



CITY OF LONGMONT | Planning Division

Notice of Site Plan Approval

The City of Longmont has approved the Wallace Additional Fifth Filing Final Development Plan Amendment 'B'. The legal description of the property included in the plan is described below.

The land use approval of the property described herein may include requirements or conditions that affect or restrict the use, development, or redevelopment of the property.

The document is on file with the City of Longmont Planning & Development Services Department, Development Services Building, 385 Kimbark Street, Longmont, Colorado 80501 (phone number 303-651-8330). The document may be reviewed during normal City business hours.

A handwritten signature in cursive script that reads "Erin Fosdick".

Erin Fosdick, Principal Planner
Planning Division, City of Longmont

Date: September 30, 2021

LEGAL DESCRIPTION:

PER "WALLACE ADDITION FIFTH FILING" PREPARED BY CREST SURVEYING, DATED 09/27/2012 AND RECORDED WITH THE BOULDER COUNTY CLERK & RECORDER ON 10/18/2012 AT RECEPTION NO. 03260608.
A TRACT OF LAND, ON, OVER AND ACROSS A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, T2N, R69W, OF THE 8TH. P.M., CITY OF LONGMONT, BOULDER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER CORNER. OF SAID SECTION 15: THENCE N89°52'55"W 20.02 FEET ALONG THE NORTH LINE OF THE SW 1/ 4 OF SAID SECTION 15, TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 287, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 31, 1995 AS RECEPTION NO. 1558838 IN THE RECORDS OF BOULDER COUNTY AND THE TRUE POINT OF BEGINNING; THENCE S02°32'02"W 115.36 FEET ALONG THE SAID WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 287, TO THE NORTH LINE OF WALLACE ADDITION, FOURTH FILING, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 5TH, 2003 AS RECEPTION NO. 2436115 IN THE RECORDS OF BOULDER COUNTY; THENCE N90°00'00"W 405.35 FEET ALONG THE SAID NORTH LINE OF WALLACE ADDITION, FOURTH FILING TO THE EASTERLY LINE OF WALLACE ADDITION, SECOND FILING, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 19, 1998 AS RECEPTION NO. 1860163 IN THE RECORDS OF BOULDER COUNTY; THENCE N00°00'00"E 58.00 FEET ALONG THE EASTERLY LINE OF WALLACE ADDITION, SECOND FILING; THENCE N90°00'00"W 156.83 FEET ALONG THE EASTERLY LINE OF WALLACE ADDITION, SECOND FILING; THENCE N06°39'32"W 58.83 FEET ALONG THE EASTERLY LINE OF SAID WALLACE ADDITION SECOND FILING TO THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 15, THENCE S89°52'55"E 574.10 FEET ALONG THE NORTH LINE THE SW 1 / 4 OF SAID SECTION 15 TO THE TRUE POINT OF BEGINNING.

