



LAND USE APPLICATION

Staff Use Only

Application Number: _____

Application Fee(s) = \$ _____

Received By: _____

Date Received: _____

Application Deemed Complete:

Date: _____

By: _____

1. Application is made for: (please **bold/underline** one of the following)

Minor Use Permit

Administrative Permit

Conditional Use Permit

Site Plan

Alternative Design

Other: _____

Annexation

Planned Unit Development 1 2

Historic Site Designation

Right of Way Vacation

Variance or Appeal

Zoning

Major Subdivision 1 2 3

Minor Subdivision

Administrative Subdivision

2. Project Name: Northwest Colorado Business Park Subdivision, Filing 4
please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Northwest Colorado General Improvement District (No 1-2022) Applicant Name: _____

Address: 178 W Jefferson Ave Address: Hayden, CO 81639

Telephone: 970-276-3741 Telephone: _____

E-mail: mapsie8@gmail.com E-mail: mathew.mendisco@haydencolorado.org

4. Property Description:

Address or Location: LOT 11 NORTHWEST COLORADO BUSINESS PARK F3

Existing Zoning: I-1 Existing Use: Vacant Land

Proposed Zoning: _____ Proposed Use: _____

5. Purpose: (describe intent of this application in 1-2 sentences)

Subdivision of existing Lot 11 into three (3) newly defined parcels,
Lots 11A, 11B & 11C

6. Certification: *(must be signed in ink)*

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: NWCO GID Date: _____

Owner: By Mathew Mendisco, Mgr Date: 8-1-2025 **AND**

I certify that the information and attachments 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 owner(s). I understand that all materials and fees required by the Town of Hayden must be submitted prior to having this application processed.

Applicant: Mary Alice Page-Allen Date: 8-1-2025

Submittals:

- ☒ Completed application form
- ☐ Owners' Power of Attorney, if application is not signed by property owner
- ☒ Title insurance commitment – dated within sixty (60) days of application submittal
- ☒ Legal description of the property
- ☒ Survey no more than three (3) years old stamped by Colorado licensed surveyor
- ☐ Fees Waived
- ☐ Required studies and reports (please list): _____

- ☐ Other (please list): _____

Office Use Only

Referrals Mailed/Delivered	Date: _____ By: _____
	Agencies: _____ _____
Notices Mailed to Property Owners w/in 150'/300', (as applicable)	Date: _____ By: _____
Legal Notice Publication	Sent to paper: _____ Publication Date: _____ Posted: _____ By: _____
Property Posted	Date: _____ Proof of Posting Rec'd: _____



Minor Subdivision

Application Checklist and Process Information

A Minor Subdivision is to complete the subdivision of land consistent with the technical standards when **one or more** of the following conditions exist:

- There is no public right-of-way dedication or other public improvements;
- The entire tract to be subdivided is six (6) acres or less in size; and
- The resulting subdivision will produce six (6) or fewer lots
- Do not include subdivisions that are Administrative Subdivisions.

Minor Subdivisions shall meet the Final Plat review and approval standards, however the review criteria for Preliminary Plans and Final Plats shall both apply.

LABELING A REPLAT PROJECT

- Provide a project title as: ***“Replat”, “Minor Subdivision Plat” or “Filing No. 2”.***

Checklist for Required Items:

The following information should be submitted to the Hayden Town Planner. Only complete applications will be accepted. Please use the following checklist to complete your application. The originals and all documents requiring a signature must be signed.

Project Name: Northwest Colorado Business Park, Filing 4

Submittal Package Items

Applicant ✓	Town By/ Date	Checklist Items, Application Submittal Requirements ((10.16.020(b)(2) & Supplemental Submittal Requirements
Waived		1. Application Fee: \$450 + \$500 for Town Consultant Deposit (See separate Agreement form), <i>Verify with Town staff that application fees are current and whether a Deposit Development Agreement is Required.</i> Waived: Town Project
X		2. Completed Development Application form (<u>1 copy & PDF</u>)
NA		3. Signed Agreement for Payment Form for development review expenses incurred by the Town. (<u>1 copy & PDF</u>)
X		4. Title Commitment (dated within 60 days of submission to the Town) and copies of all documents listed in the exceptions. (<u>1 copy & PDF</u>)
X		5. Minor Subdivision Plat (<u>1 copy</u> , minimum 11"x17" and <u>1 PDF</u>)



Minor Subdivision Plat
March 2023

X		6. General Development Information (1 copy & PDF). A written (narrative) description addressing how the proposed development conforms to the Town Development Code and the Master Plan.
NA		7. Pre-Application Notes, if applicable. (1 copy & PDF). Provide prior staff notes, discussion items, and process steps relative to this application.

Document Preparation Details

Applicant ✓	Town ✓	Checklist Items, Supplemental Submittal Requirements
		1. Minor Subdivision Plat (1 copy, minimum 11"x17" and PDF)
		<i>The Minor Subdivision plat drawing shall comply with the following standards:</i>
X		A. Be prepared by or under the direct supervision of a register land surveyor and shall meet applicable State of Colorado requirements.
NA		B. Parcels not contiguous with each other shall not be included in one (1) plat, nor shall more than one (1) plat be made on the same sheet. Contiguous parcels owned by different parties may be included on one (1) plat, provided that all owners join in the dedication and acknowledgment.
X		C. Lengths shall be shown to the nearest hundredth of a foot and bearings shall be shown in degrees, minutes and seconds.
X		D. The perimeter survey description of proposed subdivision shall include at least one (1) tie to an existing section monument of record a description of monuments. The survey show shall not have an error greater than one (1) part in ten thousand (10,000).
X		E. Bearings, distances and curve data of all perimeter boundary lines shall be indicate outside the boundary line, not inside, with the lot dimensions.
X		F. All signatures shall be made in black drawing ink.
		<i>The Minor Subdivision plat shall include the following information:</i>
X		A. Title of project.
X		B. North arrow, scale (not greater than 1"=100') and date of preparation.
X		C. Vicinity Map.
X		D. Legal description of project.
X		E. Basis for establishing bearing.
X		F. Name, address and phone number of property owner, applicant, designers, engineers and surveyors.
X		G. Total acreage of subdivision.
X		H. Bearings, distances, chords, radii, central angles and tangent links for the perimeter and all lots, blocks, rights-of-way and easements.



Minor Subdivision Plat
March 2023

X		I. Lot and block numbers, number in consecutive order, and square footage of each lot or tract.
NA		J. Parcel exempted from inclusion noted as “not included in this subdivision” and the boundary completely indicated by bearings and distances.
X		K. Existing rights-of-way in and adjacent to subject property (labeled and dimensioned).
X		L. Existing and proposed street names for all streets on and adjacent to property.
X		M. Existing easements and their type in and adjacent to subject property (labeled and dimensioned).
X		N. Location and description of monuments.
X		O. Floodplain boundary with a note regarding source of information (if a floodplain does not exist on the property, please state this on the plat.
		P. The following certifications completed with signature lines and including any amendments required by the Town. <i>Obtain the specific certification language from Town Staff.</i>
X		i. Certificate of Title
X		ii. Certificate of Dedication and Ownership
X		iii. Consent of all Deed of Trust Beneficiaries and Public Trustee
NA		iv. Restriction on Issuance of Building Permits
X		v. Surveyor’s Certificate
X		vi. Town Council Certificate - Town Manager Certificate
X		vii. Routt County Clerk and Recorder’s Acceptance
NA		viii. Recordation of Protective Covenants (if applicable)
NA		ix. Certificate of Completion (for condominium or airspace plats)
X		x. County Surveyor Land Survey Plat Certificate
X		xi. Attorney’s Opinion
duplicated		xii. Certificate of Title

Planning & Town Processing

Review Process: Estimated Review/Approval Schedule = 30 to 40 Days

Step 1: Applicant submits complete application package to Town Planner.

Step 2: Application completeness check.

Step 3: Application referred to development review agencies and planning department for project review.

Step 4: (1st Review) 1st review and comments completed by staff, comments released to the applicant for revision, 2nd submittal made by applicant. (if necessary)

Step 5: (2nd Review) 2nd review and comments completed by staff, comments released to the applicant for revision, 3rd submittal made by applicant. (if necessary)

Avoid delays – submit a complete application!

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Minor Subdivision Plat
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- Step 6: Staff will complete a final review of the resubmitted materials and then prepare a report to the Town Manager.
- Step 7: The Town Manager will review the staff report and then make a recommendation to approve, approve with conditions, or deny the Minor Subdivision Plat.
- Step 8: Town Clerk serves notice of Town Council public hearing to the local newspaper at least 10 days prior to the Town Council Public Hearing.
- Step 9: Town Staff shall send information about the application by regular mail to: surrounding property owners within one-hundred and fifty (150) feet, mineral interest owners of record, mineral and gas lessees for the property, and other parties of interest. Mailed notice shall be postmarked at least 10 days prior to the meeting.
- Step 10: Applicant shall provide the Town with letters of support and commitment to serve from all agencies identified at the pre-application meeting.
- Step 11: During the public hearing, Town Council will review the application based on the Final Plat criteria (Hayden Development Code 10.16.080(f)). The Town Council will approve, approve with conditions, or deny the Minor Subdivision Plat application.
- Step 12: The applicant shall cause the Minor Subdivision Plat to be recorded within ninety (90) days of approval and acceptance of the Council. In the event that the plat is not recorded, the approval of the Council shall be deemed to be void and such plat shall not thereafter be recorded, unless and until the Mayor executes a written authorization for recording the Minor Subdivision Plat.

Review Criteria (per 10.16.080(f)(4)(5)(6))

The Town shall use the following criteria to evaluate the applicant's request:

1. The Minor Subdivision Plat is in substantial compliance with all applicable sections of the Development Code.
2. The Minor Subdivision Plat complies with all applicable technical standards adopted by the Town.
3. Appropriate utilities have provided an ability to serve letters, including but not limited to water, sewer, electric, gas and telecommunication facilities.

Post Town Council Approval Actions 10.16.080(i)(1)

Recording. The applicant shall cause the Final Plat and restrictive covenants, if any, to be recorded within ninety (90) days from the date of approval and acceptance of the Council. In the event that the plat is not recorded, the approval of the Council shall be deemed to be void and such plat shall not thereafter be recorded, unless and until the Mayor executes a written authorization for recording the Final Plat.

Post Manager Approval Actions

1. **Submit and Record the Minor Subdivision Plat.** Within ninety (90) days of approval, the applicant shall provide an original mylar of the plat ready for the Mayor and Town Clerk to sign and record.
 - a. It is recommended the recording mylar be brought to the Town Manager to gain signature.
 - b. The original mylar of the minor subdivision plat shall be recorded by the Town Clerk in the office of the Routt County Clerk and Recorder.



Minor Subdivision Plat
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2. Once the plat is recorded, the applicant may move forward with additional Site Plan, Construction Set and Building Permit steps. (See Companion Construction Set or Subdivision Checklists)
3. Building Permit. A building permit shall be issued only when a Minor Subdivision plat has been approved. However, with the approval of the Town Planner, an applicant may submit a building permit application concurrent with the Minor Subdivision plat application. Building permits **shall not** be issued for any development that is not in conformance with the approved Minor Subdivision plat.

Questions and/or comments can be directed to:

Mathew Mendisco, Hayden Town Manager: mathew.mendisco@haydencolorado.org or 970-276-3741.

Tegan Ebbert, Community Development Director: Tegan.ebbert@haydencolorado.org or 970-276-3741.

Barbara Binetti, Town Clerk: barbara.binetti@haydencolorado.org or 970-276-3741.

Bryan Richards, Town Public Works: bryan.richards@haydencolorado.org or 970-757-6002.

NOTICE OF PUBLIC HEARING & MEETING

Town Council – August 21, 2025

We are interested in your comments regarding the following proposal.

Project: NORTHWEST COLORADO BUSINESS PARK SUBDIVISION FINAL PLAT

Area and Location: LOT 11, NORTHWEST COLORADO BUSINESS PARK SUBDIVISION, located approx. 350' north from the intersection of Wings Way and County Road 51A

Applicant: Northwest Colorado General Improvement District (No. 1-2022), owner and applicant (by Town of Hayden)

Summary: The owner has submitted a Minor Subdivision Plat application for Lot 11, Northwest Colorado Business Park, to divide the property into 3 parcels: Lot 11A (1.01 acres), Lot 11B (1.01 acres) and Lot 11C (2.87 acres).

The Town Council will hold a Public Hearing and consider this item.

NOTE: Additional application information is available in the Town Planner's office for review by the public during regular business hours.

Meeting Schedule: **Town Council:** Public Hearing will be held on Thursday, August 21, 2025, at their meeting beginning at 7:30 pm.

The Public Hearing is held at Hayden Town Hall, 178 West Jefferson Avenue, Hayden, Colorado.

Please reply by: August 20, 2025 for comments to be entered into the record for Town Council consideration. A public comment period is available at the hearing.

Contact/Reply to:

Kevin Corona,
Project Management Specialist
Box 190, Hayden, CO 81639

Phone: (970) 276-3741
Fax: (970) 276-3644
E-Mail: kevin.corona@haydencolorado.org

TOWN OF HAYDEN

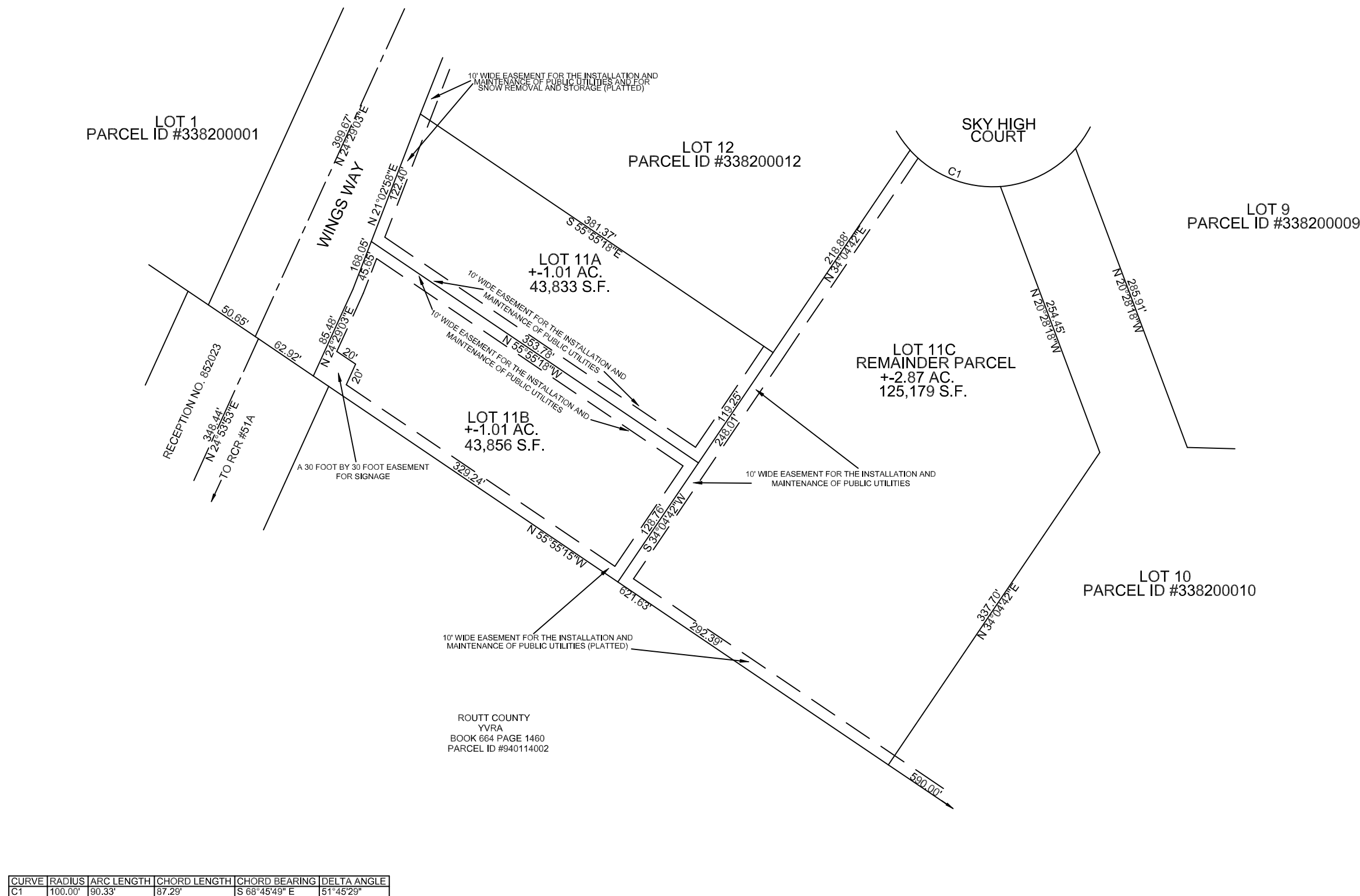
NOTICE OF PUBLIC HEARING

Please take notice that the Town Council for the Town of Hayden, a Colorado home rule town, will hold a public hearing on Thursday, August 21, 2025 beginning at 6:00 p.m. to consider an application from the Northwest Colorado General Improvement District (No 1-2022) on a minor subdivision of Lot 11, Northwest Colorado Business Park Subdivision to divide the 4.89-acre parcel into three (3) lots. The property is located approximate 350 feet north of the intersection of Wings Way and County Road 51A, Hayden. The meeting will be held at Hayden Town Hall, 178 W Jefferson Avenue, Hayden.

Application materials, additional information, comments or questions related to the proposed project can be obtained or submitted to Kevin Corona, Project Management Specialist, (970) 276-3741 or kevin.corona@haydencolorado.org.

NORTHWEST COLORADO BUSINESS PARK SUBDIVISION, FILING NO. 4

A REPLAT OF LOT 11, NORTHWEST COLORADO BUSINESS PARK, FILING NO. 3, PORTIONS OF THE W¹/₂ SW¹/₄ SECTION 12, T6N R88W, 6TH P.M., TOWN OF HAYDEN, ROUTT COUNTY, COLORADO



CERTIFICATE OF OWNERSHIP AND DEDICATION
BE ADHERE BY MADE KNOWN: THAT That Northwest Colorado General Improvement District, being the owner of the land described as follows: LOT 11, NORTHWEST COLORADO BUSINESS PARK, FILING NO.2 (NO. 1-2022), containing 4.89 acres more or less, in the Town of Hayden, Routt County, Colorado, under the name and style of NORTHWEST COLORADO BUSINESS PARK SUBDIVISION FILING NO.4, has laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced herein, and do hereby irrevocably dedicate to and for the perpetual use of the public by and through the Town of Hayden, State of Colorado, the public areas as shown hereon, and also do hereby irrevocably dedicate to and for the perpetual use of the public those portions of land labeled as easements for the installation and maintenance of public utilities, as shown hereon.

In witness whereof, the said Ryan Banks, Chair of the Northwest Colorado General Improvement District (NO. 1-2022) has caused his name to be here unto subscribed this _____ day of _____, 2025.

By _____
Ryan Banks, Chair

STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)
The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 2025
by Ryan Banks as Chair of the Northwest Colorado General Improvement District

WITNESS my hand and official seal

My commission expires: _____

- _____
Notary Public

CONSENT AND SUBORDINATION BY DEED OF TRUST BENEFICIARY

The undersigned, as Beneficiary under that certain Deed of Trust and Assignment of Rents encumbering the property described as Lot 11, Northwest Colorado Business Park Filing 3, County of Routt, State of Colorado, as such is recorded at Reception No. 856550, of the official records of the Routt County Clerk and Recorder (the "Deed of Trust"), hereby consents to and joins in the platting of the subdivision herein shown and hereby agrees that any and all of its rights and interests under the Deed of Trust shall be and are hereby declared to be junior and subordinate to the subdivision, conveyances, and dedications shown hereon.

By: _____, YAMPA VALLEY BANK

The foregoing consent was acknowledged before me this _____ day of _____, 2025 by _____ as _____

WITNESS my hand and official seal.

My commission expires: _____

- _____
Notary Public

TOWN MANAGER CERTIFICATE

This plat has been vetted by staff and is accepted and approved on this day of 2025 for filing with the Routt County Clerk and Recorders office in accordance with the Hayden Development Code.

Mr. Mathew Mendisco, Hayden Town Manager

ATTORNEYS OPINION

i, Thad W. Renaud, being an attorney-at-law duly licensed to practice in the State of Colorado, do hereby certify that I have reviewed the Commitment for Title Insurance issued by Land Title Guarantee Company under Commitment Number ABS30033286, dated May 22, 2025 (the "Title Commitment"), and, based solely upon the Title Commitment and without independent investigation of any sort, it is my opinion that, as of said date, title to all the lands shown hereon was vested in the Northwest Colorado General Improvement District (NO. 1-2022), a public or quasi-municipal subdivision of the State of Colorado and a body corporate, free and clear of all liens, taxes and encumbrances except for the following:

- Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- EXISTING LEASES AND TENANCIES
- ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GAS AND OTHER LIKE SUBSTANCES IN OR UNDER THE LAND; THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES, AS RESERVED IN PATENT FROM THE STATE OF COLORADO, RECORDED FEBRUARY 23, 1927 IN BOOK 155 AT PAGE 182.
- TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION ORDINANCE NO. 718 RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841338.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF NORTHWEST COLORADO BUSINESS PARK ANNEXATION RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841338.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF NORTHWEST COLORADO BUSINESS PARK ANNEXATION RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841338.
- TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841340.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF NORTHWEST COLORADO BUSINESS PARK SUBDIVISION RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841341.
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 719 RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841342.
- TERMS, CONDITIONS AND PROVISIONS OF PETITION RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841343.
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 720 RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841344.
- TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO 2022-14 RECORDED OCTOBER 06, 2022 UNDER RECEPTION NO. 841344.
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 727 RECORDED MARCH 31, 2023 UNDER RECEPTION NO. 844680.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF NORTHWEST COLORADO BUSINESS PARK SUBDIVISION FILING NO 2 RECORDED FEBRUARY 14, 2024 UNDER RECEPTION NO. 851035.
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED APRIL 10, 2024 UNDER RECEPTION NO. 852353.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF NORTHWEST COLORADO BUSINESS PARK SUBDIVISION, FILING NO. 3 RECORDED DECEMBER 17, 2024 UNDER RECEPTION NO. 857862.
- DEED OF TRUST DATED OCTOBER 16, 2024 FROM NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (NO. 1-2022) TO THE PUBLIC TRUSTEE OF ROUTT COUNTY FOR THE USE OF YAMPA VALLEY BANK TO SECURE THE SUM OF \$1,800,000.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED OCTOBER 16, 2024, UNDER RECEPTION NO. 856550.
- Said DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED OCTOBER 16, 2024, UNDER RECEPTION NO. 856550.

SURVEYOR'S CERTIFICATE

I, GORDON R. DOWLING, PLS #30090, a duly registered land surveyor in the State of Colorado, do hereby certify that this Plat of NORTHWEST COLORADO BUSINESS PARK SUBDIVISION, FILING NO.4 was performed by me or under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the State of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge, information and belief.

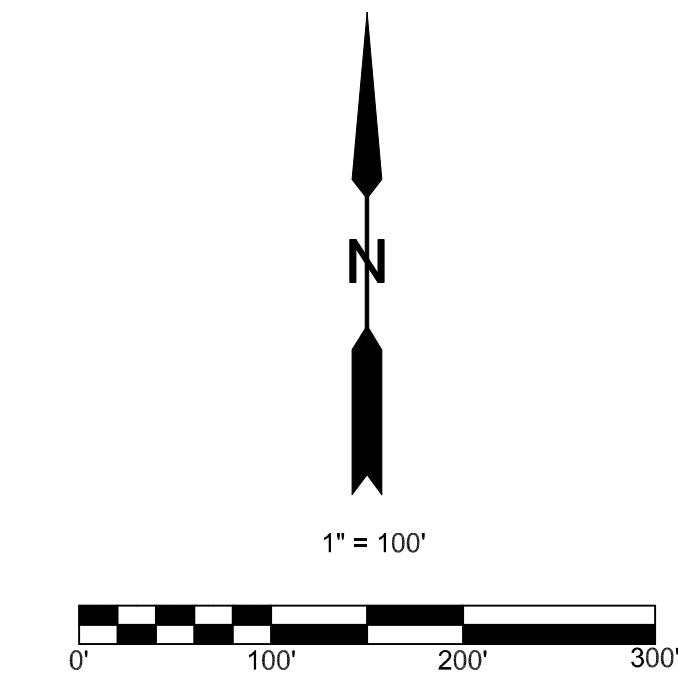
GORDON R. DOWLING
PLS #30090

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This plat was (filed and) indexed as File No. SP _____ on _____, 2025, at _____ m in the land survey plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. 38-60-101.

Routt County Surveyor

By: _____
Thomas H. Effinger, Jr. PLS #17651



- INDICATES MONUMENT FOUND AS NOTED
- INDICATES SET 18" NO. 5 REBAR WITH 11/4" ORANGE PLASTIC CAP, PLS #24318

ALL DISTANCES U.S. SURVEY FEET (GROUND DISTANCES).

BEARINGS BASED ON THE LINE BETWEEN THE NE AND SE CORNERS OF THE NORTHWEST COLORADO BUSINESS PARK SUBDIVISION, FILING NO.3, THE NORTHEAST CORNER BEING AN ALUMINUM CAP PLS #30090 AND THE SOUTHEAST CORNER BEING ALUMINUM CAP PLS #13901 - S 01°39'07" W

PLAT NOTES

- THE PURPOSE OF THIS REPLAT IS TO CREATE THREE NEW PARCELS
- Review of Flood Map 08107C0805D shows the subject property to be located in Zone X

NOTICE OF RESEARCH
Pursuant to C.R.S. § 38-51-106 (1) (b) (i), research regarding the Rights-of-Way and easements as shown hereon was obtained by Title Commitment No. ABS30033286, as prepared by LAND TITLE GUARANTEE COMPANY as of May 22, 2025, and not from the personal search of Gordon R. Dowling, a Professional Land Surveyor in the State of Colorado.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

To be updated to
current title
commitment name
and date

JENNY L. THOMAS, ROUTT COUNTY CLERK & RECORDER

ROUTT COUNTY CLERK AND RECORDERS' ACCEPTANCE

This Plat was accepted for filing in the Office of the Routt Clerk and Recorder on this _____ day of _____, 2025, A.D.

File No. _____ Reception No. _____ Time _____ m.

JENNY L. THOMAS, ROUTT COUNTY CLERK & RECORDER

TOWN OF HAYDEN				NORTHWEST COLORADO BUSINESS PARK SUBDIVISION FILING NO.4 (PRELIMINARY)			
LOT 11, NORTHWEST COLORADO BUSINESS PARK FILING NO. 3							
TOWN OF HAYDEN, ROUTT COUNTY COLORADO				DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 dowing@plotz.biz			
SCALE	DRG	DATE	REV	FILE			
1" = 100'	SCJ	7/15/25		ELI1WCD012			

NORTHWEST COLORADO BUSINESS PARK, FILING 4

MINOR SUBDIVISION - PROJECT NARRATIVE

The applicant is proposing to divide Lot 11, Northwest Colorado Business Park, Filing 2, into three (3) parcels under the Hayden Development Code criteria for a Minor Subdivision. Per Section 10.16.080(2)(b) Minor subdivisions include all subdivisions which would create less than six separate parcels of land, which subdivide a parcel six acres or less size; and, which do not require or propose public right-of-way dedications or public improvements;

The plat was prepared by a licensed land survey and includes all relevant information and technical information required by the Town. The Town will provide water and sewer service and received Service Letters from all other utility providers during the Filing 2 platting process. Additionally, the “Northwest Colorado General Improvement District (No. 1-2022)” has been established to provide perpetual maintenance of the facilities proposed to be developed within the Business Park, e.g. roads, open spaces and other public and common facilities, and all publicly dedicated infrastructure will be maintained by the Town.

Lot 11 can be accessed from both Wings Way and Sky High Court. This minor subdivision will create Lots 11A and 11B, accessed from Wings Way, and Lot 11C, accessed from Sky High Court. Each lot and its point of access will be subject to the Town’s Site Planning Process upon time of a specific development proposal. The existing platted public utility easements are noted and shown; as well new easements are shown and noted on the interior lot lines and will be dedicated on the minor subdivision plat. The existing 30 foot by 30 foot easement for signage is also identified within the boundary of proposed Lot 11B.