An aerial photograph showing a baseball field with a green grass infield and a tan dirt outfield. The field is situated next to a residential neighborhood with houses and trees. A large, irregularly shaped area is highlighted in orange, covering a portion of the field and the adjacent residential area. The text "Proposed area to be changed to RHD" is written in yellow on the orange area. A road, labeled "W 1st St", runs horizontally across the bottom of the image.

**Proposed area to be
changed to RHD**

W 1st St



- a. All permitted conditional uses in the RLD District.
4. Temporary uses. Temporary uses permitted in the RMD District, and subject to time limits set forth by city staff at the time of permitting, shall include:
 - a. Construction office and/or yard incidental to on-premises construction.
 - b. Parking for another temporary use.
5. Property development standards: Please see the RMD District standards below:

Minimum lot area per dwelling:	6,000 sq. ft. for single-family detached 3,000 sq. ft. for single-family attached
Minimum lot width:	50 feet for single-family detached 25 feet for single-family attached
Minimum front yard setback:	
Principal building	25 feet
Accessory building	25 feet
Minimum rear yard setback:	
Principal building	15 feet
Accessory building	If over 70' from front property line, 5'
Minimum side yard setback:	5 feet Where common wall used - no setback Multiple buildings - 10' between buildings
Minimum distance between buildings:	10 feet
Corner lots:	1 front yard setback of 25 feet - facing front door Minimum side yard setback, 12 feet
Minimum floor area per dwelling:	600 sq. ft. for single-family detached 220 sq. ft. for multi-family units
Maximum building height:	50 feet except for flag poles, chimneys, smokestacks and radio and television masts.
Permitted setback projections*:	6 inches for each foot of setback but no more than ½ of total required setback.

* May include uncovered/unenclosed porches; uncovered/ unenclosed patios and decks less than 30" in height; open unenclosed stairways or balconies; and other similar architectural features.

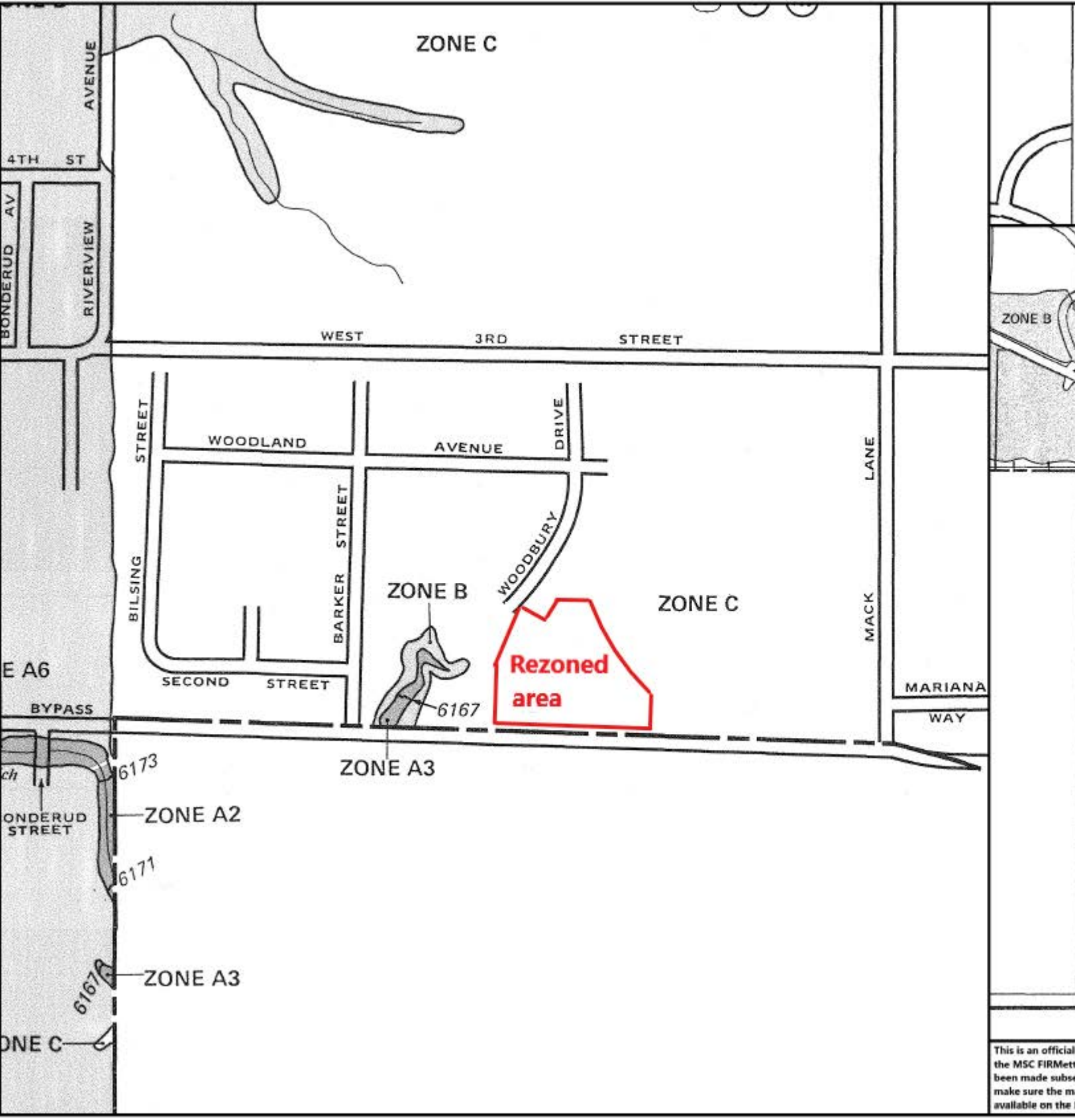
G. **RHD - Residential High Density District.**

1. Intent. The RHD - Residential High Density District is intended to allow development of single- and multiple-family residences on individual lots of not less than six thousand (6,000) square feet in area. Street and open space designs in these areas shall be used to encourage pedestrian interaction and discourage excessive traffic speeds. Multi-family residential development shall be designed around, or adjacent to, open space.
2. Principal uses. Principal uses permitted in the RHD District shall be as follows:
 - a. All permitted principal uses in the RMD District.
 - b. Boarding and rooming houses.
 - c. Bed and breakfasts.
 - d. Child care facilities (licensed) for more than six (6) children.

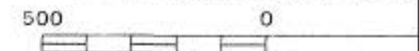
- e. Cluster and zero-lot-line single-family dwellings.
 - f. Multiple-family dwellings with no more than twenty-four (24) units per building, subject to the density and dimensional standards for this zone and provided that the lot upon which any such dwelling is located is of sufficient size to allow for the dedication of at least fifteen percent (15%) of the gross land area as functional open space.
 - g. Senior housing, subject to the density and dimensional standards for this zone and provided that the lot upon which any such dwelling is located is of sufficient size to allow for the dedication of at least fifteen percent (15%) of the gross land area as functional open space.
 - h. Accessory dwellings.
3. Conditional uses. Conditional uses permitted in the RHD District shall be as follows:
 - a. All permitted conditional uses in the RMD District.
 - b. Hotels or motels.
 - c. Private clubs, fraternities or lodges (except those whose chief activity is a service customarily performed as a business).
 4. Temporary uses. Temporary uses permitted in the RHD District, and subject to time limits set forth by city staff at the time of permitting, shall include:
 - a. Construction office and/or yard incidental to on premises construction.
 - b. Parking for another temporary use.
 5. Property development standards: Please see the RHD District standards below:

Minimum lot area per dwelling*:	6,000 sq. ft. for single-family detached 1,500 sq. ft. for single-family attached
Minimum lot width:	50 feet for single-family detached 25 feet for single-family attached
Minimum front yard setback:	
Principal building	25 feet
Accessory building	25 feet
Minimum rear yard setback:	
Principal building	15 feet
Accessory building	If over 70 feet from front property line, 5 feet
Minimum side yard setback:	5 feet, except when common walls used
Minimum distance between buildings:	10 feet
Corner lots:	1 front yard setback of 25 feet - facing front door Minimum side yard setback, 12 feet
Minimum floor area per dwelling:	600 square feet for single-family detached 220 square feet for multi-family units
Maximum building height:	50 feet ,except for flag poles, chimneys, smokestacks and radio and television masts.
Permitted setback projections**:	6 inches for each foot of setback but no more than ½ of total required setback.

* A nonconforming lot or parcel of record under separate ownership at the time it became nonconforming may be used for or occupied by any use permitted in the district.



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
CRAIG,
COLORADO
MOFFAT COUNTY

PANEL 1 OF 2
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
080119 0001 C

EFFECTIVE DATE:
SEPTEMBER 28, 1984



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

16.04.080 Minor subdivision plat.

A. Minor subdivision plat purpose.

1. The purpose of the minor subdivision plat is to complete the subdivision of land consistent with the technical standards when the following conditions exist:
 - a. The property has previously been platted within the city;
 - b. There is no public right-of-way dedication;
 - c. The entire tract to be subdivided is six (6) acres or less in size; and
 - d. The resulting subdivision will produce six (6) or fewer lots.

B. Minor subdivision plat application process.

1. Minor subdivision plat application submittal. The applicant shall submit the completed minor subdivision plat application package to the community development director and request that the application be reviewed by the planning commission and city council. The minor subdivision plat application shall include:
 - a. Land use application form.
 - b. Application fee.
 - c. Title commitment. A current title commitment, dated no more than thirty (30) days from the date of minor subdivision plat application submittal.
 - d. Minor subdivision plat. Fifteen (15) twenty-four-by-thirty-six-inch copies. The minor subdivision plat drawing shall comply with the following standards:
 - 1) The plat shall be prepared by or under the direct supervision of a registered land surveyor and meet applicable state requirements.
 - 2) Parcels not contiguous 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.
 - 3) Lengths shall be shown to the nearest hundredth of a foot, and bearings shall be shown in degrees, minutes and seconds.
 - 4) The perimeter survey description of proposed subdivision shall include at least one (1) tie to an existing section monument of record and a description of monuments. The survey shown shall not have an error greater than one part in ten thousand (1:10,000).
 - 5) Bearings, distances and curve data of all perimeter boundary lines shall be indicated outside the boundary line, not inside, with the lot dimensions.
 - 6) All signatures shall be made in black drawing ink.
 - 7) The minor subdivision plat shall provide the following information:
 - a) Title of project.
 - b) North arrow, scale (not greater than 1" = 100') and date of preparation.
 - c) Vicinity map.
 - d) Legal description.

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- e) Basis for establishing bearing.
 - f) Names and addresses of owners, applicant, designers, engineers and surveyors.
 - g) Total acreage of subdivision.
 - h) Bearings, distances, chords, radii, central angles and tangent links for the perimeter and all lots, blocks, rights-of-way and easements.
 - i) Lot and block numbers, numbered in consecutive order, and square footage of each lot or tract.
 - j) Parcels excepted from inclusion noted as "not included in this subdivision" and the boundary completely indicated by bearings and distances.
 - k) Existing rights-of-way in and adjacent to the subject property (labeled and dimensioned).
 - l) Existing and proposed street names for all streets on and adjacent to the property.
 - m) Existing easements and their type in and adjacent to subject property (labeled and dimensioned).
 - n) Location and description of monuments.
 - 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) Certificate blocks for signatures of owner, surveyor, utility providers and city approval, as applicable.
- e. General development information. Fifteen (15) copies. A written description addressing how the proposed development conforms to the city code and the Master Plan.
 - f. Mineral property ownership report. A list of mailing labels (Avery 8160 format) not more than thirty (30) days old of the names and addresses of mineral interest owners of record and mineral and oil and gas lessees for the property. The applicant shall certify that the set of labels is complete and accurate.
2. Application certification of completion. Within ten (10) working days, staff shall either certify that the application is complete and in compliance with all submittal requirements or reject it as incomplete and notify the applicant of any deficiencies. The applicant shall then correct any deficiencies in the application package, if necessary, and submit the required number of copies of the application to the community development director. The original application and all documents requiring a signature shall be signed in blue ink. Any review timeframes begin only after the submittal has been certified as complete. Any changes to the submittal after it has been certified as complete by the city restarts the process.
 3. Refer application to parties of interest. Within an appropriate timeframe, staff shall send information about the application by regular mail to: mineral interest owners of record, mineral and oil and gas lessees for the property, referral agencies, property owners within one hundred fifty (150) feet of the project boundaries and other parties of interest. The applicant will provide a referral mailing list on Avery 8160 mailing labels or equivalent and certify it as complete.
 4. Commitment to serve. Prior to the planning commission public meeting, the applicant shall provide proof of a commitment to serve from applicable utilities and agencies.

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5. Schedule minor subdivision public meeting and complete public notification process. The planning commission shall schedule a public meeting for the purpose of taking action on the minor subdivision. The community development director shall publish notice in a newspaper of general circulation.
 6. Planning commission public meeting and recommendation. The planning commission shall hold a public meeting to review the application based on the minor subdivision review criteria. The planning commission shall then make a recommendation to the city council to approve or deny the application.
 7. City council public hearing notice. The community development director shall publish notice in a newspaper of general circulation within a reasonable time prior to the meeting.
 8. City council public hearing and action. The minor subdivision plat shall be presented to the city council for its review and action at a public hearing. The council may approve or deny the minor subdivision based on the minor subdivision review criteria. If approved, the applicant shall provide two (2) original Mylars of the plat ready for the mayor and clerk to sign and then record.
 9. Record minor subdivision plat. One (1) original Mylar of the minor subdivision plat shall be recorded by the city clerk in the office of the county clerk and recorder.
- C. Minor subdivision plat review criteria. The city shall use the following criteria to evaluate the applicant's request: The minor subdivision plat is in compliance with this code and the Master Plan.

(Ord. 962 §§1, 2, 2007)

16.03.080 Amendments; zoning; rezoning.

- A. Initiation of amendments to text or official zoning map. The city council may, from time to time, amend, supplement, change or repeal the regulations and provisions of this title. Amendments to the text of this title may be initiated by the city council, city staff, the planning commission or written application of any property owner or resident of the city. Rezoning or amendments to the zoning district map may be initiated by the city council, city staff, the planning commission or a real property owner in the area to be included in the proposed amendment.
- B. General rezoning of the city. Whenever the official zoning map is in any way to be changed or amended incidental to or as part of a general revision of this title, whether such revision is made by repeal of this title and enactment of a new chapter or otherwise, the requirement of an accurate survey map or other sufficient legal description of, and the notice to and listing of names and addresses of owners of real property in the area of the proposed change, shall be waived. However, the proposed zoning map shall be available for public inspection in the city hall during regular business hours for fifteen (15) days prior to the public hearing on such amendments.
- C. Rezoning application process. The following process shall apply when a property owner applies for different zoning for his or her property).
 - 1. Step 1: Optional preapplication conference. The applicant may attend a preapplication conference with city staff. The purpose of the meeting is to discuss the zoning amendment, submittal requirements and review process.
 - 2. Step 2: Zoning amendment application submittal. The applicant shall submit one (1) copy of the complete zoning amendment application package to the city and shall request that the application be reviewed by the planning commission and city council.

Note: In the case of text amendments, only items "a" and "b" below are required. The zoning amendment application shall include:

- a. A completed zoning amendment application form, application fee per the city fee schedule (as adopted) and fee reimbursement agreement (if requested).
- b. If the proposed change is a text amendment only, a written description of the proposed change to the text of this title, including the citation of the portion of the title to be changed and the wording of the proposed change must be included. The description must provide the rationale for the proposed change, citing specific difficulties with the existing text and similar provisions in zoning codes of other jurisdictions that support the rationale of the proposed change.
- c. A legal description of all property to be considered for rezoning.
- d. A title commitment or current proof of ownership.
- e. If the land proposed for rezoning is not subdivided, or if a zoning district boundary is proposed to bisect a platted parcel, a zoning amendment map (fifteen [15] copies) of the area, including the proposed change, sized twenty-four (24) inches high by thirty-six (36) inches wide, with the following information:
 - 1) North arrow, scale (1" = 100' or 1" = 200') and the date of preparation.
 - 2) The subdivision or block and lot name of the area to be zoned (if applicable) at the top of each sheet.

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- 3) A legal description of the area to be zoned (entire area and individual zoning districts). On property that is not subdivided, zone boundaries shall be determined by a metes-and-bounds description.
 - 4) The location and boundaries, including dimensions, of the property proposed for rezoning.
 - 5) The acreage or square footage contained within the property proposed for rezoning.
 - 6) All existing land uses in the proposed rezoning area.
 - 7) Zoning and existing land uses on all lands adjacent to the proposed rezoning.
 - 8) The location and dimensions for all existing public rights-of-way, including streets and centerlines of watercourses within and adjacent to the rezoning.
 - 9) The names of all adjoining subdivisions with lines of abutting lots, and departing property lines of adjoining properties not subdivided.
 - 10) Certificate blocks for the surveyor, planning commission, city council and county clerk and recorder.
 - 11) An AutoCAD™ drawing file (Release 12 or higher) of the zoning amendment map on a compact disc or other electronic transfer method acceptable to the city.
- f. A written statement describing the proposal and addressing the following points:
 - 1) The rationale for the proposed rezoning;
 - 2) Present and future impacts on the existing adjacent zone districts, uses and physical character of the surrounding area;
 - 3) Impact of the proposed zone on area accesses and traffic patterns;
 - 4) Availability of utilities for any potential development;
 - 5) Present and future impacts on public facilities and services, including but not limited to fire, police, water, sanitation, roadways, parks, schools and transit;
 - 6) The relationship between the proposal and the Comprehensive Plan; and
 - 7) Public benefits arising from the proposal.
 - g. Names and addresses of property owners within one hundred fifty (150) feet and mineral interests and lessees.
3. Step 3: Rezoning/amendment application certification of completion. Within a reasonable period of time, staff shall either certify that the application is complete and in compliance with all submittal requirements or reject it as incomplete and notify the applicant of any deficiencies. The applicant shall then correct any deficiencies in the application package, if necessary, and submit the required number of copies of the application to the city. The original application and all documents requiring a signature shall be signed in blue ink.
 4. Step 4: Final staff review and report to planning commission. Staff shall complete a final review of the resubmitted materials and prepare a report to the planning commission explaining how the application is or is not consistent with the criteria for amendments to the official zoning map or criteria for amendments to the text of the zoning code.
 5. Step 5: Set rezoning/amendment public hearing before the planning commission and complete public notification process. The city shall send notice of the public hearing to the applicant, the parties shown on the list of surrounding property owners/mineral interests and the appropriate referral agencies a reasonable length of time before the initial planning commission public hearing. Such notice shall not

-
- be required for text amendments. For zoning map amendments, a public hearing notification sign shall be posted on the property by the applicant. Such posting shall be in a location and in a manner that makes it clearly visible from the adjoining street. The city shall publish notice in a newspaper of general circulation. The public hearing may be held a reasonable length of time after the date of posting of the property and newspaper publication. If the zoning amendment request is accompanying another application which is scheduled for public hearings before the planning commission and city council, one (1) public hearing may be held on both applications.
6. Step 6: Planning commission public hearing and action on the zoning amendment. The planning commission shall hold a public hearing to review the zoning amendment based on the criteria for amendments to the official zoning map or the criteria for text amendments to the code. The planning commission shall then make a recommendation to the city council to approve, conditionally approve or deny the zoning amendment application.
 7. Step 7: Finalize amendment based on planning commission comments. The applicant shall revise the zoning amendment application based on the planning commission's comments and submit it to the city.
 8. Step 8: Set city council public hearing and complete public notification process. The city council shall schedule a public hearing for the purpose of taking action on the zoning amendment. The city shall publish notice in a newspaper of general circulation. The hearing may be held no less than ten (10) days from the date of advertising.
 9. Step 9: Notify parties of interest. Not less than ten (10) days before the date scheduled for the initial city council public hearing, staff shall notify the applicant, the parties for whom the applicant provided public hearing notification addresses and the appropriate referral agencies. The notice shall include the time and place of the public hearing, the nature of the hearing, the location of the subject property and the applicant's name. Such notice shall not be required for text amendments.
 10. Step 10: City council public hearing and action on the zoning amendment. The city council shall, after receiving the report and recommendations from the planning commission, hold a public hearing and act upon the proposed amendment. Following the required hearing, the city council shall consider the comments and evidence presented at the hearing, evaluate the application in accordance with the criteria listed below and approve, approve with conditions or deny the application, in whole or in part. The city council can require that an area being rezoned have an approved planned development overlay zone prior to development, in which case the district designation on the official zoning map shall be followed by "(PD)." Decisions by the city council with all conditions shall be done by resolution.
- D. Criteria for amendments to the official zoning map. For the purpose of establishing and maintaining sound, stable and desirable development within the city, the official zoning map shall not be amended except:
1. To correct a manifest error in an ordinance establishing the zoning for a specific property;
 2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the city generally;
 3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Master Plan;
 4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Master Plan, and the rezoning will be consistent with the policies and goals of the Master Plan;
 5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; or

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6. A rezoning to planned development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

This declaration of criteria for zoning map amendments shall not control an amendment that occurs incidentally to a general revision of the zoning map.

- E. Criteria for text amendments to the code. For the purpose of establishing and maintaining sound, stable and desirable development within the city, the text of this title shall not be amended except:
 1. To correct a manifest error in the text of this title;
 2. To provide for changes in administrative practices as may be necessary to accommodate changing needs of the community and the city staff;
 3. To accommodate innovations in land use and development practices that were not contemplated at the adoption of this title; or
 4. To further the implementation of the goals and objectives of the Master Plan.
- F. Map - Amendment upon zoning establishment or modification. Upon enactment of any ordinance annexing and establishing zoning or modifying existing zoning for any property, and upon final passage thereof, the city shall amend the prior existing official maps to include the annexed area with the proper zoning classification or show the amended classification, as the case may be. Such updated, current official map shall contain, in table form, the date and number of the ordinance amending it, the date the map was amended to reflect each amendment and the initials of the person who checked and approved the change to the map.

(Ord. 962 §§1, 2, 2007)



WOODBURY DRIVE

BARK ACCESS

CONNECTION

BLDG. 1

24 UNITS

BLDG. 5

24 UNITS

PLAYGROUND

RAIN GARDEN
SNOW STORAGE

BLDG. 4

24 UNITS

BLDG. 2

24 UNITS

BLDG. 3

24 UNITS

WOODBURY PARK
SPORTS COMPLEX

PICNIC & BUS
SHELTER

BUS STOP

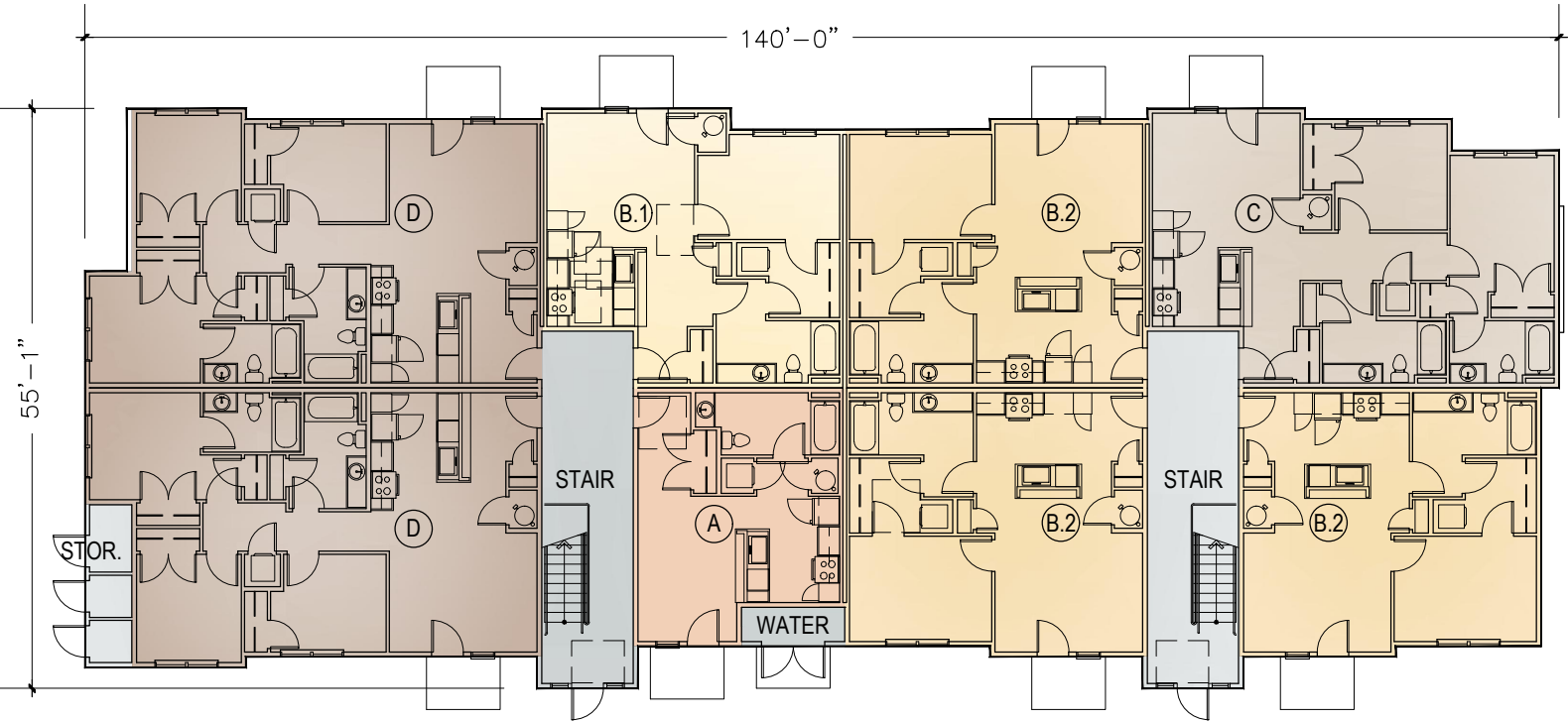
MAIL
KIOSK

WEST 1ST STREET

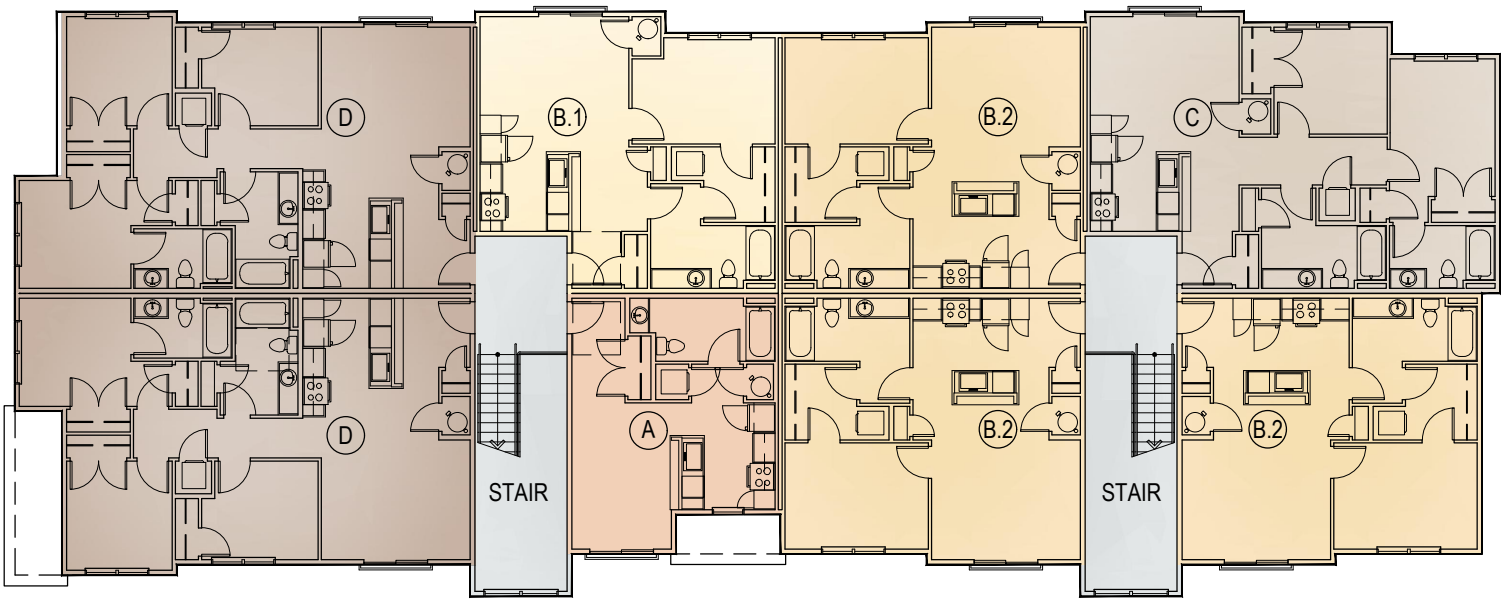
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0 20 60 100 200

GROUND STORY



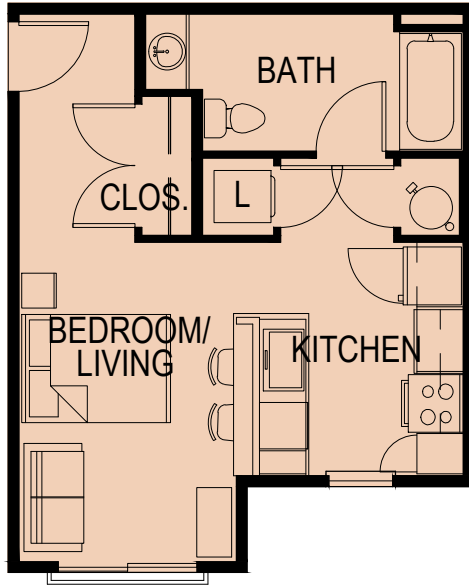
SECOND/THIRD STORY



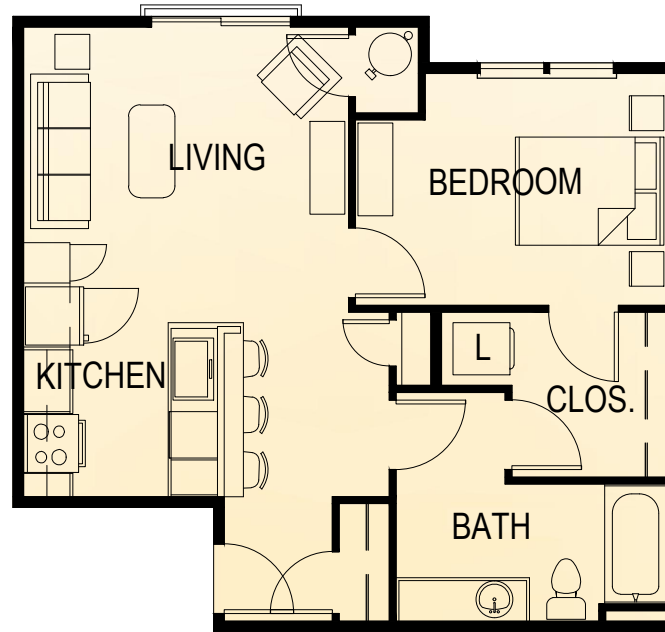
24-UNIT, 3-STORY BUILDING

UNIT TYPE:		UNITS/BLDG.:	TOTAL UNITS:	NET S.F./UNIT:	GROSS S.F./UNIT:	GROSS COMMON AREA:
UNIT 'A':	STUDIO	3 PER BLDG.	15 TOTAL	416 S.F.	457 S.F.	STORAGE- 68 S.F. WATER RM.- 36 S.F. STAIRS- 1,782 S.F. TOTAL/BLDG.-1,886 S.F.
UNIT 'B.1':	1 BEDROOM / 1 BATH	3 PER BLDG.	15 TOTAL	645 S.F.	695 S.F.	
UNIT 'B.2':	1 BEDROOM / 1 BATH	9 PER BLDG.	45 TOTAL	670 S.F.	720 S.F.	
UNIT 'C':	2 BEDROOM / 2 BATH	3 PER BLDG.	15 TOTAL	876 S.F.	936 S.F.	
UNIT 'D':	3 BEDROOM / 2 BATH	6 PER BLDG.	30 TOTAL	992 S.F.	1,055 S.F.	
TOTAL:		24 UNITS/BLDG.	120 TOTAL UNITS	88,965 S.F.	95,370 S.F.	9,430 S.F.
TOTAL GROSS AREA:						104,800 S.F.

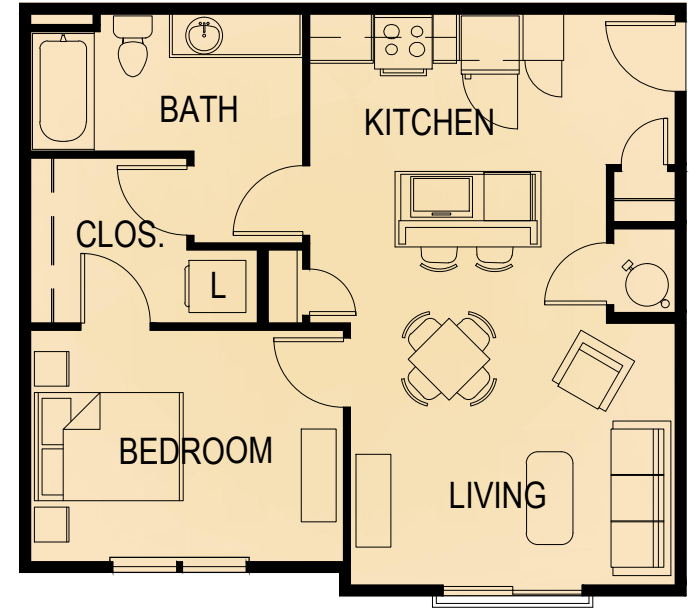
UNIT TYPE A - STUDIO
416 NET S.F. / 457 GROSS S.F.



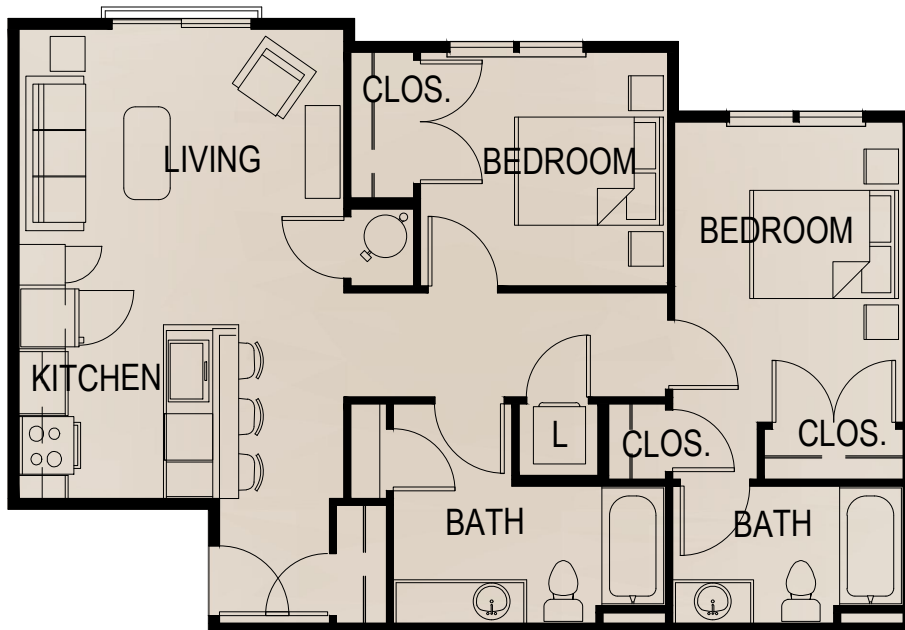
UNIT TYPE B.1 - 1 B / 1BA
645 NET S.F. / 695 GROSS S.F.



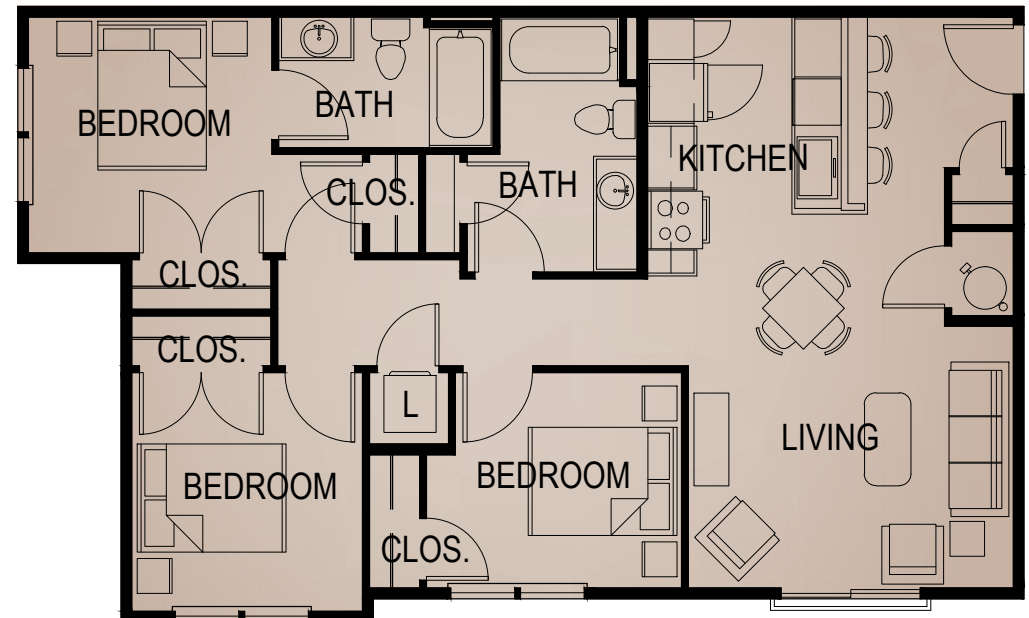
UNIT TYPE B.2 - 1 B / 1BA
670 NET S.F. / 720 GROSS S.F.



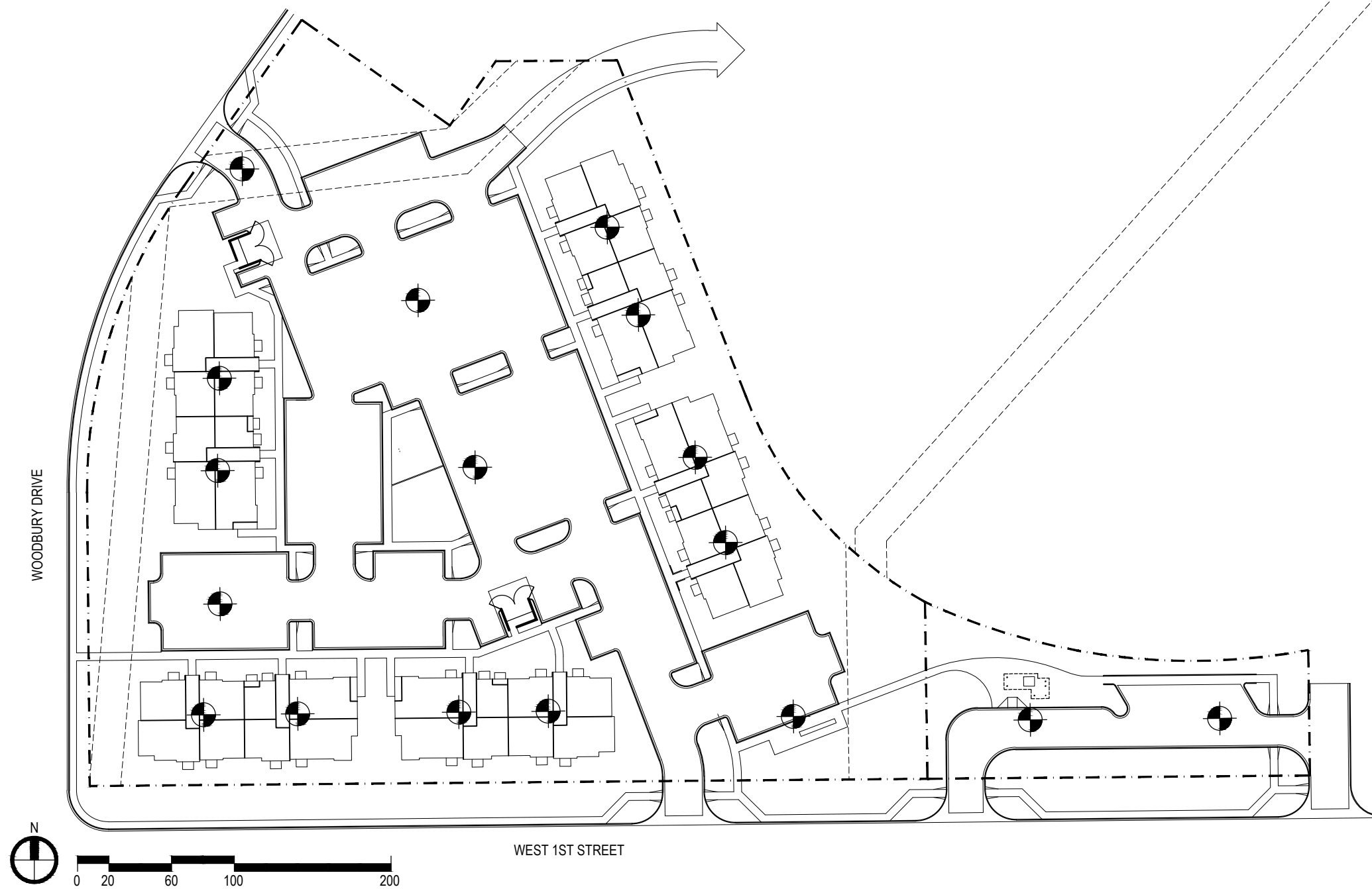
UNIT TYPE C - 2 B / 2 BA
876 NET S.F. / 936 GROSS S.F.



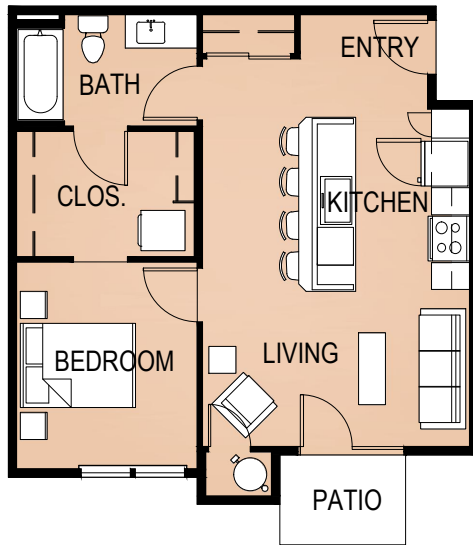
UNIT TYPE D - 3 B / 2 BA
992 NET S.F. / 1,055 GROSS S.F.



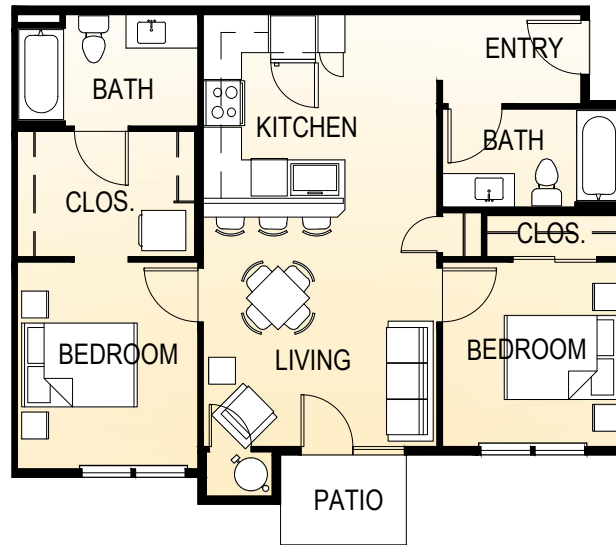
PROPOSED SOIL BORING LOCATIONS



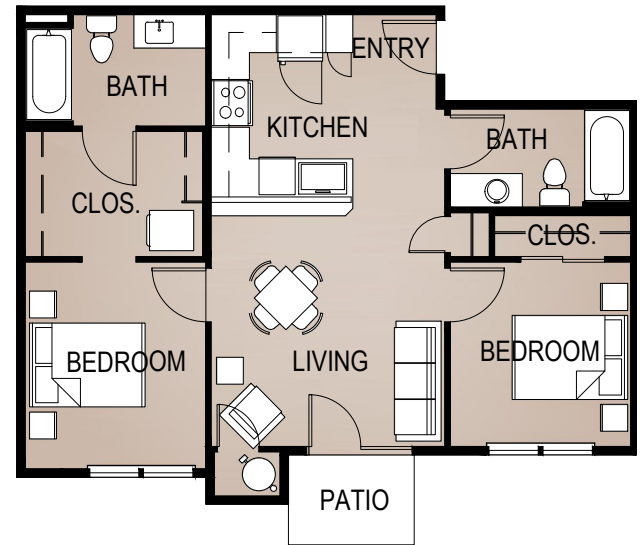
UNIT TYPE A



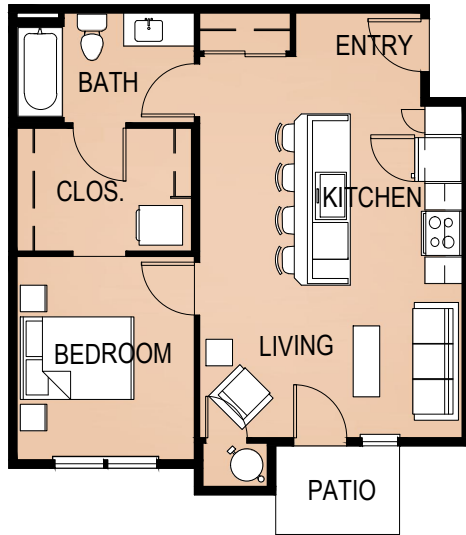
UNIT TYPE B



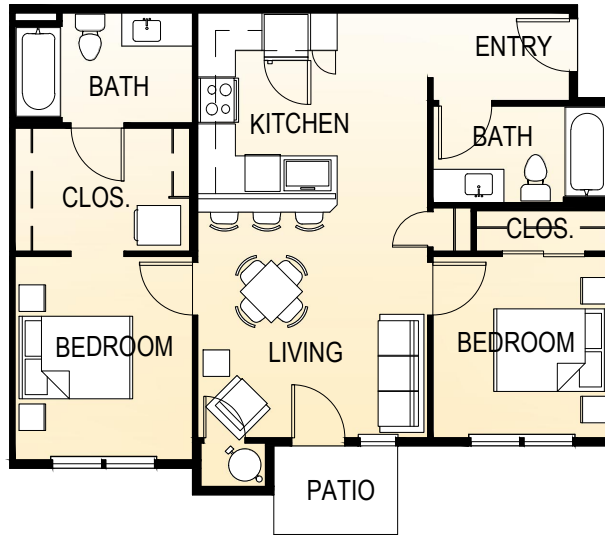
UNIT TYPE C



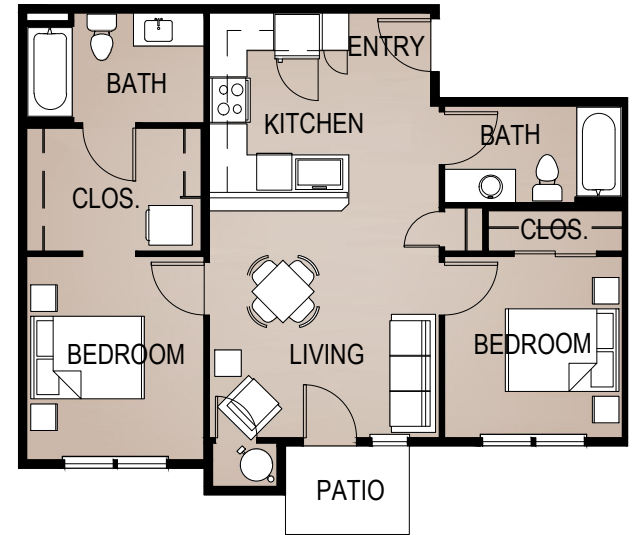
UNIT TYPE A



UNIT TYPE B



UNIT TYPE C





Original Lots		New Lots	
Lot Number	Original Area (Acres +/-)	Lot Number	New Area (Acres +/-)
1	23.85	1A	4.40
-	-	1B	0.47
-	-	1C	18.98
Total	-		23.85

Measured Dimension				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	35°58'45"	331.78	208.33	204.92
C2	40°13'18"	253.35	177.86	174.23
C3	15°36'47"	402.92	250.44	246.43
C4	8°19'05"	321.78	29.87	29.86
Original Platted Dimension				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	35°57'43"	331.79	208.24	204.84

Basis of Bearing				
Measured Dimension				
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 89°21'06" E	130.33	N 39°20'31" W	133.39
L2	N 35°29'10" E	62.33	N 35°20'35" W	62.52
L3	S 54°27'53" E	116.01	S 54°39'25" E	116.20
L4	N 53°13'45" E	50.43	n/a	n/a
L5	N 89°38'57" E	77.56	n/a	n/a
L6	N 35°31'45" E	136.79	n/a	n/a
L7	S 55°13'44" E	32.95	S 54°39'25" E	33.00
L8	N 33°05'49" E	116.04	N 35°54'39" E	116.23
L9	N 27°30'04" E	50.00	N 27°18'54" E	50.00
L10	N 01°13'14" E	106.90	N 01°11'18" E	106.20
L11	S 86°45'17" W	70.50	S 86°44'02" W	70.07
L12	N 00°26'18" W	119.38	N 00°37'09" W	118.44
L13	N 00°06'55" E	50.00	N 00°03'55" W	50.00
L14	N 00°26'19" W	221.61	N 00°37'09" W	220.00
L15	N 01°53'19" W	50.13	n/a	n/a
L16	N 00°48'31" W	80.03	n/a	n/a
L17	N 00°48'31" W	112.87	n/a	n/a
L18	S 00°48'31" E	25.26	n/a	n/a
L19	N 00°48'31" W	16.69	n/a	n/a

Clerk & Recorder's Certificate

State of Colorado)
County of Moffat) ss

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____, 2024, and is duly recorded as Reception No. _____.

By: _____
County Clerk and Recorder

City Council Certificate

The above plat and dedication are hereby approved for filing by the City of Craig of Moffat County, Colorado, this _____ day of _____ A.D., 2024.

By: _____
Attest: _____
Chris Nichols
Mayor

Planning and Zoning Certificate

Approved this _____ day of _____, 2024,
by the Planning Commission of the City of Craig, Colorado.

Randy Kloos, Chairman

Owner Certificate

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owners thereof, have laid out, replatted and subdivided as shown on this Plat the land described as follows:

A parcel of land located in the northeast quarter of Section 2, Township 6 North, Range 91 West of the 6th P.M., City of Craig, Moffat County, Colorado, more particularly described as follows:

Lot 1 of the Final Plat of the replat of a portion of THE MEADOWS THIRD ADDITION, according to the final plat thereof, recorded in the Moffat County Records on the 17th day of December, 1993, containing 23.85 acres more or less.

Under the name and style of MEADOWS THIRD ADDITION WOODBURY REPLAT, and by these presents, do hereby dedicate to the public all streets, easements, and other public places shown hereon and not already otherwise dedicated for public use.

Notary Certificate

By: _____
Peter Brixius
City Manager
City of Craig
300 West 4th Street
Craig, CO 81625

Notary Certificate

State of Colorado)
County of Moffat)

The above and foregoing instrument was acknowledged before me

this _____ day of _____, A.D., 2024

by

Witness my hand and official seal

Notary Public: _____

My Commission expires: _____

Notes

- This survey was performed without the benefit of a current Title Policy. The record information which is referenced hereon is the result of research performed by this surveyor and is not necessarily complete or conclusive.
- This survey does not constitute a Title Search by this surveyor of the property shown and described hereon to determine:
 - Ownership of the tract of land.
 - Compatibility of this description with those of adjoining.
 - Rights of way, easements and encumbrances of record affecting this tract of land.
- Bearings are based on the designated line as shown on this drawing which is considered to bear South 89°30'10" West. Monumentation at the points of termination of said line are as shown on this plat.
- This Land Survey Plat and the information shown hereon may not be used for any additional or extended purpose beyond that for which it was intended and may not be used by any parties other than those to which it is certified.
- The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief. As such, it does not constitute a guarantee, nor a warranty, expressed or implied.
- Subject Property is located in Flood Zone C. According to the FEMA Flood Insurance Rate Map, Community Panel Number 080119 0001 C, effective date of September 28, 1984.

Surveyor's Certificate

I, Michael Fraher, a duly registered Professional Land Surveyor in the State of Colorado do hereby certify that this instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____, 2024, and is accurately based upon my knowledge, information and belief.

Michael Fraher Colorado P.L.S. No. 38494

Dated this _____ day of _____, 2024.

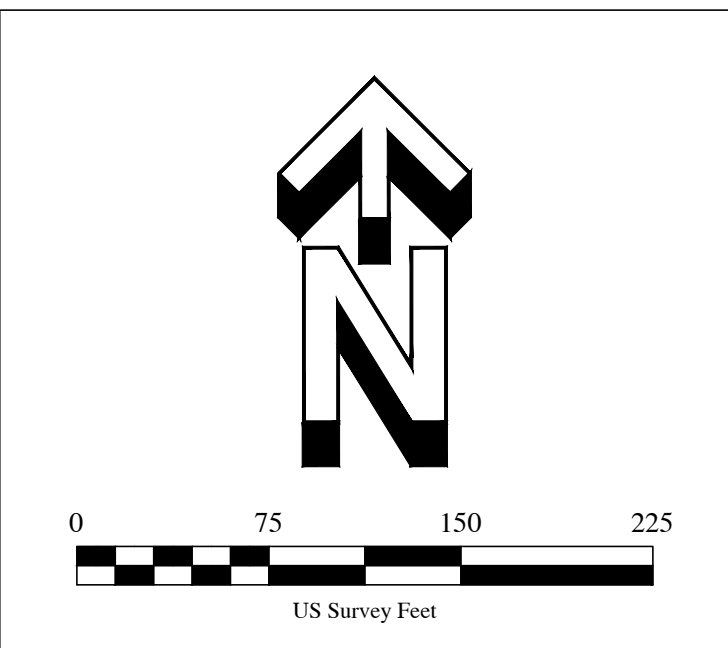
NOTE

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 certification shown hereon.

EPP & ASSOCIATES
PROFESSIONAL LAND SURVEYORS



433 4th Avenue West
P.O. Box 1444 Phone (970) 824-8236
Craig, CO 81626 Fax (970) 824-5227



Legend

- Found No. 5 rebar with plastic cap by PLS 14815
- Found No. 4 rebar with plastic cap by PLS 10755
- Found No. 5 rebar with plastic cap by PLS 38494
- Found No. 4 rebar
- Set 18" No. 5 rebar with pink plastic cap by PLS 38494
- Denotes approximate fence

MEADOWS THIRD
ADDITION
WOODBURY
REPLAT

Preliminary
Plat

Section:	2
Township:	6N
Range:	91W
Principal Meridian:	6th
County:	Moffat

Scale:	1" = 75'	Sheet:
Job No:	2024.103-02	1
Drawn By:	MF	
Date:	15feb24	