

June 2, 2023

VIA EMAIL

Sharon Sullivan, Town Clerk  
201 1<sup>st</sup> Street / PO Box 1098  
Ault, CO 80610

**RE: SITE PLAN REVIEW – FABRIZIUS / LOT 6 FREEDOM ACRES (RECOMMENDATION)**  
**NE PROJECT NO. 1126-923|DR23-03 – FREEDOM ACRES – LOT 6**

Dear Ms. Sullivan and Board:

At the time of this report, the Site Plan application is considered substantially complete and in general compliance with the Town's standards and regulations for the above referenced project. It should be noted, the application is for a residential development (typically doesn't require Site Plan Review). However, review was performed on a proposed/future 3,750 sf shop for personal use, with the purpose of primarily storage of equipment and materials. Currently, the applicant has no immediate plans for the shop and is focused on the construction of the residential home.

Based on the application, the residential dwelling will fall within the allowable Ag/Residential Use of the subdivision (north end adjacent to Stark Farms), and the shop will fall within the Commercial/Industrial/Ag Use, nearing Liberty Lane. Freedom Acres also has an overarching HOA, which may have additional, more restrictive regulations beyond that of the Town. However, a letter from Mr. Ackerman, the proposed plan is in compliance.

Due to the nature of the applicant's proposed use(s), existing public improvements and HOA covenants, the following is not applicable to the Site Plan Review: Residential Dwelling; Sound Mitigation Plan; and Traffic Study.

Based on the information received and reviewed, we recommend the Town support a CONDITIONAL approval of the Site Plan for Lot 6 with the following conditions:

1. Clarify the grading and drainage intent of the improvements with limited impervious improvements;
2. Provide landscape plan as applicable to Town Code and HOA covenants;
3. Provide Exterior elevations for review and approval of the proposed Shop prior to construction of said shop ; and
4. Owner/developer shall obtain and/or be in possession of the applicable agreement(s), receipt of payment of fees, evidence of water, septic approval from the County, final approvals and permit(s) prior to beginning work.

If you have any questions or concerns regarding our review of the materials, please do not hesitate to contact me at 970.488.1119 or [bcurtis@northernengineering.com](mailto:bcurtis@northernengineering.com) .

Sincerely,

**NORTHERN ENGINEERING SERVICES, INC.**



**BRADLEY A CURTIS, PE, CPM, LEED AP**

Director of Municipal Services / Vice-President

June 2, 2023

VIA EMAIL

Sharon Sullivan, Town Clerk  
201 1<sup>st</sup> Street / PO Box 1098  
Ault, CO 80610

**RE: SITE PLAN REVIEW – FABRIZIUS / LOT 6 FREEDOM ACRES (RECOMMENDATION)  
NE PROJECT NO. 1126-001 – FREEDOM ACRES – LOT 6**

Dear Ms. Sullivan and Board:

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Sincerely,

**NORTHERN ENGINEERING SERVICES, INC.**



**BRADLEY A CURTIS, PE, CPM, LEED AP**  
Director of Municipal Services / Vice-President

## Freedom acres Lot 6

ronackermanjr@gmail.com

Sat 5/13/2023 8:12 AM

To: Matt Ramos <matt@aultcolorado.gov>

Cc: sfabrizius1@aol.com <sfabrizius1@aol.com>

**Caution:** This is an external email and/or has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Matt,

I sending this email for Lot 6 in Freedom Acres to show that Sharon and John Fabrizius are in compliance with there Proposed building. I have been running the Freedom Acres HOA until the current residents take over the HOA. Let me know if you have any questions.

Thanks,

*Ronnie Ackerman*

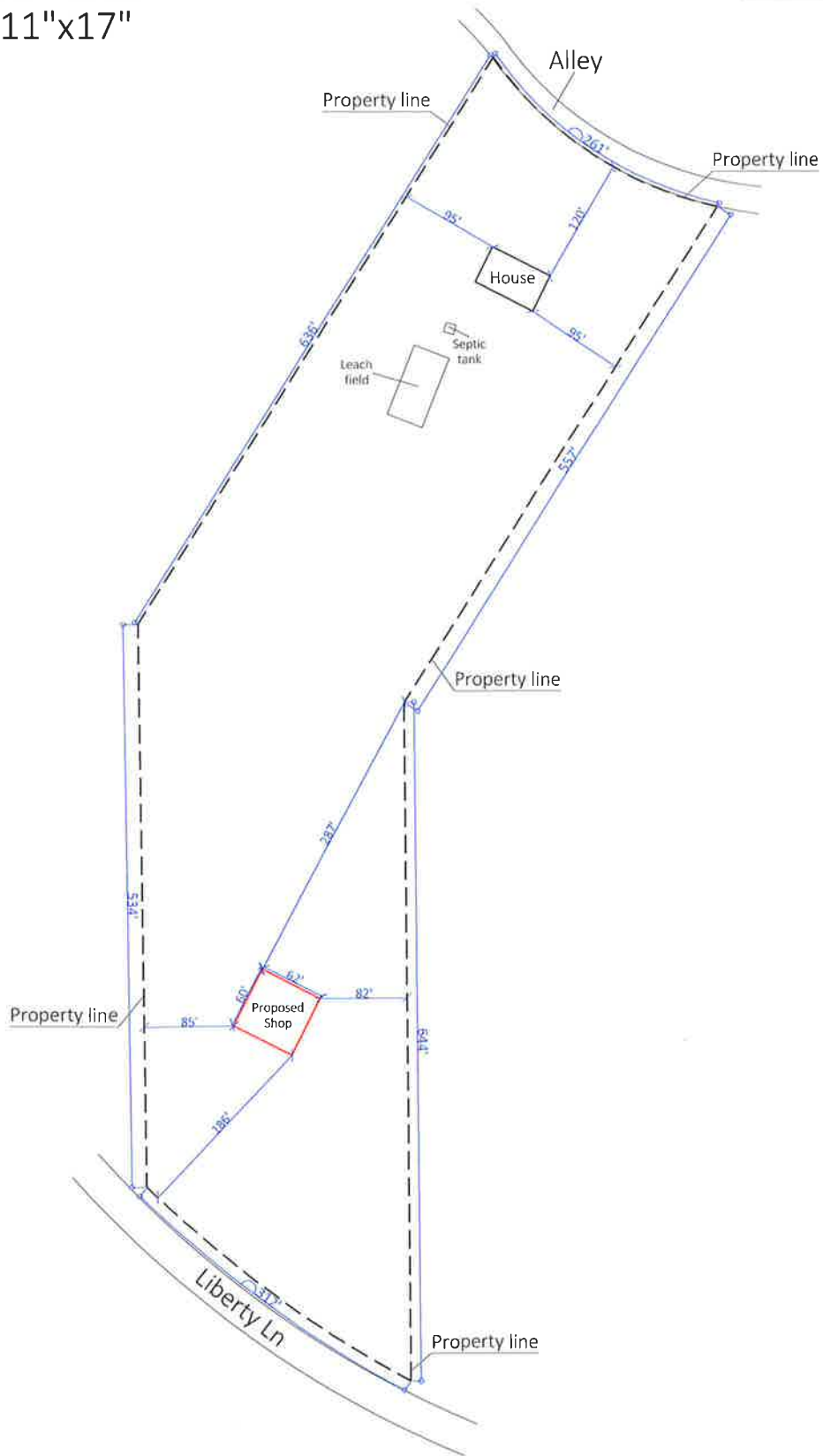
970-539-0636

[ronackermanjr@gmail.com](mailto:ronackermanjr@gmail.com)

18495 CR 39

La Salle, CO 80645

**SITE PLAN**  
600 Liberty Ln  
Ault, CO 80610  
Parcel ID: R8959609  
Lot area: 6.78 Acres  
Paper Size: 11"x17"







John & Sheryl Fabricius

SHE plan

600 Liberty Ln Ault, CO 80010

970-568-6145 (S)

970-396-0926 (J)

