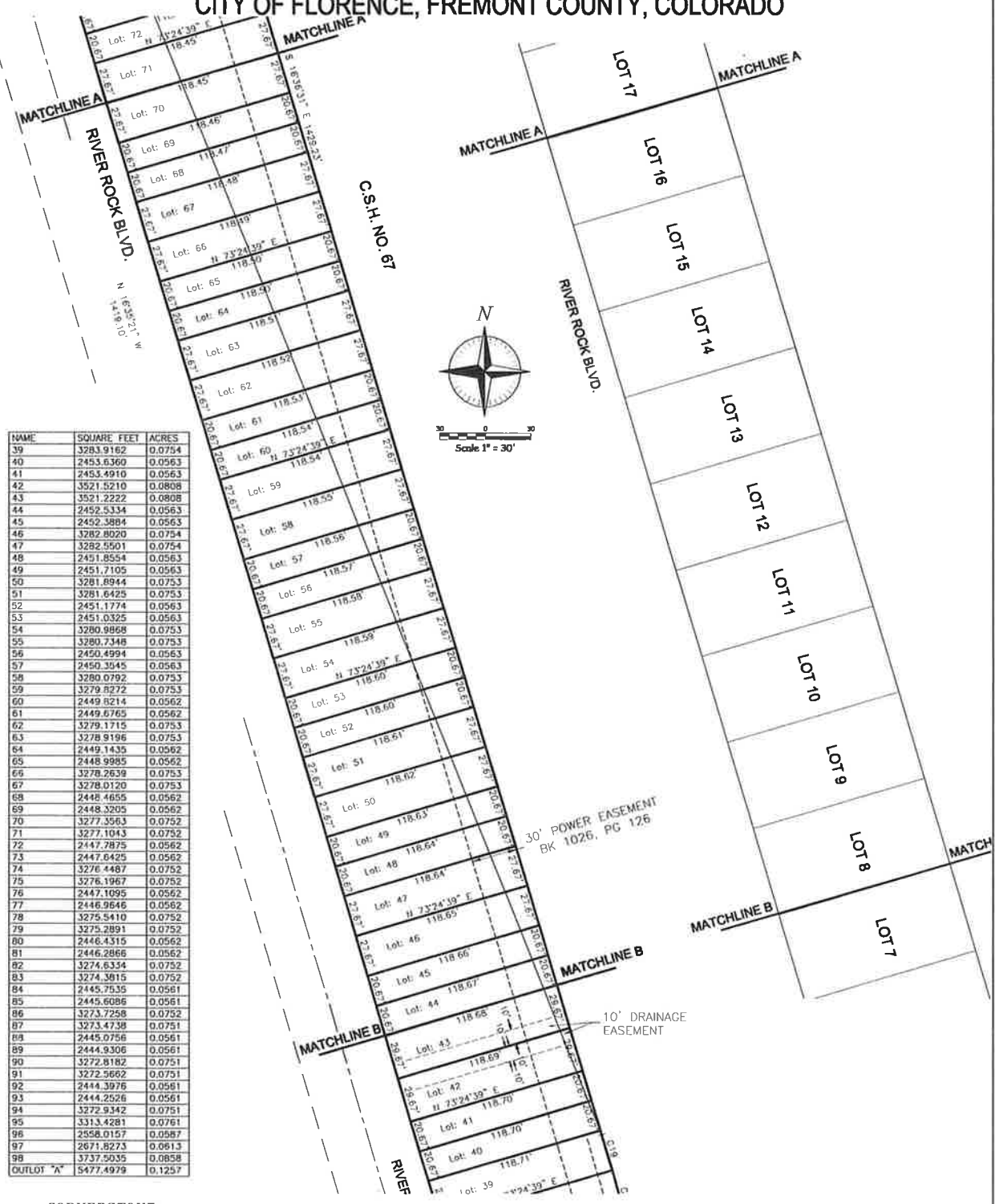
NOTICE  
 ACCORDING TO C.R.S. 13-20-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY  
 DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO  
 EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN  
 TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

CORNERSTONE  
 LAND SURVEYING, L.L.C.  
 1022 PHAY AVE  
 CANON CITY, COLORADO 81212  
 719-275-8881

# WILLOW CREEK ESTATES FILING NO. 2

A RE-PLAT OF LOTS 1 THRU 25 AND 126 THRU 143, WILLOW CREEK ESTATES  
 LOCATED IN SECTION 21 AND 28, TOWNSHIP 19 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

CITY OF FLORENCE, FREMONT COUNTY, COLORADO



NAME	SQUARE FEET	ACRES
39	3283.9162	0.0754
40	2453.6360	0.0563
41	2453.4910	0.0563
42	3521.5210	0.0808
43	3521.2222	0.0808
44	2452.5334	0.0563
45	2452.3884	0.0563
46	3282.8020	0.0754
47	3282.5501	0.0754
48	2451.8554	0.0563
49	2451.7105	0.0563
50	3281.8944	0.0753
51	3281.6425	0.0753
52	2451.1774	0.0563
53	2451.0325	0.0563
54	3280.9868	0.0753
55	3280.7348	0.0753
56	2450.4994	0.0563
57	2450.3045	0.0563
58	3280.0792	0.0753
59	3279.8272	0.0753
60	2449.8214	0.0562
61	2449.6765	0.0562
62	3279.1715	0.0753
63	3278.8196	0.0753
64	2448.1435	0.0562
65	2448.9985	0.0562
66	3278.7639	0.0753
67	3278.0120	0.0753
68	2448.4655	0.0562
69	2448.3205	0.0562
70	3277.3563	0.0752
71	3277.1043	0.0752
72	2447.7875	0.0562
73	2447.6425	0.0562
74	3276.4487	0.0752
75	3276.1967	0.0752
76	2447.1095	0.0562
77	2446.9646	0.0562
78	3275.5410	0.0752
79	3275.2891	0.0752
80	2446.4315	0.0562
81	2446.2866	0.0562
82	3274.6334	0.0752
83	3274.3815	0.0752
84	2445.7535	0.0561
85	2445.6086	0.0561
86	3273.7258	0.0752
87	3273.4738	0.0751
88	2445.0756	0.0561
89	2444.9306	0.0561
90	3272.8182	0.0751
91	3272.5662	0.0751
92	2444.3976	0.0561
93	2444.2526	0.0561
94	3272.9342	0.0751
95	3313.4281	0.0761
96	2558.0157	0.0587
97	2871.8273	0.0653
98	3737.5035	0.0858
OUTLOT "A"	5477.4979	0.1257

CORNERSTONE  
 LAND SURVEYING, L.L.C.  
 1022 PHAY AVE  
 CAÑON CITY, COLORADO 81212  
 719-275-8881

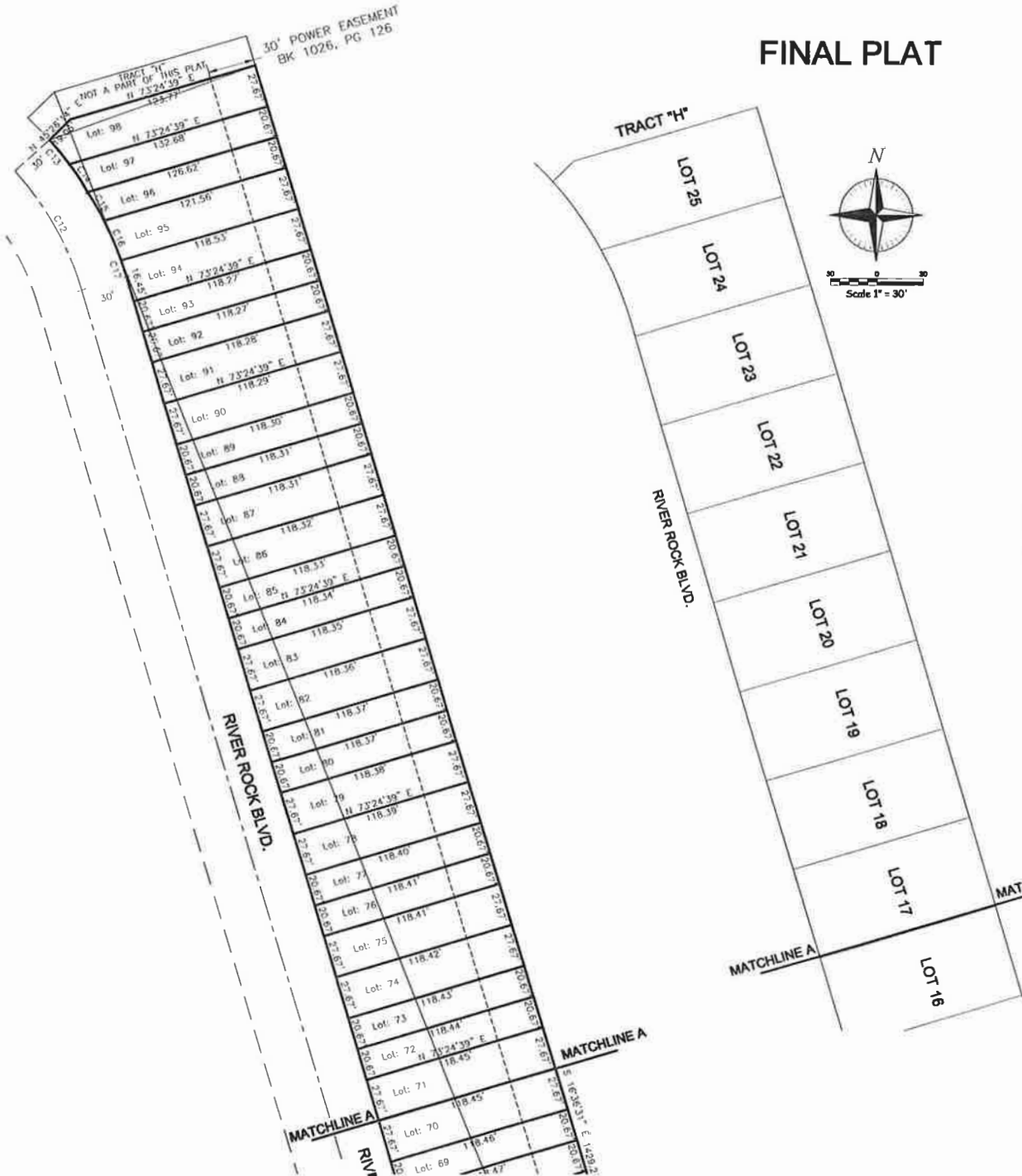
JOB NO. WILLOWCREEK 2-15-2023

NOTICE: ACCORDING TO C.R.S. 13-80-105, 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

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 CITY OF FLORENCE, FREMONT COUNTY, COLORADO

FINAL PLAT



CORNERSTONE  
 LAND SURVEYING, L.L.C.  
 1022 PHAY AVE  
 CANON CITY, COLORADO 81212  
 719-275-8881

JOB NO. WILLOWCREEK 2-15-2023

NOTICE  
 ACCORDING TO E.R.S. 13-80-101, YOU MUST CONVEY ANY LEGAL ACTION BASED UPON ANY  
 DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST OCCUR OR 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 CERTIFICATE SUBMITTED HEREON.