

June 28, 2022 at 1:15 PM 1001 11th Avenue, City Center South, Greeley, CO 80631

# **Agenda**

- 1. Call to Order
- 2. Roll Call
- 3. Approval of the Agenda
- 4. Approval of Minutes
- Public hearing to consider a rezone from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development) for approximately 43.42 acres of property located at the northeast corner of 32nd Street and 29th Avenue, known as Hope Springs PUD (PUD2021-0012).
- 6. Public hearing to consider a Preliminary PUD Plan for 43.42 acres of property located at the northeast corner of 32nd Street and 29th Avenue, known as Hope Springs PUD (PUD2021-0012).
- 7. Public hearing to consider a request for a preliminary subdivision plat of 43.42 acres of land into 152 duplex lots, 22 single-family lots, a 12.48 acres multi-family lot, a 1.04-acre commercial lot, and 7 outlots (6.96 acres) for drainage, stormwater detention, recreation and open space. The subject property is located north of 32nd Street and East of future 29th Avenue, known as the Kirk-Watson Preliminary Subdivision, First Replat.
- 8. Staff Report
- 9. Adjournment

# City of Greeley, Colorado PLANNING COMMISSION PROCEEDINGS

May 10, 2022

### 1. Call to Order

Vice Chair Briscoe called the meeting to order at 2:06 p.m.

# 2. Roll Call

The hearing clerk called the roll.

PRESENT
Vice Chair Erik Briscoe
Commissioner Larry Modlin
Commissioner Christian Schulte
Commissioner Brian Franzen
Commissioner Chelsie Romulo

ABSENT
Chair Justin Yeater
Commissioner Jeff Carlson

# 3. Approval of Agenda

There were no corrections or additions to the agenda, and it was approved as presented.

# 4. Approval of April 26, 2022 Minutes

Commissioner Romulo moved to approve the minutes dated April 26, 2022. Commissioner Modlin seconded the motion. Motion carried 5-0. (Chair Yeater and Commissioner Carlson were absent.)

5. Public hearing to consider a request to rezone approximately 822 acres of property located south of Highway 34, west of State Highway 257, and east of County Road 17, from H-A (Holding Agriculture) to PUD (Planned Unit Development) (Project No. ZON2021-0009)

Darrell Gesick addressed the Commission and requested that items 5 and 6 be heard together, with separate motions, the Commission concurred. Mr. Gesick noted that additional communication regarding a concern with the access point for future connection of County Road 56 and County Road 17 was received by email prior to the hearing. Mr. Gesick include a printed copy of the email for the Commission to review. He introduced the request to rezone the property from H-A to PUD. Mr. Gesick presented a map showing the location of the property and described the surrounding uses and zone classifications. Mr. Gesick displayed site photos and described the property as being used primarily for farming at this time. He explained that the applicant is proposing to rezone the property to Planned Unit

Development (PUD), with eight specific land use area designations. Mr. Gesick mentioned that each planning area would have difference allowances. He also mentioned that the proposed PUD was consistent to the City's Imagine Greeley Comprehensive Plan and the Intergovernmental Agreement with the Town of Windsor. Mr. Gesick mentioned that the applicant has also submitted a metropolitan district application, which is being proposed concurrently with this request. Mr. Gesick said that in addition to the email letter that outlined some of concerns regarding the development, he also received an objection letter from the mineral rights owner. The mineral rights owner requests that any approval of the PUD plan be conditioned upon a surface use agreement, between the mineral owner and developer. Staff concluded its presentation with a recommendation of approval of the request, with a condition related to resolve the mineral interest with a surface use agreement.

Commissioner Shulte asked for clarification regarding the mineral owner's objections. Mr. Gesick mentioned that a condition had been recommended, which would require a surface use agreement to be in place prior to further development of the property.

Commissioner Modlin inquired if a traffic report was required for the entire development. Mr. Gesick responded that a traffic study was summitted and reviewed by the Colorado Department of Transportation (CDOT) and City staff.

Applicant representative, Ken Puncerelli, 88 Inverness Circle East, Suite J-101, Englewood, Colorado 80112, discussed the Delantero project and its location and how it defines the western edge of the City. Mr. Puncerelli then presented some site photos and clarified what uses are proposed in all eight areas and how his team is approaching the project by thinking long-term. He also showed the phasing plan on his map and how the property would develop from east to west. Mr. Puncerelli has been working with the school district on a school site, along with the City as it relates to trails, parks, and open spaces. Mr. Puncerelli expanded on Commissioner Modlin's earlier traffic question. He confirmed that his traffic engineers worked closely with the City and CDOT to ensure the development would construct the necessary improvements to comply with the City and State traffic regulations. He mentioned that improvements would be made to State Highway 257 and County Road 17 and additional improvements to County Road 56 as warranted. Mr. Puncerelli also identified an access point from Highway 257 into planning area #1 as a right-in only, which is still being reviewed by CDOT and the City. He noted there could be two round-a-bouts on Highway 257, which would slow traffic down, but also keep traffic moving through the area. Mr. Puncerellli then addressed the letter that was submitted by a neighboring property owner regarding their concerns about the round-a-bout and said they would acknowledge and investigate the comments made. Lastly, he discussed street lighting, transit areas, median islands, detached sidewalks, land-scaped finishes on the spine road, and public art.

Commissioner Modlin asked about the projected timeline for their proposal. Mr. Puncerelli responded by stating that the goal is to start land development activity later this year, with pre-sales for homes in 2023.

Commissioner Modlin asked about the first phase of their plan. Mr. Puncerelli responded and discussed the topography and showed the water, storm water extensions and the intention of the first plat.

Commissioner Franzen was curious who the national builders will be for this project. Mr. Puncerelli replied that information can't be disclosed at this time.

Commissioner Schulte inquired about the development plan and if the mineral rights are being dealt with. Mr. Puncerelli said the intention is to consolidate all of the mineral operations into specific areas, located south and west during the fourth phase. This would ensure that mineral extraction activities could concurrently operate while Mr. Puncerelli's team operates in other areas.

Commissioner Romulo asked about the status of the surface use agreement and if it will be resolved prior to final plat. Mr. Puncerelli replied and stated that they are in talks and an agreement is on the table but haven't executed the agreement yet. However, he assured her that the agreement would happen before they reach the plat stage.

Commissioner Modlin questioned whether there is one large holding pond for their non-pot water in one area or if it is spaced out to other areas. Mr. Puncerelli replied by stated that depending on topography one or more non-pot ponds would be needed, along with several detention pond facilities. He mentioned that his team is working on the design for irrigation ponds, which will be included as part of the plating process.

Commissioner Schulte asked if County Road 19 intersects with Highway 34. Mr. Puncerelli stated that it does not.

Commissioner Romulo requested more information regarding the location of the off-ramp and access to Highway 34. Mr. Puncerelli replied that there would not be access and that it would instead be a fly-over or a bridge.

Ms. Safarik assured that there was a discussion with Public Works Department regarding linkage to the north. Public Works wants to make sure that the area doesn't become an isolated community and that there will be some sort of connection between the northern and southern communities bordering the major arterial.

Commissioner Modlin questioned if this project would require more traffic lights. Mr. Puncerelli said the off-ramp on Highway 257 would have to expand the deceleration lanes to get to the commercial area. However, at the round-a-bout there will not be a signal at that point or at Highway 257.

Commissioner Modlin asked if a rework of the intersection would be required, since there is already a traffic light at Highway 34 and County Road 17. Mr. Puncerelli said that his understanding is that there likely will not be access from County Road 17 onto the property to the north. Instead, there will likely

be a shared access about a quarter of a mile from the intersection of Highway 34 and County Road 17.

The public hearing opened and closed at 2:47 with no individuals present who chose to speak to the item.

Commissioner Romulo moved that, based on the application received and the proceeding analysis, the Planning Commission finds that the proposed rezone from H-A (Holding Agriculture) to PUD (Planned Unit Development) is in compliance with the 1998 Development Code section 24-625 c3, a, b, d, e, f, g, and h, and therefore recommends approval with the following condition: that approval to develop the site is contingent upon compliance with Colorado statute section 30-28-13310, attachment G of the packet. Commissioner Franzen seconded the motion. Motion carried 5-0.

6. Public hearing to consider a request for a Final PUD (Planned Unit Development) Plan for 822 acres of property located south of Highway 34, west of State Highway 257, and east of CR 17 (PUD2021-0013)

Commissioner Romulo moved that, based on the application received and the proceeding analysis, the Planning Commission finds that the proposed Delantero Preliminary PUD Plan is in compliance with the 1998 Development Code section 24-625 c3, a, b, d, e, f, g, and h, and section 44-663b and therefore recommends approval with the following condition: that approval to develop the site is contingent upon compliance with Colorado statute section 30-28-13310, attachment G of the packet. Commissioner Franzen seconded the motion. Motion carried 5-0.

# 7. Staff Report

Ms. Safarik introduced the report from Ms. Kellums who then spoke of the event at Plumb Farm. Ms. Kellums distributed posters and invited the Commission to the event.

Mr. Garrott specified that the next Planning Commission's meeting on May 24<sup>th</sup>, 2022, which would consist of the air quality report and a workshop on the Metropolitan District.

Lastly, Ms. Safarik noted that, in its presentation to City Council concerning updates to the City's codes related to metropolitan districts that the Planning Commission be included with the review of recommendations for changes to the metropolitan district codes and policies that would go to City Council for consideration.

# 8. Adjournment

With no further business, Vice Chair Briscoe adjourned the meeting at 2:55 pm.

Erik Briscoe, Vice Chair

Becky Safarik, Secretary



# Planning Commission Agenda Summary

June 28, 2022

Key Staff Contact: Mike Garrott, Planning Manager, 970-350-9784

# Title:

Public hearing to consider a rezone from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development) for approximately 43.42 acres of property located at the northeast corner of 32nd Street and 29th Avenue, known as Hope Springs PUD (PUD2021-0012).

### **Summary:**

The applicant is requesting approval to rezone 43.42 acres from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development); and to establish of a PUD Plan for approximately 43.42 acres of land to be known as the Hope Springs PUD.

### **Recommended Action:**

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from Residential Low Density (R-L), Commercial Low Intensity (C-L) and Commercial High Intensity (C-H) to Planned Unit Development (PUD) is in compliance with Development Code Section 24-625(c)(3) and therefore recommends approval.

### Alternative motion:

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from Residential Low Density (R-L), Commercial Low Intensity (C-L) and Commercial High Intensity (C-H) to Planned Unit Development (PUD) is not in compliance with Development Code Section 24-625(c)(3) and therefore recommends denial.

### **Attachments:**

Staff Report
Attachment A – Zoning/Vicinity Map
Attachment B – Project Narrative
Attachment C – PUD Document
Attachment D – Email in Support of the Project

# PLANNING COMMISSION SUMMARY

**ITEMS:** Rezoning from R-H (Residential High Density), C-H (Commercial

High Intensity) and C-L (Commercial Low Intensity) to PUD

(Planned Unit Development), and a PUD Plan

**FILE NUMBER:** ZON2022-0007 & PUD2021-0012

**PROJECT:** Hope Springs PUD

**LOCATION:** Northeast corner of 32<sup>nd</sup> Street and 29<sup>th</sup> Avenue

**APPLICANT:** Derek Glosson on behalf of Tyler Richardson, Richmark Real

Estate Partners LLC

**CASE PLANNER:** Mike Garrott AICP, Planning Manager

PLANNING COMMISSION HEARING DATE: June 28, 2022

### PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the applications in the form of a finding based on the review criteria in Sections 24-625(c)(3) and 24-663(b) of the Development Code.

### **EXECUTIVE SUMMARY**

The City of Greeley is considering a request by Derek Glosson on behalf of Tyler Richardson to rezone from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development); and a PUD Plan for approximately 43.42 acres of property located at the northeast corner of 32<sup>nd</sup> Street and 29<sup>th</sup> Avenue.

### A. REQUEST

The applicant is requesting approval to rezone 43.42 acres from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development); and to establish of a PUD Plan for approximately 43.42 acres of land to be known as the Hope Springs PUD.

The proposed PUD would consist of a mix of single-family detached, single-family attached, multi-family residential and commercial uses broken down as follows:

- 16.28 acres of single-family medium density housing (attached and detached)
- 12.48 acres of multi-family housing
- 1.04 acres of commercial mixed-use development

• 6.49 acres of open space/detention and recreational areas

The proposal includes a maximum of 557 residential dwelling units. The single-family planning areas range from 7-14 dwelling units per acre, while the multi-family planning area ranges from 16-26 dwelling units per acre.

On-site open areas would incorporate native seed mix, areas for detention and a disc golf course. The recreational area includes two soccer courts with off-street parking.

The Hope Springs PUD proposes specific development standards to encourage smaller lot sizes and products to be offered by Habitat for Humanity, the intended builder. Parking standards are also modified to support the variety of single-family product types and potential multi-family options. In instances where the PUD is silent or as appropriately noted on the PUD plan, the City's Development Code regulations shall govern.

### **B. STAFF RECOMMENDATION**

Approval

### C. LOCATION

# **Abutting Zoning/Land Use:**

**North:** C-H (Commercial High Intensity) / Frontier Academy K-5 School, commercial and industrial users

**South:** City of Evans – R-3 (Multi-family Residential District) / *Undeveloped lands and residential developments* 

East: C-H (Commercial High Intensity) / commercial users

**West:** H-A (Holding-Agricultural) and C-H (Commercial High Intensity) / undeveloped lands, commercial and industrial users

# **Site Characteristics:**

The site is undeveloped land surrounded by current and future development areas that include a mix of commercial, industrial, institutional and residential uses. The property slopes south towards 32nd Street and the City of Evans municipal boundaries.

The property contains one abandoned oil and gas well located approximately in the center of the site. There are three abandoned oil and gas wells located approximately three hundred (300) feet west of the property and one abandoned oil and gas well located approximately five-hundred (500) feet east of the property.

Additional existing site features include a small non-jurisdictional wetland in the southwest corner of the property, an abandoned irrigation ditch along the northern portion of the property and tilled farmland throughout.

### **BACKGROUND**

The site was annexed in 1987 and zoned in the current configuration at that time. The current lot and right-of-way configuration was platted in 2012 under the name Kirk-Watson Subdivision. The subject site includes three different zone districts, R-H (Residential High Density), C-L (Commercial Low Intensity) and C-H (Commercial High Intensity) that generally follow existing lot lines, with the exception of the C-H designation located at the northeastern most portion of the property area.

# D. APPROVAL CRITERIA Standards for Rezoning:

In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 24-625(c)(3) of the 2021 Development Code, applicable to the rezoning of land. The application for the Rezoning and PUD Plan were submitted in early 2021, prior to the adoption of the current Development Code regulations.

a. Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?

Staff Comment:

The subject property has remained undeveloped and in agricultural use since it was annexation in 1987 and originally subdivided in 2012.

The surrounding area and land uses have evolved significantly in the past few years. Property to the south, in the City of Evans, is currently developing and planned as a mix of medium- and high-density residential uses. Areas to the east provide a mix of local and regional commercial users ranging from neighborhood services to big box retailers. Property south and west of the site are currently undeveloped and are anticipated to develop with a similar mix of uses. Properties north and northwest of the site serve a mix of uses including a K-5 school, commercial users and light industrial users.

The proposed Hope Springs PUD would incorporate additional affordable residential uses to support area businesses and places of employment. The on-site open space and recreational areas provide amenities for residents, while the one-acre mixed-use commercial parcel on the west could serve area residents and families.

The request complies with this criterion.

b. Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?

Staff Comment: The existing R-H, C-L and C-H zoning has been in place since the property

was annexed in 1987.

The request complies with this criterion.

c. Are there clerical or technical errors to correct?

Staff Comment: There are no clerical or technical errors to correct.

This criterion is not applicable.

d. Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site, and which may not have been considered during the original zoning of the property?

**Staff Comment:** 

The PUD plan identifies one on-site abandoned oil and gas well site that will require development to be appropriately designed around the fifty (50) foot buffer. This detail will be most applicable with the platting and site plan process, as applicable. The applicant is working closely with staff from both the City of Greeley and the City of Evans to design their drainage system in compliance with local regulations and requirements.

A portion of the property is identified in an Area of High Ecological Significance. Based on the Biologist Report, there are no important wildlife habitats on the site, nor are there any wildlife movement corridors through the site. The documented on-site wetland is a non-jurisdictional wetland, as identified by the Army Corps. of Engineers. The report recommends all onsite tree removal to be completed between July 31<sup>st</sup> and February 1<sup>st</sup>, outside the potential nesting/courtship period of migratory birds. The report also notes that the mapping for the Area of Ecological Significance may be in error due to existing site conditions.

This request complies with this criterion.

e. Is the proposed rezoning necessary in order to provide land for a community related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?

**Staff Comment:** 

The City's Comprehensive Plan has been updated since the property was annexed and zoned in 1987. The Comprehensive Plan designates the subject area as "employment, industrial and commercial areas," which allow residential land uses in instances where adjacent uses are compatible and would not negatively impact residents' quality of life or safety. The Hope Springs PUD plan provides a variety of residential housing options and includes a one-acre parcel for commercial and mixed-uses to support future residents in the area. The property is adjacent to Frontier Academy's K-5 school and serves as a transition to the residential neighborhoods to the south in the City of Evans.

In addition, the City worked with the applicant and their builder, Habitat Humanity in receiving a state housing grant under HB21-1271 to support the development of affordable housing opportunities on the property.

The request complies with this criterion.

f. What is the potential impact of the proposed rezoning upon the immediate neighborhood and the City as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, street and pedestrian systems and parks and recreation facilities)'?

**Staff Comment:** 

The proposed PUD would have an impact on city services upon development of the site.

As part of the overall development,  $27^{th}$  Avenue and W.  $30^{th}$  Streets need to be extended and improved to serve the property. Additionally,  $32^{nd}$  Street along the southern boundary of the site will need to be improved.

The applicant will be required to extend all necessary utilities to the site to serve the proposed uses. Drainage, water, and sewer infrastructure are being addressed through the subdivision process.

Impact to the City as a whole may include noise and other impacts, such as impacts to Police and Fire due to an increased residential population and commercial activity.

The PUD proposes open space and recreational amenities to support the development. All impacts and improvements are continually being reviewed and addressed through the entitlement processes.

# g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?

Staff Comment: The subject property was reviewed against the policies regarding rezoning

requirements. This criterion is similar to specific criteria governing the PUD. The proposal generally complies with the City's Comprehensive Plan Land Guidance Map and is consistent with the Goals and Objectives of the

Comprehensive Plan.

The request complies with this criterion.

# h. What is the potential impact of the proposed rezoning upon an approved zoning suitability plan for the property?

Staff Comment: As the property was zoned at the time of annexation in 1987, there is not an

approved zoning suitability plan for the property.

This criterion is not applicable.

# **Standards for PUD establishment (PUD2021-0012):**

Per Section 24-663, in reaching recommendations and decisions as to establishing the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 24-625 of the 2021 Development Code, applicable to the rezoning of land. The application for the Rezoning and PUD Plan were submitted in early 2021, prior to the adoption of the current Development Code.

Area Requirements. The area of a proposed PUD shall be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose of these regulations and to establish the PUD as a meaningful part of the larger community. Each proposed PUD shall therefore be evaluated as to its adequacy in size with respect to both the nature and character of its internal design and to its specific location within the City. The minimum size of a PUD to be considered for establishment shall be two (2) acres.

Staff Comment: The proposal meets this requirement with an overall PUD area of 43.42

acres in size.

Consistency with the Land Use Chapter of the Comprehensive Plan. A PUD proposal shall be found to be consistent with all applicable elements of the Land Use Chapter of the City's adopted Comprehensive Plan with respect to its proposed internal design and use and its relationship to adjacent areas and the City as a whole before it may be zoned as a PUD.

- The following Comprehensive Plan goals are met with this PUD proposal:
  - o EH-2: Integrate healthy living into community planning and development.
    - The proposal provides open space and recreational amenities for future residents of the development.
  - o EH-4: Support and collaborate with the City's school districts.
    - The project was referred to the Weld County School District No. 6 for review. In addition, the applicant has been in contact with the district to confirm cash-in-lieu payment versus school site dedication requirements.
  - o GC-1: Manage growth effectively.
    - The project serves as an infill with many of the surrounding properties either already developed or slated for development. Incorporating a mix of residential densities encourages an appropriate use of the land near commercial and employment centers where many residents can use multiple modes of transportation.
  - o CG-2: Promote a balanced mix and distribution of land uses.
    - The proposed PUD offers a mix of residential product types and sizes, as well as a mixed-use commercial parcel. Commercial offerings could provide nearby amenities for future residents and families.
  - o CG06: Maintain and enhance the character and inter-connectivity of Greeley's neighborhoods.
    - The Hope Springs PUD is envisioned as mix of residential uses, supporting adjacent commercial and employment centers. The site is located in walking distance to many of these businesses, as well as nearby transit stops.
  - o HO-2: Encourage a broad diversity of housing options.
    - The proposal would provide a variety of housing types including multifamily, single family detached and single-family attached housing.

### F. PHYSICAL SITE CHARACTERISTICS

### **HAZARDS**

A plugged and abandoned oil and gas well is identified in the center of the site with a fifty-foot setback shown on the plans. This setback will need to be maintained as the applicant subdivides the property for residential use. Staff is unaware of any other hazards on the property.

### WILDLIFE

In accordance with Section 24-160(b)(16) of the 2021 Municipal Code, a biologist's report was submitted for the development.

The report summarized that there are no important wildlife habitats on the site, nor are there any wildlife movement corridors through the site. The on-site wetland is a non-jurisdictional wetland, as identified by the Army Corps. of Engineers. The report recommends all on-site tree removal to be completed between July 31<sup>st</sup> and February 1<sup>st</sup>, outside the potential nesting/courtship period of migratory birds.

### **FLOODPLAIN**

The intended development area is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

### DRAINAGE AND EROSION

Increases in stormwater flows from development would be addressed with an on-site detention and water quality pond, which would be designed to limit runoff to historical flows in accordance with City of Greeley and State of Colorado requirements.

Erosion control devices would be designed by the developer and reviewed by the city at time of construction to ensure that best management practices as utilized as the project progress.

### TRANSPORTATION

The subject property has frontage on 32<sup>nd</sup> Street. There is also a planned connection to 30<sup>th</sup> Street and the adjacent property to the west. 27<sup>th</sup> Avenue will be extended from north of the property to 32<sup>nd</sup> Street as well, providing circulation between the adjacent parcels.

All roadway improvements would be determined at time of development and will be routed to the appropriate agencies for review and comment.

Subdivision of the property will require the dedication of public rights-of-way as necessary to support the development.

The City of Greeley Traffic Division, along with Engineering Development Review and the City of Evans have reviewed the Traffic Study and have no significant concerns at this point.

### G. SERVICES

### WATER

The City of Greeley provides water services to the area. Water lines would need to be extended from 30<sup>th</sup> Street to the west, 27<sup>th</sup> Avenue to the north, and from an existing line to the east at the southeast corner of the property.

### **SANITATION**

The City of Greeley will provide sanitary services to the area. An existing sanitary sewer lift station (Lift Station No. 15) will be moved from the adjacent property to the west and relocated to the southeast corner of this property in order to serve this development, the existing developments that the lift station served in its previous location, and an existing property to the west that is currently vacant.

The Water and Sewer Department for the City of Greeley, along with Engineering Development review and the City of Evans, have reviewed the Hydraulic Report and proposed improvements and have no concerns at this time.

### **EMERGENCY SERVICES**

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #2 is located at 2323 Reservoir Road, approximately 1.5 miles to the northeast.

### PARKS AND OPEN SPACES

The proposal includes a 0.94 recreational area and approximately 5.50 acres of open space along the southern portion of the site. The open space areas would include a disc golf course for area residents.

### **SCHOOLS**

The subject property is located within the Weld County School District No.6. The applicant will be required to pay the required cash-in-lieu payment to the school district as the development progresses.

### METROPOLITAN DISTRICT

No metropolitan district is being proposed for the project.

### H. NEIGHBORHOOD IMPACTS

### **VISUAL**

The applicant is proposing perimeter landscape design criteria for the property, found on page four of the PUD plan. Overall visual impacts resulting from the project are being reviewed as part of the subdivision process.

### NOISE

Any potential noise created by future development will be regulated by the Municipal Code.

### I. PUBLIC NOTICE AND COMMENT

- Neighborhood Meeting was held virtually May 5, 2022 Notices were mailed to surrounding property owners on April 19, 2022, per Development Code requirements. There were no concerns raised during the meeting. Staff received one email of support from a resident (Attachment D)
- Public Notice Signs were posted on-site on June 13, 2022. As of June 20, 2022, no additional written comments have been received.
- Mineral Rights Notifications were sent via certified mail 30 days prior to the public meeting, per Development Code requirements. No comments have been received.

# J. PLANNING COMMISSION RECOMMENDED MOTIONS

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from Residential Low Density (R-L), Commercial Low Intensity (C-L) and Commercial High Intensity (C-H) to Planned Unit Development (PUD) is in compliance with Development Code Section 24-625(c)(3) and therefore recommends approval.

2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Hope Springs PUD Plan is in compliance with Development Code Section 24-625(c)(3) and Section 24-663(b) and therefore recommends **approval**.

# Alternative motion:

- 1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from Residential Low Density (R-L), Commercial Low Intensity (C-L) and Commercial High Intensity (C-H) to Planned Unit Development (PUD) is not in compliance with Development Code Section 24-625(c)(3) and therefore recommends **denial**.
- 2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Hope Springs PUD Plan is not in compliance with Development Code Section 24-625(c)(3) and Section 24-663(b) and therefore recommends **denial**.

### **ATTACHMENTS**

Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C – PUD Document

Attachment D – Email in Support of the Project

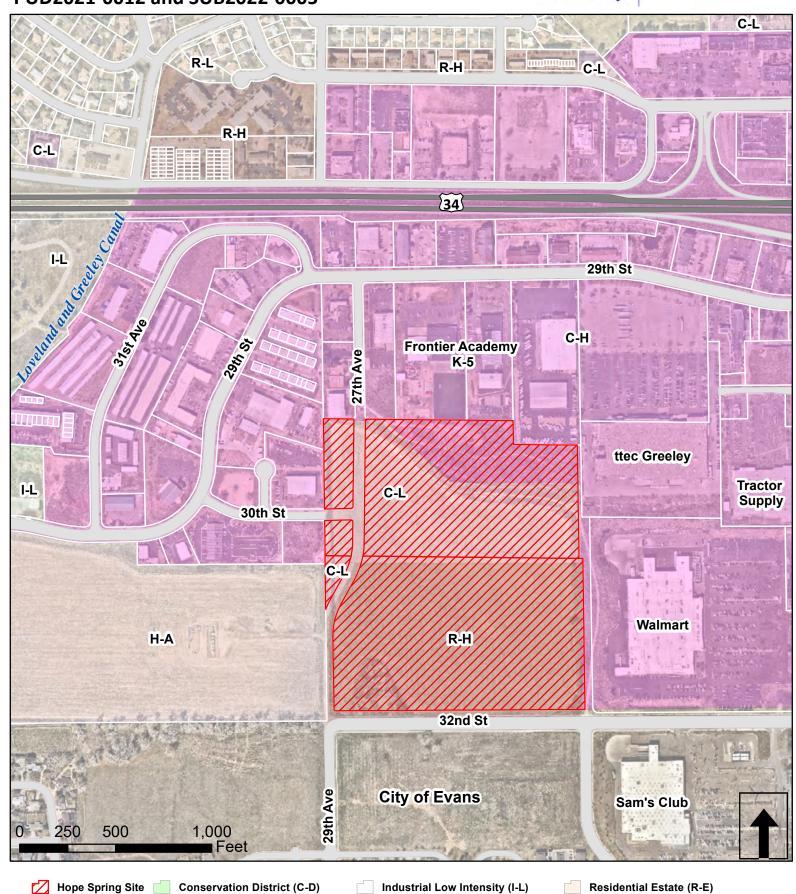
**Greeley Parcels** 

Commercial Low Intensity (C-L)

Holding Agriculture (H-A)

Commercial High Intensity (C-H)





Industrial Medium Intensity (I-M)

Planned Unit Development (PUD)

Industrial High Intensity (I-H)

Residential Low Density (R-L)

Residential High Density (R-H Residential Mobile Home (RM-

Residential Medium Density (R-M)

# **Project Narrative**

# **Hope Springs PUD**

# Introduction

The 43.42 acre site is located at the northeast corner of 32<sup>nd</sup> Street and 29<sup>th</sup> Avenue and is bounded by various commercial and institutional uses to the north; a large retail store (Walmart) to the east; vacant ground to the south across 32<sup>nd</sup> Street; and a commercial subdivision (Plaza Commercial Park) and vacant ground to the west. A Planned Unit Development (PUD) is being proposed on Tracts A-E, Kirk-Watson Subdivision. The site currently consists of vacant farm ground with three different types of zoning (C-L, C-H and R-H). The goals of this development are to promote affordable housing with a high level of community value.

# **Proposed Development**

Proposed with this PUD is a mix of single-family medium density development (16.28 acres), multi-family high density development (12.48 acres), and a small amount of commercial development (1.04 acres). The single-family medium density development (Planning Area 1) will consist of single-family detached and two-family homes. The density range for Planning Area 1 is 7-14 dwelling units per acre. The density range for the multi-family high density development (Planning Area 2) is 16-26 dwelling units per acre. Planning Area 1 makes up 37.49% of the overall site and Planning Area 2 makes up 28.74% of the overall site. The commercial development (Planning Area 3) makes up 2.40% of the overall site. The PUD also proposes a 0.92 acre recreational area (Planning Area 4) in the south-central portion of the site, which makes up 2.12% of the site. It's anticipated that this recreational area will include sports courts/fields. The PUD proposes 5.57 acres of open space/stormwater detention area (Planning Area 5 and 6), which makes up 12.82% of the site. A sanitary sewer lift station (Planning Area 7) will be situated on 0.27 acre, which makes up 0.62% of the site. The remainder of the PUD consists of 6.86 acres of public right-of-way, which makes up 15.80% of the site.

# **Development Standards**

The development standards of this PUD shall prevail and govern the development of this planned community, except where the provisions of the PUD do not clearly address a specific subject. For subjects not addressed herein, the appropriate jurisdictional regulations and codes shall take precedence, and the most restrictive standards, and code standards as amended shall apply.

- Lot Standards/Setbacks/Building Height (Planning Areas 1 and 2)
  - The minimum lot size for Planning Area 1 is 2,000 square feet. This lot size is 1,000 square feet smaller than the City standard lot size for small lot detached homes. The minimum lot size is consistent with the City's standard for medium and standard multi-unit homes.

- o The lot widths within Planning Area 1 will be 30'-60'. By comparison, the City standard lot width for small and medium lot detached and multi-unit homes is 35'-59'.
- O The minimum lot open space requirement for both Planning Areas 1 and 2 is 20%. This minimum open space requirement is consistent with the City's standard for small lot detached homes, medium lot multi-unit homes, and large lot apartments. Additionally, Planning Area 2 will be allowed to count usable open space within Planning Area 5 towards its minimum lot open space requirement.
- o The minimum setbacks for Planning Area 1 are as follows: Front − 10′, Interior Side − 5′, Corner Side − 10′, Rear − 10′. These minimum setbacks are consistent with the City's standard for small lot detached homes, except the City's standard rear setback for small lot detached homes is 20′. The PUD will allow a 0′ interior side setback for two-family homes being platted for individual ownership of the unit and lot.
- The minimum setbacks for Planning Area 2 are 20' for the front, interior side, corner side, and rear. These minimum setbacks align most closely with the City's standard for large apartment complexes. The only difference is that the City's minimum front and rear setbacks for large apartment complexes is 25' instead of 20'.
- o The maximum building height within Planning Area 1 is 30'. This is consistent with the City's standard for detached and multi-unit homes.
- The maximum building height within Planning Area 2 is 60'. This is consistent with the City's standard for large apartment complexes.

# Residential Accessory Structures (Planning Area 1)

Requirements for residential accessory structures shall be in accordance with City
Development Code standards, and Code standards as amended, except that the street
side setback for secondary buildings (detached accessory buildings) shall be 10'. Current
City standard requires a 20' street side setback for secondary buildings.

### Residential Housing Diversity (Planning Areas 1 and 2)

- Planning Area 1 will consist of a mix of single-family detached and two-family attached housing (duplexes).
- Planning Area 2 will consist of apartment housing.

# Residential Fences & Walls (Planning Areas 1 and 2)

 Requirements for residential fences and walls shall be in accordance with City Development Code standards, and Code standards as amended.

### Applicability (All Planning Areas)

- For site improvements on less than 50% of the lot, PUD standards shall only apply to the changes associated with the proposed work, and only to the extent that any nonconforming situations for the entire site are brought closer to compliance. This requirement is consistent with City standards.
- For site improvements on 50% or more of the lot, all site improvements for the entire lot shall be brought into compliance with the PUD standards. This requirement is consistent with City standards.

- For rehabilitation, remodeling or additions to buildings that add more than 200 square feet to the building footprint or mass, but less than 50%, PUD standards shall only apply to changes associated with the proposed work, and only to the extent that any non-conforming situations for the entire site are brought closer to compliance. However, staff may require full compliance for the building and lot for any rehabilitation, remodel or addition that is greater than 75% of the assessed value. This requirement is consistent with City standards.
- o For new primary structures; or rehabilitation, remodeling or additions to the building that add more than 50% to the building footprint or mass, all PUD standards for the entire building and lot shall be met. This requirement is consistent with City standards.
- For ordinary maintenance, PUD standards shall not apply, except that maintenance to any building may not occur in a manner that brings the buildings or site to a greater degree of non-conformance with these standards. This requirement is consistent with City standards.

# Residential Frontage Design Standards (Planning Area 1)

- Front entry feature requirements shall be in accordance with City Development Code standards, and Code standards as amended.
- The maximum front driveway width shall be 15' for individual driveways and 30' for shared driveways. City standards have varying maximum widths for driveways based on lot widths, but generally vary between 20'-27' max.
- Garage limitation requirements shall be in accordance with City Development Code standards, and Code standards as amended.
- The minimum amount of front yard landscaping shall be 50% of the area between the front lot line and the front building line. This requirement is consistent with the City's standard for suburban frontages.

### Building Design Standards (Planning Areas 1 and 2)

 Building design requirements shall be in accordance with City Development Code standards, and Code standards as amended.

# Neighborhood Features (Planning Areas 1 and 2)

- The number of required neighborhood features shall be in accordance with the City Development Code standards, and Code standards as amended.
- In addition to those neighborhood features and common areas stated in the City Development Code, the following features shall be allowed within the PUD:
  - Recreation Field/Court: Fields/Courts shall be a minimum of 3,000 square feet in size and each field/court shall count as 1 feature point.
  - Disc Golf Course: Course shall be a minimum of 5 acres in size and each course shall count as 2 feature points.

# Perimeter Landscaping Design (Planning Areas 2, 5, 6)

- Perimeter landscaping equivalent to City Development Code Type II shall be applied along the north and east boundaries of Planning Area 2 with the development of Planning Area 2.
- Perimeter landscaping equivalent to City Development Code Type III shall be applied along the north side of 32<sup>nd</sup> Street with the construction of Planning Areas 5 and 6.

# Parking (Planning Areas 1, 2, 3)

Parking requirements shall be in accordance with City Development Code standards, and
 Code standards as amended, except for the following:

Dwellings (Detached, Manufactured): 2/Unit

Dwellings (Attached, Multiple, or Mixed): 2/Unit (Duplexes)

1/Bedroom (Apartments)

Bicycle Parking for Multi-Unit Residential Buildings: 50% of the units or 33% of

the bedrooms, whichever

is greater

# **Design Intent**

The primary goal of the PUD is to provide affordable housing. Habitat for Humanity is a partner in this project and plans to develop single-family and duplex lots within Planning Area 1. The affordable housing development requires the smaller lot sizes proposed by the PUD. To help offset the smaller lot sizes, large open spaces are planned at the south end of the overall site. A portion, but not all, of these large open spaces are intended to serve as the stormwater detention for the development. Planning Area 5 has been designed to only hold stormwater in larger events, so this area should be usable open space the vast majority of the time. Additionally, a disc golf course is anticipated within Planning Areas 5 and 6.

The design intent of the PUD is consistent with the following goals and objectives of the City's *Imagine Greeley* Comprehensive Plan adopted 2/6/18:

- Goal HO-1: Improve access to housing for all income-levels, ages, and physical abilities.
- Goal IN-2: Ensure the design, construction, and appearance of City infrastructure and facilities contributes to the character of the community.
  - Objective IN-2.1 Multi-Functionality
     Incorporate deliberate and attractive multi-functionality into drainage and detention
     areas, open space, natural areas, pedestrian and other corridors so that infrastructure,
     and public investments in it, may provide multiple benefits to the community.
- Goal NR-3: Demonstrate stewardship of the environment.
  - Objective NR-3.10 Coordinated Management
     Optimize open space opportunities by coordinating land use management with other City functions that may offer complementary objectives (e.g. drainage areas, water acquisitions, Poudre Trail, parks, and trail system).

# **Site Access/Parking/Traffic/Circulation**

The site will provide four vehicular access points: 27<sup>th</sup> Avenue to the north, 30<sup>th</sup> Street to the west, and two accesses off 32<sup>nd</sup> Street to the south. Existing 27<sup>th</sup> Avenue will be extended south with this project to 32<sup>nd</sup> Street. Existing 30<sup>th</sup> Street will be extended east with this project into the site. Proposed 25<sup>th</sup> Avenue, 26<sup>th</sup> Avenue, 29<sup>th</sup> Street Road, and 31<sup>st</sup> Street will be constructed with this project to serve the proposed multi-family, single-family and duplex units. The majority of the duplex units will have parking in the rear with alley access which gives a stronger community feel providing street facing front porches. The multi-family will have access from 32<sup>nd</sup> Street and 27<sup>th</sup> Avenue. A traffic impact study has been provided with this application that addresses the traffic impacts associated with the proposed development.

# **Stormwater and Utilities**

Stormwater runoff will generally follow the historical drainage pattern from north to south towards 32<sup>nd</sup> Street. Stormwater detention and water quality capture volume will be provided for the 100-year storm. Stormwater from the detention pond will be released into the existing stormwater system in 32<sup>nd</sup> Street.

The proposed onsite detention is composed of two detention areas that will be hydraulically connected by a pipe under 26<sup>th</sup> Avenue. The primary detention area will be the east pond. This pond will be able to detain most of the small rain events. During larger events, stormwater will backup into the west pond. The west pond has been graded so that the stormwater ponding only occurs in the southern third of Planning Area 5. The majority of the time, the entire Planning Area 5 will be usable open space.

City of Greeley Lift Station #15 will be relocated with this project to the southeast corner of the site. Existing sanitary sewer flows that currently go to Lift Station #15, as well as all sanitary sewer flows from this site, will gravity flow to the new Lift Station #15. A force main from the lift station will convey sanitary sewer flows offsite to an existing 8" sewer main in a private road to the east. Ultimately, the sanitary sewer flows are conveyed to 23<sup>rd</sup> Avenue, then north in the City of Greeley sanitary sewer system. The lift station has also been sized to accept flows from the undeveloped property to the west.

Three potable water main connections are proposed with this project. A connection will be made to an existing 12" water main in 27<sup>th</sup> Avenue to the north; an existing 8" water main in 30<sup>th</sup> Street to the west; and an existing 8" water main in the southeast corner of the property.

# HOPE SPRINGS PUD

KIRK WATSON SUBDIVISION - FIRST REPLAT BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER, SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO 43.42 ACRES

PROJECT NUMBER: PUD2021-0012



# **VICINITY MAP**

DOCK DR

QUAIL ST

OWNER RICHMARK REAL ESTATE PARTNERS LLC **5200 W 20TH STREET** 

CIVIL ENGINEER WERNSMAN ENGINEERING AND LAND

# Detail Plans and Public, and Community Facilities

# GENERAL PROVISIONS

# A. CONFORMANCE

DEVELOPMENT OF THIS PLANNED COMMUNITY SHALL CONFORM TO ALL RESTRICTIONS, REGULATIONS AND PROCEDURES ADOPTED BY ORDINANCE BY THE CITY OF GREELEY, AT THE TIME OF PLATTING AND BUILDING PERMIT APPLICATION, EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS PLANNED UNIT DEVELOPMENT PLAN (PUD). THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THIS PLANNED COMMUNITY, EXCEPT WHERE THE PROVISIONS OF THE PUD DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT. FOR SUBJECTS NOT ADDRESSED HEREIN, THE APPROPRIATE JURISDICTIONAL REGULATIONS AND CODES SHALL TAKE PRECEDENCE, AND THE MOST RESTRICTIVE STANDARDS, AND CODE STANDARDS AS AMENDED SHALL APPLY.

# B. EFFECT OF THE CITY OF GREELEY ZONING ORDINANCE

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF HOPE SPRINGS PROVIDED; HOWEVER, WHERE THE PROVISIONS OF THE PUD DO NOT ADDRESS A SPECIFIC SUBJECT, THE PROVISIONS OF THE CITY OF GREELEY ZONING ORDINANCE OR ANY OTHER APPLICABLE ORDINANCES, RESOLUTIONS OR REGULATIONS OF THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED, SHALL PREVAIL.

IN NO EVENT SHALL THE MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS IN A PLANNING AREA BE EXCEEDED. THE TOTAL NUMBER OF DWELLING.UNITS ACTUALLY DEVELOPED IN A PLANNING AREA MAY BE LESS THAN THE NUMBER ESTABLISHED ON THE PLANNED UNIT DEVELOPMENT PLAN.

# D. PLANNING AREA BOUNDARIES

PLANNING AREA BOUNDARIES ARE SHOWN ON THE PUD, AND ARE GENERALLY DETERMINED BY THEIR RELATIONSHIP TO ROADS, OPEN SPACE, AND ADJACENT LAND USES. MODIFICATIONS IN PLANNING AREA BOUNDARIES AND STREETS ARE PERMITTED AND MAY OCCUR WITH PLANNING AND ENGINEERING REFINEMENT. FINAL PARCEL BOUNDARIES AND ROAD ALIGNMENTS SHALL BE DETERMINED AND SHOWN ON A PLAT, WITHOUT ANY AMENDMENT TO THE PUD BEING REQUIRED; PROVIDED THE CHANGES IN THE PLANNING AREA DO NOT EXCEED 20 PERCENT OF THE DEFINED PARCEL.

# E. CONSTRUCTION STANDARDS

CONSTRUCTION SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE INTERNATIONAL BUILDING AND MECHANICAL CODE, THE NATIONAL ELECTRICAL CODE, THE COLORADO PLUMBING CODE, AND OTHER SUCH CODES AND THE SUCCESSORS THEREOF, SETTING FOR THE CONSTRUCTION STANDARDS AS PROMULGATED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS OR OTHER STANDARDS-ESTABLISHING BODIES, AS ARE ADOPTED BY THE CITY OF GREELEY. ALL FUTURE BUILD OUT SHALL MEET ALL APPLICABLE CITY OF GREELEY CODES, ORDINANCES, RESOLUTIONS, DESIGN CRITERIA, ETC. IT IS ALSO HEREBY UNDERSTOOD THAT ALL FUTURE BUILD OUT IS SUBJECT TO ADDITIONAL FUTURE CITY OF GREELEY REVIEWS AND COMMENTS PRIOR TO FINAL APPROVAL AND/ OR ACCEPTANCE.

# F. HOMEOWNER ASSOCIATIONS

HOMEOWNER ASSOCIATIONS (HOAS) COMPOSED OF PROPERTY OWNERS IN RESIDENTIAL AREAS MAY BE CREATED FOR THE FOLLOWING PURPOSES: A) TO PROVIDE FOR THE CONTINUED DEVELOPMENT, IMPROVEMENT AND MAINTENANCE OF PROPERTIES AND FACILITIES WHICH IT OWNS OR ADMINISTERS, AND B) TO PROTECT THE INVESTMENT, ENHANCE THE VALUE, AND CONTROL THE USE OF PROPERTY OWNED BY ITS MEMBERS IN PERPETUITY. HOMEOWNER'S ASSOCIATIONS SHALL BE CREATED IN RESIDENTIAL AND/OR COMMERCIAL ANDUSTRIAL AREAS WHERE COMMON LANDS OR FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

# G. ADMINISTRATIVE CHANGES

THE GRAPHIC DRAWINGS CONTAINED WITHIN THE PLANNED UNIT DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS EXPRESSED IN THE NARRATIVE PROVISIONS OF THE PUD. THEY ARE NOT INTENDED TO BE FINAL NOR TO REPRESENT THE ULTIMATE BUILD OUT OF HOPE SPRINGS, BUT RATHER THEY ARE INCLUDED TO DEPICT POTENTIAL DESIGN SOLUTIONS THAT MAY EVOLVE WITHIN THE COMMUNITY.

IT IS THE GOAL OF THIS PUD TO SERVE AS A GUIDING DOCUMENT FOR THE APPROPRIATE BUILD OUT OF THE HOPE SPRINGS COMMUNITY. GIVEN THE SCALE OF THIS PROJECT, AND THE ASSOCIATED TIMELINE IT WILL TAKE TO DEVELOP, IT IS ESSENTIAL THAT THIS PUD BE APPROVED WITH AN UNDERSTANDING OF INHERENT FLEXIBILITY. IN GRANTING FINAL SITE PLAN AND/OR PLAT APPROVAL THE CITY SHALL ALLOW VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

# 1. FINAL ROAD ALIGNMENTS

2. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES:

# 3. FINAL BUILDING ENVELOPES;

- 4. FINAL ACCESS AND PARKING LOCATIONS; 5. FINAL PARCEL DEFINITIONS;
- 6. FINAL SIGNAGE / MONUMENT DESIGN; AND

# I. AMENDMENTS TO APPROVED PLANS

MAJOR AMENDMENTS TO THIS PUD SHALL BE CONSIDERED BY THE CITY WITH THE SUBJECT SITE PROPERTY OWNER ACTING AS THE SOLE APPLICANT. OTHER PROPERTY OWNERS WITHIN THE HOPE SPRINGS COMMUNITY SHALL NOT BE REQUIRED AS APPLICANTS, NOR SHALL THEY BE REQUIRED TO PROVIDE PRIOR APPROVAL FOR THE PUD AMENDMENT APPLICATION TO PROCEED. THE APPLICANT SHALL NOTIFY ALL PROPERTY OWNERS WITHIN THE HOPE SPRINGS PUD BOUNDARIES AND THE ADJACENT OWNERS OF THE PROPOSED PUD AMENDMENT(S) UNDER CONSIDERATION. NOTIFICATIONS TO ADJACENT PROPERTY OWNERS SHALL OCCUR 500' FROM THE SUBJECT PROPERTY.

# LEGAL DESCRIPTION

(PROVIDED BY UNIFIED TITLE COMPANY TITLE COMMITEMENT FILE NO. 20627UTG, DATED SEPTEMBER 4, 2020)

TRACTS A, B, C, D AND E, KIRK - WATSON SUBDIVISION, CITY OF GREELEY, COUNTY OF STATE OF COLORADO.

(PROVIDED BY THE PLAT OF KIRK-WATSON SUBDIVISION, AS RECORDED ON MARCH 23, 2012 AT RECEPTION NO. 3833960. WELD COUNTY RECORDS)

THAT PARCEL DEDICATED AS 20.00 FEET PUBLIC RIGHT-OF-WAY, BEING THE 20.00 FEET ADJOINING THE EAST BOUNDARY OF TRACT A, PER THE PLAT OF KIRK-WATSON SUBDIVISION, AS RECORDED MARCH 23, 2012 AT RECEPTION NO. 3833960, WELD COUNTY RECORDS CONTAINING 0.270 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 43.42 ACRES, MORE OR LESS AND ARE SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

### GREELEY CO 80634 7. LANDSCAPING ADJUSTMENTS LANDSCAPE ARCHITECT H. ROADWAY DESIGN ROB MOLLOY THE ROADWAYS SHALL COMPLY WITH THE CITY'S CURRENT ROADWAY STANDARDS.

980 NORWAY MAPLE DRIVE LOVELAND, CO 970-988-5301

DEVELOPMENT LLC ERIC WERNSMAN 16495 ESSEX RD S PLATTEVILLE CO 80651 CELL 970-539-2656

Sheet List Table					
Sheet Number	Sheet Title				
1	Cover Sheet				
2	Existing Conditions Map				
3	Overall Master Development Plan				
4	Development Standards				
5	Detail Plans and Public and Community Facilities				

# PROJECT NARRATIVE

THE 46.04 ACRE SITE IS LOCATED AT THE NORTHEAST CORNER OF 32 ND STREET AND 29 TH AVENUE AND IS BOUNDED BY VARIOUS COMMERCIAL AND INSTITUTIONAL USES TO THE NORTH; A LARGE RETAIL STORE (WALMART) TO THE EAST; VACANT GROUND TO THE SOUTH ACROSS 32 ND STREET; AND A COMMERCIAL SUBDIVISION (PLAZA COMMERCIAL PARK) AND VACANT GROUND TO THE WEST. THE HOPE SPRINGS PUD IS BEING PROPOSED ON TRACTS A-E, KIRK-WATSON SUBDIVISION. THE SITE CURRENTLY CONSISTS OF VACANT FARM GROUND WITH THREE DIFFERENT TYPES OF ZONING (C-L, C-H AND R-H).

THE HOPE SPRINGS PUD IS DESIGNED TO PROMOTE A MIX OF LAND USES INCLUDING SINGLE-FAMILY, DUPLEXES, MULTI-FAMILY, AND COMMERCIAL. SINGLE-FAMILY UNITS AND DUPLEXES ARE PRIMARILY LOCATED ON THE NORTH HALF OF THE SITE. THE MULTI-FAMILY, DETENTION POND, AND MOST OF THE COMMON OPEN SPACE ARE LOCATED ON THE SOUTH HALF OF THE SITE. THE DETENTION POND HAS BEEN LOCATED ON THE SOUTHERN PORTION OF THE SITE FOR PRACTICAL PURPOSES, BUT ALSO TO PRODUCE A LARGE BUFFER BETWEEN THE MAIN THROUGHFARE (32<sup>ND</sup> STREET) AND THE MAJORITY OF THE RESIDENTIAL AREA. THE COMMERCIAL DEVELOPMENT IS LOCATED ALONG THE WEST PROPERTY BOUNDARY, JUST SOUTH OF THE PROPOSED EXTENSION OF 30 STREET, WHICH TIES IN WELL WITH THE EXISTING COMMERCIAL BUSINESSES TO THE WEST OF THE SITE. THE INCLUDED MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS ARE MEANT TO BE THE GUIDING PLANNING DOCUMENTS FOR THE DEVELOPMENT OF THE PROPERTY.

THE GOAL OF THE PUD IS TO PROMOTE AFFORDABLE HOUSING WITH A HIGH LEVEL OF COMMUNITY VALUE. THE FLEXIBILITY OF THE PUD ALLOWS FOR SMALLER LOT SIZES, WHICH WILL MAKE THE SINGLE-FAMILY HOMES AND DUPLEXES MORE AFFORDABLE. AMENITIES MAY INCLUDE RECREATION FIELDS/COURTS, A DISC GOLF COURSE, CLUBHOUSE, POOL, COURTYARD, AND A COMMUNITY OPEN SPACE AREA IN THE SOUTHWEST PORTION OF THE SITE THAT WILL PROVIDE ADDITIONAL RECREATIONAL OPPORTUNITIES FOR RESIDENTS

# STANDARD NOTES

- 1. APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 2. SIGNAGE SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. A SEPARATE SIGN PERMIT SHALL
- BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL 3. ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 4. NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS (CHAPTER 3).
- 5. ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVO 88 DATUM.

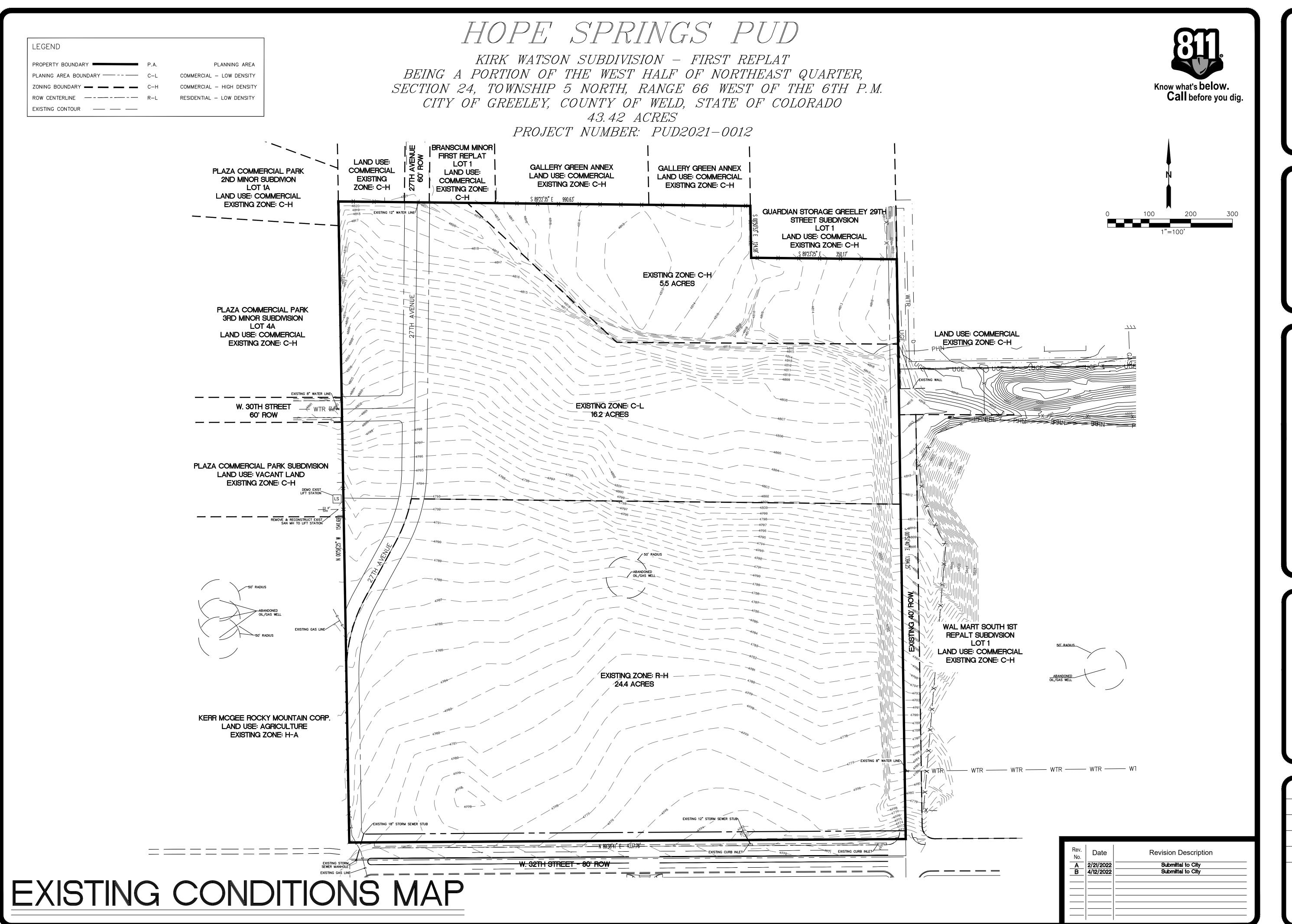
	PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK	
AND I GREE UNIT	PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) HAS BE FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE C LEY DEVELOPMENT CODE REGULATIONS. THIS PRELIMINAR DEVELOPMENT APPROVAL SHALL BE VALID FOR 3 YEARS F E APPROVAL BY CITY COUNCIL.	ITY OF Y PLANNED
	ARK REAL ESTATE PARTNERS, LLC PRADO LIMITED LIABILITY COMPANY	
Ву:		
	(Signature)	
Title:		
Date:		
ATTEST	``````````````````````````````````````	
Secretary	r/Treasurer	
	COMMUNITY DEVELOPMENT DIRECTOR	
Directo	r of Community Development	Date
	PLANNING COMMISSION RECOMMENDATION	
	ended / not recommended by the City of Greeley Planning Commission, 20	, this day of
	CITY COUNCIL APPROVAL	
Approved	d by the Greeley City Council on this day of, 2	0

Date

A 2/21/2022

**Revision Description** 

Submittal to City Submittal to City



INGS PUD

CO 80634

CO 80634

(970) 346-7900

HOPE SPRINGS PU GRELLEY, CO 80634

WERNSMAN ENGINEERING
AND LAND DEVELOPMENT LLC
16493 ESSEX RD S
PLATTEVILLE CO 80651
(970) 539-2656

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MEH

CHECKED

EJW

DATE

4/12/2022

SCALE

AS SHOWN

PROJECT #
PUD2021-0012

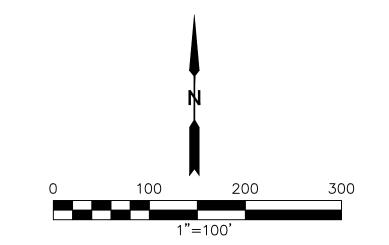
SHEET

# LEGEND PROPERTY BOUNDARY P.A. PLANNING AREA PLANING AREA BOUNDARY P.A. ZONING BOUNDARY P.A. ROW CENTERLINE P.A. EVISTING CONTOUR

# HOPE SPRINGS PUD

KIRK WATSON SUBDIVISION — FIRST REPLAT
BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER,
SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

43.42 ACRES
PROJECT NUMBER: PUD2021-0012





		Site Sum	mary		
Area	Use	Area (Acres)	Density Range (DU per Acres)	Dwelling Units (Maximum)	% of Si
P.A. 1	Single-Family Medium Density	16.28	7-14	232	37.49%
	Subtotal Single-Family	16.28		232	37.49%
P.A. 2	Multi-Family High Density	12.48	16-26	325	28.74%
	Subtotal Multi-Family	12.48		325	28.74%
P.A. 3	Commercial	1.04			2.40%
	Subtotal Commercial	1.04			2.40%
P.A. 4	Recreational Area	0.92			2.12%
P.A. 5	Open Space/Detention	3.34			7.69%
P.A. 6	Open Space/Detention	2.23			5.13%
	Subtotal Open Space/ Detention	6.49			14.95%
P.A. 7	Lift Station	0.27			0.62%
	Subtotal Lift Station	0.27			0.62%
Right-Of-Way	R.O.W.	6.86			15.80%
	Subtotal R.O.W.	6.86			15.80%
TOTAL	Entire Property	43.42		557	100.009

# LEGAL DESCRIPTION

(PROVIDED BY UNIFIED TITLE COMPANY TITLE COMMITEMENT FILE NO. 20627UTG, DATED SEPTEMBER 4, 2020)

TRACTS A, B, C, D AND E, KIRK — WATSON SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

AND

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OPE SPRINGS PUD GRELLEY, CO 80634

WERNSMAN ENGINEERING

ID LAND DEVELOPMENT LLC

16493 ESSEX RD S

16493 ESSEX RD S

PLATTEVILLE CO 80651

(970) 539-2656

DRAWN	
MEH	
CHECKED	
EJW	
DATE	
4/12/2022	
SCALE	
AS SHOWN	
PROJECT # PUD2021-0012	
SHEET	
3	
3 OF 5 SHEETS	

291	# STRD — — — — — — — — — — — — — — — — — — —	S 89°23'25" E 350.17'	×
			- UGE - PHN —
=====================================	P.A. 1 SINGLE-FAMILY MEDIUM DENSIT 16.28 ACRES		PHIN
P.A. 3 COMMERCIAL MIXED-USE 1.04 ACRES			
N 00°58′25″ W 1541.69′ J	P.A. 2		S 00'52'40" E 1394.25'
	MULTI-FAMILY HIGH DENSITY 12.48 ACRES		
			P.A. 7
P.A. OPEI SPACE/DE 3.34 AC	TENTION	P.A. 6 OPEN SPACE/ DETENTION	STATION 0.27 ACRES    X   X   X   X   X   X   X   X   X
		2.23 ACRES	
OVERALL	MASTER DE	VELOPMEN	TPLAN

Rev. No.	Date	Revision Description
A B	2/21/2022 4/12/2022	Submittal to City Submittal to City

# HOPE SPRINGS PUD

KIRK WATSON SUBDIVISION - FIRST REPLAT BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER, SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



43.42 ACRES PROJECT NUMBER: PUD2021-0012

# **RESIDENTIAL BUILDING TYPE & LOT STANDARDS**

			DEVELOPMENT STANDARDS								
PLANNING AREA	BUILDING/LOT TYPES	LOT STANDARDS		MINIMUM SETBACKS [3]				MAXIMUM	REAR LOAD	SHARED	
PLANNING ARLA	BOILDING/LOT TIFLS	ADEA	REA WIDTH	LOT OPEN FRONT	INTERIOR	CORNER	RNER REAR	BUILDING	(ALLEY)	DRIVEWAY	
		ANEA		SPACE	FRONT	SIDE	SIDE	NEAN	HEIGHT [4]	ALLOWED	ALLOWED
PA 1	SINGLE-FAMILY DETACHED &	2K+ s.f.	30' - 60'	20%	10'	5' [1]	10'	10'	30'	YES	YES [2]
FAI	TWO-FAMILY HOMES	ZKT 3.1.	30 - 00	2076	10	2 [1]	10	10	30	TLS	113 [2]
PA 2	MULTI-FAMILY	N/A	N/A	20% [5]	20'	20'	20'	20'	60'	N/A	N/A

[1] TWO-FAMILY HOMES MAY BE PLATTED FOR INDIVIDUAL OWNERSHIP OF THE UNIT AND LOT, WITH A 0' INTERIOR SIDE SETBACK.

- [2] PARKING SPACES ON SINGLE-FAMILY DETACHED HOME SITES SHALL BE ALLOWED TO BE LOCATED IN FRONT OF THE DWELLING. IN SUCH CASES, THE FRONT SETBACK SHALL BE
- SUCH THAT REQUIRED PARKING DOES NOT ENCROACH ON PUBLIC SIDEWALKS.
- [3] SETBACK ENCROACHMENTS SHALL BE PERMITTED AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED. [4] HEIGHT EXCEPTIONS SHALL BE PERMITTED AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.
- [5] USABLE OPEN SPACE WITHIN PA 5 SHALL BE ALLOWED TO COUNT TOWARDS THE LOT OPEN SPACE REQUIREMENT FOR PA 2.

# **RESIDENTIAL ACCESSORY STRUCTURES**

TYPE	QUANTITY	SIZE	HEIGHT	SETBACKS
MINOR STRUCTURE (SMALL SHED AND SIMILAR STRUCTURES)	AS ALLOWED		DEVELOPMENT CODE STAN OS AS AMENDED.	DARDS, AND CODE
SECONDARY BUILDING (DETACHED ACCESSORY BUILDING)			DEVELOPMENT CODE STAN	•
OUT-BUILDING (LARGE STORAGE BUILDING, BARNS, ETC.)	AS ALLOWED		DEVELOPMENT CODE STAN DS AS AMENDED.	IDARDS, AND CODE

# Residential Frontage Design Standards

Residential Frontage Design Standards				
FRONT BUILDING LINE	10' +			
EDONIT ENITRY FEATURE	PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE			
FRONT ENTRY FEATURE	STANDARDS AS AMENDED.			
MAXIMUM FRONT DRIVEWAY WIDTH	15' FOR INDIVIDUAL DRIVEWAYS			
	30' FOR SHARED DRIVEWAYS			
GARAGE LIMITATIONS	PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE			
	STANDARDS AS AMENDED.			
LANDSCAPE [1]	50% MINIMUM LANDSCAPE; AND			
	50% MAXIMUM HARDSCAPE			

[1] LANDSCAPE REFERS TO ALLOCATION OF SPACE BETWEEN FRONT LOT LINE AND FRONT BUILDING LINE.

# **Building Design Standards**

WALL PLANE LIMITS	
BLANK WALL LIMITS	PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE
ROOF PANE LIMITS	STANDARDS AS AMENDED.
TRANSPARENCY	STANDARDS AS AMENDED.
MATERIALS	

# HOUSING DIVERSITY

housing (duplexes).  Planning Area 2 Shall consist of apartment housing.	Planning Area 1	Shall consist of a mix of single-family detached and two-family attached
Planning Area 2 Shall consist of apartment housing.		housing (duplexes).
	Planning Area 2	Shall consist of apartment housing.

# **Residential Fences & Walls**

AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.

THE DEVELOPMENT STANDARDS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THIS PLANNED COMMUNITY, EXCEPT WHERE THE PROVISIONS OF THE PUD DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT. FOR SUBJECTS NOT ADDRESSED HEREIN, THE APPROPRIATE JURISDICTIONAL REGULATIONS AND CODES SHALL TAKE PRECEDENCE, AND THE MOST RESTRICTIVE STANDARDS, AND CODE STANDARDS AS AMMENDED SHALL APPLY.

# Required Parking

USE CATEGORY/SPECIFIC USE	MINIMUM PARKING RATE			
RESIDENTIAL				
SECONDARY DWELLING	1/BEDROOM			
DWELLINGS (DETACHED, MANUFACTURED)	2/UNIT BLOCKS WITHOUT ON-STREET PARKING MAY REQUIRE GUEST PARKING WITHIN 250' OF UNITS			
DWELLINGS (ATTACHED, MULTIPLE, OR MIXED)	2/UNIT (DUPLEXES)  1/BEDROOM (APARTMENTS)  GUEST PARKING SHALL BE PROVIDED BY ADJACENT, ON-STREET PARKING			
SENIOR LIVING (INDEPENDENT)	SAME AS DWELLINGS (ATTACHED, MULTIPLE, OR MIXED)			
SENIOR LIVING (ASSISTED OR NURSING)	1/4BEDS + 2 PER 3 EMPLOYEES			
GROUP HOME (UP TO 8 UNITS)	SAME AS DWELLINGS (DETACHED, MANUFACTURED) + 2 PER 3 EMPLOYEES			
GROUP HOME (MORE THAN 8 UNITS)	1/2 BEDS + 2 PER 3 EMPLOYEES			
PUBLIC/CIVIC				
PER THE CITY OF GREELEY DEVELOPMENT	CODE STANDARDS, AND CODE STANDARDS AS AMENDED.			
COMMERCIAL				
PER THE CITY OF GREELEY DEVELOPMENT	CODE STANDARDS, AND CODE STANDARDS AS AMENDED.			
INDUSTRIAL				
PER THE CITY OF GREELEY DEVELOPMENT	CODE STANDARDS, AND CODE STANDARDS AS AMENDED.			
AGRICULTURE				
PER THE CITY OF GREELEY DEVELOPMENT	CODE STANDARDS, AND CODE STANDARDS AS AMENDED.			

\*MAXIMUM PARKING AND PARKING REDUCTION STANDARDS SHALL BE PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.

# Ricycle Parking

Bicycle Parking				
ACTIVITY	REQUIRED SPACES			
PRIMARY OR SECONDARY SCHOOL	10% OF THE STUDENT CAPACITY + 3% OF EMPLOYEES			
RETAIL OR OFFICE USES	10% OF THE REQUIRED VEHICLE SPACES			
RECREATION AND COMMUNITY	15% OF THE REQUIRED VEHICLE SPACES			
FACILITIES	15% OF THE REQUIRED VEHICLE SPACES			
OTHER INSTITUTIONAL, EMPLOYMENT, INDUSTRIAL OR ENTERTAINMENT USES	5% OF THE REQUIRED VEHICLE SPACES			
MULTI-UNIT RESIDENTIAL BUILDINGS	50% OF THE UNITS OR 33% OF THE BEDROOMS, WHICHEVER IS GREATER			

# **Applicability**

ACTIVITY	APPLICABILITY OF STANDARDS		
ACTIVITY			
SITE OR LANDSCAPE WORK ON LESS THAN 50% OF THE LOT.	PUD STANDARDS ONLY APPLY TO CHANGES ASSOCIATED WITH THE PROPOSED WORK, AND ONLY TO THE EXTENT THAT ANY NON-CONFORMING SITUATIONS FOR THE ENTIRE SITE ARE BROUGHT CLOSER TO COMPLIANCE.		
SITE OR LANDSCAPE WORK ON 50% OR	ALL SITE AND LANDSCAPE IMPROVEMENTS FOR THE ENTIRE LOT SHALL BE		
MORE OF THE LOT.	BROUGHT INTO COMPLIANCE WITH THE PUD STANDARDS.		
REHABILITATION, REMODELING OR ADDITIONS TO BUILDINGS THAT ADD MORE THAN 200 SQUARE FEET TO THE BUILDING FOOTPRINT OR MASS, BUT LESS THAN 50%.	PUD STANDARDS ONLY APPLY TO CHANGES ASSOCIATED WITH THE PROPOSED WORK, AND ONLY TO THE EXTENT THAT ANY NON-CONFORMING SITUATIONS FOR THE ENTIRE SITE ARE BROUGHT CLOSER TO COMPLIANCE. HOWEVER, STAFF MAY REQUIRE FULL COMPLIANCE FOR THE BUILDING AND LOT FOR ANY REHABILITATION, REMODEL OR ADDITION THAT IS GREATER THAN 75% OF THE ASSESSED VALUE.		
NEW PRIMARY STRUCTURE; OR REHABILITATION, REMODELING OR ADDITIONS TO THE BUILDING THAT ADD MORE THAN 50% TO THE BUILDING FOOTPRINT OR MASS.	ALL PUD STANDARDS FOR THE ENTIRE BUILDING AND LOT SHALL BE MET.		
ORDINARY MAINTENANCE	PUD STANDARDS SHALL NOT APPLY TO ORDINARY MAINTENANCE OF EXISTING BUILDINGS, EXCEPT THAT MAINTENANCE TO ANY BUILDING MAY NOT OCCUR IN A MANNER THAT BRINGS THE BUILDINGS OR SITE TO A GREATER DEGREE OF NON-CONFORMANCE WITH THESE PUD STANDARDS.		

# Required Neighborhood Features

PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.

# **Neighborhood Feature & Common Area Types**

PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED IN ADDITION TO THOSE NEIGHBORHOOD FEATURES AND COMMON AREAS STATED IN THE CODE, THE FOLLOWING FEATURES SHALL BE ALLOWED WITHIN THE PUD. SIZE **FEATURE POINTS** RECREATION FIELD/COURT 3K S.F. MIN. 1 PER FIELD/COURT **DISC GOLF COURSE** 5 ACRE MIN. 2 PER COURSE

# PERIMETER LANDSCAPING DESIGN

		PLANT REQUIREMENTS (PER 100 LINEAR FEET)			
ТҮРЕ	WIDTH	TREES	EVERGREEN	SHRUBS	
TYPE A	10'	2	N/A	16	
TYPE B	15'	2	2	16	
DESIGN DETAILS & ALTERNATIVES:	All landscape requirements may be reduced by 25% if used in combination with decorative walls, fences, or berms meeting applicable City of Greeley standards.				

**Revision Description** 

DATE 4/12/2022 AS SHOWN PROJECT # PUD2021-0012

DEVELOPMENT STANDARDS

# HOPE SPRINGS PUD LEGEND KIRK WATSON SUBDIVISION - FIRST REPLAT BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER, SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. Call before you dig. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO EXISTING CONTOUR — — — 43.42 ACRES PROJECT NUMBER: PUD2021-0012 **Commitments Matrix** S 89°22'35" E 990.63' Plan Preparation Construction Construction Maintenance Improvement or Ownership and Approval Responsibility Responsibility Commitment ROW Dedication and Street Construction | Preliminary and Final Plat Upon approval of Final City of Greeley City of Greeley Construction Documents Recreational Area (P.A. 4) Preliminary and Final Plat Upon approval of Final HOA Developer S 89°23'25" E 350.17 Construction Documents Open Space/Detention (P.A. 5) Preliminary and Final Plat Upon approval of Final Construction Documents Open Space/Detention (P.A. 6) Preliminary and Final Plat Upon approval of Final Construction Documents Lift Station (P.A 7) City of Greeley City of Greeley Upon approval of Final Construction Documents SINGLE-FAMILY MEDIUM DENSITY 16.28 ACRES PRIMARY SITE ACCESS PO 34' FL-FL 40' FL-FL COMMERCIAL MIXED-USE |LSCP||PRKG||LANE | LANE |PRKG||LSCP| PRKG | LANE | LANE | PRKG | 1.04 ACRES WALK-6" VERTICAL CURB VERTICAL CURB 6" VERTICAL CURB WITH 2' PAN -ASPHALT PAVING —ASPHALT| PAVINĠ WITH 2' PAN WITH 2' PAN P.A. 2 MULTI-FAMILY LOCAL RESIDENTIAL ——— EXISTING LOCAL COMMERCIAL — HIGH DENSITY SCALE: NTS SCALE: NTS 12.48 ACRES 25TH AVENUE 30TH STREET (WEST OF 27TH AVENUE) 27TH AVENUE 29TH STREET ROAD 30TH STREET (EAST OF 27TH AVENUE) SHOŪLDER 2% MIN 8% MAX 2% MIN SLOPE VARIES-L\_6" CONCRETE 2' WIDE SHOULDER -2' WIDE SHOULDER 2' WIDE SHOULDER WIDE SHOULDER \_6" CONCRETE 6"THICK CLASS 6 6"THICK CLASS 6 6"THICK CLASS 6 6"THICK CLASS 6 LIFT ROADBASE ROADBASE ROADBASE ROADBASE STATION P.A. 4 COMPACTED COMPACTED 0.27 ACRES RECREATIONAL SUBGRADE SUBGRADE P.A. 5 OPEN SEE SPECIFICATIONS SEE SPECIFICATIONS AREA 0.92 ACRES SPACE/DETENTION 3.34 ACRES P.A. 6 ALLEY SECTION -----ALLEY SECTION — — OPEN SPACE/DETENTION **2.23 ACRES** SCALE: NTS SCALE: NTS TYPE A PERIMETER TREATMENT TYPE B PERIMETER TREATMENT :====:: Rev. No. Date **Revision Description** Submittal to City Submittal to City DETAIL PLANS AND PUBLIC, AND COMMUNITY FACILITIES

DRAWN FOR:
ICHMARK REAL ESTATE
PARTNERS LLC
2939 65TH AVENUE
GREELEY, CO 80634
(970) 346-7900

SPRINGS PUD

WERNSMAN ENGINEERING
AND LAND DEVELOPMENT LLC
16493 ESSEX RD S
PLATTEVILLE CO 80651
(970) 539-2656

DRAWN

MEH

CHECKED

EJW

DATE

4/12/2022

SCALE

AS SHOWN

PROJECT #
PUD2021-0012

SHEET

# [EXTERNAL] Support for Hope Springs

amruge@juno.com

Mon 5/2/2022 5:17 PM

To:Josh Olhava <Josh.Olhava@Greeleygov.com>;

This brief email is to voice my support of the Hope Springs development to be discussed at the meeting on Thursday, May 5th. For more than 30 years the Greeley-Weld Habitat for Humanity affiliate has been building quality, affordable homes to house qualified, hard working homeowners. The need is even greater now and this planned development will help many families afford 'forever' homes.

Thank you, Marian Ruge

CAUTION: This email is from an external source. Ensure you trust this sender before clicking on any links or a achments.

# Planning Commission Agenda Summary

June 28, 2022

Key Staff Contact: Mike Garrott, Planning Manager, 970-350-9784

### Title:

Public hearing to consider a Preliminary PUD Plan for 43.42 acres of property located at the northeast corner of 32nd Street and 29th Avenue, known as Hope Springs PUD (PUD2021-0012).

# **Summary:**

The applicant is requesting approval to rezone 43.42 acres from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development); and to establish of a PUD Plan for approximately 43.42 acres of land to be known as the Hope Springs PUD.

The proposed PUD would consist of a mix of single-family detached, single-family attached, multi-family residential and commercial uses broken down as follows:

- 16.28 acres of single-family medium density housing (attached and detached)
- 12.48 acres of multi-family housing
- 1.04 acres of commercial mixed-use development
- 6.49 acres of open space/detention and recreational areas

The proposal includes a maximum of 557 residential dwelling units. The single-family planning areas range from 7-14 dwelling units per acre, while the multi-family planning area ranges from 16-26 dwelling units per acre.

# **Recommended Action:**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Hope Springs PUD Plan is in compliance with Development Code Section 24-625(c)(3) and Section 24-663(b) and therefore recommends approval.

Alternative motion:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Hope Springs PUD Plan is not in compliance with Development Code Section 24-625(c)(3) and Section 24-663(b) and therefore recommends denial.

### **Attachments:**

Staff Report
Attachment A – Zoning/Vicinity Map
Attachment B – Project Narrative
Attachment C – PUD Document

Attachment D – Email in Support of the Project

# PLANNING COMMISSION SUMMARY

**ITEMS:** Rezoning from R-H (Residential High Density), C-H (Commercial

High Intensity) and C-L (Commercial Low Intensity) to PUD

(Planned Unit Development), and a PUD Plan

**FILE NUMBER:** ZON2022-0007 & PUD2021-0012

**PROJECT:** Hope Springs PUD

**LOCATION:** Northeast corner of 32<sup>nd</sup> Street and 29<sup>th</sup> Avenue

**APPLICANT:** Derek Glosson on behalf of Tyler Richardson, Richmark Real

Estate Partners LLC

**CASE PLANNER:** Mike Garrott AICP, Planning Manager

PLANNING COMMISSION HEARING DATE: June 28, 2022

### PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the applications in the form of a finding based on the review criteria in Sections 24-625(c)(3) and 24-663(b) of the Development Code.

### **EXECUTIVE SUMMARY**

The City of Greeley is considering a request by Derek Glosson on behalf of Tyler Richardson to rezone from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development); and a PUD Plan for approximately 43.42 acres of property located at the northeast corner of 32<sup>nd</sup> Street and 29<sup>th</sup> Avenue.

### A. REQUEST

The applicant is requesting approval to rezone 43.42 acres from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development); and to establish of a PUD Plan for approximately 43.42 acres of land to be known as the Hope Springs PUD.

The proposed PUD would consist of a mix of single-family detached, single-family attached, multi-family residential and commercial uses broken down as follows:

- 16.28 acres of single-family medium density housing (attached and detached)
- 12.48 acres of multi-family housing
- 1.04 acres of commercial mixed-use development

• 6.49 acres of open space/detention and recreational areas

The proposal includes a maximum of 557 residential dwelling units. The single-family planning areas range from 7-14 dwelling units per acre, while the multi-family planning area ranges from 16-26 dwelling units per acre.

On-site open areas would incorporate native seed mix, areas for detention and a disc golf course. The recreational area includes two soccer courts with off-street parking.

The Hope Springs PUD proposes specific development standards to encourage smaller lot sizes and products to be offered by Habitat for Humanity, the intended builder. Parking standards are also modified to support the variety of single-family product types and potential multi-family options. In instances where the PUD is silent or as appropriately noted on the PUD plan, the City's Development Code regulations shall govern.

### **B. STAFF RECOMMENDATION**

Approval

# C. LOCATION

# **Abutting Zoning/Land Use:**

**North:** C-H (Commercial High Intensity) / Frontier Academy K-5 School, commercial and industrial users

**South:** City of Evans – R-3 (Multi-family Residential District) / *Undeveloped lands and residential developments* 

East: C-H (Commercial High Intensity) / commercial users

**West:** H-A (Holding-Agricultural) and C-H (Commercial High Intensity) / undeveloped lands, commercial and industrial users

# **Site Characteristics:**

The site is undeveloped land surrounded by current and future development areas that include a mix of commercial, industrial, institutional and residential uses. The property slopes south towards 32nd Street and the City of Evans municipal boundaries.

The property contains one abandoned oil and gas well located approximately in the center of the site. There are three abandoned oil and gas wells located approximately three hundred (300) feet west of the property and one abandoned oil and gas well located approximately five-hundred (500) feet east of the property.

Additional existing site features include a small non-jurisdictional wetland in the southwest corner of the property, an abandoned irrigation ditch along the northern portion of the property and tilled farmland throughout.

### **BACKGROUND**

The site was annexed in 1987 and zoned in the current configuration at that time. The current lot and right-of-way configuration was platted in 2012 under the name Kirk-Watson Subdivision. The subject site includes three different zone districts, R-H (Residential High Density), C-L (Commercial Low Intensity) and C-H (Commercial High Intensity) that generally follow existing lot lines, with the exception of the C-H designation located at the northeastern most portion of the property area.

# D. APPROVAL CRITERIA Standards for Rezoning:

In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 24-625(c)(3) of the 2021 Development Code, applicable to the rezoning of land. The application for the Rezoning and PUD Plan were submitted in early 2021, prior to the adoption of the current Development Code regulations.

a. Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?

**Staff Comment:** 

The subject property has remained undeveloped and in agricultural use since it was annexation in 1987 and originally subdivided in 2012.

The surrounding area and land uses have evolved significantly in the past few years. Property to the south, in the City of Evans, is currently developing and planned as a mix of medium- and high-density residential uses. Areas to the east provide a mix of local and regional commercial users ranging from neighborhood services to big box retailers. Property south and west of the site are currently undeveloped and are anticipated to develop with a similar mix of uses. Properties north and northwest of the site serve a mix of uses including a K-5 school, commercial users and light industrial users.

The proposed Hope Springs PUD would incorporate additional affordable residential uses to support area businesses and places of employment. The on-site open space and recreational areas provide amenities for residents, while the one-acre mixed-use commercial parcel on the west could serve area residents and families.

The request complies with this criterion.

b. Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?

Staff Comment: The existing R-H, C-L and C-H zoning has been in place since the property

was annexed in 1987.

The request complies with this criterion.

c. Are there clerical or technical errors to correct?

Staff Comment: There are no clerical or technical errors to correct.

This criterion is not applicable.

d. Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site, and which may not have been considered during the original zoning of the property?

Staff Comment:

The PUD plan identifies one on-site abandoned oil and gas well site that will require development to be appropriately designed around the fifty (50) foot buffer. This detail will be most applicable with the platting and site plan process, as applicable. The applicant is working closely with staff from both the City of Greeley and the City of Evans to design their drainage system in compliance with local regulations and requirements.

A portion of the property is identified in an Area of High Ecological Significance. Based on the Biologist Report, there are no important wildlife habitats on the site, nor are there any wildlife movement corridors through the site. The documented on-site wetland is a non-jurisdictional wetland, as identified by the Army Corps. of Engineers. The report recommends all onsite tree removal to be completed between July 31<sup>st</sup> and February 1<sup>st</sup>, outside the potential nesting/courtship period of migratory birds. The report also notes that the mapping for the Area of Ecological Significance may be in error due to existing site conditions.

This request complies with this criterion.

e. Is the proposed rezoning necessary in order to provide land for a community related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?

**Staff Comment:** 

The City's Comprehensive Plan has been updated since the property was annexed and zoned in 1987. The Comprehensive Plan designates the subject area as "employment, industrial and commercial areas," which allow residential land uses in instances where adjacent uses are compatible and would not negatively impact residents' quality of life or safety. The Hope Springs PUD plan provides a variety of residential housing options and includes a one-acre parcel for commercial and mixed-uses to support future residents in the area. The property is adjacent to Frontier Academy's K-5 school and serves as a transition to the residential neighborhoods to the south in the City of Evans.

In addition, the City worked with the applicant and their builder, Habitat Humanity in receiving a state housing grant under HB21-1271 to support the development of affordable housing opportunities on the property.

The request complies with this criterion.

f. What is the potential impact of the proposed rezoning upon the immediate neighborhood and the City as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, street and pedestrian systems and parks and recreation facilities)'?

**Staff Comment:** 

The proposed PUD would have an impact on city services upon development of the site.

As part of the overall development, 27<sup>th</sup> Avenue and W. 30<sup>th</sup> Streets need to be extended and improved to serve the property. Additionally, 32<sup>nd</sup> Street along the southern boundary of the site will need to be improved.

The applicant will be required to extend all necessary utilities to the site to serve the proposed uses. Drainage, water, and sewer infrastructure are being addressed through the subdivision process.

Impact to the City as a whole may include noise and other impacts, such as impacts to Police and Fire due to an increased residential population and commercial activity.

The PUD proposes open space and recreational amenities to support the development. All impacts and improvements are continually being reviewed and addressed through the entitlement processes.

# g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?

Staff Comment: The subject property was reviewed against the policies regarding rezoning

requirements. This criterion is similar to specific criteria governing the PUD. The proposal generally complies with the City's Comprehensive Plan Land Guidance Map and is consistent with the Goals and Objectives of the

Comprehensive Plan.

The request complies with this criterion.

## h. What is the potential impact of the proposed rezoning upon an approved zoning suitability plan for the property?

Staff Comment: As the property was zoned at the time of annexation in 1987, there is not an

approved zoning suitability plan for the property.

This criterion is not applicable.

### **Standards for PUD establishment (PUD2021-0012):**

Per Section 24-663, in reaching recommendations and decisions as to establishing the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 24-625 of the 2021 Development Code, applicable to the rezoning of land. The application for the Rezoning and PUD Plan were submitted in early 2021, prior to the adoption of the current Development Code.

Area Requirements. The area of a proposed PUD shall be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose of these regulations and to establish the PUD as a meaningful part of the larger community. Each proposed PUD shall therefore be evaluated as to its adequacy in size with respect to both the nature and character of its internal design and to its specific location within the City. The minimum size of a PUD to be considered for establishment shall be two (2) acres.

Staff Comment: The proposal meets this requirement with an overall PUD area of 43.42

acres in size.

Consistency with the Land Use Chapter of the Comprehensive Plan. A PUD proposal shall be found to be consistent with all applicable elements of the Land Use Chapter of the City's adopted Comprehensive Plan with respect to its proposed internal design and use and its relationship to adjacent areas and the City as a whole before it may be zoned as a PUD.

- The following Comprehensive Plan goals are met with this PUD proposal:
  - o EH-2: Integrate healthy living into community planning and development.
    - The proposal provides open space and recreational amenities for future residents of the development.
  - o EH-4: Support and collaborate with the City's school districts.
    - The project was referred to the Weld County School District No. 6 for review. In addition, the applicant has been in contact with the district to confirm cash-in-lieu payment versus school site dedication requirements.
  - o GC-1: Manage growth effectively.
    - The project serves as an infill with many of the surrounding properties either already developed or slated for development. Incorporating a mix of residential densities encourages an appropriate use of the land near commercial and employment centers where many residents can use multiple modes of transportation.
  - o CG-2: Promote a balanced mix and distribution of land uses.
    - The proposed PUD offers a mix of residential product types and sizes, as well as a mixed-use commercial parcel. Commercial offerings could provide nearby amenities for future residents and families.
  - o CG06: Maintain and enhance the character and inter-connectivity of Greeley's neighborhoods.
    - The Hope Springs PUD is envisioned as mix of residential uses, supporting adjacent commercial and employment centers. The site is located in walking distance to many of these businesses, as well as nearby transit stops.
  - o HO-2: Encourage a broad diversity of housing options.
    - The proposal would provide a variety of housing types including multifamily, single family detached and single-family attached housing.

#### F. PHYSICAL SITE CHARACTERISTICS

#### **HAZARDS**

A plugged and abandoned oil and gas well is identified in the center of the site with a fifty-foot setback shown on the plans. This setback will need to be maintained as the applicant subdivides the property for residential use. Staff is unaware of any other hazards on the property.

#### WILDLIFE

In accordance with Section 24-160(b)(16) of the 2021 Municipal Code, a biologist's report was submitted for the development.

The report summarized that there are no important wildlife habitats on the site, nor are there any wildlife movement corridors through the site. The on-site wetland is a non-jurisdictional wetland, as identified by the Army Corps. of Engineers. The report recommends all on-site tree removal to be completed between July 31<sup>st</sup> and February 1<sup>st</sup>, outside the potential nesting/courtship period of migratory birds.

### **FLOODPLAIN**

The intended development area is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

### DRAINAGE AND EROSION

Increases in stormwater flows from development would be addressed with an on-site detention and water quality pond, which would be designed to limit runoff to historical flows in accordance with City of Greeley and State of Colorado requirements.

Erosion control devices would be designed by the developer and reviewed by the city at time of construction to ensure that best management practices as utilized as the project progress.

### TRANSPORTATION

The subject property has frontage on 32<sup>nd</sup> Street. There is also a planned connection to 30<sup>th</sup> Street and the adjacent property to the west. 27<sup>th</sup> Avenue will be extended from north of the property to 32<sup>nd</sup> Street as well, providing circulation between the adjacent parcels.

All roadway improvements would be determined at time of development and will be routed to the appropriate agencies for review and comment.

Subdivision of the property will require the dedication of public rights-of-way as necessary to support the development.

The City of Greeley Traffic Division, along with Engineering Development Review and the City of Evans have reviewed the Traffic Study and have no significant concerns at this point.

#### G. SERVICES

#### WATER

The City of Greeley provides water services to the area. Water lines would need to be extended from 30<sup>th</sup> Street to the west, 27<sup>th</sup> Avenue to the north, and from an existing line to the east at the southeast corner of the property.

### **SANITATION**

The City of Greeley will provide sanitary services to the area. An existing sanitary sewer lift station (Lift Station No. 15) will be moved from the adjacent property to the west and relocated to the southeast corner of this property in order to serve this development, the existing developments that the lift station served in its previous location, and an existing property to the west that is currently vacant.

The Water and Sewer Department for the City of Greeley, along with Engineering Development review and the City of Evans, have reviewed the Hydraulic Report and proposed improvements and have no concerns at this time.

### **EMERGENCY SERVICES**

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #2 is located at 2323 Reservoir Road, approximately 1.5 miles to the northeast.

### PARKS AND OPEN SPACES

The proposal includes a 0.94 recreational area and approximately 5.50 acres of open space along the southern portion of the site. The open space areas would include a disc golf course for area residents.

#### **SCHOOLS**

The subject property is located within the Weld County School District No.6. The applicant will be required to pay the required cash-in-lieu payment to the school district as the development progresses.

### METROPOLITAN DISTRICT

No metropolitan district is being proposed for the project.

#### H. NEIGHBORHOOD IMPACTS

#### VISUAL

The applicant is proposing perimeter landscape design criteria for the property, found on page four of the PUD plan. Overall visual impacts resulting from the project are being reviewed as part of the subdivision process.

### NOISE

Any potential noise created by future development will be regulated by the Municipal Code.

#### I. PUBLIC NOTICE AND COMMENT

- Neighborhood Meeting was held virtually May 5, 2022 Notices were mailed to surrounding property owners on April 19, 2022, per Development Code requirements. There were no concerns raised during the meeting. Staff received one email of support from a resident (Attachment D)
- Public Notice Signs were posted on-site on June 13, 2022. As of June 20, 2022, no additional written comments have been received.
- Mineral Rights Notifications were sent via certified mail 30 days prior to the public meeting, per Development Code requirements. No comments have been received.

### J. PLANNING COMMISSION RECOMMENDED MOTIONS

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from Residential Low Density (R-L), Commercial Low Intensity (C-L) and Commercial High Intensity (C-H) to Planned Unit Development (PUD) is in compliance with Development Code Section 24-625(c)(3) and therefore recommends approval.

2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Hope Springs PUD Plan is in compliance with Development Code Section 24-625(c)(3) and Section 24-663(b) and therefore recommends **approval**.

### Alternative motion:

- 1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from Residential Low Density (R-L), Commercial Low Intensity (C-L) and Commercial High Intensity (C-H) to Planned Unit Development (PUD) is not in compliance with Development Code Section 24-625(c)(3) and therefore recommends denial.
- 2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Hope Springs PUD Plan is not in compliance with Development Code Section 24-625(c)(3) and Section 24-663(b) and therefore recommends **denial**.

### **ATTACHMENTS**

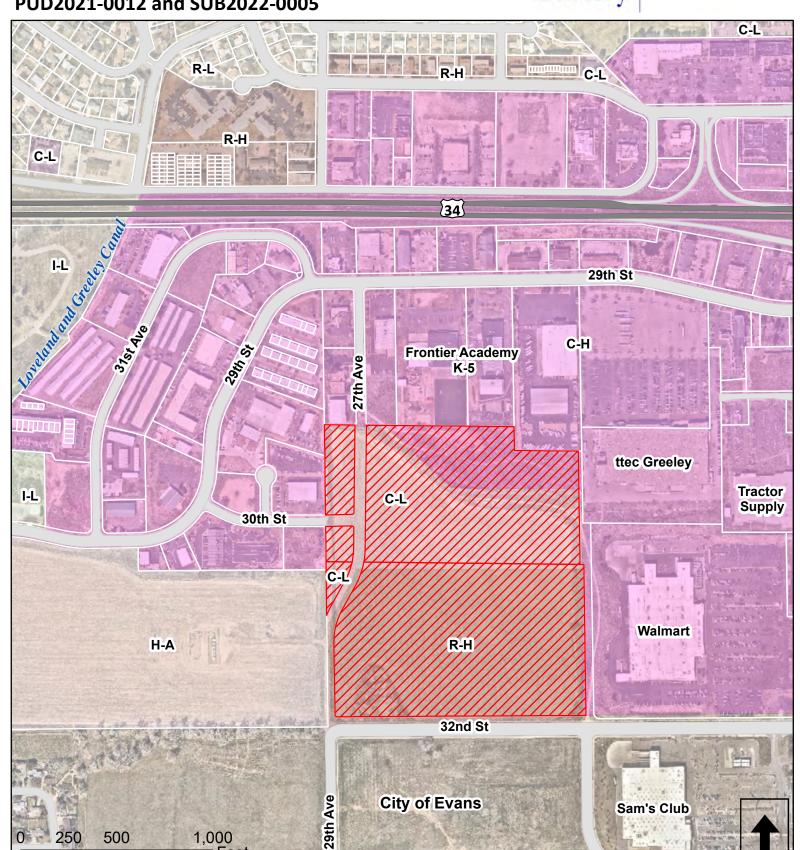
Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C – PUD Document

Attachment D - Email in Support of the Project









1,000 Feet





### **Project Narrative**

### **Hope Springs PUD**

### Introduction

The 43.42 acre site is located at the northeast corner of 32<sup>nd</sup> Street and 29<sup>th</sup> Avenue and is bounded by various commercial and institutional uses to the north; a large retail store (Walmart) to the east; vacant ground to the south across 32<sup>nd</sup> Street; and a commercial subdivision (Plaza Commercial Park) and vacant ground to the west. A Planned Unit Development (PUD) is being proposed on Tracts A-E, Kirk-Watson Subdivision. The site currently consists of vacant farm ground with three different types of zoning (C-L, C-H and R-H). The goals of this development are to promote affordable housing with a high level of community value.

### **Proposed Development**

Proposed with this PUD is a mix of single-family medium density development (16.28 acres), multi-family high density development (12.48 acres), and a small amount of commercial development (1.04 acres). The single-family medium density development (Planning Area 1) will consist of single-family detached and two-family homes. The density range for Planning Area 1 is 7-14 dwelling units per acre. The density range for the multi-family high density development (Planning Area 2) is 16-26 dwelling units per acre. Planning Area 1 makes up 37.49% of the overall site and Planning Area 2 makes up 28.74% of the overall site. The commercial development (Planning Area 3) makes up 2.40% of the overall site. The PUD also proposes a 0.92 acre recreational area (Planning Area 4) in the south-central portion of the site, which makes up 2.12% of the site. It's anticipated that this recreational area will include sports courts/fields. The PUD proposes 5.57 acres of open space/stormwater detention area (Planning Area 5 and 6), which makes up 12.82% of the site. A sanitary sewer lift station (Planning Area 7) will be situated on 0.27 acre, which makes up 0.62% of the site. The remainder of the PUD consists of 6.86 acres of public right-of-way, which makes up 15.80% of the site.

### **Development Standards**

The development standards of this PUD shall prevail and govern the development of this planned community, except where the provisions of the PUD do not clearly address a specific subject. For subjects not addressed herein, the appropriate jurisdictional regulations and codes shall take precedence, and the most restrictive standards, and code standards as amended shall apply.

- Lot Standards/Setbacks/Building Height (Planning Areas 1 and 2)
  - The minimum lot size for Planning Area 1 is 2,000 square feet. This lot size is 1,000 square feet smaller than the City standard lot size for small lot detached homes. The minimum lot size is consistent with the City's standard for medium and standard multi-unit homes.

- o The lot widths within Planning Area 1 will be 30'-60'. By comparison, the City standard lot width for small and medium lot detached and multi-unit homes is 35'-59'.
- The minimum lot open space requirement for both Planning Areas 1 and 2 is 20%. This minimum open space requirement is consistent with the City's standard for small lot detached homes, medium lot multi-unit homes, and large lot apartments. Additionally, Planning Area 2 will be allowed to count usable open space within Planning Area 5 towards its minimum lot open space requirement.
- o The minimum setbacks for Planning Area 1 are as follows: Front − 10′, Interior Side − 5′, Corner Side − 10′, Rear − 10′. These minimum setbacks are consistent with the City's standard for small lot detached homes, except the City's standard rear setback for small lot detached homes is 20′. The PUD will allow a 0′ interior side setback for two-family homes being platted for individual ownership of the unit and lot.
- The minimum setbacks for Planning Area 2 are 20' for the front, interior side, corner side, and rear. These minimum setbacks align most closely with the City's standard for large apartment complexes. The only difference is that the City's minimum front and rear setbacks for large apartment complexes is 25' instead of 20'.
- o The maximum building height within Planning Area 1 is 30'. This is consistent with the City's standard for detached and multi-unit homes.
- The maximum building height within Planning Area 2 is 60'. This is consistent with the City's standard for large apartment complexes.

### Residential Accessory Structures (Planning Area 1)

Requirements for residential accessory structures shall be in accordance with City
Development Code standards, and Code standards as amended, except that the street
side setback for secondary buildings (detached accessory buildings) shall be 10'. Current
City standard requires a 20' street side setback for secondary buildings.

### Residential Housing Diversity (Planning Areas 1 and 2)

- Planning Area 1 will consist of a mix of single-family detached and two-family attached housing (duplexes).
- Planning Area 2 will consist of apartment housing.

### Residential Fences & Walls (Planning Areas 1 and 2)

 Requirements for residential fences and walls shall be in accordance with City Development Code standards, and Code standards as amended.

### Applicability (All Planning Areas)

- For site improvements on less than 50% of the lot, PUD standards shall only apply to the changes associated with the proposed work, and only to the extent that any nonconforming situations for the entire site are brought closer to compliance. This requirement is consistent with City standards.
- For site improvements on 50% or more of the lot, all site improvements for the entire lot shall be brought into compliance with the PUD standards. This requirement is consistent with City standards.

- For rehabilitation, remodeling or additions to buildings that add more than 200 square feet to the building footprint or mass, but less than 50%, PUD standards shall only apply to changes associated with the proposed work, and only to the extent that any non-conforming situations for the entire site are brought closer to compliance. However, staff may require full compliance for the building and lot for any rehabilitation, remodel or addition that is greater than 75% of the assessed value. This requirement is consistent with City standards.
- o For new primary structures; or rehabilitation, remodeling or additions to the building that add more than 50% to the building footprint or mass, all PUD standards for the entire building and lot shall be met. This requirement is consistent with City standards.
- For ordinary maintenance, PUD standards shall not apply, except that maintenance to any building may not occur in a manner that brings the buildings or site to a greater degree of non-conformance with these standards. This requirement is consistent with City standards.

### Residential Frontage Design Standards (Planning Area 1)

- Front entry feature requirements shall be in accordance with City Development Code standards, and Code standards as amended.
- The maximum front driveway width shall be 15' for individual driveways and 30' for shared driveways. City standards have varying maximum widths for driveways based on lot widths, but generally vary between 20'-27' max.
- Garage limitation requirements shall be in accordance with City Development Code standards, and Code standards as amended.
- The minimum amount of front yard landscaping shall be 50% of the area between the front lot line and the front building line. This requirement is consistent with the City's standard for suburban frontages.

### Building Design Standards (Planning Areas 1 and 2)

 Building design requirements shall be in accordance with City Development Code standards, and Code standards as amended.

### Neighborhood Features (Planning Areas 1 and 2)

- The number of required neighborhood features shall be in accordance with the City Development Code standards, and Code standards as amended.
- In addition to those neighborhood features and common areas stated in the City Development Code, the following features shall be allowed within the PUD:
  - Recreation Field/Court: Fields/Courts shall be a minimum of 3,000 square feet in size and each field/court shall count as 1 feature point.
  - Disc Golf Course: Course shall be a minimum of 5 acres in size and each course shall count as 2 feature points.

### • Perimeter Landscaping Design (Planning Areas 2, 5, 6)

- Perimeter landscaping equivalent to City Development Code Type II shall be applied along the north and east boundaries of Planning Area 2 with the development of Planning Area
   2.
- Perimeter landscaping equivalent to City Development Code Type III shall be applied along the north side of 32<sup>nd</sup> Street with the construction of Planning Areas 5 and 6.

### Parking (Planning Areas 1, 2, 3)

Parking requirements shall be in accordance with City Development Code standards, and
 Code standards as amended, except for the following:

Dwellings (Detached, Manufactured): 2/Unit

Dwellings (Attached, Multiple, or Mixed): 2/Unit (Duplexes)

1/Bedroom (Apartments)

Bicycle Parking for Multi-Unit Residential Buildings: 50% of the units or 33% of

the bedrooms, whichever

is greater

### **Design Intent**

The primary goal of the PUD is to provide affordable housing. Habitat for Humanity is a partner in this project and plans to develop single-family and duplex lots within Planning Area 1. The affordable housing development requires the smaller lot sizes proposed by the PUD. To help offset the smaller lot sizes, large open spaces are planned at the south end of the overall site. A portion, but not all, of these large open spaces are intended to serve as the stormwater detention for the development. Planning Area 5 has been designed to only hold stormwater in larger events, so this area should be usable open space the vast majority of the time. Additionally, a disc golf course is anticipated within Planning Areas 5 and 6.

The design intent of the PUD is consistent with the following goals and objectives of the City's *Imagine Greeley* Comprehensive Plan adopted 2/6/18:

- Goal HO-1: Improve access to housing for all income-levels, ages, and physical abilities.
- Goal IN-2: Ensure the design, construction, and appearance of City infrastructure and facilities contributes to the character of the community.
  - Objective IN-2.1 Multi-Functionality
     Incorporate deliberate and attractive multi-functionality into drainage and detention
     areas, open space, natural areas, pedestrian and other corridors so that infrastructure,
     and public investments in it, may provide multiple benefits to the community.
- Goal NR-3: Demonstrate stewardship of the environment.
  - Objective NR-3.10 Coordinated Management
     Optimize open space opportunities by coordinating land use management with other City functions that may offer complementary objectives (e.g. drainage areas, water acquisitions, Poudre Trail, parks, and trail system).

### **Site Access/Parking/Traffic/Circulation**

The site will provide four vehicular access points: 27<sup>th</sup> Avenue to the north, 30<sup>th</sup> Street to the west, and two accesses off 32<sup>nd</sup> Street to the south. Existing 27<sup>th</sup> Avenue will be extended south with this project to 32<sup>nd</sup> Street. Existing 30<sup>th</sup> Street will be extended east with this project into the site. Proposed 25<sup>th</sup> Avenue, 26<sup>th</sup> Avenue, 29<sup>th</sup> Street Road, and 31<sup>st</sup> Street will be constructed with this project to serve the proposed multi-family, single-family and duplex units. The majority of the duplex units will have parking in the rear with alley access which gives a stronger community feel providing street facing front porches. The multi-family will have access from 32<sup>nd</sup> Street and 27<sup>th</sup> Avenue. A traffic impact study has been provided with this application that addresses the traffic impacts associated with the proposed development.

### **Stormwater and Utilities**

Stormwater runoff will generally follow the historical drainage pattern from north to south towards 32<sup>nd</sup> Street. Stormwater detention and water quality capture volume will be provided for the 100-year storm. Stormwater from the detention pond will be released into the existing stormwater system in 32<sup>nd</sup> Street.

The proposed onsite detention is composed of two detention areas that will be hydraulically connected by a pipe under 26<sup>th</sup> Avenue. The primary detention area will be the east pond. This pond will be able to detain most of the small rain events. During larger events, stormwater will backup into the west pond. The west pond has been graded so that the stormwater ponding only occurs in the southern third of Planning Area 5. The majority of the time, the entire Planning Area 5 will be usable open space.

City of Greeley Lift Station #15 will be relocated with this project to the southeast corner of the site. Existing sanitary sewer flows that currently go to Lift Station #15, as well as all sanitary sewer flows from this site, will gravity flow to the new Lift Station #15. A force main from the lift station will convey sanitary sewer flows offsite to an existing 8" sewer main in a private road to the east. Ultimately, the sanitary sewer flows are conveyed to 23<sup>rd</sup> Avenue, then north in the City of Greeley sanitary sewer system. The lift station has also been sized to accept flows from the undeveloped property to the west.

Three potable water main connections are proposed with this project. A connection will be made to an existing 12" water main in 27<sup>th</sup> Avenue to the north; an existing 8" water main in 30<sup>th</sup> Street to the west; and an existing 8" water main in the southeast corner of the property.

# HOPE SPRINGS PUD

KIRK WATSON SUBDIVISION - FIRST REPLAT BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER, SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO 43.42 ACRES

PROJECT NUMBER: PUD2021-0012



RICHMARK REAL ESTATE PARTNERS LLC

970-988-5301 CIVIL ENGINEER WERNSMAN ENGINEERING AND LAND

Sileet List Table **Sheet Number** Sheet Title Cover Sheet 2 **Existing Conditions Map** Overall Master Development Plan Development Standards Detail Plans and Public, and Community Facilities

### GENERAL PROVISIONS

### A. CONFORMANCE

DEVELOPMENT OF THIS PLANNED COMMUNITY SHALL CONFORM TO ALL RESTRICTIONS, REGULATIONS AND PROCEDURES ADOPTED BY ORDINANCE BY THE CITY OF GREELEY, AT THE TIME OF PLATTING AND BUILDING PERMIT APPLICATION, EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS PLANNED UNIT DEVELOPMENT PLAN (PUD). THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THIS PLANNED COMMUNITY, EXCEPT WHERE THE PROVISIONS OF THE PUD DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT. FOR SUBJECTS NOT ADDRESSED HEREIN, THE APPROPRIATE JURISDICTIONAL REGULATIONS AND CODES SHALL TAKE PRECEDENCE, AND THE MOST RESTRICTIVE STANDARDS, AND CODE STANDARDS AS AMENDED SHALL APPLY.

### B. EFFECT OF THE CITY OF GREELEY ZONING ORDINANCE

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF HOPE SPRINGS PROVIDED; HOWEVER, WHERE THE PROVISIONS OF THE PUD DO NOT ADDRESS A SPECIFIC SUBJECT, THE PROVISIONS OF THE CITY OF GREELEY ZONING ORDINANCE OR ANY OTHER APPLICABLE ORDINANCES, RESOLUTIONS OR REGULATIONS OF THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED, SHALL PREVAIL.

### C. DENSITY VARIATIONS

IN NO EVENT SHALL THE MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS IN A PLANNING AREA BE EXCEEDED. THE TOTAL NUMBER OF DWELLING.UNITS ACTUALLY DEVELOPED IN A PLANNING AREA MAY BE LESS THAN THE NUMBER ESTABLISHED ON THE PLANNED UNIT DEVELOPMENT PLAN.

### D. PLANNING AREA BOUNDARIES

PLANNING AREA BOUNDARIES ARE SHOWN ON THE PUD, AND ARE GENERALLY DETERMINED BY THEIR RELATIONSHIP TO ROADS, OPEN SPACE, AND ADJACENT LAND USES. MODIFICATIONS IN PLANNING AREA BOUNDARIES AND STREETS ARE PERMITTED AND MAY OCCUR WITH PLANNING AND ENGINEERING REFINEMENT. FINAL PARCEL BOUNDARIES AND ROAD ALIGNMENTS SHALL BE DETERMINED AND SHOWN ON A PLAT. WITHOUT ANY AMENDMENT TO THE PUD BEING REQUIRED: PROVIDED THE CHANGES IN THE PLANNING AREA DO NOT EXCEED 20 PERCENT OF THE DEFINED PARCEL.

### E. CONSTRUCTION STANDARDS

CONSTRUCTION SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE INTERNATIONAL BUILDING AND MECHANICAL CODE, THE NATIONAL ELECTRICAL CODE, THE COLORADO PLUMBING CODE, AND OTHER SUCH CODES AND THE SUCCESSORS THEREOF, SETTING FOR THE CONSTRUCTION STANDARDS AS PROMULGATED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS OR OTHER STANDARDS-ESTABLISHING BODIES, AS ARE ADOPTED BY THE CITY OF GREELEY. ALL FUTURE BUILD OUT SHALL MEET ALL APPLICABLE CITY OF GREELEY CODES, ORDINANCES, RESOLUTIONS, DESIGN CRITERIA, ETC. IT IS ALSO HEREBY UNDERSTOOD THAT ALL FUTURE BUILD OUT IS SUBJECT TO ADDITIONAL FUTURE CITY OF GREELEY REVIEWS AND COMMENTS PRIOR TO FINAL APPROVAL AND/ OR ACCEPTANCE.

### F. HOMEOWNER ASSOCIATIONS

HOMEOWNER ASSOCIATIONS (HOAS) COMPOSED OF PROPERTY OWNERS IN RESIDENTIAL AREAS MAY BE CREATED FOR THE FOLLOWING PURPOSES: A) TO PROVIDE FOR THE CONTINUED DEVELOPMENT, IMPROVEMENT AND MAINTENANCE OF PROPERTIES AND FACILITIES WHICH IT OWNS OR ADMINISTERS, AND B) TO PROTECT THE INVESTMENT, ENHANCE THE VALUE, AND CONTROL THE USE OF PROPERTY OWNED BY ITS MEMBERS IN PERPETUITY. HOMEOWNER'S ASSOCIATIONS SHALL BE CREATED IN RESIDENTIAL AND/OR COMMERCIAL ANDUSTRIAL AREAS WHERE COMMON LANDS OR FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

### G. ADMINISTRATIVE CHANGES

THE GRAPHIC DRAWINGS CONTAINED WITHIN THE PLANNED UNIT DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS EXPRESSED IN THE NARRATIVE PROVISIONS OF THE PUD. THEY ARE NOT INTENDED TO BE FINAL NOR TO REPRESENT THE ULTIMATE BUILD OUT OF HOPE SPRINGS, BUT RATHER THEY ARE INCLUDED TO DEPICT POTENTIAL DESIGN SOLUTIONS THAT MAY EVOLVE WITHIN THE COMMUNITY.

IT IS THE GOAL OF THIS PUD TO SERVE AS A GUIDING DOCUMENT FOR THE APPROPRIATE BUILD OUT OF THE HOPE SPRINGS COMMUNITY. GIVEN THE SCALE OF THIS PROJECT, AND THE ASSOCIATED TIMELINE IT WILL TAKE TO DEVELOP, IT IS ESSENTIAL THAT THIS PUD BE APPROVED WITH AN UNDERSTANDING OF INHERENT FLEXIBILITY. IN GRANTING FINAL SITE PLAN AND/OR PLAT APPROVAL THE CITY SHALL ALLOW VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

### 1. FINAL ROAD ALIGNMENTS

- 2. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES:
- 3. FINAL BUILDING ENVELOPES;
- 4. FINAL ACCESS AND PARKING LOCATIONS; 5. FINAL PARCEL DEFINITIONS;
- 6. FINAL SIGNAGE / MONUMENT DESIGN; AND 7. LANDSCAPING ADJUSTMENTS

H. ROADWAY DESIGN THE ROADWAYS SHALL COMPLY WITH THE CITY'S CURRENT ROADWAY STANDARDS.

### I. AMENDMENTS TO APPROVED PLANS

MAJOR AMENDMENTS TO THIS PUD SHALL BE CONSIDERED BY THE CITY WITH THE SUBJECT SITE PROPERTY OWNER ACTING AS THE SOLE APPLICANT. OTHER PROPERTY OWNERS WITHIN THE HOPE SPRINGS COMMUNITY SHALL NOT BE REQUIRED AS APPLICANTS, NOR SHALL THEY BE REQUIRED TO PROVIDE PRIOR APPROVAL FOR THE PUD AMENDMENT APPLICATION TO PROCEED. THE APPLICANT SHALL NOTIFY ALL PROPERTY OWNERS WITHIN THE HOPE SPRINGS PUD BOUNDARIES AND THE ADJACENT OWNERS OF THE PROPOSED PUD AMENDMENT(S) UNDER CONSIDERATION. NOTIFICATIONS TO ADJACENT PROPERTY OWNERS SHALL OCCUR 500' FROM THE SUBJECT PROPERTY.

### LEGAL DESCRIPTION

(PROVIDED BY UNIFIED TITLE COMPANY TITLE COMMITEMENT FILE NO. 20627UTG, DATED SEPTEMBER 4, 2020)

TRACTS A, B, C, D AND E, KIRK - WATSON SUBDIVISION, CITY OF GREELEY, COUNTY OF STATE OF COLORADO.

(PROVIDED BY THE PLAT OF KIRK-WATSON SUBDIVISION, AS RECORDED ON MARCH 23, 2012 AT RECEPTION NO. 3833960, WELD COUNTY RECORDS)

THAT PARCEL DEDICATED AS 20.00 FEET PUBLIC RIGHT-OF-WAY, BEING THE 20.00 FEET ADJOINING THE EAST BOUNDARY OF TRACT A, PER THE PLAT OF KIRK-WATSON SUBDIVISION, AS RECORDED MARCH 23, 2012 AT RECEPTION NO. 3833960, WELD COUNTY RECORDS CONTAINING 0.270 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 43.42 ACRES, MORE OR LESS AND ARE SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

QUAIL ST

# OWNER

**5200 W 20TH STREET** GREELEY CO 80634

### LANDSCAPE ARCHITECT

**ROB MOLLOY** 980 NORWAY MAPLE DRIVE LOVELAND, CO

DEVELOPMENT LLC **ERIC WERNSMAN** 16495 ESSEX RD S PLATTEVILLE CO 80651 CELL 970-539-2656

HARBOR	23.RI	S S Sullage	
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	Sheet I	ist Table	ı

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	4.	NO BUILDING PE UNLESS THE PRO (CHAPTER 3).
	5.	ALL ELEVATIONS
		THIS PRE AND FOU GREELEY UNIT DEV OF THE A RICHMARK A COLORA
		Title

PROJECT NARRATIVE

TYPES OF ZONING (C-L, C-H AND R-H).

DEVELOPMENT OF THE PROPERTY.

STANDARD NOTES

RECREATIONAL OPPORTUNITIES FOR RESIDENTS

### APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. 2. SIGNAGE SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. A SEPARATE SIGN PERMIT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. ERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE ROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS S SHOWN ON THESE PLANS ARE TIED TO NAVO 88 DATUM.

THE 46.04 ACRE SITE IS LOCATED AT THE NORTHEAST CORNER OF 32 ND STREET AND 29 TH AVENUE AND IS BOUNDED BY VARIOUS COMMERCIAL AND INSTITUTIONAL USES TO THE NORTH A LARGE RETAIL STORE (WALMART) TO THE EAST; VACANT GROUND TO THE SOUTH ACROSS 32 ND

STREET; AND A COMMERCIAL SUBDIVISION (PLAZA COMMERCIAL PARK) AND VACANT GROUND TO

SUBDIVISION. THE SITE CURRENTLY CONSISTS OF VACANT FARM GROUND WITH THREE DIFFERENT

THE WEST. THE HOPE SPRINGS PUD IS BEING PROPOSED ON TRACTS A-E, KIRK-WATSON

SINGLE-FAMILY, DUPLEXES, MULTI-FAMILY, AND COMMERCIAL. SINGLE-FAMILY UNITS AND

DUPLEXES ARE PRIMARILY LOCATED ON THE NORTH HALF OF THE SITE. THE MULTI-FAMILY,

BUSINESSES TO THE WEST OF THE SITE. THE INCLUDED MASTER DEVELOPMENT PLAN AND

DEVELOPMENT STANDARDS ARE MEANT TO BE THE GUIDING PLANNING DOCUMENTS FOR THE

SPACE AREA IN THE SOUTHWEST PORTION OF THE SITE THAT WILL PROVIDE ADDITIONAL

1. APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS

DETENTION POND, AND MOST OF THE COMMON OPEN SPACE ARE LOCATED ON THE SOUTH HALF

SITE FOR PRACTICAL PURPOSES, BUT ALSO TO PRODUCE A LARGE BUFFER BETWEEN THE MAIN THROUGHFARE (32 STREET) AND THE MAJORITY OF THE RESIDENTIAL AREA. THE COMMERCIAL DEVELOPMENT IS LOCATED ALONG THE WEST PROPERTY BOUNDARY, JUST SOUTH OF THE PROPOSED EXTENSION OF 30 STREET, WHICH TIES IN WELL WITH THE EXISTING COMMERCIAL

THE GOAL OF THE PUD IS TO PROMOTE AFFORDABLE HOUSING WITH A HIGH LEVEL OF COMMUNITY

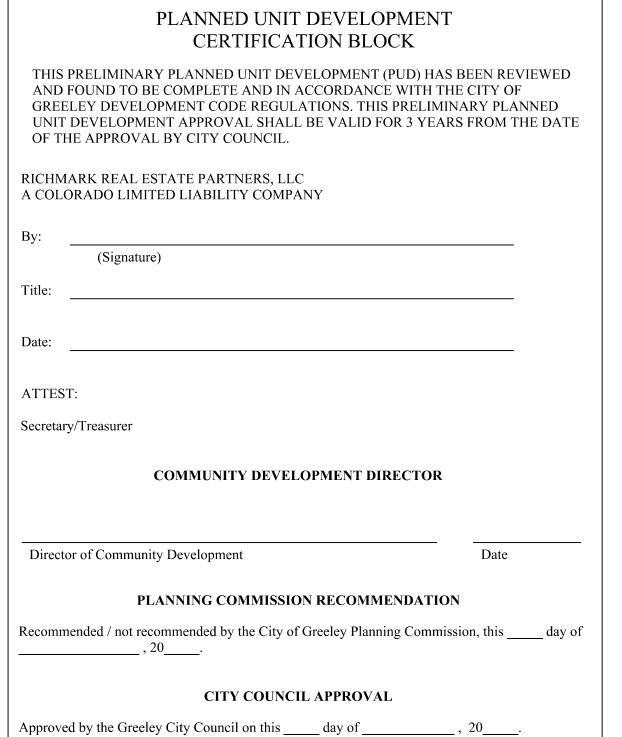
VALUE. THE FLEXIBILITY OF THE PUD ALLOWS FOR SMALLER LOT SIZES, WHICH WILL MAKE THE

SINGLE-FAMILY HOMES AND DUPLEXES MORE AFFORDABLE. AMENITIES MAY INCLUDE RECREATION

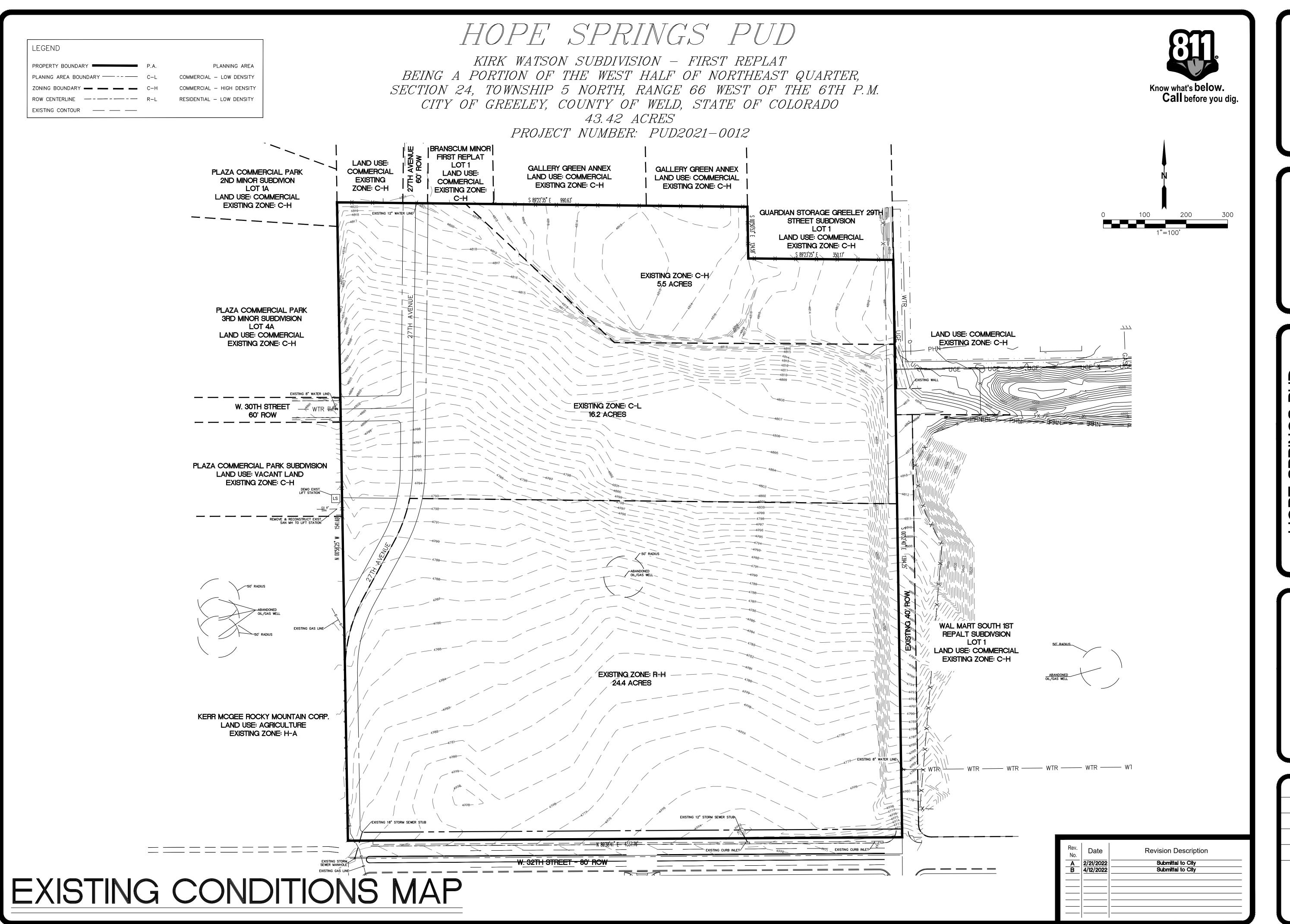
FIELDS/COURTS, A DISC GOLF COURSE, CLUBHOUSE, POOL, COURTYARD, AND A COMMUNITY OPEN

OF THE SITE. THE DETENTION POND HAS BEEN LOCATED ON THE SOUTHERN PORTION OF THE

THE HOPE SPRINGS PUD IS DESIGNED TO PROMOTE A MIX OF LAND USES INCLUDING



Rev. No.	Date	Revision Description
	2/21/2022	Submittal to City
В	2/21/2022 4/12/2022	Submittal to City
		1



DRAWN FOR:
RICHMARK REAL ESTATE
PARTNERS LLC
2939 65TH AVENUE
GREELEY, CO 80634
(970) 346-7900

PE SPRINGS PUD
RELLEY, CO 80634

WERNSMAN ENGINEERING
AND DEVELOPMENT LL(
16493 ESSEX RD S
PLATTEVILLE CO 80651
(970) 539-2656
ericwcivilengineer com

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MEH

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EJW

DATE

4/12/2022

SCALE

AS SHOWN

PROJECT #
PUD2021-0012

SHEET

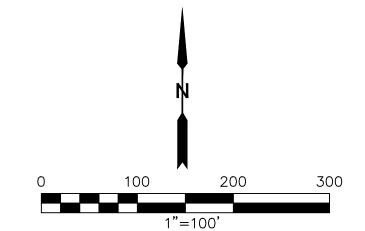
# LEGEND PLANNING AREA

S 89°22'35" E 990.63'

# HOPE SPRINGS PUD

KIRK WATSON SUBDIVISION - FIRST REPLAT BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER, SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

43.42 ACRES PROJECT NUMBER: PUD2021-0012





		Site Sum	mary		
Area	Use	Area (Acres)	Density Range (DU per Acres)	Dwelling Units (Maximum)	% of Site
P.A. 1	Single-Family Medium Density	16.28	7-14	232	37.49%
	Subtotal Single-Family	16.28		232	37.49%
P.A. 2	Multi-Family High Density	12.48	16-26	325	28.74%
	Subtotal Multi-Family	12.48		325	28.74%
P.A. 3	Commercial	1.04			2.40%
	Subtotal Commercial	1.04			2.40%
P.A. 4	Recreational Area	0.92			2.12%
P.A. 5	Open Space/Detention	3.34			7.69%
P.A. 6	Open Space/Detention	2.23			5.13%
	Subtotal Open Space/ Detention	6.49			14.95%
P.A. 7	Lift Station	0.27			0.62%
	Subtotal Lift Station	0.27			0.62%
Right-Of-Way	R.O.W.	6.86			15.80%
	Subtotal R.O.W.	6.86			15.80%
TOTAL	Entire Property	43.42		557	100.00%

### LEGAL DESCRIPTION

(PROVIDED BY UNIFIED TITLE COMPANY TITLE COMMITEMENT FILE NO. 20627UTG, DATED SEPTEMBER 4, 2020)

TRACTS A, B, C, D AND E, KIRK - WATSON SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

(PROVIDED BY THE PLAT OF KIRK-WATSON SUBDIVISION, AS RECORDED ON MARCH 23, 2012 AT RECEPTION NO. 3833960, WELD COUNTY RECORDS)

THAT PARCEL DEDICATED AS 20.00 FEET PUBLIC RIGHT-OF-WAY, BEING THE 20.00 FEET ADJOINING THE EAST BOUNDARY OF TRACT A, PER THE PLAT OF KIRK-WATSON SUBDIVISION, AS RECORDED MARCH 23, 2012 AT RECEPTION NO. 3833960, WELD COUNTY RECORDS CONTAINING 0.270 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 43.42 ACRES, MORE OR LESS AND ARE SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

	1	
Rev. No.	Date	Revision Description
A	2/21/2022 4/12/2022	Submittal to City
В	4/12/2022	Submittel to City

SPRINGS

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PROJECT # PUD2021-0012	_
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P.A. 1 SINGLE-FAMILY MEDIUM DENSITY 16.28 ACRES WTR EX 8"₩ — 30th ST 6.86 ACRES COMMERCIAL MIXED-USE 1.04 ACRES P.A. 2 MULTI-FAMILY HIGH DENSITY 12.48 ACRES STATION 0.27 ACRES P.A. 4 RECREATIONAL P.A. 5 OPEN AREA 0.92 ACRES SPACE/DETENTION 3.34 ACRES P.A. 6 OPEN SPACE/ DETENTION 2.23 ACRES OVERALL MASTER DEVELOPMENT PLAN

# HOPE SPRINGS PUD

KIRK WATSON SUBDIVISION - FIRST REPLAT BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER, SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Know what's below.

Call before you dig.

43.42 ACRES PROJECT NUMBER: PUD2021-0012

### **RESIDENTIAL BUILDING TYPE & LOT STANDARDS**

	BUILDING /LOT TYPES	DEVELOPMENT STANDARDS									
PLANNING AREA		LOT STANDARDS		MINIMUM SETBACKS [3]				MAXIMUM	REAR LOAD	SHARED	
PLANNING ARLA	BOILDING/LOT TIPES	BUILDING/LOT TYPES		LOT OPEN FRONT		INTERIOR	CORNER	REAR	BUILDING	(ALLEY)	DRIVEWAY
		AREA	WIDTH	SPACE	FRONT	SIDE	SIDE	KEAK	HEIGHT [4]	ALLOWED	ALLOWED
PA 1	SINGLE-FAMILY DETACHED &	2K+ s.f.	30' - 60'	20%	10'	5' [1]	10'	10'	30'	YES	YES [2]
FAI	TWO-FAMILY HOMES	ZKT 3.1.	30 - 00	2076	10	2 [1]	10	10	30	TLS	113 [2]
PA 2	MULTI-FAMILY	N/A	N/A	20% [5]	20'	20'	20'	20'	60'	N/A	N/A

[1] TWO-FAMILY HOMES MAY BE PLATTED FOR INDIVIDUAL OWNERSHIP OF THE UNIT AND LOT, WITH A 0' INTERIOR SIDE SETBACK.

- [2] PARKING SPACES ON SINGLE-FAMILY DETACHED HOME SITES SHALL BE ALLOWED TO BE LOCATED IN FRONT OF THE DWELLING. IN SUCH CASES, THE FRONT SETBACK SHALL BE
- SUCH THAT REQUIRED PARKING DOES NOT ENCROACH ON PUBLIC SIDEWALKS.
- [3] SETBACK ENCROACHMENTS SHALL BE PERMITTED AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED. [4] HEIGHT EXCEPTIONS SHALL BE PERMITTED AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.
- [5] USABLE OPEN SPACE WITHIN PA 5 SHALL BE ALLOWED TO COUNT TOWARDS THE LOT OPEN SPACE REQUIREMENT FOR PA 2.

### RESIDENTIAL ACCESSORY STRUCTURES

TYPE	QUANTITY	SIZE	HEIGHT	SETBACKS	
MINOR STRUCTURE (SMALL SHED AND SIMILAR STRUCTURES)	AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.				
SECONDARY BUILDING (DETACHED ACCESSORY BUILDING)			DEVELOPMENT CODE STAN	·	
OUT-BUILDING (LARGE STORAGE BUILDING, BARNS, ETC.)	AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CO				

### Residential Frontage Design Standards

Residential Frontage Design Standards				
FRONT BUILDING LINE	10' +			
FRONT ENTRY FEATURE	PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE			
PROINT EINTRY FEATORE	STANDARDS AS AMENDED.			
MAXIMUM FRONT DRIVEWAY WIDTH	15' FOR INDIVIDUAL DRIVEWAYS			
WAXIIVIOW FRONT DRIVEWAY WIDTH	30' FOR SHARED DRIVEWAYS			
GARAGE LIMITATIONS	PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE			
GARAGE LIVITATIONS	STANDARDS AS AMENDED.			
LANDSCAPE [1]	50% MINIMUM LANDSCAPE; AND			
LANDSCAPE [1]	50% MAXIMUM HARDSCAPE			

[1] LANDSCAPE REFERS TO ALLOCATION OF SPACE BETWEEN FRONT LOT LINE AND FRONT BUILDING LINE.

### **Building Design Standards**

bulluling Design Standards	
WALL PLANE LIMITS	
BLANK WALL LIMITS	DED THE CITY OF CREELEY DEVELOPMENT CODE STANDARDS AND CODE
ROOF PANE LIMITS	PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE  STANDARDS AS AMENDED.
TRANSPARENCY	STANDARDS AS AIVIENDED.
MATERIALS	

### HOUSING DIVERSITY

Diaming Area 1	Shall consist of a mix of single-family detached and two-family attached				
Planning Area 1	housing (duplexes).				
Planning Area 2	Shall consist of apartment housing.				

### **Residential Fences & Walls**

AS ALLOWED BY THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.

THE DEVELOPMENT STANDARDS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THIS PLANNED COMMUNITY, EXCEPT WHERE THE PROVISIONS OF THE PUD DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT. FOR SUBJECTS NOT ADDRESSED HEREIN, THE APPROPRIATE JURISDICTIONAL REGULATIONS AND CODES SHALL TAKE PRECEDENCE, AND THE MOST RESTRICTIVE STANDARDS, AND CODE STANDARDS AS AMMENDED SHALL APPLY.

### **Required Parking**

USE CATEGORY/SPECIFIC USE	MINIMUM PARKING RATE		
RESIDENTIAL			
SECONDARY DWELLING	1/BEDROOM		
DWELLINGS (DETACHED, MANUFACTURED)	2/UNIT BLOCKS WITHOUT ON-STREET PARKING MAY REQUIRE GUEST PARKING WITHIN 250' OF UNITS		
DWELLINGS (ATTACHED, MULTIPLE, OR MIXED)	2/UNIT (DUPLEXES) 1/BEDROOM (APARTMENTS) GUEST PARKING SHALL BE PROVIDED BY ADJACENT, ON-STREET PARKING		
SENIOR LIVING (INDEPENDENT)	SAME AS DWELLINGS (ATTACHED, MULTIPLE, OR MIXED)		
SENIOR LIVING (ASSISTED OR NURSING)	1/4BEDS + 2 PER 3 EMPLOYEES		
GROUP HOME (UP TO 8 UNITS)	SAME AS DWELLINGS (DETACHED, MANUFACTURED) + 2 PER 3 EMPLOYEES		
GROUP HOME (MORE THAN 8 UNITS)	1/2 BEDS + 2 PER 3 EMPLOYEES		
PUBLIC/CIVIC PER THE CITY OF GREELEY DEVELOPMENT	CODE STANDARDS, AND CODE STANDARDS AS AMENDED.		
COMMERCIAL			
PER THE CITY OF GREELEY DEVELOPMENT	CODE STANDARDS, AND CODE STANDARDS AS AMENDED.		
INDUSTRIAL	1		
PER THE CITY OF GREELEY DEVELOPMENT	CODE STANDARDS, AND CODE STANDARDS AS AMENDED.		
AGRICULTURE	<u>I</u>		
PER THE CITY OF GREELEY DEVELOPMENT	CODE STANDARDS, AND CODE STANDARDS AS AMENDED.		

\*MAXIMUM PARKING AND PARKING REDUCTION STANDARDS SHALL BE PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.

### Ricycle Parking

ocycle Parking				
ACTIVITY	REQUIRED SPACES			
PRIMARY OR SECONDARY SCHOOL	10% OF THE STUDENT CAPACITY + 3% OF EMPLOYEES			
RETAIL OR OFFICE USES	10% OF THE REQUIRED VEHICLE SPACES			
RECREATION AND COMMUNITY FACILITIES	15% OF THE REQUIRED VEHICLE SPACES			
OTHER INSTITUTIONAL, EMPLOYMENT, INDUSTRIAL OR ENTERTAINMENT USES	5% OF THE REQUIRED VEHICLE SPACES			
MULTI-UNIT RESIDENTIAL BUILDINGS	50% OF THE UNITS OR 33% OF THE BEDROOMS, WHICHEVER IS GREATER			

### **Applicability**

THE DESIGN STANDARDS OF THIS PUD SHA	ALL APPLY TO THE FOLLOWING CIRCUMSTANCES:
ACTIVITY	APPLICABILITY OF STANDARDS
SITE OR LANDSCAPE WORK ON LESS THAN 50% OF THE LOT.	PUD STANDARDS ONLY APPLY TO CHANGES ASSOCIATED WITH THE PROPOSED WORK, AND ONLY TO THE EXTENT THAT ANY NON-CONFORMING SITUATIONS FOR THE ENTIRE SITE ARE BROUGHT CLOSER TO COMPLIANCE.
SITE OR LANDSCAPE WORK ON 50% OR MORE OF THE LOT.	ALL SITE AND LANDSCAPE IMPROVEMENTS FOR THE ENTIRE LOT SHALL BE BROUGHT INTO COMPLIANCE WITH THE PUD STANDARDS.
REHABILITATION, REMODELING OR ADDITIONS TO BUILDINGS THAT ADD MORE THAN 200 SQUARE FEET TO THE BUILDING FOOTPRINT OR MASS, BUT LESS THAN 50%.	PUD STANDARDS ONLY APPLY TO CHANGES ASSOCIATED WITH THE PROPOSED WORK, AND ONLY TO THE EXTENT THAT ANY NON-CONFORMING SITUATIONS FOR THE ENTIRE SITE ARE BROUGHT CLOSER TO COMPLIANCE. HOWEVER, STAFF MAY REQUIRE FULL COMPLIANCE FOR THE BUILDING AND LOT FOR ANY REHABILITATION, REMODEL OR ADDITION THAT IS GREATER THAN 75% OF THE ASSESSED VALUE.
NEW PRIMARY STRUCTURE; OR REHABILITATION, REMODELING OR ADDITIONS TO THE BUILDING THAT ADD MORE THAN 50% TO THE BUILDING FOOTPRINT OR MASS.	ALL PUD STANDARDS FOR THE ENTIRE BUILDING AND LOT SHALL BE MET.
ORDINARY MAINTENANCE	PUD STANDARDS SHALL NOT APPLY TO ORDINARY MAINTENANCE OF EXISTING BUILDINGS, EXCEPT THAT MAINTENANCE TO ANY BUILDING MAY NOT OCCUR IN A MANNER THAT BRINGS THE BUILDINGS OR SITE TO A GREATER DEGREE OF NON-CONFORMANCE WITH THESE PUD STANDARDS.

### Required Neighborhood Features

PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED.

### **Neighborhood Feature & Common Area Types**

PER THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED IN ADDITION TO THOSE NEIGHBORHOOD FEATURES AND COMMON AREAS STATED IN THE CODE, THE FOLLOWING FEATURES SHALL BE ALLOWED WITHIN THE PUD. SIZE RECREATION FIELD/COURT 3K S.F. MIN. 1 PER FIELD/COURT DISC GOLF COURSE 5 ACRE MIN. 2 PER COURSE

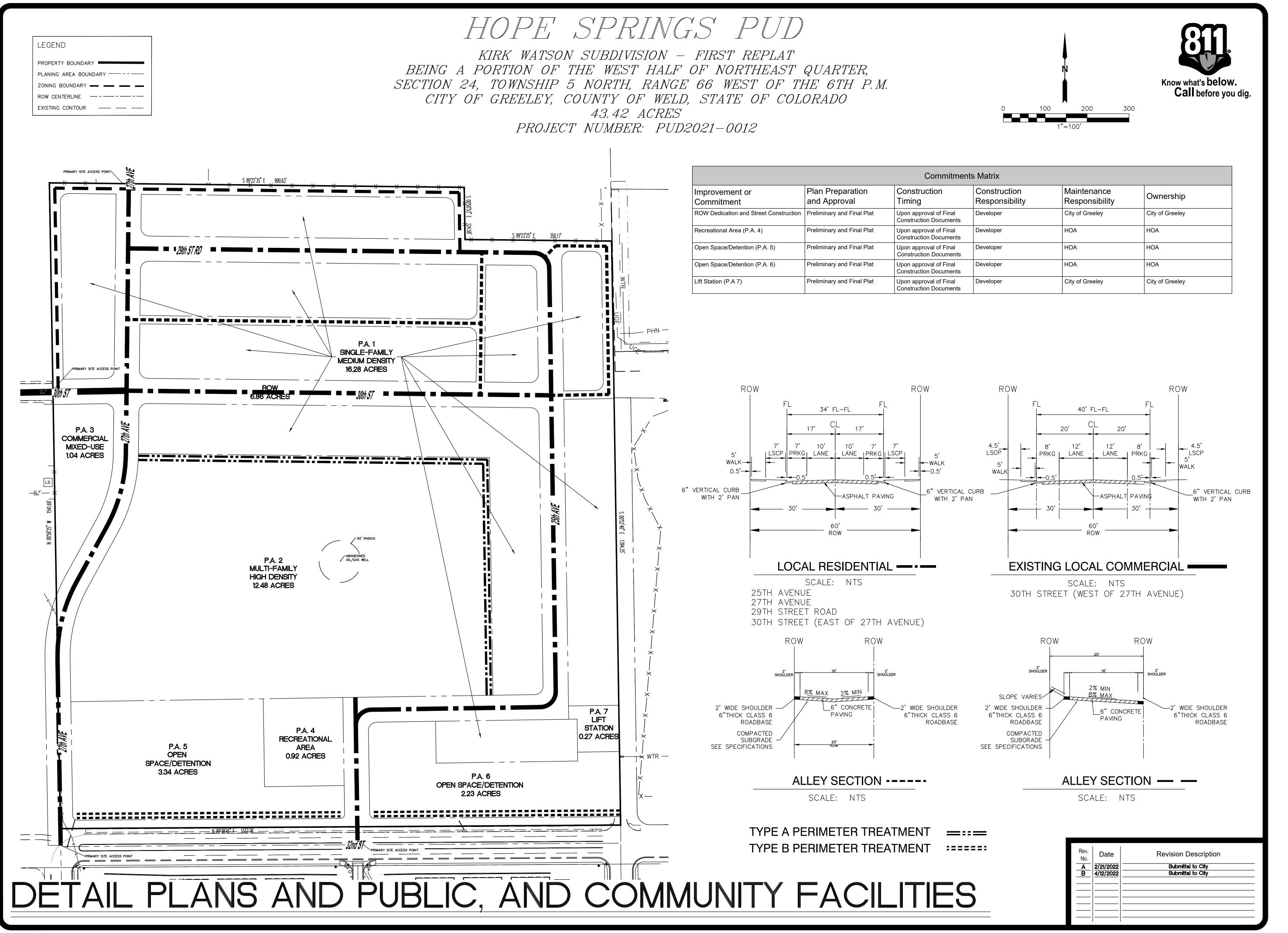
### PERIMETER LANDSCAPING DESIGN

		PLANT REQI	UIREMENTS (PER 100 L	INEAR FEET)
ТҮРЕ	WIDTH	TREES	EVERGREEN	SHRUBS
TYPE A	10'	2	N/A	16
TYPE B	15'	2	2	16
DESIGN DETAILS & ALTERNATIVES:	•	vith decorative w	y be reduced by 25% if alls, fences, or berms r	

**Revision Description** 

4/12/2022 AS SHOWN PROJECT # PUD2021-0012

DEVELOPMENT STANDARDS



DRAWN FOR: CHMARK REAL ESTATE PARTNERS LLC 2939 65TH AVENUE GREELEY, CO 80634 (970) 346-7900

HOPE SPRINGS PUI

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AND LAND DEVELOPMENT LLC
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EJW

DATE

4/12/2022

SCALE

AS SHOWN

PROJECT #
PUD2021-0012

SHEET

### [EXTERNAL] Support for Hope Springs

amruge@juno.com

Mon 5/2/2022 5:17 PM

To:Josh Olhava <Josh.Olhava@Greeleygov.com>;

This brief email is to voice my support of the Hope Springs development to be discussed at the meeting on Thursday, May 5th. For more than 30 years the Greeley-Weld Habitat for Humanity affiliate has been building quality, affordable homes to house qualified, hard working homeowners. The need is even greater now and this planned development will help many families afford 'forever' homes.

Thank you, Marian Ruge

CAUTION: This email is from an external source. Ensure you trust this sender before clicking on any links or a achments.

## Planning Commission Agenda Summary

June 28, 2022

Key Staff Contact: Mike Garrott, Planning Manager, 970-350-9784

### Title:

Public hearing to consider a request for a preliminary subdivision plat of 43.42 acres of land into 152 duplex lots, 22 single-family lots, a 12.48 acres multi-family lot, a 1.04-acre commercial lot, and 7 outlots (6.96 acres) for drainage, stormwater detention, recreation and open space. The subject property is located north of 32nd Street and East of future 29th Avenue, known as the Kirk-Watson Preliminary Subdivision, First Replat.

### **Summary:**

The proposed PUD would consist of a mix of single-family detached, single-family attached, multi-family residential and commercial uses broken down as follows:

- 16.28 acres of single-family medium density housing (attached and detached)
- 12.48 acres of multi-family housing
- 1.04 acres of commercial mixed-use development
- 6.49 acres of open space/detention and recreational areas

The proposal includes a maximum of 557 residential dwelling units. The single-family planning areas range from 7-14 dwelling units per acre, while the multi-family planning area ranges from 16-26 dwelling units per acre.

### **Recommended Action:**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1) and therefore approves the preliminary subdivision plat, with the following condition:

The approval of the preliminary plat is contingent upon the Hope Springs PUD (PUD2021-0012) being approved by City Council.

#### Alternative motion:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1) and therefore denies the preliminary subdivision plat

### **Attachments:**

Staff Report

Attachment A – Zoning/Vicinity Map

Attachment B - Project Narrative

Attachment C – Preliminary Plat Document

Attachment D – Preliminary Landscape Plan Excerpt

Attachment E - Email in support of project

### PLANNING COMMISSION SUMMARY

**ITEMS:** Preliminary Subdivision for 176 Lots that would consist of Single-

Family Detached, Duplex, Multi-Family and Commercial uses, and

7 Outlots

FILE NUMBER: SUB2022-0005

**PROJECT:** Kirk-Watson Subdivision, First Replat

**LOCATION:** Northeast corner of 32<sup>nd</sup> Street and 29<sup>th</sup> Avenue

**APPLICANT:** Derek Glosson on behalf of Tyler Richardson, Richmark Real

Estate Partners LLC

**CASE PLANNER:** Mike Garrott AICP, Planning Manager

PLANNING COMMISSION HEARING DATE: June 28, 2022

### PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the applications in the form of a finding based on the review criteria in Section 24-203(b)(1) of the Development Code.

#### **EXECUTIVE SUMMARY**

The City of Greeley is considering a request for approval of a preliminary subdivision of 43.42 acres of land into 176 lots that would consist of 22 single-family lots, 152 duplex lots (76 total duplexes), 1 future multi-family lot, 1 future commercial mixed-use lot, and 7 outlots (*see Attachments*). The subject property is located at the northeast corner of 32<sup>nd</sup> Street and the future extension of 29<sup>th</sup> Avenue, and adjacent to the shared municipal boundaries with the City of Evans to the south.

#### A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating a mixed-density residential development with one commercial mixed-use parcel.

#### **B. STAFF RECOMMENDATION**

The approval of the preliminary plat is contingent upon the Hope Springs PUD (PUD2021-0012) being approved by City Council.

#### C. LOCATION

### **Abutting Zoning/Land Use:**

**North:** C-H (Commercial High Intensity) / Frontier Academy K-5 School, commercial and industrial users

**South:** City of Evans – R-3 (Multi-family Residential District) / *Undeveloped lands and residential developments* 

East: C-H (Commercial High Intensity) / commercial users

**West:** H-A (Holding-Agricultural) and C-H (Commercial High Intensity) / undeveloped lands, commercial and industrial users

### **Site Characteristics:**

The site is undeveloped land surrounded by current and future development areas that include a mix of commercial, industrial, institutional, and residential uses. The property slopes south towards 32nd Street and the City of Evans municipal boundaries.

The property contains one abandoned oil and gas well located approximately in the center of the site. There are three abandoned oil and gas wells located approximately three hundred (300) feet west of the property and one abandoned oil and gas well located approximately five-hundred (500) feet east of the property.

Additional existing site features include a small wetland area in the southwest corner of the property, an abandoned irrigation ditch along the northern portion of the property, and tilled farmland that will all be removed as part of the subject proposal.

### D. BACKGROUND

The site was annexed in 1987, and the current lot and right-of-way configuration was platted in 2012 under the name Kirk-Watson Subdivision. The subject site is concurrently requesting a rezoning from R-H (Residential High Density), C-L (Commercial Low Intensity) and C-H (Commercial High Intensity) to PUD (Planned Unit Development), under the PUD name of Hope Springs.

#### E. APPROVAL CRITERIA

### **Standards for a Preliminary Subdivision Plat:**

In reaching recommendations and decisions on a preliminary subdivision plat, the Planning Commission shall apply the following standards of Section 24-203.b.1. of the current Development Code.

(a) The applicant is in accordance with the Comprehensive Plan, or any other specific plan created under that plan, and in particular, the physical development patterns and design concepts of the plan.

**Staff Comment:** 

The City's Comprehensive Plan designates this area as "employment, industrial and commercial areas," which allow residential land uses in instances where adjacent uses are compatible and would not negatively impact residents' quality of life or safety. The proposal provides a variety of residential housing options and includes a one-acre parcel for commercial and mixed-uses to support future residents in the area. The property is adjacent to Frontier Academy's K-5 school and serves as a transition to the residential neighborhoods to the south in the City of Evans.

In addition, the City worked with the applicant and their builder, Habitat for Humanity to receive a state housing grant under HB21-1271 to support the development of affordable housing opportunities on the property.

The request complies with this criterion.

(b) The development and infrastructure is arranged in a manner to minimize impacts of geologic hazards, environmentally sensitive areas, wildlife habitat, or other nature features of the land.

**Staff Comment:** 

A small portion of the property is identified as an Area of High Ecological Significance. A Biologist Report was provided with the overall development proposal and summarized that there are no important wildlife habitats on the site, nor are there any wildlife movement corridors through the site. The small on-site wetland is a non-jurisdictional wetland, as identified by the Army Corps. of Engineers. The report further notes that the mapping of a portion of the property as an Area of Ecological Significance may have been in error as the only identified area of significance is a small wetland area and riparian trees along the southern portion of the property. An abandoned irrigation ditch is located at the northern end of the site.

The request complies with this criterion.

(c) The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property.

Staff Comment:

The subdivision design is consistent with the Hope Springs PUD plan development and design criteria. In instances where the PUD plan is silent or otherwise noted on the PUD plans, the City's Development Code regulations shall govern. The Hope Springs PUD plan established some specific design criteria, such as perimeter landscape treatments, lot sizes and setbacks, and parking requirements. And in other instances, defers to the Development Code criteria.

The preliminary plat application was referred to the City of Evans due to the site's adjacency to the City of Evans and City of Greeley's shared municipal boundaries along the south. The applicant, along with Greeley and Evans staff, are working through drainage and roadway logistics that will be finalized with the final plat application, if the preliminary plat is approved.

The applicant completed a neighborhood meeting in May 2022. There were no concerns raised by adjacent property owners. An email of support was received by staff and is included as an attachment to the packet materials.

This request complies with this criterion.

(d) The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district.

**Staff Comment:** 

The design is consistent with the Hope Springs PUD plan development and design criteria, and the Development Code criteria where the PUD plan does not govern. The Hope Springs PUD plan established specific design criteria including, lot sizes, setbacks, perimeter landscaping and parking.

This request complies with this criterion.

(e) The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.

**Staff Comment:** 

The applicant submitted their preliminary construction plans for concurrent review with the preliminary plat. City staff and referral agencies have reviewed the preliminary construction plans and will work through final details and logistics as part of the final plan submittal if the preliminary plat is approved.

The request complies with this criterion.

(f) Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.

**Staff Comment:** 

The applicant anticipates completing all infrastructure as one phase. Construction of homes would progress through the development to mitigate traffic and ensure a safe environment as residents move in to completed homes. The multi-family lot is a future project, as is the commercial mixed-use parcel on the western side of the site.

The request complies with this criterion.

(g) Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.

**Staff Comment:** 

Staff and referral agencies have reviewed all preliminary plans and studies associated with the project and are comfortable with the applicant moving forward in providing final studies and working through any minor comments as part of the final subdivision plat process.

The request complies with this criterion.

(h) The design does not impede the construction of anticipated or planned future public infrastructure within the area, or deter future development of adjacent property from meeting the goals and policies of the Comprehensive Plan.

**Staff Comment:** 

The applicant is required to construct on-site and appropriate off-site utility and roadway infrastructure to serve the development and build missing connections in the existing roadway network, including the extension of 27<sup>th</sup> Avenue south to 32<sup>nd</sup> Street. This roadway connection would complete a missing and necessary north/south roadway connection between Greeley and Evans.

Staff are not aware of any other major infrastructure projects planned for this area.

This request complies with this criterion.

(i) The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.

**Staff Comment:** 

Staff and referral agencies have reviewed all preliminary plans and studies associated with the project and are comfortable with the application as presented. The applicant will finalize all plans and studies as part of the final subdivision plat process if the preliminary plat is approved.

The request complies with this criterion

### Consistency with the Land Use Chapter of the Comprehensive Plan.

The following Comprehensive Plan goals are met with this Preliminary Plat proposal:

- o EH-2: Integrate healthy living into community planning and development.
  - The proposal provides open space and recreational amenities for future residents of the development.

- o EH-4: Support and collaborate with the City's school districts.
  - The project was referred to the Weld County School District No.6 for review. In addition, the applicant has been in contact with the district to confirm cash-in-lieu payment versus school site dedication requirements.
- o CG-2: Promote a balanced mix and distribution of land uses.
  - The preliminary plat follows the vision of the PUD plan and offers a mix of residential lots and product types and sizes, as well as a mixed-use commercial parcel.
- o CG06: Maintain and enhance the character and inter-connectivity of Greeley's neighborhoods.
  - The preliminary plat is consistent with the Hope Springs PUD design and development criteria. The PUD plan envisions as mix of residential uses, supporting adjacent commercial and employment centers. The site is in walking distance to many of these businesses, as well as nearby transit stops.
- o HO-2: Encourage a broad diversity of housing options.
  - The preliminary plat provides a variety of housing types including single family detached, single-family attached housing and a future multi-family site.

#### F. PHYSICAL SITE CHARACTERISTICS

### **HAZARDS**

A plugged and abandoned oil and gas well is identified in the center of the site with a fifty-foot setback shown on the plans. This setback will need to be maintained as the applicant subdivides the property for residential use. Staff is unaware of any other hazards on the property.

#### WILDLIFE

In accordance with Section 24-1004.d.2. of the City's Development Code, a biologist's report was submitted for the development.

The report summarized that there are no important wildlife habitats on the site, nor are there any wildlife movement corridors through the site. The on-site wetland is a non-jurisdictional wetland, as identified by the Army Corps. of Engineers. The report recommends all on-site tree removal to be completed between July 31<sup>st</sup> and February 1<sup>st</sup>, outside the potential nesting/courtship period of migratory birds.

### **FLOODPLAIN**

The intended development area is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

### DRAINAGE AND EROSION

Increases in stormwater flows from development would be addressed with an on-site detention and water quality pond, which would be designed to limit runoff to historical flows in accordance with City of Greeley and State of Colorado requirements.

Erosion control devices would be designed by the developer and reviewed by the city at time of construction to ensure that best management practices as utilized as the project progress.

### TRANSPORTATION

The subject property has frontage on 32<sup>nd</sup> Street. There is also a planned connection to 30<sup>th</sup> Street and the adjacent property to the west. 27<sup>th</sup> Avenue will be extended from north of the property to 32<sup>nd</sup> Street as well, providing circulation between the adjacent parcels.

The City of Greeley Traffic Division, along with Engineering Development Review and the City of Evans have reviewed the traffic study and have no significant concerns at this point.

#### G. SERVICES

#### WATER

The City of Greeley provides water services to the area. Water lines would need to be extended from 30<sup>th</sup> Street to the west, 27<sup>th</sup> Avenue to the north, and from an existing line to the east at the southeast corner of the property.

#### **SANITATION**

The City of Greeley provides sanitary services to the area. An existing sanitary sewer lift station (Lift Station No. 15) will be moved from the adjacent property to the west and relocated to the southeast corner of this property in order to serve this development, the existing developments that the lift station served in its previous location, and an existing property to the west that is currently vacant.

The Water and Sewer Department for the City of Greeley, along with Engineering Development review and the City of Evans, have reviewed the Hydraulic Report and proposed improvements and have no concerns at this time.

### **EMERGENCY SERVICES**

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #2 is located at 2323 Reservoir Road, approximately 1.5 miles to the northeast.

### PARKS AND OPEN SPACES

The proposal includes a 0.94 recreational area and approximately 5.50 acres of open space along the southern portion of the site. The open space areas would include a disc golf course for area residents. It is anticipated that when the multi-family parcel is site planned, there would be additional on-site amenities to serve the multi-family development consistent with the Municipal Code criteria.

#### **SCHOOLS**

The subject property is located within the Weld County School District No. 6. The applicant will be required to pay the required cash-in-lieu payment to the school district as the development progresses.

### METROPOLITAN DISTRICT

No metropolitan district is being proposed for the project.

#### H. NEIGHBORHOOD IMPACTS

#### VISUAL

The applicant is incorporating perimeter landscaping to soften the development edges adjacent to roadways, consistent with the design criteria established with the Hope Springs PUD plan.

#### **NOISE**

Any potential noise created by future development will be regulated by the Municipal Code.

### I. PUBLIC NOTICE AND COMMENT

- Neighborhood Meeting was held virtually May 5, 2022 Notices were mailed to surrounding property owners on April 19, 2022, per Development Code requirements. There were no concerns raised during the meeting. Staff received one email of support from a resident (*Attachment D*)
- Public Notice Signs were posted on-site on June 13, 2022. As of June 20, 2022, no additional written comments have been received.
- Mineral Rights Notifications were sent via certified mail 30 days prior to the public meeting, per Development Code requirements. No comments have been received.

### J. PLANNING COMMISSION RECOMMENDED MOTIONS

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1) and therefore **approves** the preliminary subdivision plat, with the following condition:

The approval of the preliminary plat is contingent upon the Hope Springs PUD (PUD2021-0012) being approved by City Council.

#### Alternative motion:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1) and therefore **denies** the preliminary subdivision plat

### **ATTACHMENTS**

Attachment A – Zoning/Vicinity Map

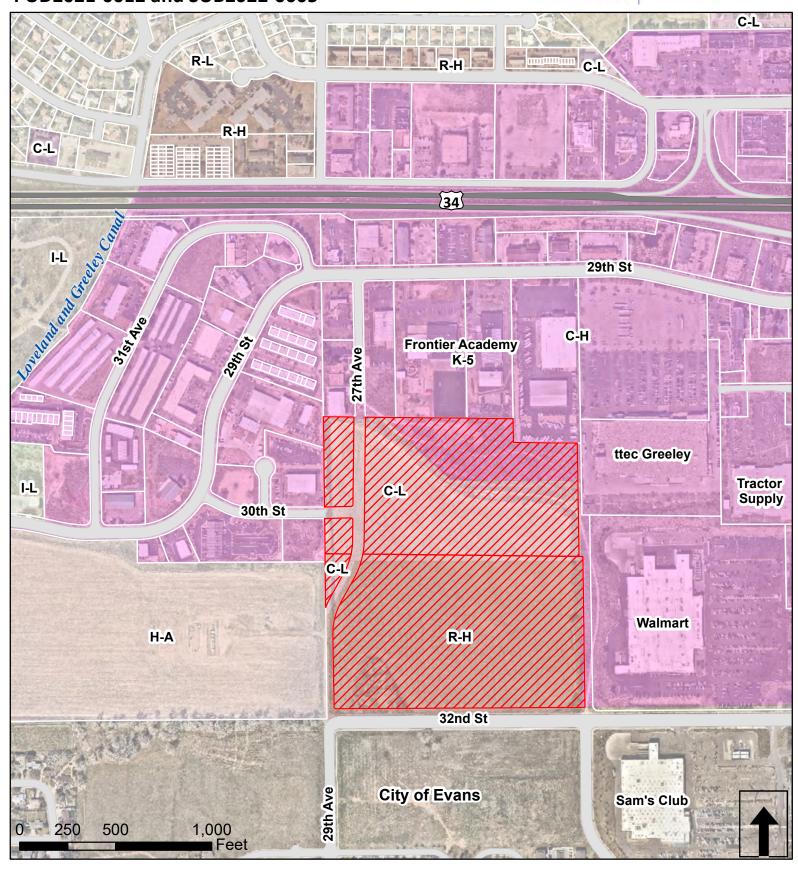
Attachment B – Project Narrative

Attachment C – Preliminary Plat Document

Attachment D – Preliminary Landscape Plan Excerpt

Attachment E - Email in Support of Project







Conservation District (C-D)
Commercial Low Intensity (C-L)
Commercial High Intensity (C-H)
Holding Agriculture (H-A)

Industrial Low Intensity (I-L)
Industrial Medium Intensity (I-M)
Industrial High Intensity (I-H)
Planned Unit Development (PUD)

Residential Estate (R-E)
Residential Low Density (R-L)
Residential Medium Density (R-M)
Residential High Density (R-H 60)
Residential Mobile Home (RM-L)

### **Project Narrative**

### Hope Springs Preliminary Plat

### Introduction

The 43.42 acre site is located at the northeast corner of 32<sup>nd</sup> Street and 29<sup>th</sup> Avenue and is bounded by various commercial and institutional uses to the north; a large retail store (Walmart) to the east; vacant ground to the south across 32<sup>nd</sup> Street; and a commercial subdivision (Plaza Commercial Park) and vacant ground to the west. A Preliminary Subdivision Plat is being proposed for Tracts A-E, Kirk-Watson Subdivision. The site currently consists of vacant farm ground with three different types of zoning (C-L, C-H and R-H). An application to establish a PUD on the property has been submitted and will be processed concurrently with this Preliminary Plat application. The goals of this development are to promote affordable housing with a high level of community value.

### **Proposed Development**

Proposed with this Preliminary Subdivision Plat are 152 lots for future duplexes (76 total duplexes) and 22 lots for future single-family homes. Additionally, a 12.48 acre lot is being platted to accommodate future multi-family development and a 1.04 acre lot is being platted for future commercial development. Three outlots (Outlots A, B, and C) will be platted for stormwater drainage and access purposes. A 0.92 acre outlot (Outlot F) is being platted for a future recreational area. Two outlots (Outlots E and G) are being platted for open space/stormwater detention. A sanitary sewer lift station will be situated on Outlot D. All outlots, except Outlot D, will be owned and maintained by the single-family/duplex Homeowners Association. Outlot D will be owned and maintained by the City of Greeley. Public rights-of-way are being dedicated for all of the proposed streets and alleys within the subdivision. Easements are being dedicated to allow for public utilities and stormwater drainage conveyance elements located outside of the public right-of-way. The property is currently owned by Richmark Real Estate Partners, LLC. Habitat for Humanity is a partner in this project, as they plan to build affordable housing on the proposed single-family and duplex lots.

### **Site Access/Parking/Traffic/Circulation**

The site will provide four vehicular access points: 27<sup>th</sup> Avenue to the north, 30<sup>th</sup> Street to the west, and two accesses off 32<sup>nd</sup> Street to the south. Existing 27<sup>th</sup> Avenue will be extended south with this project to 32<sup>nd</sup> Street. Existing 30<sup>th</sup> Street will be extended east with this project into the site. Proposed 25<sup>th</sup> Avenue, 26<sup>th</sup> Avenue, 29<sup>th</sup> Street Road, and 31<sup>st</sup> Street will be constructed with this project to serve the proposed multi-family, single-family and duplex units. The majority of the duplex units will have parking in the rear with alley access which gives a stronger community feel providing street facing front porches. All public streets (not alleys) will allow for on-street parking. The future multi-family development will have access from 32<sup>nd</sup> Street and 27<sup>th</sup> Avenue. A traffic impact study has been provided with this application that addresses the traffic impacts associated with the proposed development.

### **Landscaping**

Perimeter landscaping will be installed along the north side of 32<sup>nd</sup> Street in accordance with the Hope Springs PUD. With development of the future multi-family lot, perimeter landscaping will be installed along the north and east boundaries of said lot in accordance with the Hope Springs PUD. Street trees will be installed along all interior roadways in accordance with City of Greeley Development Code standards. All disturbed areas will be planted with native seed upon the completion of grading activities.

### **Stormwater and Utilities**

Stormwater runoff will generally follow the historical drainage pattern from north to south towards 32<sup>nd</sup> Street. Stormwater detention and water quality capture volume will be provided for the 100-year storm. Stormwater from the detention pond will be released into the existing stormwater system in 32<sup>nd</sup> Street.

The proposed onsite detention is composed of two detention areas that will be hydraulically connected by a pipe under 26<sup>th</sup> Avenue. The primary detention area will be the east pond (Outlot E). This pond will be able to detain most of the small rain events. During larger events, stormwater will backup into the west pond (Outlot G). The west pond has been graded so that the stormwater ponding only occurs in the southern third of Outlot G. The majority of the time, the entire Outlot G will be usable open space.

City of Greeley Lift Station #15 will be relocated with this project to the southeast corner of the site. Existing sanitary sewer flows that currently go to Lift Station #15, as well as all sanitary sewer flows from this site, will gravity flow to the new Lift Station #15. A force main from the lift station will convey sanitary sewer flows offsite to an existing 8" sewer main in a private road to the east. Ultimately, the sanitary sewer flows are conveyed to 23<sup>rd</sup> Avenue, then north in the City of Greeley sanitary sewer system. The lift station has also been sized to accept flows from the undeveloped property to the west.

Three potable water main connections are proposed with this project. A connection will be made to an existing 12" water main in 27<sup>th</sup> Avenue to the north; an existing 8" water main in 30<sup>th</sup> Street to the west; and an existing 8" water main in the southeast corner of the property.

A future non-potable water connection will be made in the southwest quarter of the subdivision. A public non-potable water main will convey non-potable water from a future non-potable source on the undeveloped property to the west across the northern boundary of Outlot G. This non-potable water main will provide irrigation water to Lot 175 and Outlots E, F, and G. In the interim, until the off-site non-potable source is constructed, the non-potable water main will be connected to the potable water system.

# KIRK-WATSON SUBDIVISION-FIRST REPLAT

BEING A REPLAT OF TRACTS A, B, C, D AND E, KIRK-WATSON SUBDIVISION, BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER, SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

43.42 ACRES — 176 LOTS AND 7 OUTLOTS

PUD PROJECT NUMBER: PUD2021—0012

PRELIMINARY PLAT PROJECT NUMBER: SUB2022—0005

### PURPOSE STATEMENT

The purpose of this subdivision plat is to create lots for single—family and duplex housing, future multi—family, and future commercial development. The subdivision also dedicates public easements and rights—of—way for utilities, stormwater drainage, and roadways. Additionally, ownership and maintenance responsibilities for the outlots are stated on the plat.

## CITY OF GREELEY STANDARD NOTES

- a. Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and provided that construction of said roadway(s) is started within one (1) year of the construction plan approval. The owner(s), developer(s) and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the City accepts the responsibility for maintenance as stated above.
- b. Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or other entity other than the City is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross—access easements, drainage easements, etc.)
- c. Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the development agreement. Requirements include, but are not limited to, maintaining the specified storm water detention/ retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey flow to said basins. The City shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the City shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten (10) working days of receipt of notification by the City, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the City. If the owner fails to take corrective action within ten (10) working days, the City may provide the necessary maintenance and assess the maintenance cost to the owner of the property.
- d. Drainage liability. The City does not assume any liability for drainage facilities improperly designed or constructed. The City reviews drainage plans but cannot, on behalf of any applicant, owner or developer, guarantee that final drainage design review and approval by the City will relieve said person, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.
- e. Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or entity other than the City is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the City, agree to the responsibility of maintaining all other open space areas associated with this development.
- f. Sight distance. The clear vision zone of a corner lot, as determined by Section 24—1265(c)(4) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty—six (36) inches in height from the street level.
- g. Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.
- h. Drainage master plan. The policy of the City requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:
- 1)Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plat.
- 2)Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outfall storm sewer or master planned major drainage way. The City will require that the connection of the minor and major systems provide capacity to convey only those flows (including offsite flows) leaving the specific development site. To minimize overall capital costs, the City encourages adjacent developments to join in designing and constructing connection systems. Also, the City may choose to participate with a developer in the design and construction of the connection system.

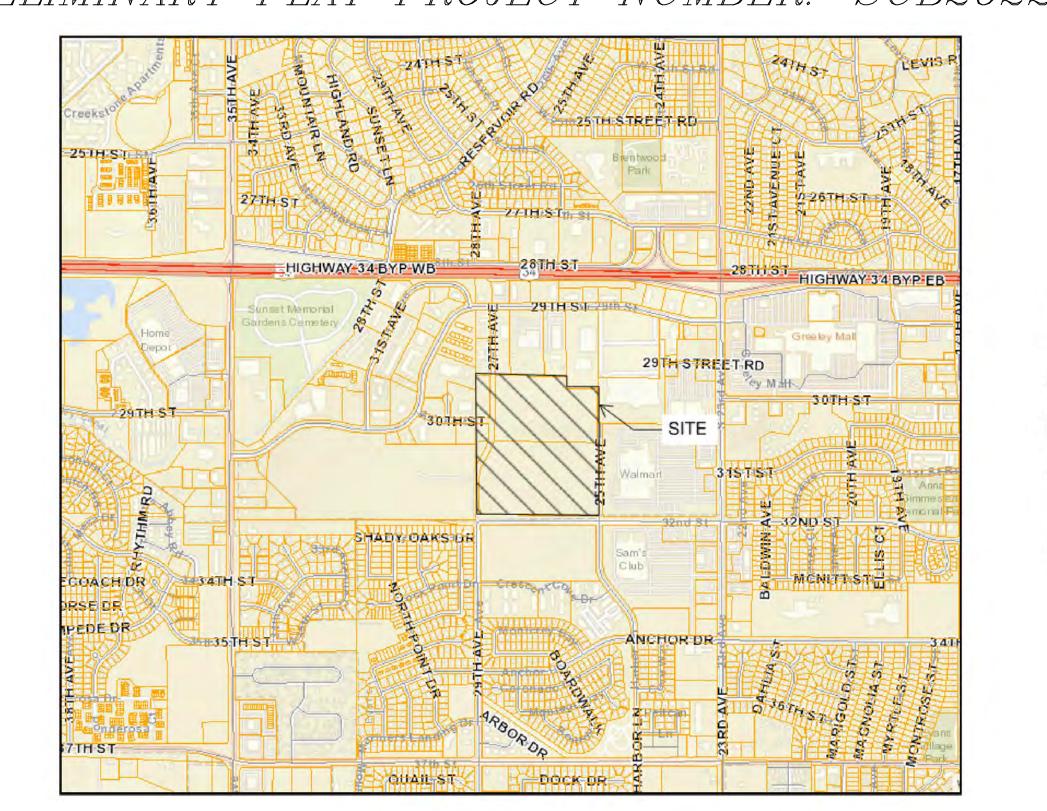
  3)Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the City and designed in the final drainage report and the storm water management plan.
- i. Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one (1) structure is built on the lot line. In order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five (5) feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.
- j. Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission.
- k. Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall mature growth, or other encumbrances located in water or sewer main easements.
- I. Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of paving or other improved surfaces subsequent to the repair of a water or sewer main shall be the responsibility of the homeowners' or condominium association. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements.

### **SURVEYOR NOTES**

- 1. The south line of the west half of the northeast quarter of Section 24, Township 5 North, Range 66 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado, is assumed to bear South 89°39'41" West and is monumented as indicated.
- 2. This survey was prepared with the benefit of Unified Title Company of Northern Colorado Title Commitment File No. 20627UTG, Dated September 4, 2020, and does not constitute a title search by Thomas Land Surveying, LLC. To determine title of record, Thomas Land Surveying, LLC relied on said title commitment, exclusively, for all easements and rights—of—way of record. This survey does not purport to reflect any of the following which may be applicable to the subject real estate: building setback lines; restrictive covenants; subdivision restrictions; zoning or other land—use regulations; and any other facts that an accurate and current title search may disclose.
- 3. 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 the certification shown hereon. In the event legal action is commenced, Thomas Land Surveying will not be liable for damages exceeding the cost of this survey and then only to the client specifically shown hereon or to any person, or entity, given specific authorization by Thomas Land Surveying, LLC.
- 4. This survey is valid only if print has original seal and signature of surveyor.
- 5. The distance measurements shown hereon are U.S. Survey Foot.

DEVELOPER:
RICHMARK COMPANIES
5200 WEST 20TH STREET
GREELEY, COLORADO 80634

SURVEYOR:
THOMAS LAND SURVEYING, LLC
2619 WEST 11TH ST. ROAD, SUITE 24
GREELEY, COLORADO 80634
970-304-0984



## VICINITY MAP

### **CURVE TABLE**

CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH

C1         191.51'         371'         29'34'33"         N         13'54'51"         E         189.39'           C2         51.60'         401'         7'22'20"         S         25'00'59"         W         51.56'           C3         175.98'         341'         29'34'05"         N         13'55'03"         E         174.03'           C4         167.10'         341'         28'04'36"         S         14'39'57"         W         194.54'           C5         196.50'         401'         28'04'36"         S         14'39'57"         W         194.54'           C6         181.80'         371'         28'04'36"         S         14'39'57"         W         179.99'           C7         31.99'         20'         91'38'10"         S         45'11'27"         E         28.69'           C8         31.42'         20'         90'00'00"         S         45'37'38"         W         28.28'           C9         30.84'         20'         88'21'50"         N         44'22'22"         E         28.28'           C10         31.42'         20'         90'00'00"         S         44'22'22"         E         28.28'           C11 <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>								
C2         51.60'         401'         7'22'20"         S 25'00'59" W 51.56'           C3         175.98'         341'         29'34'05"         N 13'55'03" E 174.03'           C4         167.10'         341'         28'04'38"         S 14'39'57" W 165.44'           C5         196.50'         401'         28'04'36"         S 14'39'57" W 194.54'           C6         181.80'         371'         28'04'36" S 14'39'57" W 179.99'           C7         31.99'         20'         91'38'10" S 45:11'27" E 28.69'           C8         31.42'         20'         90'00'00" S 45:37'38" W 28.28'           C9         30.84'         20'         88'21'50" N 44'48'33" E 27.88'           C10         31.42'         20'         90'00'00" S 45:37'38" W 28.28'           C11         31.42'         20'         90'00'00" S 45:37'38" W 28.28'           C12         31.42'         20'         90'00'00" S 44'22'22" E 28.28'           C13         31.97'         20'         91'35'49" S 44'49'30" W 28.68'           C14         30.90'         20'         88'31'43" S 45'06'45" E 27.92'           C15         31.42'         20'         90'00'00" S 45'37'38" W 28.28'           C16         31.42'         20'         90'00'00" S 45'37'38" W		191.51'	371'	29°34'33"		13°54'51"	Ε	189.39'
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C5         196.50'         401'         28'04'36"         \$ 14'39'57"         W 194.54'           C6         181.80'         371'         28'04'36"         \$ 14'39'57"         W 179.99'           C7         31.99'         20'         91'38'10"         \$ 45'11'27"         E 28.69'           C8         31.42'         20'         90'00'00"         \$ 44'48'33"         E 27.88'           C9         30.84'         20'         88'21'50"         N 44'48'33"         E 27.88'           C10         31.42'         20'         90'00'00"         \$ 44'22'22"         E 28.28'           C11         31.42'         20'         90'00'00"         \$ 44'22'22"         E 28.28'           C12         31.42'         20'         90'00'00"         \$ 44'49'30"         W 28.68'           C13         31.97'         20'         91'35'49"         \$ 44'49'30"         W 28.68'           C14         30.90'         20'         88'31'43"         \$ 45'06'45"         E 27.92'           C15         31.42'         20'         90'00'00"         \$ 45'37'38"         W 28.28'           C16         31.42'         20'         90'00'00"         \$ 45'37'38"         W 28.28'           C17         <	C4	167.10'	341'	28°04'38"	S	14°39′57″	W	165.44
C7         31.99'         20'         91*38*10"         S 45*11'27" E 28.69'           C8         31.42'         20'         90*00'00"         S 45*37'38" W 28.28'           C9         30.84'         20'         88*21'50"         N 44*48'33" E 27.88'           C10         31.42'         20'         90*00'00"         S 44*22'22" E 28.28'           C11         31.42'         20'         90*00'00"         S 45*37'38" W 28.28'           C12         31.42'         20'         90*00'00"         S 44*22'22" E 28.28'           C13         31.97'         20'         90*00'00"         S 45*06'45" E 27.92'           C14         30.90'         20'         88*31'43" S 45*06'45" E 27.92'           C15         31.42'         20'         90*00'00" S 45*37'38" W 28.28'           C16         31.42'         20'         90*00'00" S 45*37'38" W 28.28'           C17         30.89'         20'         88*29'42" S 45*07'31" E 27.91'           C18         31.94'         20'         91*30'18" N 44*51'58" E 28.65'           C20         30.90'         20'         88*30'46" S 45*08'02" E 27.91'           C21         31.42'         20'         90*00'00" N 44*07'20" E 28.28'           C22         30.89'	C5	196.50'	401'	28°04'36"	S	14°39'57"	W	194.54
C9 30.84 20 88 21 50 N 44 48 33 E 27.88 C10 31.42' 20' 90'00'00" S 44'22'22" E 28.28' C11 31.42' 20' 90'00'00" S 45'37'38" W 28.28' C12 31.42' 20' 90'00'00" S 44'22'22" E 28.28' C13 31.97' 20' 91'35'49" S 44'49'30" W 28.68' C14 30.90' 20' 88'31'43" S 45'06'45" E 27.92' C15 31.42' 20' 90'00'00" S 45'37'38" W 28.28' C16 31.42' 20' 90'00'00" S 45'37'38" W 28.28' C16 31.42' 20' 90'00'00" S 45'37'38" W 28.28' C17 30.89' 20' 88'29'42" S 45'07'31" E 27.91' C18 31.94' 20' 91'30'18" N 44'52'29" E 28.65' C19 31.94' 20' 91'29'14" N 44'51'58" E 28.65' C20 30.90' 20' 88'30'46" S 45'08'02" E 27.91' C21 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C22 30.89' 20' 88'29'42" S 45'07'31" E 27.91' C21 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C22 30.89' 20' 88'29'42" S 45'07'31" E 27.91' C23 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C24 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C24 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C24 31.42' 20' 90'00'00" S 44'07'20" E 28.28' C25 15.62' 10' 89'28'39" N 45'36'59" W 14.08' C26 15.80' 10' 90'31'20" N 44'23'01" E 14.21' C27 15.71' 10' 90'00'00" S 45'52'40" E 14.14' C28 15.65' 10' 89'39'33" N 45'29'28" W 14.10' C29 0.48' 401' 0'04'09" N 28'40'04" E 0.48' C30 15.42' 10' 88'21'50" N 44'48'33" E 13.94'	C6	181.80'	371'	28°04'36"	S	14°39'57"	W	179.99
C9 30.84 20 88 21 50 N 44 48 33 E 27.88 C10 31.42' 20' 90'00'00" S 44'22'22" E 28.28' C11 31.42' 20' 90'00'00" S 45'37'38" W 28.28' C12 31.42' 20' 90'00'00" S 44'22'22" E 28.28' C13 31.97' 20' 91'35'49" S 44'49'30" W 28.68' C14 30.90' 20' 88'31'43" S 45'06'45" E 27.92' C15 31.42' 20' 90'00'00" S 45'37'38" W 28.28' C16 31.42' 20' 90'00'00" S 45'37'38" W 28.28' C16 31.42' 20' 90'00'00" S 45'37'38" W 28.28' C17 30.89' 20' 88'29'42" S 45'07'31" E 27.91' C18 31.94' 20' 91'30'18" N 44'52'29" E 28.65' C19 31.94' 20' 91'29'14" N 44'51'58" E 28.65' C20 30.90' 20' 88'30'46" S 45'08'02" E 27.91' C21 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C22 30.89' 20' 88'29'42" S 45'07'31" E 27.91' C21 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C22 30.89' 20' 88'29'42" S 45'07'31" E 27.91' C23 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C24 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C24 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C24 31.42' 20' 90'00'00" S 44'07'20" E 28.28' C25 15.62' 10' 89'28'39" N 45'36'59" W 14.08' C26 15.80' 10' 90'31'20" N 44'23'01" E 14.21' C27 15.71' 10' 90'00'00" S 45'52'40" E 14.14' C28 15.65' 10' 89'39'33" N 45'29'28" W 14.10' C29 0.48' 401' 0'04'09" N 28'40'04" E 0.48' C30 15.42' 10' 88'21'50" N 44'48'33" E 13.94'	C7	31.99	20'	91°38'10"	S	45°11'27"	Ε	28.69'
C9 30.84 20 88 21 50 N 44 48 33 E 27.88 C10 31.42' 20' 90'00'00" S 44'22'22" E 28.28' C11 31.42' 20' 90'00'00" S 45'37'38" W 28.28' C12 31.42' 20' 90'00'00" S 44'22'22" E 28.28' C13 31.97' 20' 91'35'49" S 44'49'30" W 28.68' C14 30.90' 20' 88'31'43" S 45'06'45" E 27.92' C15 31.42' 20' 90'00'00" S 45'37'38" W 28.28' C16 31.42' 20' 90'00'00" S 45'37'38" W 28.28' C16 31.42' 20' 90'00'00" S 45'37'38" W 28.28' C17 30.89' 20' 88'29'42" S 45'07'31" E 27.91' C18 31.94' 20' 91'30'18" N 44'52'29" E 28.65' C19 31.94' 20' 91'29'14" N 44'51'58" E 28.65' C20 30.90' 20' 88'30'46" S 45'08'02" E 27.91' C21 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C22 30.89' 20' 88'29'42" S 45'07'31" E 27.91' C21 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C22 30.89' 20' 88'29'42" S 45'07'31" E 27.91' C23 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C24 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C24 31.42' 20' 90'00'00" N 44'07'20" E 28.28' C24 31.42' 20' 90'00'00" S 44'07'20" E 28.28' C25 15.62' 10' 89'28'39" N 45'36'59" W 14.08' C26 15.80' 10' 90'31'20" N 44'23'01" E 14.21' C27 15.71' 10' 90'00'00" S 45'52'40" E 14.14' C28 15.65' 10' 89'39'33" N 45'29'28" W 14.10' C29 0.48' 401' 0'04'09" N 28'40'04" E 0.48' C30 15.42' 10' 88'21'50" N 44'48'33" E 13.94'	C8	31.42'	20'	90°00'00"		45°37′38″	W	28.28'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C9	30 84°	20'	188 21 50	Ν	44°48'33"	Ε	27.88'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C10	31.42'	20'	190°00′00″	S	44°22'22"	Ε	28.28'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C11	31.42'	20'	90°00'00"	S	45°37'38"	W	28.28'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C12	31.42'	20'	90°00'00"	S	44°22'22"	Ε	28.28'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C13	31.97	20'	91°35'49"		44°49'30"	W	28.68'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C14	30.90'	20'	88°31'43"	S	45°06'45"	Ε	27.92'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C15	31.42'	20'	90°00'00"	S	45°37'38"	W	28.28'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C16	31.42'	20'	90°00'00"	S	44°22'22"	Ε	28.28'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C17	30.89'	120'	88°29'42"		45°07'31"	Ε	27.91'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C18	31.94'	20'	91°30'18"		44°52'29"	Ε	28.65'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'		31.94	20'	91°29'14"	N	44°51'58"	E	28.65
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C20	30.90'	20'	88°30'46"	S	45°08'02"	Ε	27.91'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C21	31.42	20'	90°00'00"		44°07'20"	<u>E</u>	28.28'
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C22	30.89	20'	88°29'42"	S	45°07'31"	Е	27.91
C25       15.62'       10'       89°28'39"       N 45°36'59" W 14.08'         C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C23	31.42'	20'	90°00'00"		44°07'20"	W	28.28'
C26       15.80'       10'       90°31'20"       N 44°23'01" E 14.21'         C27       15.71'       10'       90°00'00" S 45°52'40" E 14.14'         C28       15.65'       10'       89°39'33" N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09" N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50" N 44°48'33" E 13.94'	C24	31.42'	20'	90°00'00"		44°07'20"	E	28.28'
C26       15.80       10       90°31 20       N 44°23 01       E 14.21         C27       15.71'       10'       90°00'00"       S 45°52'40"       E 14.14'         C28       15.65'       10'       89°39'33"       N 45°29'28"       W 14.10'         C29       0.48'       401'       0°04'09"       N 28°40'04"       E 0.48'         C30       15.42'       10'       88°21'50"       N 44°48'33"       E 13.94'	C25	15.62	10'			45°36'59"	W	14.08'
C28       15.65'       10'       89°39'33"       N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09"       N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50"       N 44°48'33" E 13.94'	C26	15.80'	10'	90°31'20"		44°23'01"		14.21
C28       15.65'       10'       89°39'33"       N 45°29'28" W 14.10'         C29       0.48'       401'       0°04'09"       N 28°40'04" E 0.48'         C30       15.42'       10'       88°21'50"       N 44°48'33" E 13.94'	C27	15.71	10'	90°00'00"		45°52'40"		14.14'
C30   15.42'   10'   88°21'50"   N 44°48'33" E   13.94'		15.65'	10'	89°39'33"	_	45°29'28"		14.10′
C30   15.42'   10'   88°21'50"   N 44°48'33" E   13.94'		0.48′	401′	0°04′09″	_	28°40′04″		0.48′
C31  15.99'  10'  91°38'10"  S 45°11'27" E  14.34'		15.42′	10′	88'21'50"	N.	44°48′33″	<u>E</u>	13.94′
· · · · · · · · · · · · · · · · · · ·	[C31	15.99´	10´	<u> 91°38′10″</u>	<u> S</u>	45°11′27″	E	14.34′

LINE TABLE

I INF BEARING

DISTANCE

## LAND USE SUMMARY TABLE

-		TYPE	SQUARE FEET	ACRES	PERCENTAGE OF TOTAL AREA
	] [	DUPLEX: LOTS 1-50, 52-83, 85-144, 165-174	597,303	13.71	31.58%
	] [	SINGLE-FAMILY: LOTS 51, 84, 145-164	103,205	2.37	5.46%
		MULTI-FAMILY: LOT 175	543,526	12.48	28.74%
	] [	COMMERCIAL: LOT 176	45,397	1.04	2.40%
		OUTLOTS A-G	302,970	6.96	16.02%
		PROPOSED ROW	298,841	6.86	15.80%
	. [	TOTALS	1,891,242	43.42	100.00%
_					

### OUTLOT SUMMARY TARLE

		OUIL	OT SUMMART TABLE	
OUTLOT	SQUARE FEET	ACRES	PURPOSE	OWNED AND MAINTAINED BY
OUTLOT A	2,597	0.06	DRAINAGE AND ACCESS EASEMENT	НОА
OUTLOT B	2,597	0.06	DRAINAGE AND ACCESS EASEMENT	HOA
OUTLOT C	3,600	0.08	DRAINAGE AND ACCESS EASEMENT	HOA
OUTLOT D	11,711	0.27	SANITARY SEWER LIFT STATION	CITY OF GREELEY
OUTLOT E	97,019	2.23	OPEN SPACE/STORMWATER DETENTION	HOA
OUTLOT F	39,900	0.92	RECREATION	HOA
OUTLOT G	145,546	3.34	OPEN SPACE/STORMWATER DETENTION	HOA
TOTALS	302,970	6.96		
	•	•		

## EASEMENT SUMMARY TABLE

	<u>  </u>				
L1  S 00°52'40" E 2.01'					
L2 S 00°37'38" W 0.27'	EASEMENT TYPE	USE	EASEMENT	SURFACE MAINTENANCE	
L3 N 00°58'25" W 1.88'	LACEMENTINE	JOE JOE	GRANT TO		
_4 N 00°58'25" W 20.75'	UTILITY	DRY UTILITIES	UTILITY PROVIDER OR CITY OF GREELEY	PROPERTY OWNER	
_5  S 75°33'48" E  25.24'		DRAINAGE FACILITIES AND/OR CONVEYANCE	OUT OF OBSELSY AND THE BUBLIO	DDODEDTY OWNED	
_6 N 75°33'48" W 5.88'	DRAINAGE AND ACCESS (D&A)	AND PUBLIC ACCESS	CITY OF GREELEY AND THE PUBLIC	PROPERTY OWNER	
_7  S 89°22'36" E  14.99'	WATER	PUBLIC WATER MAINS	CITY OF GREELEY	PROPERTY OWNER	
_8 S 00°58'00" E 31.73'	SEWER	PUBLIC SANITARY SEWER MAINS	CITY OF GREELEY	PROPERTY OWNER	
_9 N 18°58'26" W 48.28'	WATER & SEWER	PUBLIC WATER AND SANITARY SEWER MAINS	CITY OF GREELEY	PROPERTY OWNER	
_10  S 18°35'44" E  41.46'	STORM DRAINAGE	DRAINAGE FACILITIES AND/OR CONVEYANCE	CITY OF GREELEY AND THE PUBLIC	PROPERTY OWNER	
_11  S 25°30'52" W 35.00'		·			

### LEGAL DESCRIPTION

(Provided by Unified Title Commitment File No. 20627UTG, Dated September 4, 2020)

Tracts A, B, C, D and E, Kirk—Watson Subdivision, City of Greeley, County of Weld, State of Colorado.

AND

(Provided by the plat of Kirk-Watson Subdivision, as recorded on March 23, 2012 at Reception No. 3833960, Weld County Records)

That parcel dedicated as 20.00 feet public right—of—way, being the 20.00 feet adjoining the east boundary of Tract A, per the plat of Kirk—Watson Subdivision, as recorded March 23, 2012 at Reception No. 3833960, Weld County Records containing 0.270 acres, more or less.

The above described parcels of land contain 43.42 acres, more or less and are subject to rights—of—way and easements of record.

### OWNERSHIP DEDICATION

Richmark Real Estate Partners, LLC

Notarial

Notary Public

Richmark Real Estate Partners, LLC, a Colorado Limited Liability Company, and the City of Greeley being the sole owners in fee of the property, described herein, shown on the attached map as embraced within the heavy exterior lines thereon, have subdivided the same into lots as shown on the attached map; and does hereby set aside said portion or tracts of land and designate the same as Kirk—Watson Subdivision — First Replat, being a subdivision of the City of Greeley, County of Weld, State of Colorado, and does dedicate to the public, the streets and all easements over and across said lots at locations shown on said map; and does further certify that the dimensions of the lots and blocks and the names and numbers thereof are correctly designated upon said map.

A colorado Elimitod Elability Company		
By:		
Witness my hand and seal this day of	A.D.	20

State of Colorado
City of Greeley, Weld County

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_\_, 2022.

My commission expires: \_\_\_\_\_\_

Witness my hand and official seal

Mayor City of Greeley

Attest: \_\_\_\_\_\_City Clerk

### PLANNING COMMISSION APPROVAL

Approved by the City of Greeley Planning Commission on \_\_\_\_ day of \_\_\_\_\_\_, 202

### COMMUNITY DEVELOPMENT DIRECTOR

Director of Community Development Date

## RIGHT-OF-WAY VACATION STATEMENT

Know all men by these presents: that we, the undersigned, being sole owners in fee of that part of the rights—of—way being a part of Kirk—Watson Subdivision located in the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 5 North, Range 66 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado, do hereby vacate the rights—of—way labeled "vacated by this plat".

In witness whereof, and being the sole owner in fee of said easements. We have set our hands and seals this \_\_\_\_ day of \_\_\_\_\_\_, 2022.

### CERTIFICATE AND SEAL OF THE REGISTERED LAND SURVEYOR

I, Robert D. Thomas, a Professional Land Surveyor in the State of Colorado, do hereby certify that this replat was prepared by me, or under my personal supervision, and that this plat is an accurate representation thereof, based upon my knowledge, information and belief. I further certify that the survey and this plat comply with all applicable rules, regulations, and laws of the State of Colorado, State Board of Registration for Professional Engineers and Professional Land Surveyors, and the City of Greeley, and is not a guaranty or warranty, either express or implied.

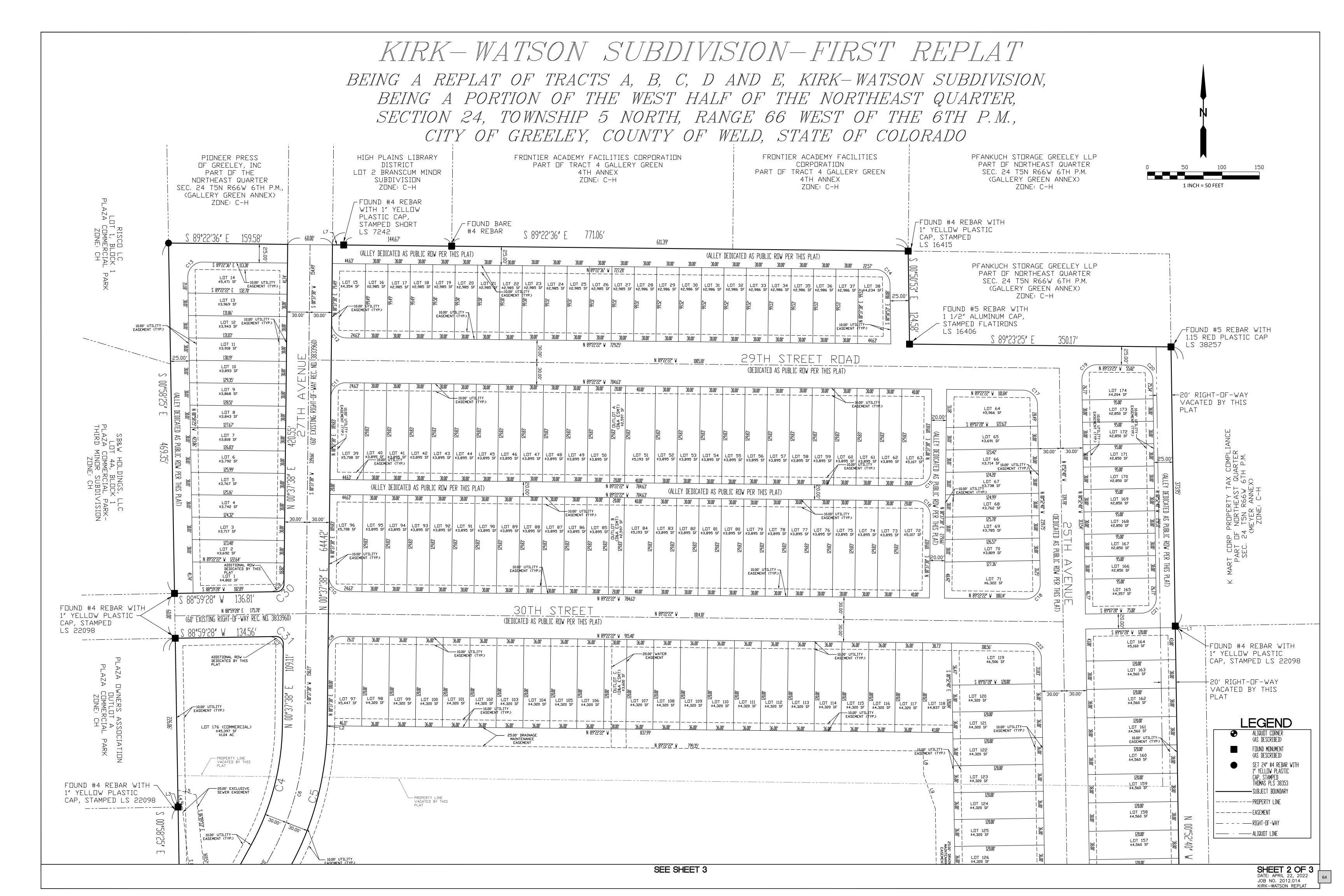
Robert D. Thomas
Colorado Professional Land Surveyor #38353

BHEET 1 OF 3

DATE: APRIL 22, 2022

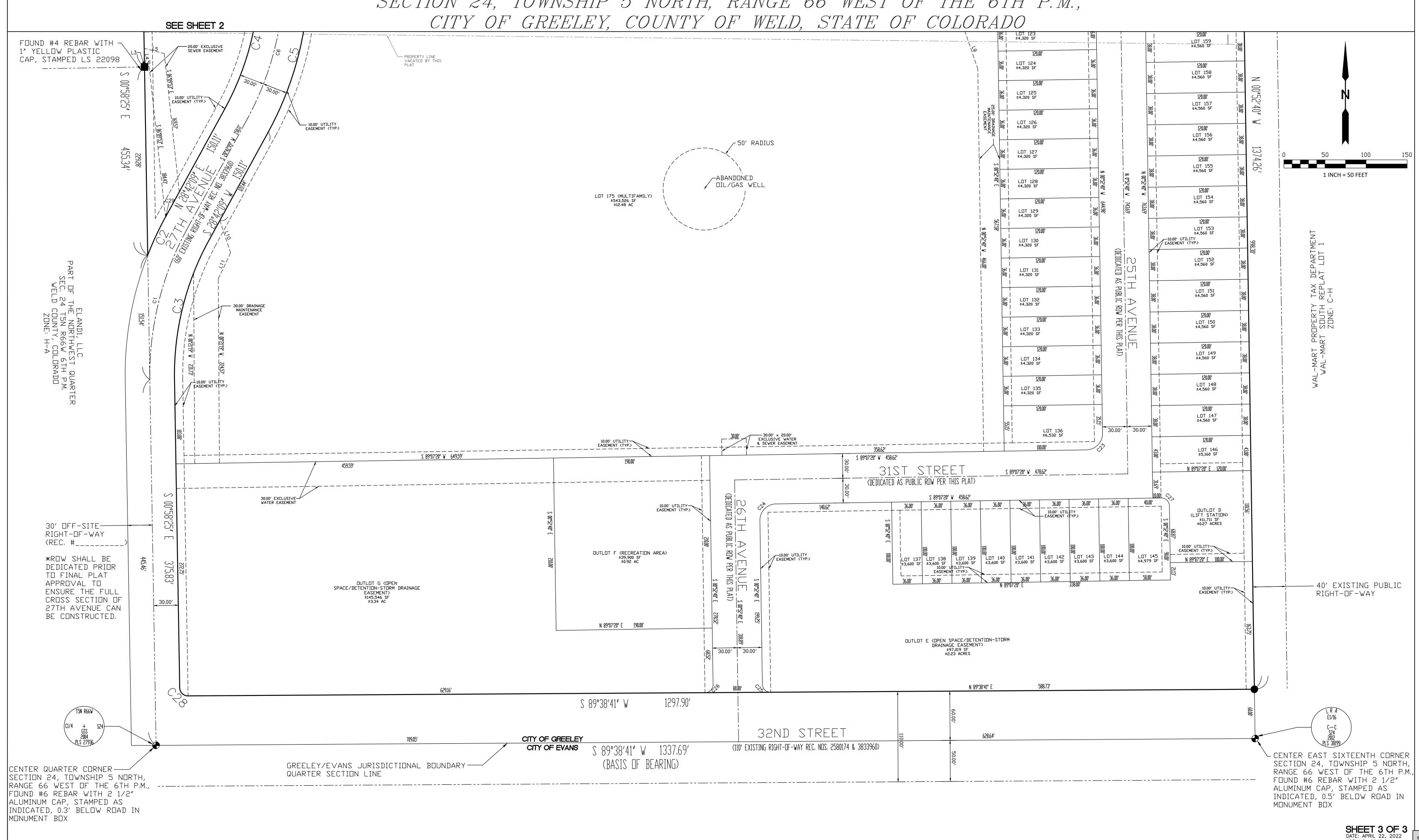
JOB NO. 2012.014

KIRK WATSON REPLAT

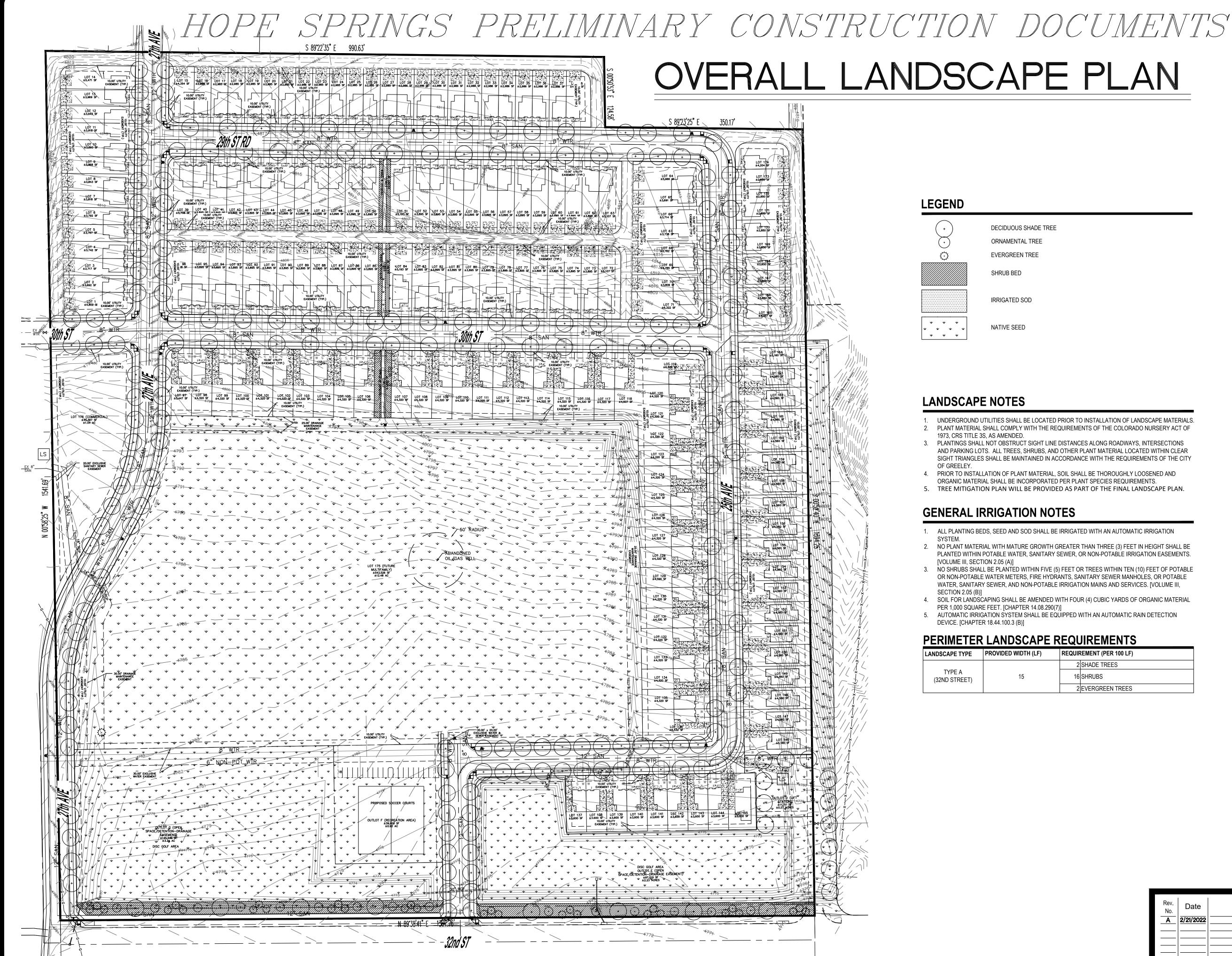


# KIRK-WATSON SUBDIVISION-FIRST REPLAT

BEING A REPLAT OF TRACTS A, B, C, D AND E, KIRK-WATSON SUBDIVISION,
BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER,
SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,



JOB NO. 2012.014





Attachment D

## **LEGEND**

DECIDUOUS SHADE TREE ORNAMENTAL TREE

IRRIGATED SOD

SHRUB BED

**EVERGREEN TREE** 

NATIVE SEED

### LANDSCAPE NOTES

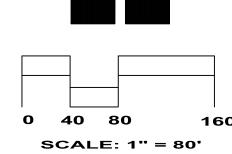
## **GENERAL IRRIGATION NOTES**

- 1. ALL PLANTING BEDS, SEED AND SOD SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION
- 2. NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION EASEMENTS [VOLUME III, SECTION 2.05 (A)]
- 3. NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE OR NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION MAINS AND SERVICES. [VOLUME III,
- 4. SOIL FOR LANDSCAPING SHALL BE AMENDED WITH FOUR (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SQUARE FEET. [CHAPTER 14.08.290(7)]
- 5. AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE. [CHAPTER 18.44.100.3 (B)]

### PERIMETER LANDSCAPE REQUIREMENTS

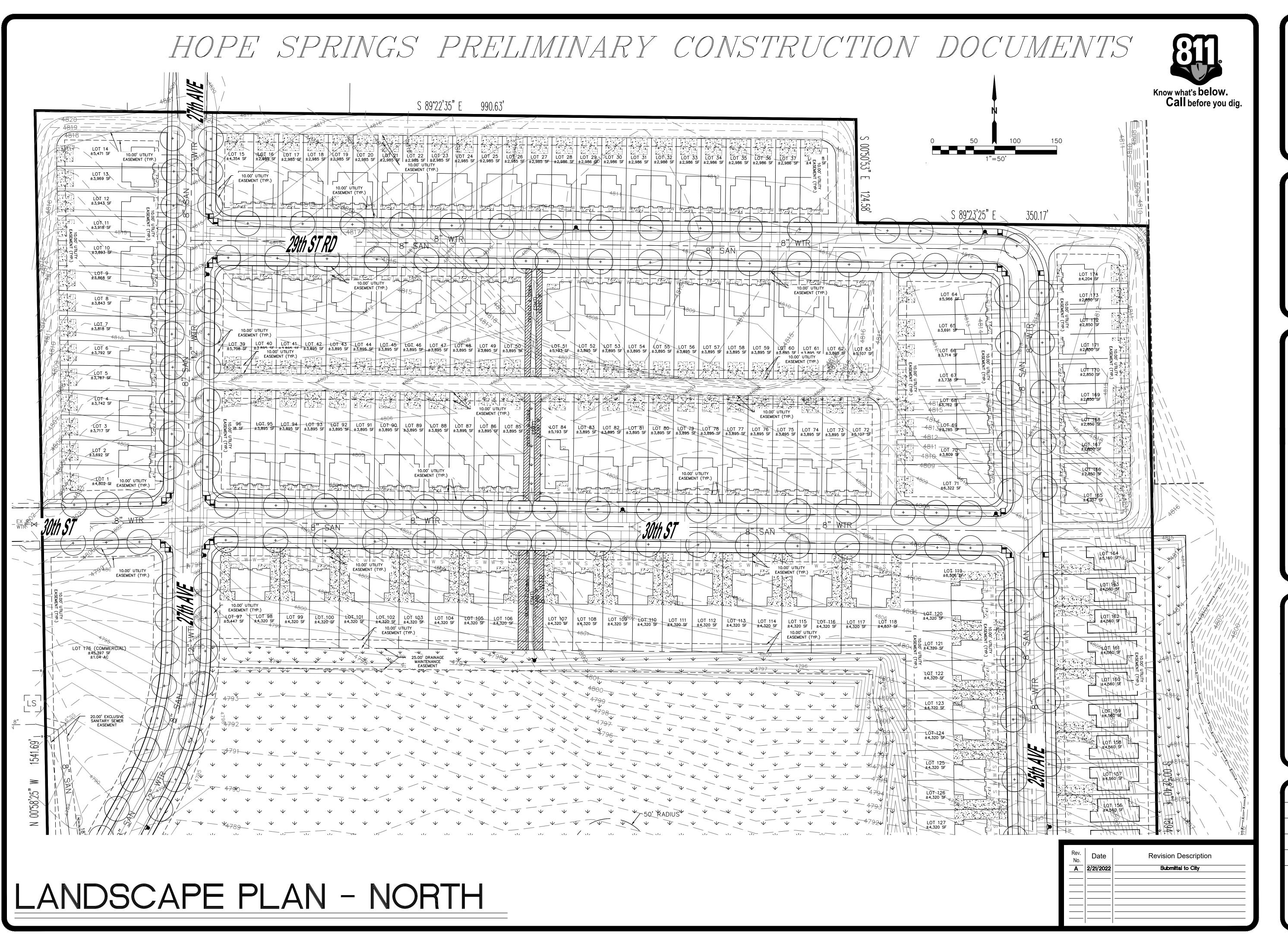
I LIVINIL I LIV LANDOUAL LIVLQUINLINIUM			
LANDSCAPE TYPE	PROVIDED WIDTH (LF)	REQUIREMENT (PER 100 LF)	
		2 SHADE TREES	
TYPE A (32ND STREET)	15	16 SHRUBS	
		2 EVERGREEN TREES	





Rev. No.	Date	Revision Description
<u>A</u>	2/21/2022	Submittal to City

DATE 2/21/2022 AS SHOWN PROJECT # SUB2021-00##



DRAWN FOR:
RICHMARK REAL ESTATE
PARTNERS LLC
2939 65TH AVENUE
GREELEY, CO 80634
(970) 346-7900

EY, CO 80634

WERNSMAN ENGINEERING
AND DEVELOPMENT LL
16493 ESSEX RD S
PLATTEVILLE CO 80651
(970) 539-2656

DRAWN

MEH

CHECKED

EJW

DATE

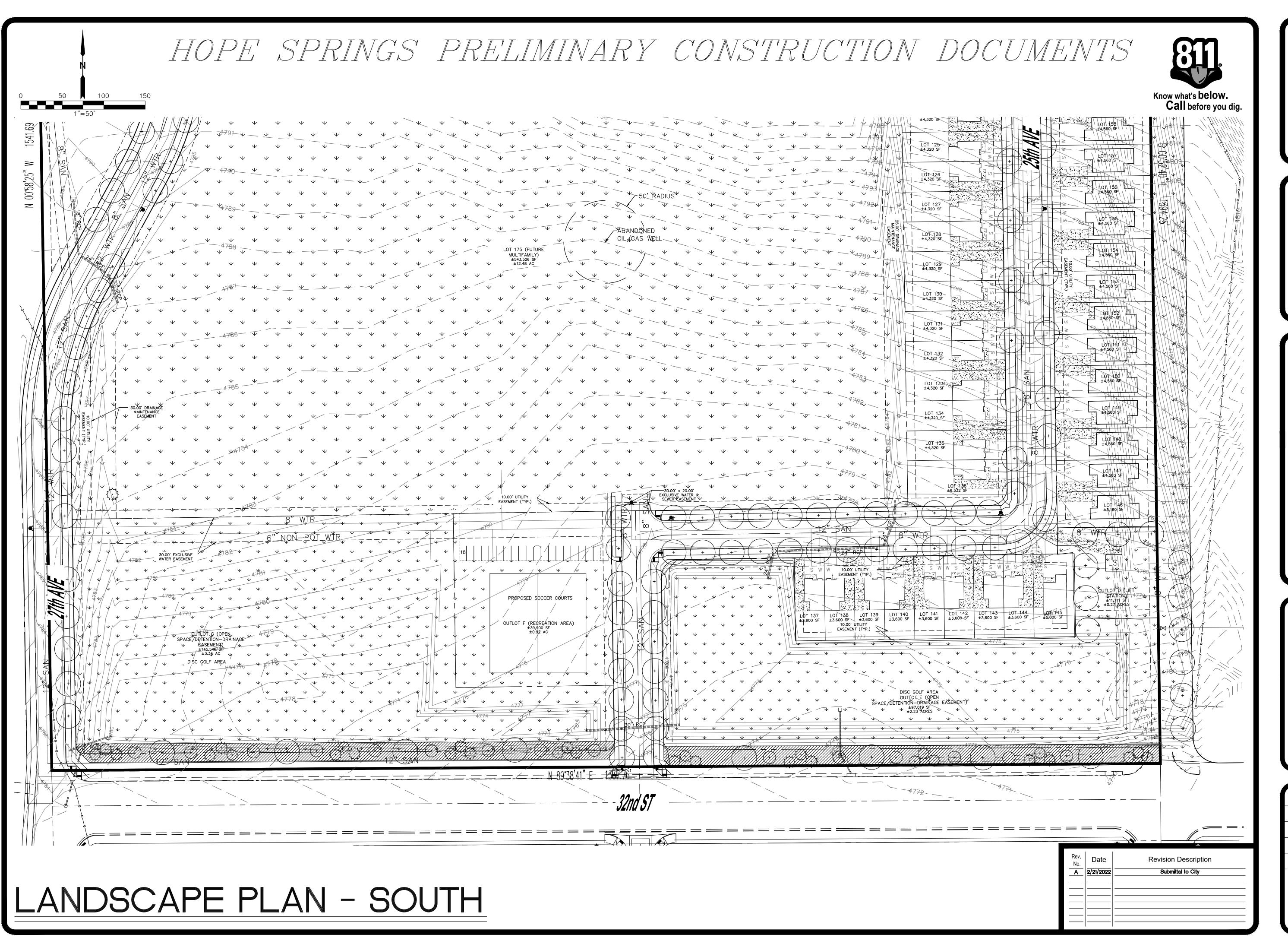
2/21/2022

SCALE

AS SHOWN

PROJECT #
SUB2021-00##

SHEET



DRAWN FOR:
RICHMARK REAL ESTATE
PARTNERS LLC
2939 65TH AVENUE
GREELEY, CO 80634

HOPE SPRINGS

WERNSMAN ENGINEERING
AND LAND DEVELOPMENT LL
16493 ESSEX RD S
PLATTEVILLE CO 80651
(970) 539-2656

DRAWN

MEH

CHECKED

EJW

DATE

2/21/2022

SCALE

AS SHOWN

PROJECT #
SUB2021-00##

SHEET

## [EXTERNAL] Support for Hope Springs

amruge@juno.com

Mon 5/2/2022 5:17 PM

To:Josh Olhava <Josh.Olhava@Greeleygov.com>;

This brief email is to voice my support of the Hope Springs development to be discussed at the meeting on Thursday, May 5th. For more than 30 years the Greeley-Weld Habitat for Humanity affiliate has been building quality, affordable homes to house qualified, hard working homeowners. The need is even greater now and this planned development will help many families afford 'forever' homes.

Thank you, Marian Ruge

CAUTION: This email is from an external source. Ensure you trust this sender before clicking on any links or a achments.

## Monthly Construction Report

May 2022



# Community Development BUILDING INSPECTION

This report is two-sided to conserve our natural resources.

## CONSTRUCTION ACTIVITY SUMMARY May 2022

#### **TOTAL PERMIT ACTIVITY**

New Residential, Commercial,
Addition & Remodel, Footing
and Foundations and Misc.:

434

**Valuation** 

\$55,077,068

#### RESIDENTIAL

	No. of Permits/Buildings	No. Units	<u>Valuation</u>
Single Family Dwelling:	145	145	\$42,844,274
Multi-Family (Buildings)	6/1	6	\$ 1,449,315
Remodel and Addition Work:	24	n/a	\$ 619,659

#### **COMMERCIAL**

New Commercial Projects:

7

Valuation

\$ 1,578,958

#### Commercial projects valued over \$100,000 are summarized.

- Construction of a New Repair Garage, at 1645 1st Avenue, by Embree Construction Group, Inc, for a Total Valuation of \$828,296.
- Construction of a New Maintenance Shop with a 4 Bay Garage Building Attached, at 5601 29<sup>th</sup> Street, Bldg 13, by Ancon Constructors II, Inc., for a Total Valuation of \$141,044.
- Construction of a New 8 Bay Garage Building, at 5601 29th Street, Garage A, by Ancon Constructors II, Inc., for a Total Valuation of \$134,457.
- > Construction of New 8 Bay Garage Building with ADA, at 5601 29th Street, Garage B, by Ancon Constructors II, Inc., for a Total Valuation of \$139,533.
- > Construction of a New 8 Bay Garage Building, at 5601 29th Street, Garage C, by Ancon Constructors II, Inc., for a Total Valuation of \$134,457.
- Construction of a New 8 Bay Garage Building, at 5601 29th Street, Garage D, by Ancon Constructors II, Inc., for Total Valuation of \$134,457.



# **Building Inspection Division Construction Activity Comparative Analysis**

		May 2022	May 2021	YTD 2022	YTD 2021
New Single Family Dwelling Units*	# of Permits # of Units Valuation	145 145 42,844,274	22 22 7,072,157	246 246 75,570,838	50 50 15,015,143
Single Family Footing & Foundation Only	# of Permits Valuation	2 58,168	0	11 302,916	9 230,469
New Multi-Family Dwellings Units*	# of Permits # of Buildings # of Units Valuation	6 1 6 1,449,315	21 7 21 4,728,353	67 50 1,032 150,479,355	100 33 184 35,767,207
Multi-Family Footing & Foundation Only	# of Permits Valuation	0	0	0	0
Residential Additions and Remodels	# of Permits	24	34	132	151
	Valuation	619,659	732,012	3,354,119	3,500,057
New Commercial	# of Permits	7	2	44	7
Projects	Valuation	1,578,958	4,241,925	78,442,523	90,722,155
Commercial Footing & Foundation Only	# of Permits Valuation	0	0	1 154,388	0
Commercial Additions and Remodels	# of Permits	11	11	59	48
	Valuation	3,512,780	2,284,563	23,313,502	6,746,822
Miscellaneous Permits	# of Permits	238	226	941	914
	Valuation	4,963,914	4,697,906	12,223,684	12,586,919
Mobile Home Permits	# of Permits	1	2	9	2
	Valuation	50,000	11,000	72,500	11,000
TOTALS	# of Permits	434	318	1,510	1,281
	Valuation	55,077,068	23,767,716	343,913,825	164,579,772

<sup>\*</sup>Number of units and number of permits will differ due to some multiple unit dwellings being issued under one permit.

2205-0001	ISSUED	JOBVALUE 1,400	SITE_ADDR 3775 25TH ST BLDG B #101-108, 201-208, 301-308 3527 RANGEVIEW RD	PERMITTYPE PLUMBING MECHANICAL	PERMITSUBTYPE WATER HEATER BOILER	DESCRIPTION Apt B-101 - 40 gallon water heater replacement INSTALL AC	CONTRACTOR_NAME  PD GREEN'S PLUMBING  A-1 HEATING AND AIR CONDITIONING	SITE_LOT_NO	SITE_BLOCK	SITE_SUBDIVISION  GATEWAY PARK FG#2	MODELNUMBER	BLDG_SQFT_BALANCE_
2205-0606	05/18/2022 05/24/2022 05/03/2022	50.000	5600 20TH ST 38 500 24TH AVE	PLUMBING COMMERCIAL NEW	AIR CONDITIONING GAS TEST CONSTRUCTION TRAILER	gas test	TOP NOTCH PLUMBING ADOLFSON & PETERSON CONSTRUCTION	12	1	RANGEVIEW ESTATES COVINGTON KNOLLS		0 1792
BCN2204-0285 BCN2204-0287	05/23/2022 05/06/2022	828,296 141,044	1645 1ST AVE 5601 29TH ST BLDG 13	COMMERCIAL NEW COMMERCIAL NEW	INDUSTRIAL PARKING GARAGE	Dry Modular Classroom New Repair Garage for H&E Equipment Services Maintenance Shop w/ 4 Bay Garage Bild Attached Not Clubhouse Construct New 8 Bay Garage Building Construct a New 8 Bay Garage Building	EMBREE CONSTRUCTION GROUP INC Ancon II Constructors			MOUNTAIN VIEW AT WEST T-BONE RANCH 4TH RPLT		6096 1469
BCN2204-0288 BCN2204-0289 BCN2204-0200	05/06/2022 05/06/2022	134,457 : 139,533 :	5601 29TH ST GARAGE A 5601 29TH ST GARAGE B 5601 29TH ST GARAGE C	COMMERCIAL NEW COMMERCIAL NEW COMMERCIAL NEW	PARKING GARAGE PARKING GARAGE	Construct New 8 Bay Garage Building Construct a New 8 Bay Garage Building w/ ADA Construct a New 8 Bay Garage Building	Ancon II Constructors Ancon II Constructors Ancon II Constructors			MOUNTAIN VIEW AT WEST T-BONE RANCH 4TH RPLT MOUNTAIN VIEW AT WEST T-BONE RANCH 4TH RPLT MOUNTAIN VIEW AT WEST T-BONE RANCH 4TH RPLT		1469 2225 2309 2225 2225
BCN2204-0291 BCN2204-0292	05/06/2022	134,457	5601 29TH ST GARAGE D 5601 29TH ST GARAGE D	COMMERCIAL NEW	PARKING GARAGE PARKING GARAGE PARKING GARAGE	Construct a New 8 Bay Garage Building Construct a New 4 Bay Garage Building	Ancon II Constructors ANCON II CONSTRUCTORS INC			MOUNTAIN VIEW AT WEST T-BONE RANCH 4TH RPLT MOUNTAIN VIEW AT WEST T-BONE RANCH 4TH RPLT		2225 1104
3CX2203-0360 3CX2204-0149	05/11/2022 05/02/2022		5623 10TH ST 327 10TH ST 2547 11TH AVE A	COMMERCIAL EXISTING COMMERCIAL EXISTING	REMODEL REMODEL	Remodel existing training room, to a dorm room Replace 2 non-ADA restrooms with 1 ADA restroom	City of Greeley Terry Griebe C & C CONTRACTORS LLC G.A.R. CONSTRUCTION	3 A	NONE NONE	HP GREELEY SUB 1864 10TH STREET CONDOS		0.00
3CX2204-0157 3CX2204-0218 3CX2204-0242	05/20/2022 05/13/2022	23,000 1 18,780	2547 11TH AVE A 1700 18TH AVE 4901 29TH ST	COMMERCIAL EXISTING COMMERCIAL EXISTING	REMODEL ACCESSORY STRUCTURES REMODEL	New Bathrooms  Build an addition on the existing storage shed 10x20.		2 26 NONE	NONE 5 NONE	FARRS 4TH ADD 1ST RPLT FAIRACRES 1ST ADD T BONE RANCH SUB 1ST EG		6568.00 200.00 480.00
3CX2204-0274	05/02/2022 05/13/2022	3,000,000	1515 14TH AVE	COMMERCIAL EXISTING	REMODEL DEMOLITION	Taking out existing Diner and making two offices Greeley Central High School Bond Renovations	BUXMAN CONSTRUCTION LLC SAMPSON CONSTRUCTION CO INC	NONE 1	NONE 7	MOORES ADD		200000.00
BCX2204-0374 BCX2204-0549 BCX2205-0054 BCX2205-0286	05/11/2022 05/26/2022 05/10/2022	5,000	1557 PROMONTORY AVE 1557 2305 27TH ST UNIT 508A 5699 20TH ST	COMMERCIAL EXISTING COMMERCIAL EXISTING COMMERCIAL EXISTING	REMODEL	Demo permit to remove grid ceiling and lighting fixture.  Repair W/D Hookup, Check Outlets, Repair Drywall & Paint Demolition of 1500 SF of locker rooms & 3500 SF of pool area  Replace 8 parking spots with an ATM drive-thru	Louis Pilkington Ali Yousef Dennis Sytsma	5	7	PROMONTORY KNOLLS WEST		12500.00 1400.00 41816.00
3CX2205-0286 3CX2205-0373	05/10/2022 05/12/2022 05/26/2022	48,000 I	5699 20TH ST 920 47TH AVE 704 22ND ST	COMMERCIAL EXISTING COMMERCIAL EXISTING	DEMOLITION ACCESSORY STRUCTURES DEMOLITION	Interior Demo/Abatement to 48 restrooms. One in each unit.	Dennis Sytsma M & S CONTRACTORS LTD Spyder Construction HARTFORD CONSTRUCTION LLC	1 NONE	NONE 11	KNOLLS WEST WAL MART RETAIL CENTER ALTA VISTA SUB CITY CENTER WEST RESIDENTIAL 2ND FG		
3RN2203-0434 3RN2204-0018	05/04/2022 05/18/2022		6626 4TH STREET RD 1236 104TH AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING FOOTING AND FOUNDATION ONLY SINGLE FAMILY DWELLING	New SFD Cvrd Prch Incl AC 512 sf Finish Bsmt Incl Lwn Sprkir Footing and Foundation Only for Future SFD	HARTFORD CONSTRUCTION LLC BARTRAN	65 10	8	CITY CENTER WEST RESIDENTIAL 2ND FG PROMONTORY RESIDENTIAL 3RD FG	Plan 5 Rowling 3	0.00 2,451.00 1633
3RN2204-0058 3RN2204-0064 3RN2204-0166	05/11/2022 05/11/2022 05/10/2022	208,000 I	2990 C ST 9 2990 C ST 10	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	Install New Manufactured Home on Permanent Foundation install New Manufactured Home on a Permanent Foundation New SFD Cvrd Prch Incl AC 965 sf Finish Bamt Incl Lwn Sprkir	TYSON HOME SERVICE Tyson Home Service HARTFORD CONSTRUCTION LLC	457		PROMONTORY RESIDENTIAL 3RD FG CLOVER MEADOWS 1ST RPLT CLOVER MEADOWS 1ST RPLT CITY CENTER WEST RESIDENTIAL 2ND FG	Lifestyle 370550 Lifestyle 370550 Plan 2 Christie	1,456.00 1,344.00 1,575.00
3RN2204-0167 3RN2204-0312	05/17/2022	301,713	518 66TH AVE 6630 4TH STREET RD 5100 1ST ST	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cyrd Profi Incl AC 965 st Finlish Bsmt Incl Lwn Sprkil  New SFD Cyrd Patio Incl AC 965 st Finlish Bsmt Incl Lwn Sprkil  New SFD Cyrd Profi Incl AC No Bsmt Incl Lwn Sprkir Crwl Soc	HARTFORD CONSTRUCTION LLC DR HORTON	64	1	CITY CENTER WEST RESIDENTIAL 2ND FG CITY CENTER WEST RESIDENTIAL 2ND FG NORTHRIDGE ESTATES 1ST REPLAT	Plan 2 Christie X430	1,575.00 1,575.00 2,546.00
BRN2204-0524 BRN2204-0543	05/17/2022 05/17/2022	1,449,315	5723 4TH STREET RD UNIT 1 5723 4TH STREET RD UNIT 2	RESIDENTIAL NEW RESIDENTIAL NEW	5 OR MORE FAMILY 5 OR MORE FAMILY	1 Unit of New 6-Plex Cyrd Prch Incl AC No Bsmt Incl Lwn Sprk 1 Unit of New 6-Plex Cyrd Prch Incl AC No Bsmt Incl Lwn Sprk	HARTFORD CONSTRUCTION LLC HARTFORD CONSTRUCTION LLC			CITY CENTER WEST RESIDENTIAL 2ND FG CITY CENTER WEST RESIDENTIAL 2ND FG	20' 6-Plex Farmhou	9,664.00
RN2204-0544 RN2204-0545	05/17/2022 05/17/2022	0	6723 4TH STREET RD UNIT 3 6723 4TH STREET RD UNIT 4	RESIDENTIAL NEW RESIDENTIAL NEW	5 OR MORE FAMILY 5 OR MORE FAMILY	1 Unit of New 6-Plex Cvrd Prch Incl AC No Bsmt Incl Lwn Sprk 1 Unit of New 6-Plex Cvrd Prch Incl AC No Bsmt Incl Lwn Sprk	HARTFORD CONSTRUCTION LLC HARTFORD CONSTRUCTION LLC			CITY CENTER WEST RESIDENTIAL 2ND FG CITY CENTER WEST RESIDENTIAL 2ND FG		0.00 0.00
BRN2204-0546 BRN2204-0547	05/17/2022	0	5723 4TH STREET RD UNIT 5 5723 4TH STREET RD UNIT 6	RESIDENTIAL NEW	5 OR MORE FAMILY 5 OR MORE FAMILY	1 Unit of New 6-Plex Cvrd Prch Incl AC No Bsmt Incl Lwn Sprk 1 Unit of New 6-Plex Cvrd Prch Incl AC No Bsmt Incl Lwn Sprk	HARTFORD CONSTRUCTION LLC HARTFORD CONSTRUCTION LLC	47	,	CITY CENTER WEST RESIDENTIAL 2ND FG CITY CENTER WEST RESIDENTIAL 2ND FG	Minchester	0.00
BRN2204-0579 BRN2204-0582 BRN2205-0004	05/25/2022	293,169 293,169 426,715	5306 2ND ST 5512 2ND ST 748 67TH AVE	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch Incl AC Unfinish Bsmt No Lwn Sprklr New SFD Cvrd Prch Incl AC Unfinish Bsmt No Lwn Sprklr New SFD Cvrd Prch Incl AC 512 sf Finish Bsmt Incl Lwn Sprklr	CB SIGNATURE HOMES CB SIGNATURE HOMES HARTFORD CONSTRUCTION LC	6	4	NORTHRIDGE ESTATES 1ST REPLAT NORTHRIDGE ESTATES 1ST REPLAT CITY CENTER WEST RESIDENTIAL 2ND FG	Winchester Winchester Plan 5 Rowling	1,632.00 1,632.00 2,451.00
BRN2205-0009 BRN2205-0055	05/18/2022 05/25/2022	31,081 337,559	1230 105TH AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW	FOOTING AND FOUNDATION ONLY SINGLE FAMILY DWELLING	Footing and Foundation Only for Future SFD	BARTRAN CB SIGNATURE HOMES	7	7	PROMONTORY RESIDENTIAL 3RD FG	4 Kensington	1871 2,016.00 1,540.00
BRN2205-0057 BRN2205-0058	05/20/2022 05/20/2022	265,653 345,484		RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch Incl AC Unfinish Bsmt No Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	Journey Homes, LLC J AND J CONSTRUCTION OF NOCO LLC	351 352	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS2096	2.006.00
BRN2205-0059 BRN2205-0061	05/20/2022 05/20/2022	291,278 291,278	1707 106TH AVE 1617 106TH AVE	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SED Curd Prob No AC Unfinish Remt Incl Lwn Sorkir	J AND J CONSTRUCTION OF NOCO LLC	353 350	1	PROMONTORY IMAGINE SCHOOL 3RD FG	TS1738 TS1738 TS2334 SLX2242	1,738.00 1,738.00 2,334.00 2,242.00
3RN2205-0062 3RN2205-0063 3RN2205-0064	05/20/2022		1617 106TH AVE 1613 106TH AVE 1613 106TH AVE 10517 16TH STREET RD	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr		344 343	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	SLX2242 TS2334	2,334.00 2,242.00 2,334.00
BRN2205-0064 BRN2205-0065 BRN2205-0066	05/20/2022 05/20/2022	291,278 345,484	10513 161H STREET RD 10509 161H STREET RD 10504 161H STREET RD 10501 161H STREET RD 1618 1061H AVE	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvird Prch No AC Unfinish Bismt Incl Lwn Sprikir New SFD Cvird Prch No AC Unfinish Bismt Incl Lwn Sprikir New SFD Cvird Prch No AC Unfinish Bismt Incl Lwn Sprikir New SFD Cvird Prch No AC Unfinish Bismt Incl Lwn Sprikir New SFD Cvird Prch No AC Unfinish Bismt Incl Lwn Sprikir	J AND J CONSTRUCTION OF NOCO LLC	342 341	1	PROMONTORY IMAGINE SCHOOL 3RD FG	TS2334 TS1738 TS2096	2,334.00 1,738.00 2,096.00 2,334.00 1,540.00
3RN2205-0068 3RN2205-0069	05/20/2022 05/20/2022	382,863 265,653	10501 16TH STREET RD 1618 106TH AVE	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir		340 336	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS2334 R1540	2,334.00 1,540.00
3RN2205-0070 3RN2205-0071	05/20/2022 05/20/2022	291,278 345,484	1616 106 TH AVE 1610 106 TH AVE 1610 106 TH AVE 1601 106 TH AVE 10521 16 TH STREET RD	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir	J AND J CONSTRUCTION OF NOCO LLC J AND J CONSTRUCTION OF NOCO LLC	337 338	1	PROMONTORY IMAGINE SCHOOL 3RD FG	TS1738 TS2096 R1540	1,738.00 2,096.00 1,540.00 2,096.00
3RN2205-0072 3RN2205-0073	05/20/2022 05/20/2022	345,484	1001 106 I H AVE 10521 16TH STREET RD	RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	J AND J CONSTRUCTION OF NOCO LLC	345	1	PROMONTORY IMAGINE SCHOOL 3RD FG	TS2096	1,540.00 2,096.00
BRN2205-0074 BRN2205-0075 BRN2205-0076	05/20/2022	291,278 382,863	1618 105TH AVENUE CT 1614 105TH AVENUE CT 1614 105TH AVENUE CT 1604 105TH AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir	J AND J CONSTRUCTION OF NOCO LLC	326 327	1	PROMONTORY IMAGINE SCHOOL SRD FG	TS2334 TS1738 TS2334 TS2096	2,334.00 1,738.00 2,334.00 2,096.00
RN2205-0083 RN2205-0084 RN2205-0085	05/20/2022 05/20/2022	345,484 291,278	1604 105TH AVENUE CT 1605 106TH AVE	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	J AND J CONSTRUCTION OF NOCO LLC J AND J CONSTRUCTION OF NOCO LLC J AND J CONSTRUCTION OF NOCO LLC	328 347 348	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS2096 TS1738	2,096.00 1,738.00
RN2205-0085 RN2205-0086	05/20/2022 05/20/2022	365,035 265,653	1605 106TH AVE 1609 106TH AVE 1609 106TH AVE 1600 105TH AVENUE CT 1604 106TH AVE	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch Incl AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir	J AND J CONSTRUCTION OF NOCO LLC Journey Homes, LLC J AND J CONSTRUCTION OF NOCO LLC	348 329	1	PROMONTORY IMAGINE SCHOOL SRD FG	TS1738 SLX2242 R1540 TS2334	1,738.00 2,242.00 1,540.00 2,334.00
BRN2205-0087 BRN2205-0088 BRN2205-0092	05/20/2022 05/23/2022	382,863	1622 106TH AVE	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	J AND J CONSTRUCTION OF NOCO LLC	339 335	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS2334 TS2334	2,334.00 2,334.00
3RN2205-0192 3RN2205-0123 3RN2205-0124	05/20/2022 05/20/2022	399,355 345,484 362,035	333 N 64TH AVE 10412 17TH ST 10522 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch Incl AC No Bamt Incl Lwn Sprkir Crw Spoe New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir	J & J Construction of Northern Colorado, LLC J & J Construction of Northern Colorado, LLC	258	1	PROMONTORY IMAGINE SCHOOL SRD FG NORTHRIDGE ESTATES 1ST REPLAT PROMONTORY IMAGINE SCHOOL SRD FG PROMONTORY IMAGINE SCHOOL SRD FG PROMONTORY IMAGINE SCHOOL SRD FG	TS2334 X430 TS2096 SL2242	2,334.00 2,546.00 2,096.00 2,242.00
3RN2205-0125 3RN2205-0126	05/20/2022 05/20/2022	345,484	10506 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir	J&J Construction of Northern Colorado, LLC	248	1	PROMONTORY IMAGINE SCHOOL SRD FG	TS2096 TS2334	2,096.00 2,334.00 2,242.00 1,738.00
3RN2205-0129 3RN2205-0131	05/20/2022 05/20/2022	362,035 236,052	10510 17TH ST 10514 17TH ST 10518 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	J&J Construction of Northern Colorado, LLC J&J Construction of Northern Colorado, LLC J&J Construction of Northern Colorado, LLC	246 245	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	SLX2242 TS1738	2,242.00 1,738.00
IRN2205-0132 IRN2205-0150	05/20/2022 05/20/2022	265,653 382,863	10416 1/TH ST	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW		New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir	Journey Homes, LLC J & J Construction of Northern Colorado, LLC	257 260	1	PROMONTORY IMAGINE SCHOOL SRD FG	R1540 TS2334	1,540.00 2,334.00 1,738.00 2,096.00 1,540.00
IRN2205-0152 IRN2205-0156 IRN2205-0158	05/20/2022 05/20/2022	291,278 345,484	10408 17TH ST 1610 104TH AVENUE PL 1622 104TH AVENUE PL	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	J & J Construction of Northern Colorado, LLC J & J Construction of Northern Colorado, LLC Journey Homes, LLC	259 315	1		TS1738 TS2096 R1540	1,738.00 2,096.00
RN2205-0160 RN2205-0166	05/20/2022	382,653 291,278	1622 104 IT AVENUE PL 1616 104TH AVENUE PL 10433 16TH STREET RD	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	J & J Construction of Northern Colorado, LLC	312	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS2334 TS1738 TS1738	2,334.00 1,738.00 1,738.00
RN2205-0180 RN2205-0192	05/20/2022 05/20/2022	291,278 382,863	10433 16TH STREET RD 10429 16TH STREET RD	IRESIDENTIAL NEW		New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	J & J Construction of Northern Colorado, LLC J&J Construction of Northern Colorado, LLC	318	1		TS2334	2,334.00
RN2205-0193 RN2205-0195	05/20/2022 05/20/2022	265,653 208,903	10429 16TH STREET RD 10429 16TH STREET RD 10409 16TH STREET RD 10409 16TH STREET RD 10437 16TH STREET RD 10413 16TH STREET RD	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC Journey Homes, LLC	316 300	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	R1540 R1208	1,540.00 1,208.00
RN2205-0196 RN2205-0201	05/20/2022 05/20/2022	265,653 250,340	10437 16TH STREET RD 10413 16TH STREET RD	RESIDENTIAL NEW RESIDENTIAL NEW			Journey Homes, LLC Journey Homes, LLC	319 301	1	PROMONTORY IMAGINE SCHOOL 3RD FG	R1208 R1540 R1444	1,208.00 1,540.00 1,444.00
RN2205-0203 RN2205-0204 RN2205-0206	05/20/2022 05/20/2022	265,653 264,396	10400 17TH ST 10417 16TH STREET RD 10421 16TH STREET RD 10421 16TH STREET RD	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	10400 17th St.  New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir	Journey Homes, LLC Journey Homes, LLC	302	1	PROMONTORY IMAGINE SCHOOL 3RD FG	R1540 SL1604 SL1788	1,540.00 1,604.00 1,788.00 1,208.00
RN2205-0206 RN2205-0230 RN2205-0238	05/24/2022	208,903	1618 104TH AVE	RESIDENTIAL NEW		New SFD Cyrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cyrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	278 281	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG		1,208.00 1,648.00
RN2205-0239 RN2205-0241	05/20/2022 05/20/2022	250,340 288,109	1606 104TH AVE 1606 104TH AVE 1612 104TH AVE	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC Journey Homes, LLC	280 279	1	PROMONTORY IMAGINE SCHOOL 3RD FG	TS1648 R1444 TS1712 R1444	1,648.00 1,444.00 1,712.00
RN2205-0243 RN2205-0244	05/20/2022 05/20/2022					New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC Journey Homes, LLC	266 304	1		R1444 TS1712	
RN2205-0245 RN2205-0247 RN2205-0248	05/20/2022 05/24/2022	309,349 223,046	10425 16TH STREET RD 1614 104TH AVENUE CT 1620 104TH AVENUE CT 1632 104TH AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	265 264 262	1	PROMONTORY IMAGINE SCHOOL 3RD FG	TS1712 SL1888 R1288 TS1712	1,712.00 1,888.00 1,288.00 1,712.00
RN2205-0246 RN2205-0250 RN2205-0253	05/20/2022	278,773 223,046	1632 104TH AVENUE CT 1602 104TH AVENUE CT 1602 104TH AVENUE CT 10317 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprikir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprikir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprikir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprikir	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	267	1	PROMONTORY IMAGINE SCHOOL 3RD FG	TS1648	1,648.00
RN2205-0255 RN2205-0259 RN2205-0260	05/20/2022 05/20/2022	292,786 304,549	10321 17TH ST 10325 17TH ST 10325 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch Incl AC 524 sf Finish Bsmt Incl Lwn Sprklr	Journey Homes, LLC	275 276 277	1	PROMONTORY IMAGINE SCHOOL 3RD FG	R1288 SL1788 TS1712 SL1888	1,288.00 1,788.00 1,712.00 1,888.00
RN2205-0260 RN2205-0261 RN2205-0272	05/20/2022 05/24/2022	309,349 288,109	10329 17TH ST 1614 103RD AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SP C vid Prich No AL Utilinish Bisht lind Liwi Spridr New SPD Cwid Prich Ind AC SEA Flinish Bant lind Liw Spridr New SPD Cwid Prich Ind AC SEA Flinish Bant lind Liwi Spridr New SPD Cwid Prich No AC Unfinish Bent Ind Liwi Spridr New SPD Cwid Prich No AC Unfinish Bent Ind Liwi Spridr New SPD Cwid Prich No AC Unfinish Bent Ind Liwi Spridr New SPD Cwid Prich No AC Unfinish Bent Ind Liwi Spridr New SPD Cwid Prich No AC Unfinish Bent Ind Liwi Spridr New SPD Cwid Prich No AC Unfinish Bent Ind Liwi Spridr New SPD Cwid Prich No AC Unfinish Bent Ind Liwi Spridr New SPD Cwid Prich No AC Unfinish Bent Ind Liwi Spridr New SPD Cwid Prich No AC Unfinish Bent Ind Liwi Spridr	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	277 289	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS1712	1,888.00 1,712.00
RN2205-0272 RN2205-0273 RN2205-0275	05/20/2022 05/20/2022	208,903 292,786	1614 103RD AVENUE CT 1624 103RD AVENUE CT 1626 104TH AVENUE CT 1610 103RD AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC	287 263	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	R1208 SL1788 R1288	1,712.00 1,208.00 1,788.00 1,288.00
RN2205-0275 RN2205-0278 RN2205-0285	05/20/2022		1610 103RD AVENUE CT 1620 103RD AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SED Curd Prob No AC Unfinish Remt Incl I wn Sorkir	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	290 288 286	1	PROMONTORY IMAGINE SCHOOL SRD FG	SI 1788	1,288.00 1,788.00 1,604.00
RN2205-0205 RN2205-0309 RN2205-0310	05/24/2022 05/24/2022	292,786	1711 101ST AVENUE CT 1714 101ST AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	158 172	1	PROMONTORY IMAGINE SCHOOL 3RD FG	SL1604 SL1788 R1288 SL1888	1 788 00
RN2205-0313 RN2205-0314	05/24/2022 05/24/2022	309,349 208,903	1705 102ND AVE	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING		Journey Homes, LLC	142 139	1	PROMONTORY IMAGINE SCHOOL 3RD FG	R1208	1,288.00 1,888.00 1,208.00
RN2205-0315 RN2205-0317	05/24/2022 05/24/2022	223,046 264,396	1702 102ND AVENUE CT 1707 101ST AVENUE CT 10326 17TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Uffinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	Journey Homes, LLC Journey Homes, LLC	140 157	1	PROMONTORY IMAGINE SCHOOL SRD FG	R1288 SL1604	1,288.00 1,604.00
RN2205-0318 RN2205-0319	05/24/2022 05/24/2022	250,340 382,863	10326 17TH ST 10334 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC  J&J Construction of Northern Colorado, LLC	217 215	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	R1444 TS2334	1,444.00 2,334.00
RN2205-0388 RN2205-0390 RN2205-0392	05/27/2022 05/24/2022 05/27/2022	268,109 223,046	10334 17TH ST 10201 16TH STREET RD 10109 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW	CINICLE EARLI V DIMELLING	New SFD Cyrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cyrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cyrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	185 178 197	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	R1288	2,334.00 1,712.00 1,288.00 1,712.00
RN2205-0392 RN2205-0394 RN2205-0396 RN2205-0397	05/27/2022 05/27/2022	208,903 250,340	16164 102ND AVENUE CT 1618 102ND AVENUE CT 1618 102ND AVENUE CT 1606 102ND AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvd Prich No AC Unfrish Barnt Incl Lun Sprifer New SFD Cvd Prich No AC Unfris	Journey Homes, LLC Journey Homes, LLC	198 199 201	1	PROMOTORY IMAGINE SCHOOL 3RB FG	TS2334 TS1712 R1288 TS1712 R1208 R1444	1,712.00 1,208.00 1,444.00
RN2205-0397 RN2205-0399	05/27/2022 05/27/2022	288,109	1610 102ND AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC Journey Homes, LLC	201 200	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	R1288 TS1712	
RN2205-0401 RN2205-0402 RN2205-0410	05/27/2022 05/24/2022	208,903	1619 102ND AVE	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SED Curd Proh No AC Unfinish Remt Incl I wn Sprkir	Journey Homes, LLC	206 175	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	R1208 TS1712 TS1648 R1208	1,712.00 1,208.00 1,712.00
IRN2205-0410 IRN2205-0411 IRN2205-0412	05/24/2022 05/24/2022		1706 101ST AVENUE CT 1710 101ST AVENUE CT 10101 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	174 174	1	PROMONTORY IMAGINE SCHOOL 3RD FG	TS1648 R1208 R1444	1,648.00 1,208.00 1,444.00
RN2205-0412 RN2205-0413 RN2205-0414	05/24/2022	288,109 291,278	10101 177H ST 10105 17TH ST 10330 17TH ST 10113 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	176 177 216	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS1712	1 712 00
N2205-0415	05/25/2022	250,340	10113 17TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	Journey Homes, LLC	179	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS1738 R1444	1,738.00 1,444.00

BRN2205-0416 05/24/2022	292,786 1700 102ND AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC 156	1	PROMONTORY IMAGINE SCHOOL 3RD FG	SL1788	1,788.00	0.00
BRN2205-0419 05/24/2022	250,340 1701 102ND AVE	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cyrd Proh No AC Unfinish Bent Incl Lwn Sprklr	Journey Homes, LLC 141	1	PROMONTORY IMAGINE SCHOOL 3RD FG	R1444	1,444.00	0.00
BRN2205-0421 05/24/2022	208,903 1704 102ND AVE 265,653 10318 17TH ST 345,484 10322 17TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	R1208 R1540	1,208.00 1,540.00 2,096.00	0.00
BRN2205-0422 05/24/2022 BRN2205-0423 05/24/2022	070,707 10022 17111 01	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING		J and J Construction of Northern Colorado 218  J&J Construction of Northern Colorado, LLC 180	1		TS2096 TS1648	2,096.00 1,648.00	0.00
BRN2205-0428 05/27/2022	273,046 10205 16TH STREET RD 278,773 10209 16TH STREET RD 278,773 10209 16TH STREET RD 280,340 10213 16TH STREET RD 208,903 10217 16TH STREET RD	RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir	Journey Homes, LLC         186           Journey Homes, LLC         187           Journey Homes, LLC         188           400         400	1	PROMONTORY IMAGINE SCHOOL 3RD FG	D4200	1,288.00 1,648.00	0.00
BRN2205-0429 05/27/2022 BRN2205-0431 05/27/2022	250,340 10213 16TH STREET RD	RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	Journey Homes, LLC 187 Journey Homes, LLC 188	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS1648 R1444 R1208	1,648.00 1,444.00 1,208.00	0.00
BRN2205-0432 05/27/2022 BRN2205-0468 05/27/2022	208,903 10217 16TH STREET RD	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SED Cyrd Proh No AC Unfinish Bent Incl Lwn Sprkir		1	PROMONTORY IMAGINE SCHOOL 3RD FG	R1208	1,208.00	0.00
BRN2205-0468 05/27/2022 BRN2205-0471 05/24/2022	362,035 1601 105TH AVENUE CT	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC 191 J&J Construction of Northern Colorado, LLC 330	i	PROMONTORY IMAGINE SCHOOL 3RD FG	SLX2242	2,242.00	0.00
BRN2205-0472 05/21/2022 BRN2205-0473 05/24/2022	292,796 1601 102ND AVENUE CT 362,035 1601 105TH AVENUE CT 250,340 1605 102ND AVENUE CT 362,035 1605 102ND AVENUE CT 362,035 1605 104TH AVENUE PL	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir	Journey Homes, LLC 192 J&J Construction of Northern Colorado, LLC 320	1	PROMONTORY IMAGINE SCHOOL SRD FG	SL1788 SLX2242 R1444 SLX2242	1,788.00 2,242.00 1,444.00 2,242.00	0.00
BRN2205-0476 05/24/2022 BRN2205-0478 05/27/2022	291,278 1607 105TH AVENUE CT 208,903 1609 102ND AVENUE CT 382,863 1611 104TH AVENUE PL 345,484 1611 105TH AVENUE CT	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bamt Incl Lwn Sprkir	J&J Construction of Northern Colorado, LLC 331	1	PROMONTORY IMAGINE SCHOOL 3RD EG	TS1738 R1208 TS2334 TS2096	1,738.00 1,208.00 2,334.00 2,096.00	0.00
BRN2205-0479 05/24/2022	382,863 1611 104TH AVENUE PL	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC 193 J&J Construction of Northern Colorado, LLC 321	i	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS2334	2,334.00	0.00
BRN2205-0484 05/24/2022 BRN2205-0488 05/27/2022	345,484 1611 105TH AVENUE CT 312 349 1613 102ND AVENUE CT	RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch Incl AC Unfinish Bsmt Incl Lwn Sprklr	J and J Construction of Northern Colorado 332 Journey Homes, LLC 194	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS2096 SI 1888	2,096.00	0.00
BRN2205-0489 05/24/2022	345,881   6511 10511 AVENUE CT 312,381   631 2000 AVENUE CT 346,383   662 1061 AVENUE CT 347   761 AVENUE	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch Incl AC Unfinish Bernt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bernt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bernt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bernt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bernt Incl Lwn Sprklr	J and J Construction of Northern Colorado 333 J&J Construction of Northern Colorado, LLC 323	1	PROMOTORY IMAGINE SCHOOL SRD FG	SL1888 SLX2242 TS2096 SLX2242	1,888.00 2,242.00 2,096.00 2,242.00	0.00
BRN2205-0491 05/24/2022 BRN2205-0494 05/24/2022	362,035 1617 104TH AVENUE PL	RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cyrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	J&J Construction of Northern Colorado, LLC 322	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	SLX2242	2,242.00	0.00
BRN2205-0497 05/24/2022 BRN2205-0498 05/27/2022	265,653 1619 105TH AVENUE CT 288 109 10221 16TH STREET RD	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bemt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bemt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bemt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bemt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bemt Incl Lwn Sprkir	Journey Homes, LLC 334 Journey Homes, LLC 190	1	PROMOTORY IMAGINE SCHOOL SRD FG	R1540 TS1712 SLX2242 TS1738	1,540.00 1,712.00 2,242.00 1,738.00	0.00
BRN2205-0507 05/25/2022	362,035 1629 104TH AVENUE PL	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	J&J Construction of Northern Colorado, LLC 324 J&J Construction of Northern Colorado, LLC 255	1	PROMONTORY IMAGINE SCHOOL 3RD FG	SLX2242	2,242.00	0.00
BRN2205-0515 05/27/2022 BRN2205-0516 05/27/2022 BRN2205-0517 05/27/2022	382,863 10420 17TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	J&J Construction of Northern Colorado, LLC 255  J&J Construction of Northern Colorado, LLC 256	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS2334	2,334.00	0.00
BRN2205-0517 05/27/2022 BRN2205-0518 05/27/2022	362,863 10420 17TH ST 345,484 10428 17TH ST 342,883 10432 17TH ST 362,035 10436 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	J&J Construction of Northern Colorado, LLC 256 J&J Construction of Northern Colorado, LLC 254 J&J Construction of Northern Colorado, LLC 253	1	PROMOTORY IMAGINE SCHOOL SRD FG	TS2334 TS2096 TS2334	2,334.00 2,096.00 2,334.00 2,242.00	0.00
BRN2205-0519 05/27/2022	362,035 10436 17TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	J&J Construction of Northern Colorado, LLC 252	1	PROMONTORY IMAGINE SCHOOL 3RD FG		2,242.00	0.00
BRN2205-0520 05/27/2022 BRN2205-0521 05/27/2022	382,863 10440 177H ST 362,035 10502 177H ST 265,653 10444 177H ST	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	new SFD Cwtd Prich No AC Unitellah Samt linet Lawr Spirkt New SFD Cwtd Prich No AC Unifielsh Bamt linet Lwn Spirkt New SFD Cwtd Pr	J&J Construction of Northern Colorado, LLC 251 J&J Construction of Northern Colorado, LLC 249	1	PROMONTORY IMAGINE SCHOOL 3RD FG	TS2334 SLX2242 R1540 R1288 SL1604	2,342.00 2,334.00 2,242.00 1,540.00 1,288.00 1,604.00	0.00
BRN2205-0522 05/27/2022 BRN2205-0571 05/27/2022		RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cyrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cyrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	Journey Homes, LLC         250           Journey Homes, LLC         288           Journey Homes, LLC         305           Journey Homes, LLC         305           Journey Homes, LLC         306	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	R1540 R1288	1,540.00	0.00
BRN2205-0571 05/27/2022 BRN2205-0576 05/27/2022	264 396 1603 104TH AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC 305	1	PROMONTORY IMAGINE SCHOOL 3RD FG	SL1604	1,604.00	0.00
BRN2205-0580 05/27/2022 BRN2205-0588 05/27/2022	223,046 1609 104TH AVENUE CT 288,109 1615 104TH AVENUE CT 292,786 1621 104TH AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	Journey Homes, LLC 306 Journey Homes, LLC 307	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	R1288 TS1712	1,712.00	0.00
BRN2205-0589 05/27/2022 BRN2205-0590 05/27/2022	292,786 1621 104TH AVENUE CT 208 903 1627 104TH AVENUE CT	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cyrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cyrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC         307           Journey Homes, LLC         308           Journey Homes, LLC         309	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	SL1788 R1208	1,288.00 1,712.00 1,788.00 1,208.00	0.00
BRN2205-0591 05/27/2022	208,903 1627 104TH AVENUE CT 250,340 1633 104TH AVENUE CT	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cword Prich No AC Unfinish Bennt Incl Lwn Spridr New SFD Cwd Prich No AC Unfinish Bennt Incl Lwn Spridr New SFD Cwd Prich No AC Unfinish Bennt Incl Lwn Spridr New SFD Cwd Prich No AC Unfinish Bennt Incl Lwn Spridr New SFD Cwd Prich No AC Unfinish Bennt Incl Lwn Spridr New SFD Cwd Prich No AC Unfinish Bennt Incl Lwn Spridr New SFD Cwd Prich No AC Unfinish Bennt Incl Lwn Spridr New SFD Cwd Prich No AC Unfinish Bennt Incl Lwn Spridr	Journey nomes, LLC 310	1	PROMONTORY MAGINE SCHOOL SRD FG	R1444	1,444.00 1,604.00	0.00 0.00 0.00
BRN2205-0592 05/27/2022 BRN2205-0610 05/27/2022 BRN2205-0611 05/27/2022	250,340 1621 102ND AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprklr	Journey Homes, LLC         311           Journey Homes, LLC         196           Journey Homes, LLC         195	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	SL1604 R1444	1,604.00	0.00
BRN2205-0611 05/27/2022 BRN2205-0616 05/27/2022	250,340 1621 102ND AVENUE CT 278,773 1617 102ND AVENUE CT 288,109 1607 104TH AVE 208,903 1613 104TH AVE	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir New SFD Cvrd Prch No AC Unfinish Bsmt Incl Lwn Sprkir	Journey Homes, LLC 195 Journey Homes, LLC 269	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS1648 TS1712	1,444.00 1,648.00 1,712.00 1,208.00	0.00
BRN2205-0617 05/27/2022	208,903 1613 104TH AVE	RESIDENTIAL NEW RESIDENTIAL EXISTING	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING		Journey Homes, LLC   270   YOUNGS CONSTRUCTION, LLC   14	1		R1208	1,208.00	0.00
BRX2108-0416 05/23/2022 BRX2203-0306 05/03/2022	10,000 7800 SKYVIEW STA 4 300 4010 23PD STREET PD	RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING	FIRE OR FLOOD RESTORATION DECK	Flood restoration of a existing finished basement Remove existing Deck and replace	Overhead Fence and Deck Services 6	1	POUDRE RIVER RANCH 3RD FG LUNDVALL SUB 1ST ADD		1/0/1900	1/0/1900 1/0/1900
BRX2203-0345 05/09/2022	25,410 2306 42ND AVENUE CT 6,126 101 E 20TH ST 29 10,000 2726 25TH ST 30,000 192 N 59TH AVENUE CT 15,138 1211 4TH ST	RESIDENTIAL EXISTING RESIDENTIAL EXISTING	BASEMENT FINISH DETACHED GARAGE		Angela Vigil 33  EAGLE CARPORTS INC	1	VIRGINIA HILLS 1ST RPLT		1/0/1900	1/0/1900
BRX2204-0033 05/05/2022 BRX2204-0052 05/07/2022 BRX2204-0062 05/27/2022	10,000 2726 25TH ST	RESIDENTIAL EXISTING RESIDENTIAL EXISTING	DETACHED GARAGE BASEMENT FINISH	Build a Detached Garage Add 2 bedrooms, add 2 egress window and replace 1 egress win Finish basement	Shawn Walker 1	8	CASCADE PARK SOUTH		1/0/1900	1/0/1900
BRX2204-0136 05/19/2022	30,000 192 N 59TH AVENUE CT 15,135 1211 4TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH REMODEL	Finish basement Adding a bathroom upstairs	Shawn Walker         1           Drew Walker         6           BATH PLANET OF DENVER         3	8	CASCADE PARK SOUTH HUNTERS COVE 4TH RPLT GREELEY CITY		1/0/1900 1/0/1900 1/0/1900	1/0/1900 1/0/1900 1/0/1900
BRX2204-0139 05/26/2022 BRX2204-0164 05/31/2022	3,340 4112 30TH ST 44,200 3935 17TH STREET LN	RESIDENTIAL EXISTING RESIDENTIAL EXISTING	ACCESSORY STRUCTURES	Move deck stairs	Thomas David Colburn         5           Northern Colorado Pools, Inc         29           Noe Anima         6	2 NONE	GATEWAY ESTATES 2ND FG		1/0/1900	1/0/1900
BRX2204-0282 05/02/2022	25,000 1931 26TH AVENUE CT	RESIDENTIAL EXISTING	DECK BASEMENT FINISH	Replace existing Deck with pergola to 12'x24'		13	COTTONWOOD VILLAGE PUMPKIN RIDGE SUB		1/0/1900	1/0/1900
BRX2204-0401 05/19/2022 BRX2204-0448 05/18/2022	35,000 707 63RD AVE 3.000 1022 30TH AVENUE CT	RESIDENTIAL EXISTING RESIDENTIAL EXISTING	BASEMENT FINISH REMODEL	Partial Basement Finish: Two Bedrooms and One Bathroom Remove Barring Wall and Install a Beam per Engineering Plans	T.K. Home Improvements LLC 2 STONE MOUNTAIN DESIGN 15	6	PUMPKIN RIDGE SUB WILSHIRE 2ND ADD		1/0/1900	1/0/1900
BRX2204-0448 05/18/2022 BRX2204-0555 05/20/2022 BRX2205-0050 05/17/2022 BRX2205-0067 05/04/2022	3,000 1/07 53/D AVE 3,000 1/02 30/TH AVENUE CT 280,000 822 4TH ST 20,000 1811 RESERVOIR RD 8,290 1811 6TH AVE	RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING	REMODEL FIRE OR FLOOD RESTORATION DECK REMODEL	Remove Barring Wall and Install a Beam per Engineering Plans restoration of existing fire damaged home, add apt upstairs Tearing down an old deck and building a larger deck Foundation stabilization. Install helical piers (5).	Christopher Bean 3	17	WILSHIRE 2ND ADD GREELEY CITY GLENMERE PARK 2ND ADD		1/0/1900 1/0/1900 1/0/1900 1/0/1900	1/0/1900 1/0/1900 1/0/1900 1/0/1900
BRX2205-0067 05/04/2022	8,290 1811 6TH AVE	RESIDENTIAL EXISTING	REMODEL	Foundation stabilization. Install helical piers (5).	Russell Meinzer 5	8	ARLINGTON HEIGHTS		1/0/1900	1/0/1900
BRX2205-0091 05/19/2022 BRX2205-0093 05/12/2022 BRX2205-0122 05/10/2022 BRX2205-0184 05/12/2022				Replacing staircase from second floor Exterior fire Replace Damaged Siding with Like Product Basement finish 1bed/1bath/1rec	Benjamin Wallace         3           JKL ENTERPRISES         13           CNW SIDING & WINDOW CO.         10	106	GREELEY CITY PARKVIEW SOUTH		1/0/1900	
BRX2205-0122 05/10/2022	11,530 539 E 26TH ST 4,597 1013 34TH AVE 13,081 2268 TALON PKWY	RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING	FIRE OR FLOOD RESTORATION SIDING SOFFIT FASCIA BASEMENT FINISH	Replace Damaged Siding with Like Product	CNW SIDING & WINDOW CO. 10	1	PARKVIEW SOUTH HUNTER HEIGHTS 1ST ADD OWL RIDGE 3RD FG		1/0/1900 1/0/1900 1/0/1900	1/0/1900 1/0/1900 1/0/1900
DEV2203-0104 03/12/2022	13,001 2200 TALON FRW1	RESIDENTIAL EXISTING	DAGEMENT FINISH	Basement illustri i bedi ibatili i rec	Alexa Oliva 8	3	OWE RIDGE SKD FG		1/0/1900	4/0/4000
DRAZZUS-0257 US/12/2022	8,000 1121 1ST ST	RESIDENTIAL EXISTING	REMODEL	Full Remodel, restrooms, ac/heat, drywall	8	14	CLAYTONS 2ND SUB		1/0/1900	1/0/1900
BRX2205-0257 05/12/2022 BRX2205-0371 05/27/2022 BRX2205-0427 05/18/2022	8,000 1121 1ST ST 12,387 2432 SUNSET LN 12,000 2902 19TH ST	RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING	REMODEL DECK FIRE OR FLOOD RESTORATION	Full Remodel, restrooms, ac/heat, drywall Reframe 290 sf deck and add 18' x 15' Pergola repair fire damege garage	UNI DESIGN 8 MASTERS ROOFING INC. 12	NONE 6	CLAYTONS 2ND SUB BELAIR PARK ROLLING HILLS 3RD ADD		1/0/1900 1/0/1900 1/0/1900	1/0/1900
BRX2205-0257 05/12/2022 BRX2205-0371 05/27/2022 BRX2205-0427 05/18/2022 BRX2205-0447 05/27/2022	8,000 1121 1ST ST 12,387 2432 SUNSET LN 12,000 2902 19TH ST 20,000 10515 18TH ST	RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING	REMODEL DECK FIRE OR FLOOD RESTORATION BASEMENT FINISH	Full Remodel, restrooms, acrineat, drywall Reframe 290 sf deck and add 18' x 15' Pergola repair fire damege garage Finishing Rasement	8   UNI DESIGN   8   MASTERS ROOFING INC.   12   Judith Gonzalez   12	14 NONE 6	CLAYTONS 2ND SUB BELAIR PARK RÖLLING HILLS 3RD ADD PROMONTORY IMAGINE SCHOOL 3RD FG		1/0/1900 1/0/1900 1/0/1900 1/0/1900	1/0/1900 1/0/1900 1/0/1900 1/0/1900
BRX2205-0257	6.000 1121 1ST ST 12,387 2432 SUNSET LN 12,000 2902 1911 ST 20,000 10515 1811 ST 4,952 2519 4911 AVENUE CT 750 2333 2011 ST	RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING ELECTRICAL	REMODEL DECK FIRE OR FLOOD RESTORATION BASEMENT FINISH BASEMENT FINISH SERVICE	Full remodel, restrooms, acriest, drywall Reframe 201 of deck and add 15 x 15 Pergola repair fire damege garage Finishing Basement One 10x13 barnt bdrm, partial frame, elec, insulation, dwall Electrical Hook Up Remote TV Cabinet for Comcast of Colorado	UNI DESIGN 10 TRI-CITY ELECTRIC II	6	CLAYTONS 2ND SUB BELAIR PARK ROLLING HILLS 3RD ADD PROMONTORY IMAGINE SCHOOL 3RD FG HIGHLAND PARK 1ST ADD RPLT		1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900	1/0/1900 1/0/1900 1/0/1900 1/0/1900 0
BRX2205-0523 05/26/2022 ELEC2205-0006 05/02/2022 ELEC2205-0034 05/03/2022 ELEC2205-0095 05/04/2022	4,952 2519 49TH AVENUE CT 750 233 20TH ST 500 1211 2ND AVE 1,000 2624 13TH AVE	ELECTRICAL ELECTRICAL ELECTRICAL	SERVICE SERVICE	Full remodel, restrooms, acheat, crywall Reframe 200 of deck and add of x 15 Pergola repair fire damege garage Finishing Basement One 10x13 bamt botm, partial frame, elec, insulation, dwall Electrical Hook Up Remole TV Cabinet for Comcast of Colorado Lost power damages service for remembrusis	Judith Gonzalez           UNI DESIGN         10           TRI-CITY ELECTRIC II         NONE	6	CLAYTONS 2ND SUB BELAIR PARK ROLLING HILLS 3RD ADD PROMONTORY IMAGINE SCHOOL 3RD FG HIGHLAND PARK 1ST ADD RPLT		1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0	1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0
BRX2205-0523 05/26/2022 ELEC2205-0006 05/02/2022 ELEC2205-0034 05/03/2022 ELEC2205-0095 05/04/2022	4,952 2519 49TH AVENUE CT 750 2333 20TH ST 500 1211 2ND AVE 1,000 2824 13TH AVE 16,000 1490 95TH AVE	ELECTRICAL ELECTRICAL ELECTRICAL	SERVICE SERVICE	Full remodel, restrooms, acheat, crywall Reframe 200 of deck and add of x 15 Pergola repair fire damege garage Finishing Basement One 10x13 bamt botm, partial frame, elec, insulation, dwall Electrical Hook Up Remole TV Cabinet for Comcast of Colorado Lost power damages service for remembrusis	Judith Gonzalez           UNI DESIGN         10           TRI-CITY ELECTRIC II         NONE	6	CLAYTONS 2ND SUB BELAIR PARK RÖLLING HILLS 3RD ADD PROMONTORY IMAGINE SCHOOL 3RD FG		1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0	1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0
BRX2205-0523 05/26/2022 ELEC2205-0006 05/02/2022 ELEC2205-0034 05/03/2022 ELEC2205-0095 05/04/2022	4,952 2519 49TH AVENUE CT 750 2333 20TH ST 500 1211 2ND AVE 1,000 2824 13TH AVE 16,000 1490 95TH AVE	ELECTRICAL ELECTRICAL ELECTRICAL	BASEMENT FINISH SERVICE SERVICE SERVICE SERVICE SERVICE SERVICE SERVICE SERVICE	rul rentrolle. restroctins, activated, driversis required from the controller of th	Judith Gonzalez	6 1 1 22 22	CLAYTONS 2ND SUB BELIAR PARK ROLLING HILLS SID ADD PROMON FOR SID ADD PROMON FOR SID ADD FROM STADD FOR STADD RPLT GREELEY CITY FARRS STH ADD FARRS STH ADD FARRS STH ADD		1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0	1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0
BRX2205-0523 05/28/2022 ELEC2205-0006 05/02/2022 ELEC2205-0034 05/03/2022 ELEC2205-0095 05/04/2022 ELEC2205-0109 05/04/2022 ELEC2205-0110 05/04/2022 ELEC2205-0114 05/05/2022 ELEC2205-0134 05/05/2022	4,952,2519,47M,ENUE CT 750,2333,20TH ST 500,1211,2ND AVE 1,000,2264,13TH AVE 16,000,1480,95TH AVE 134,970,1645,51T AVE 1,000,2224,13TH AVE	ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL	BASEMENT I INISH SERVICE	Full remote, restrooms, achest, grywas Reference 201 docts and add 16 x 197 Pegola Reference 201 docts and add 16 x 197 Pegola Finshing Basement One 10x1 barth offer, partial frame, efec, insulation, dwell Electrical Hook Up Remote IV Cabriert for Comcast of Colorado Lost power damages service for greenhouse USRSQ2T-0001 "permanent service and electrical panel installing a new electrical service and electrical panel reverse S units. Incention and process already installed	Judith Gonzalez  UNI DE SIGN  10  TRI-CITY ELECTRIC II  NON  Samm Power Solutions  ADKINS ELECTRICAL SERVICES  SOUI Heroenstein  10  SOUI Heroenstein  10	6	CLAYTONS 2ND SUB BELLAR PARK B		1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0 0	1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0
BRX2205-0523 05/28/2022 ELEC2205-0006 05/02/2022 ELEC2205-0034 05/03/2022 ELEC2205-0095 05/04/2022 ELEC2205-0109 05/04/2022 ELEC2205-0110 05/04/2022 ELEC2205-0114 05/05/2022 ELEC2205-0134 05/05/2022	4,952,2519,47M,ENUE CT 750,2333,20TH ST 500,1211,2ND AVE 1,000,2264,13TH AVE 16,000,1480,95TH AVE 134,970,1645,51T AVE 1,000,2224,13TH AVE	ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL ELECTRICAL	BASEMENT I INISH SERVICE	Full remote, restrooms, achest, grywas Reference 201 docts and add 16 x 197 Pegola Reference 201 docts and add 16 x 197 Pegola Finshing Basement One 10x1 barth offer, partial frame, efec, insulation, dwell Electrical Hook Up Remote IV Cabriert for Comcast of Colorado Lost power damages service for greenhouse USRSQ2T-0001 "permanent service and electrical panel installing a new electrical service and electrical panel reverse S units. Incention and possible sizes of installing and reverse S units. Incention and proper sizes of installing and reverse S units. Incention and possible sizes of installing and reverse S units. Incention and possible sizes of installing and reverse S units. Incention and possible sizes of installing and inst	Judith González	6 1 1 22 22	CLAYTONS 2ND SUB BELLAR PARK B		1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0 0 0 0 0 0 0	1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0 0
88X2205-0523 05/26/2022 ELEC2205-0006 05/02/2022 ELEC2205-0034 05/03/2022 ELEC2205-0095 05/04/2022 ELEC2205-0109 05/04/2022 ELEC2205-0110 05/04/2022 ELEC2205-0197 05/09/2022 ELEC2205-0197 05/09/2022 ELEC2205-008 05/09/2022 ELEC2205-008 05/09/2022 ELEC2205-008 05/09/2022 ELEC2205-008 05/09/2022 ELEC2205-008 05/09/2022 ELEC2205-0082 05/12/2022 ELEC2205-0082 05/12/2022 ELEC2205-0082 05/12/2022	4.952,2519.49TH AVENUE CT 750,2532.00TH SE 1000,12524.15TH AVE 1000,12524.15TH AVE 11.000,12524.15TH AVE 11.000,12524.15TH AVE 11.000,12524.15TH AVE 4.500,1152.5TH A	NESIDENTIAL EXISTING ELECTRICAL	BASEMENT FINISH BASEMENT FINISH BERVICE SERVICE SERVICE SERVICE SERVICE SERVICE SERVICE SERVICE THE SERVICE	rul renforder. Federoches, dordest, drivess required for the control of the cont	Judith Contralez	6 1 1 1 2 2 2 NONE 64 1 1 1 1 1 1 1 1 1	CLAYTONS 2ND SUB  ROLLING HILLS SED AND  PROMONTORY IMAGINE SCHOOL SRD FG  HIGHLAND PARK LIST ADD RPLT  GREELEY CITY  FARRS STH ADD  NORMAL PLACE  GREELEY CITY  POUDBE RIVER RANCH SRD FG  GREELEY CITY  FOR CITY  GREELEY CITY  FOR CITY		1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0 0 0 0 0 0 0 0
BRX225-0523 0592 0592 0592 0592 0592 0592 0592 0592	4.952_2514.97H.AVENUE CT 756_2532_2514.267H.AVE 1.000_2524.157H.AVE 1.000_2524.157H.AVE 1.000_2524.157H.AVE 1.000_1525.57H.AVE 1.000_1525.57H.AVE 2.000_1525.57H.AVE	NESIDENTIAL EXISTING ELECTRICAL	SERVICE	rul renforder. Federoches, dordest, drivess required for the control of the cont	Judith Contralez	6 1 1 22 22	CLAYTONS 2ND SUB  ROLLING HILLS SED AND  PROMONTORY IMAGINE SCHOOL SRD FG  HIGHLAND PARK LIST ADD RPLT  GREELEY CITY  FARRS STH ADD  NORMAL PLACE  GREELEY CITY  POUDBE RIVER RANCH SRD FG  GREELEY CITY  FOR CITY  GREELEY CITY  FOR CITY		1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0 0 0 0 0 0 0 0
BRX225-0523 0592 0592 0592 0592 0592 0592 0592 0592	4.952_2514.97H.AVENUE CT 756_2532_2514.267H.AVE 1.000_2524.157H.AVE 1.000_2524.157H.AVE 1.000_2524.157H.AVE 1.000_1525.57H.AVE 1.000_1525.57H.AVE 2.000_1525.57H.AVE	RESIDENTIAL EASING ELECTRICAL	RASEMENT FINISH  RASEMUCE  SERVICE	rul renforder. Federoches, dordest, drivess required for the control of the cont	Judith González	6 1 1 1 2 2 2 NONE 64 1 1 1 1 1 1 1 1 1	CLAYTONS AND SUB STOCKING THE STOCKING THE SCHOOL SRD FG HIGHARD PARK IST ADD RPLT GREELEY CITY ARRIS STH ADD FARRS STH ADD NORMAL PLACE GREELEY CITY GREELEY CITY GREELEY CITY FARRS STH ADD NORMAL PLACE GREELEY CITY GREELEY PLACE GREELEY		1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRAZZIÓ-6623	4.952_2519.49TH AVENUE CT 756_253.20TH SE 756_253.20TH SE 1000_2524.15TH AVE 1000_2524.15TH AVE 150.001_2524.15TH AVE 150.001_2524.15TH AVE 150.001_2524.15TH AVE 150.001_252.80TH AVE 4.500_1525.80TH AVE 75.01420_250.001 75.0142	HESDENINA EASING EECTRICAL ELECTRICAL	INDESERVE INNEH INDESERVE INNEH SERVE INNEH SERVE INNEH SERVE INNEH SERVE INNEH SERVE INNEH INNE	rul renforder. Federoches, dordest, drivess required for the control of the cont	Judith González	6 1 1 1 2 2 2 NONE 64 1 1 1 1 1 1 1 1 1	CLAYTONS AND SUB  CLAYTONS AND SUB  ROULING HILLS SED AND  PROMONTORY IMAGINE SCHOOL SRD FG  HIGHLAND PARK LIST AND RPLT  GREELEY CITY  FARRS STH AND  NORMAN PACE  GREELEY CITY  POUNDE RIVER RYNE  CREELEY CITY  C		10/1900 10/1900 10/1900 10/1900 10/1900 10/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
9R426-5623  9R426-5623  10.00	4.952_2519.49TH AVENUE CT 756_253.20TH SE 756_253.20TH SE 1000_2524.15TH AVE 1000_2524.15TH AVE 150.001_2524.15TH AVE 150.001_2524.15TH AVE 150.001_2524.15TH AVE 150.001_252.80TH AVE 4.500_1525.80TH AVE 75.01420_250.001 75.0142	THE CONTROL AL SUSTING THE CONTROL AL SUSTING THE CONTROL THE CONT	SERVICE	ruit recinided. restructions, acchees, drivens required from the control of the	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS AND SUB  CLAYTONS AND SUB  ROULING HILLS SED AND  PROMONTORY IMAGINE SCHOOL SRD FG  HIGHLAND PARK LIST AND RPLT  GREELEY CITY  FARRS STH AND  NORMAN PACE  GREELEY CITY  POUNDE RIVER RYNE  CREELEY CITY  C		10/1900 10/1900 10/1900 10/1900 10/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1/0/1900 1/0/1900 1/0/1900 1/0/1900 1/0/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
9R426-5623  9R426-5623  10.00	4,952,2513,49TH AVENUE CT 750,2173,250-78E 1,000,2624,13TH AVE 1,000,2624,13TH AVE 1,000,2624,13TH AVE 1,000,2624,13TH AVE 1,000,2624,13TH AVE 2,000,2625,13TH AVE 2,000,2625,13TH AVE 3,000,2625,13TH AVE 3,000,2625,13TH AVE 3,000,2625,13TH AVE 4,000,2625,13TH AVE 4,0	THE DESIGNAL AND ING  THE CONTROL  ELECTRICAL	SERVICE	rul rectroise. restrooms, acriented, drivers real rectroises. The control of the	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS ON SUB  ROLLING HILLS SED AND PROMONTORY IMAGINE SCHOOL SHD FG HIGHAND PARK STA ADD RP,*  GREELEY CITY FARRS STH ADD		100 1905 100 100 100 100 100 100 100 10	10/1900 10/1900 10/1900 10/1900 11/0/1900 11/0/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
9R-0205-06201	4 892 2514 49TH AVENUE CT 500 1217 120 NOVE 1000 2524 13TH AVE 1000 2524 13TH AVE 1000 2524 13TH AVE 4500 1425 25TH AVE 350 152 15TH AVE 4500 152 15TH	THE DESIGNAL AND ING  THE CONTROL  ELECTRICAL	INSPECTOR OF THE PROPERTY OF T	rui rotrobel. restroches, dorbell, drives rui rotrobel. restroches, drives se de la Servicio del Ser	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS AND SUB  ROLLING HILLS SED AND  PROMONTORY IMMGINE SCHOOL SRD FG  HIGHAND PARK IST ADD RPLT  SREELEY CITY  FARRS 5TH ADD  FARRS 5TH ADD  FORELEY CITY  FOUDER RIVER RANCH SRD FG  GREELEY CITY  FOUDER RIVER RANCH SRD FG  GREELEY CITY  FOUDER RIVER RANCH SRD FG  GREELEY CITY  GREELEY FOR STORE  GREELEY FOR STORE  GREELEY FOR STORE  GREELEY CITY  GREELEY CITY		10/1900 10/1900 10/1900 10/1900 10/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/1900 10/1900 10/1900 11/1900 11/1900 11/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRAZZÓ-5032  BRAZZÓ-5032  BRAZZÓ-5032  BRAZZÓ-5032  BRAZZÓ-5032  ELECZZÓ-5039  BS04/2022	4.952 (2514 49TH AVENUE CT	THE CONTROL AL MAIN INC.  THE CONTROL AL MAI	SERVICE	rui rotrobel. restroches, dorbell, drives rui rotrobel. restroches, drives se de la Servicio del Ser	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS AND SUB  ROLLING HILLS SIDD AND  PROMONTORY IMAGINE SCHOOL SRD FG  HIGHAND PARK IST ADD RPLT  JORELLEY CITY  ANRES STH ADD  ANRES ST		1001905 1001905 1001905 1001905 1001900 100190 10019	10/1900 10/1900 10/1900 10/1900 10/1900 10/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRAZEG-6620 (60% 2007)  BRAZEG-6620 (60% 2007)  ELECZ255-6030 (60% 20% 20% 20% 20% 20% 20% 20% 20% 20% 2	4 892 2514 49TH AVENUE CT 500 (217) 120 OVER 1,000 2624 13TH AVE 1,000 2625 13TH AVE 1	THE CONTROL AND THE CONTROL AN	REPUTE  SERVICE	rul rectrooms, rectrooms, acrosted, drivers rul rectrooms, acrosted, drivers repair fee dameye garage Finshing Basement Loss power damages Loss power damag	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS AND SUB  CLAYTONS AND SUB  ROULING HILLS SED AND D  PROMONTORY IMMORINE SCHOOL, SRD FG  HIGHAND PARK IST ADD RPLT  SREELEY CITY  FARRS STH ADD  FARRS STH ADD  FARRS STH ADD  FORELEY CITY  POUDE RIVER FANCH SRD FG  FORELEY FLY  FARRS STH ADD  FORELEY FLY  FARRS STH ADD  FORELEY FLY  FORELEY FLY  FARRS STH ADD  FORELEY FLY  FORELEY FLY  FORELEY FLY  FORELEY FLY  FORELEY FLY  FORELEY CITY  FORELEY CITY  FORELEY FLY  FORELEY CITY  FORELEY FLY  FORELEY  FORELEY FLY  FORELEY FLY  FORELEY FLY  FORELEY  FORELEY FLY  FORELEY  FORELEY  FLY  FORELEY  FLY  FORELEY  FLY  FLY  FLY  FLY  FLY  FLY  FLY		0015000 1001500 1001500 1001500 1001500 0 0 0	1001900 1001900 1001900 1001900 1001900 1001900 0 0 0
BRAZEG-6620 (60% 2007)  BRAZEG-6620 (60% 2007)  ELECZ255-6030 (60% 20% 20% 20% 20% 20% 20% 20% 20% 20% 2	4 892 2514 49TH AVENUE CT 500 (217) 120 OVER 1,000 2624 13TH AVE 1,000 2625 13TH AVE 1	ICLECTRICAL LECTRICAL ELECTRICAL	REPUTE  SERVICE	rui recinocie. restroctins. acchesi. divises rui recinocie. restroctins. acchesi. 2 15 Peopla requir fee dampe garage Finalizing Basement. 1 15 Peopla requir fee dampe garage Finalizing Basement. 1 15 Peopla Recinocie. 1 15 Peopla Bellectica. 1 15 Peopla Peopla Bellectica. 1 15 Peopla Peopla Peopla Bellectica. 1 15 Peopla Peopla Peopla Service for greenfoliuse. 1 15 Peopla Peopla Peopla Peopla service for greenfoliuse. 1 15 Peopla Peopla Peopla Peopla Peopla Service. 1 15 Peopla Peopla Peopla Peopla Peopla Peopla February. 1 15 Peopla Peopl	Judit Contains   Judi	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS ON SUB  CLAYTONS ON SUB  ROULING HILLS SED AND  PROMONTORY IMAGINE SCHOOL SED FG  HOLLAND HILLS SED AND  FARRS STH ADD  FARRS STH AD		1001900 1101900 1101900 1001900 1001900 1001900 0 0 0	1001900 1001900 1001900 1001900 1001900 0 0 0
BRAZEG-6620 (60% 2007)  BRAZEG-6620 (60% 2007)  ELECZ255-6030 (60% 20% 20% 20% 20% 20% 20% 20% 20% 20% 2	4 892 2514 49TH AVENUE CT 500 (217) 120 OVER 1,000 2624 13TH AVE 1,000 2625 13TH AVE 1	THE CONTROL ALSO ING  THE CONTROL  ELECTRICAL  ELECTRI	REPUTE  SERVICE	ruir ventrolle. resproches, activate, drivers  ruir ventrolle. resproches, activate, drivers  respect five dampe garage  Finding Basement	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS ON SUB  CLAYTONS ON SUB  ROULING HILLS SED AND  PROMONTORY IMAGINE SCHOOL SED FG  HOLLAND HILLS SED AND  GREELEY CITY  FARRS STH ADD  FARRS STH ADD  FARRS STH ADD  FARRS STH ADD  FOR SUB		100.1955 100	10/1900 10/1900 10/1900 10/1900 10/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRAZEG-6620 (60% 2007)  BRAZEG-6620 (60% 2007)  ELECZ255-6030 (60% 20% 20% 20% 20% 20% 20% 20% 20% 20% 2	4 892 2514 49TH AVENUE CT 500 (217) 120 OVER 1,000 2624 13TH AVE 1,000 2625 13TH AVE 1	TELECTRICAL  ELECTRICAL  ELECT	SERVICE	rui ventrolle. restroches, activated, orwest rui ventrolle. restroches, activated, orwest respect five dampe garage Finstang Basement Finstang Fins	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CANTONS ON SUB  COLLING HILLS SED AND  PROMONTORY IMMGINE SCHOOL, SED FG  HIGHAND PARK IST ADD RP.T  GREELEY CITY  FARRS STH ADD		0015000 1001500 1001500 1001500 1001500 0 0 0	10/1500 10/1500 10/1500 10/1500 10/1500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRAZZI-GOZI BRAZZI-GOZI ELECZZIS-G	4.902 (2514 49TH AVENUE CT	ICEDERICA EASING  CECCHICA ELECTRICA  ELECTR	REFERENCE SERVICE	rui ventrolle. restroches, activated, orwest rui ventrolle. restroches, activated, orwest respect five dampe garage Finstang Basement Finstang Fins	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS ON SUB  CLAYTONS ON SUB  PROMONTORY IMAGINE SCHOOL SHD FG  HOLLANG HILLS SHD AND  FARRES STH ADD  FAR		1001986 1101986 1001986 1001980 100198	10/1500 1/0/1500 1/0/1500 1/0/1500 1/0/1500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRAZZI-GOZI BRAZZI-GOZI ELECZZIS-G	4.902 (2514 49TH AVENUE CT	ICLECTRICAL LECTRICAL ELECTRICAL	REFERENCE SERVICE	sal recordos. responsing. Societies, (oversel regard five damping garage Finishing Basement Finishing B	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CALVIONS ON SUB  CALVIONS ON SUB  ROMAN TO SUB AND TO S		001900 101900 101900 101900 101900 0 0 0	10/1500 1/0/1500 1/0/1500 1/0/1500 1/0/1500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRAZZI-GOZI BRAZZI-GOZI ELECZZIS-G	4.902,2513.49TH AVENUE CT 1500,213.20TH AVE 1500,0125.40TH AVE 1500,0125.20TH AVE 1500,0125.20TH AVE 1500,0125.20TH AVE 154,007,1625.51TH AVE 350,0125.55TH AVE 350,0125.5TH AVE 350,025.5TH AVENUE CT	TESSERICA EASING  TESSERICA EASING  TESSERICA ELECTRICAL  ELECTRIC	SERVICE SERVIC	rul ventrolle. resproches, actives.  rul ventrolle. resproches, actives.  respir the clampa garage.  Finding Basement.  Lost power damages.  Lost power d	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CANTONS ON SUB  COLLING HILLS SED AND  PROMONTORY IMMGINE SCHOOL, SED FG  HIGHAND PARK IST ADD RPT.  GREELEY CITY  FARRS STH ADD  FARRS STH ADD  FARRS STH ADD  FARRS STH ADD  GREELEY CITY FARACH SED FG  CORELEY CITY FARACH SED FG  HINTERS SUB  STITERS WEET NORTH ST RPLT  GREELEY CITY  CORELEY CI		0015000 1701500 1701500 1701500 1701500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/1500 10/1500 10/1500 10/1500 10/1500 10/1500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRAZZI-GOZI BRAZZI-GOZI ELECZZIS-G	4.952 (2514 49TH AVENUE CT 950 (2512 120 AVENUE CT 950 AVENU	ICEDERICA EASING ICEDERICA ELECTRICA ELECTRICAL ELECTRI	SERVICE	rul recordos. responses, across de l'acceptant de l	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS ON SUB  CLAYTONS ON SUB  PROMONTORY IMAGINE SCHOOL SRD FG  HOLLANG HILLS SRD AND  PROMONTORY IMAGINE SCHOOL SRD FG  HOLLAND HAVE STATED RPT.  GREELEY CITY  FARRS STH ADD  FANRS STH ADD  FOR STHE STR STH  FOR STHE STR STH  FOR STHE STR		1001965 100196	10/1950 10/195
BRAZEÓ-GOZÓ BRAZEÓ-GOZÓ BRAZEÓ-GOZÓ BRAZEÓ-GOZÓ ELECZZEÓ-GOZÓ BOZÓ ELECZZEÓ-GOZÓ ELECZ	4.952,2513.49TH AVENUE CT 7.007(21).200.70E 1.000.2824.13TH AVE 1.000.2824.13TH AVE 1.000.1825.05TH AVENUE CT 1.000.1825.05TH AVENUE C	ICLECTRICAL  ELECTRICAL  ELECT	SERVICE SERVIC	rul recordone, restruction, activated, driversis required from the property of the property o	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CALVITONS ON SUB CALVITONS ON SUB CALVITONS ON SUB PROMONTORY IMMGINE SCHOOL SRD FG PROMONTORY IMMGINE SCHOOL SRD FG HIGHAND PARK IST ADD RP.T  FARRS STH ADD  FARRS STH AD		0015000 1001500 1001500 1001500 1001500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/1500 1/0/1500 1/0/1500 1/0/1500 1/0/1500 1/0/1500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRAZEÓ-GOZÓ BRAZEÓ-GOZÓ BRAZEÓ-GOZÓ BRAZEÓ-GOZÓ ELECZZEÓ-GOZÓ BOZÓ ELECZZEÓ-GOZÓ ELECZ	4 802 2513 49TH AVENUE CT 500 (217 1 NO N/E 1000 2524 13TH AVE 1000 25	INSIDERINA EASING INSIDERINA EASING INSIDERINA EASING ELECTRICAL E	SERVICE SERVIC	rul recordone, restruction, activated, driversis required from the property of the property o	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CALVITONS ON SUB CALVITONS ON SUB CALVITONS ON SUB PROMONTORY IMMGINE SCHOOL SRD FG PROMONTORY IMMGINE SCHOOL SRD FG HIGHAND PARK IST ADD RP.T  FARRS STH ADD  FARRS STH AD		00/1900 1/0/1900 1/0/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/1500 1/0/
BRAZZIÓ-GOZÍ  BRAZZIÓ-GOZÍ  BRAZZIÓ-GOZÍ  BRAZZIÓ-GOZÍ  ELECZIZÓ-GOZÍ  ELECZIZÓ-G	4.902.0514.0FT.AVENUE CT 950 (1211.2 NO.WE 1.000.0524.1 STH. AVE 3.001.0524.1 STH. AVE 4.000.0524.1 STH. AVE. AVE. CT 1.000.0524.1 STH. AVE. AVE. CT 1.000.0524.1 STH. CT 1.000.0524.1 STH. AVE. CT 1.000.0524.1 STH. CT	ICEDERICA E AUSTRO  CENTRAL ELECTRICAL  EL	SERVICE SERVIC	rul ventrolle. resproches, actives.  rul ventrolle. resproches, actives.  respir five dumps garage  Finding Basement  Lost power damages  envirol for general O'Calende for Commodio.  Lost power damages  Lost	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS ON SUB  CLAYTONS ON SUB  PROMONTORY IMAGINE SCHOOL SHD FG  HOLLANG HILLS SHD AND  PROMONTORY IMAGINE SCHOOL SHD FG  HOLLAND HARS STA ADD RP,  GREELEY CITY  FARRS STH ADD  FOLDER FRYER RANCH SRD FG  GREELEY DIR STE  CREATER STE  GREELEY DIR STE  CRANCHOOS STA ADD  FARRS STE STA ADD  FARRS STORE STA ADD  FARRS STORE STA ADD  FARRS STA ADD  FA		0015000 1015000 101500 101500 101500 101500 101500 101500 101500 1015000 101500 101	10/1500 1/0/1500 1/0/1500 1/0/1500 1/0/1500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRAZZIÓ-GOZÍ  BRAZZIÓ-GOZÍ  BRAZZIÓ-GOZÍ  BRAZZIÓ-GOZÍ  ELECZIZÓ-GOZÍ  ELECZIZÓ-G	4.902.0514.0FT.AVENUE CT 950 (1211.2 NO.WE 1.000.0524.1 STH. AVE 3.001.0524.1 STH. AVE 4.000.0524.1 STH. AVE. AVE. CT 1.000.0524.1 STH. AVE. AVE. CT 1.000.0524.1 STH. CT 1.000.0524.1 STH. AVE. CT 1.000.0524.1 STH. CT	ICEDERICA E AUSTRO  CENTRAL ELECTRICAL  EL	SERVICE SERVIC	rul ventrolle. resproches, actives.  rul ventrolle. resproches, actives.  respir five dumps garage  Finding Basement  Lost power damages  envirol for general O'Calende for Commodio.  Lost power damages  Lost	Judit   Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS ON SUB  CLAYTONS ON SUB  PROMONTORY IMAGINE SCHOOL SHD FG  HOLLANG HILLS SHD AND  PROMONTORY IMAGINE SCHOOL SHD FG  HOLLAND HARS STA ADD RP,  GREELEY CITY  FARRS STH ADD  FOLDER FRYER RANCH SRD FG  GREELEY DIR STE  CREATER STE  GREELEY DIR STE  CRANCHOOS STA ADD  FARRS STE STA ADD  FARRS STORE STA ADD  FARRS STORE STA ADD  FARRS STA ADD  FA		0015000 1001500 1001500 1001500 1001500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/1900 10/1900 10/1900 10/1900 10/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRAZGE-6026	4 802 2514 69TH AVENUE CT 500 (211 2 NOV NE 1000 2524 13TH AVE 1000 2525 13TH AVE AVE AVE AVE 1000 2525 13TH AVE	ICESSERICA E. ALSI ING. ICESSERICA E. ALSI ING. ICESSERICA E. ELECTRICAL ELEC	SERVICE SERVIC	rul rectroise. restrooms, acrossed, orwest rul rectroise. Testinochis, acrossed, orwest respuir fee almong garage Finstang Basement Finstang Finsta	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS ON SUB  CLAYTONS ON SUB  PROMONTORY IMAGINE SCHOOL SHD FG  PROMONTORY IMAGINE SCHOOL SHD FG  HOLLAND HARK STA ADD RP,T  GREELEY CITY  FARRS STH ADD  FARRS STH FG  FARRS STH ADD  FARRS STH FG  FARRS STH ADD		00/1986 1/0/1986 1/0/1986 1/0/1986 1/0/1986 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/1900 10/190
BRAZGE-6026	4 802 2514 69TH AVENUE CT 500 (211 2 NOV NE 1000 2524 13TH AVE 1000 2525 13TH AVE AVE AVE AVE 1000 2525 13TH AVE	ICESSERICA E. ALSI ING. ICESSERICA E. ALSI ING. ICESSERICA E. ELECTRICAL ELEC	SERVICE SERVIC	rul rectroise. restrooms, acrossed, orwest rul rectroise. Testinochis, acrossed, orwest respuir fee almong garage Finstang Basement Finstang Finsta	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS ON SUB  CLAYTONS ON SUB  PROMONTORY IMAGINE SCHOOL SHD FG  PROMONTORY IMAGINE SCHOOL SHD FG  HOLLAND HARK STA ADD RP,T  GREELEY CITY  FARRS STH ADD  FARRS STH FG  FARRS STH ADD  FARRS STH FG  FARRS STH ADD		0015000 1001500 100	10/1900 10/1900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRAZGE-6026	4 802 2514 69TH AVENUE CT 500 (211 2 NOV NE 1000 2524 13TH AVE 1000 2525 13TH AVE AVE AVE AVE 1000 2525 13TH AVE	ICESSERICA E. ALSI ING. ICESSERICA E. ALSI ING. ICESSERICA E. ELECTRICAL ELEC	SERVICE SERVIC	rul rectroise. restrooms, acrossed, orwest rul rectroise. Testinochis, acrossed, orwest respuir fee almong garage Finstang Basement Finstang Finsta	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS ON SUB  CLAYTONS ON SUB  PROMONTORY IMAGINE SCHOOL SHD FG  PROMONTORY IMAGINE SCHOOL SHD FG  HOLLAND HARK STA ADD RP,T  GREELEY CITY  FARRS STH ADD  FARRS STH FG  FARRS STH ADD  FARRS STH FG  FARRS STH ADD		001900 1001900 1001900 00000 00000 00000 00000 00000 00000 00000 00000 00000 00000 000000	10/1900 10/190
BRAZGE-6026	4.802 (2514 49TH AVENUE CT 1000 (2524 13TH AVE 15.00 (2525 14TH AVE 15.0	ICLEOTRICAL  LECTRICAL  ELECTRICAL  ELECTR	INSERTION OF THE PROPERTY OF T	rail retoriosis. resproving, across diverses in repair feet almost paragraph and property and pr	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COVINGTON SIDE  COLLING HILLS SED AND  PROMONTORY MAGINE SCHOOL SED FG  PROMONTORY MAGINE SCHOOL SED FG  INGILADO PROMONTORY MAGINE SCHOOL SED FG  ARRES SH ADD  ARRES SH		001 500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/1900
BRAZGE-6026	4.802 (2514 49TH AVENUE CT 1000 (2524 13TH AVE 15.00 (2525 14TH AVE 15.0	ICLEOTRICAL  LECTRICAL  ELECTRICAL  ELECTR	INSERTION OF THE PROPERTY OF T	rul ventroles. resproches, acrossed, coveres repair feet admosphage gange Finating Basement . 15 Fination . 15 F	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COVINGTON SIDE  COLLING HILLS SED AND  PROMONTORY MAGINE SCHOOL SED FG  PROMONTORY MAGINE SCHOOL SED FG  INGILADO PROMONTORY MAGINE SCHOOL SED FG  ARRES SH ADD  ARRES SH		0015000 1001500 1001500 1001500 1001500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/1900 10/190
BRAZGE-6026	4 892 2514 69TH AVENUE CT  4 900 1211 2 NO WIE  1 000 2524 1 3TH AVE  3 00 122 5 SH AVE  4 000 122 5 SH AVE  4 000 122 5 SH AVE  4 000 252 1 STH AVE  5 00 1400 252 SH AVE  5 00 1400 252 SH AVE  1 000 251 1 SAVE AVE  1 000 251 1 SAVE AVE  4 000 251 1 SAVE AVE  5 000 271 271 1 SAVE  5 000 271	ICESSERICA EL SINO  CESSERICA EL SINO  ELECTRICAL  ELE	SERVICE SERVIC	rul vetorobie. Vetorobie. Science (Investigation of the Control of Cont	Juddh Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS ON SUB  CLAYTONS ON SUB  PROMONTORY MAGINE SCHOOL SHD FG  PARRS STH ADD  FARRS STH ADD  FOUNDER FRYER RANCH SRD FG  GREELEY DIRS STE  CREATER STE  CREATER STE  CREATER STE  FARRS STR ADD		001900 101900 101900 101900 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/1900 10/190
BRAZGE-6026	4 892 2514 69TH AVENUE CT  4 900 1211 2 NO WIE  1 000 2524 1 3TH AVE  3 00 122 5 SH AVE  4 000 122 5 SH AVE  4 000 122 5 SH AVE  4 000 252 1 STH AVE  5 00 1400 252 SH AVE  5 00 1400 252 SH AVE  1 000 251 1 SAVE AVE  1 000 251 1 SAVE AVE  4 000 251 1 SAVE AVE  5 000 271 271 1 SAVE  5 000 271	ICESSERICA EL SINO  CESSERICA EL SINO  ELECTRICAL  ELE	SERVICE SERVIC	rul vetorobie. Vetorobie. Science (Investigation of the Control of Cont	Juddh Contralez	6 1 1 1 1 1 1 1 22 22 22 NONE 64 11 1 1 1 NONE 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CLAYTONS ON SUB  CLAYTONS ON SUB  PROMONTORY MAGINE SCHOOL SHD FG  PARRS STH ADD  FARRS STH ADD  FOUNDER FRYER RANCH SRD FG  GREELEY DIRS STE  CREATER STE  CREATER STE  CREATER STE  FARRS STR ADD		001900 001900 101900 101900 001900	10/1900 10/190
BRAZDE-GROB   GO-BD-022	4 892 2514 49TH AVENUE CT 500 (217 12 NO N/E 1000 2524 13TH AVE 1000 1524 13TH AVE 1000 1525 13TH AVENUE CT 1000 1525 13TH AV	ICESSERICA ELISTING  ICESSERICA ELISTING  ELECTRICAL	SERVICE SERVIC	rul recordone, restruction, activated, convenient control of the c	Judit Contralez	0   1   1   1   1   1   1   1   1   1	CLAYTONS ON SUB  CLAYTONS ON SUB  PROMONTORY MAGINE SCHOOL SHD FG  PARRS STH ADD  FARRS STH ADD  FOUNDER FRYER RANCH SRD FG  GREELEY DIRS STE  CREATER STE  CREATER STE  CREATER STE  FARRS STR ADD		0.0 1900	10/1900 10/190
BRAZDE-GROB   GO-BD-022	4 892 2514 49TH AVENUE CT 500 (217 12 NO N/E 1000 2524 13TH AVE 1000 1524 13TH AVE 1000 1525 13TH AVENUE CT 1000 1525 13TH AV	ICESSERICA ELISTING  ICESSERICA ELISTING  ELECTRICAL	SERVICE SERVIC	rail ventrolose. Testinochia, scriptia, convenia rail ventrolose. Testinochia, controlose. Testi	Judit Contralez	6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CONTROL SIDE SIDE  COLLING HILLS SIDE AND DE PROMONTORY IMMGINE SCHOOL SIDE FG HIGHARD PARK IST ADD RIPT.  GREELEY CITY  FARRS SIH ADD  ANDREAS SIH ADD  ANDREA		001980 101980 101980 101980 101980 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/16/20 10/
BRAZDE-GROB   GO-BD-022	4 892 2514 49TH AVENUE CT 500 (217 12 NO N/E 1000 2524 13TH AVE 1000 1524 13TH AVE 1000 1525 13TH AVENUE CT 1000 1525 13TH AV	ICESSERICA ELISTING  ICESSERICA ELISTING  ELECTRICAL	SERVICE SERVIC	rail ventrolose. Testinochia, scriptia, convenia rail ventrolose. Testinochia, controlose. Testi	Judit Contralez	0   1   1   1   1   1   1   1   1   1	CONTROL SIDE SIDE  COLLING HILLS SIDE AND DE PROMONTORY IMMGINE SCHOOL SIDE FG HIGHARD PARK IST ADD RIPT.  GREELEY CITY  FARRS SIH ADD  ANDREAS SIH ADD  ANDREA		0.0 1900	10/1900 10/190
BRAZGE-6026	4 892 2514 69TH AVENUE CT  4 900 1211 2 NO WIE  1 000 2524 1 3TH AVE  3 00 122 5 SH AVE  4 000 122 5 SH AVE  4 000 122 5 SH AVE  4 000 252 1 STH AVE  5 00 1400 252 SH AVE  5 00 1400 252 SH AVE  1 000 251 1 SAVE AVE  1 000 251 1 SAVE AVE  4 000 251 1 SAVE AVE  5 000 271 271 1 SAVE  5 000 271	ICESSERICA EL SINO  CESSERICA EL SINO  ELECTRICAL  ELE	SERVICE SERVIC	rul recordone, restruction, activated, convenient control of the c	Judit Contralez	0   1   1   1   1   1   1   1   1   1	CLAYTONS ON SUB  CLAYTONS ON SUB  PROMONTORY MAGINE SCHOOL SHD FG  PARRS STH ADD  FARRS STH ADD  FOUNDER FRYER RANCH SRD FG  GREELEY DIRS STE  CREATER STE  CREATER STE  CREATER STE  FARRS STR ADD		001900 1001900 1001900 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10/1900 10/190

Company	MECH2205-0384	05/17/2022	4,200	2814 22ND STREET RD	MECHANICAL	FURNACE AND AIR CONDITIONING	Uninstall and reinstall Furnace and AC	AMERICAN AIR HEATING & A/C 3	10	CASCADE PARK SOUTH	0	
	MECH2205-0434 MECH2205-0435	05/18/2022 05/18/2022	6,106 3 8,523 2	705 RIVER VIEW DR 216 20TH AVENUE CT	MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING	Replacing existing condenser Install 16 seer 2.5 ton AC and condenser.	GREELEY FURNACE CO LLC 8 IMS HEATING & AIR INC 3	1 2	POUDRE RIVER RANCH 2ND FG BUCKLEN SUB	0	
The color of the	MECH2205-0450 MECH2205-0462	05/19/2022			MECHANICAL MECHANICAL	AIR CONDITIONING	Replaced AC  Remove and install 60K BTH Furnace and 2 Ton AC	AIRTECH HVAC SERVICES (AIR SOLUTION 5	40 24		0	-
	AECH2205-0463	05/19/2022	22,500	220 E 19TH STREET RD	MECHANICAL MECHANICAL	FURNACE AND AIR CONDITIONING	Remove and install 60K BTU Furnace and 2 Ton AC	GREELEY FURNACE COLLC 13	5	SOMMERSETT WEST SUB SHERWOOD PARK ADD	0	
Company	AECH2205-0475	05/19/2022	4,579	10515 18TH ST 1804 103PD AVENUE CT	MECHANICAL MECHANICAL	AIR CONDITIONING	Install 16 seer 3 ton AC and condenser.	IMS HEATING & AIR INC			0	
Company   Comp	/IECH2205-0502	05/20/2022	1,500	6600 20TH ST 30	MECHANICAL	GASTEST	Installation of Generac and Transfer Switch		1	COVINGTON KNOLLS 2ND FG	0	
The content of the	AECH2205-0504 AECH2205-0525	05/20/2022	9,745	19 DOUBLE TREE DR	MECHANICAL MECHANICAL	FURNACE AND AIR CONDITIONING FURNACE AND AIR CONDITIONING	INSTALL FURNACE AND AC INSTALL FURNACE AND A/C	SWAN HEATING AND AIR CONDITIONING 6	NONE	POURS SRD ADD POURS SRD ADD ADD SRD ADD SRD FG 2ND RPLT	0	
			13,495	8916 21ST ST	MECHANICAL MECHANICAL	IFURNACE AND AIR CONDITIONING	removed existing furn/ac and replaced with new like furn/ac	ALLEN PLUMBING & HEATING 15	2	WILLOWOOD 2ND EG 1ST RRLT	0	
		05/23/2022	70,000 8 7,848 3	325 12TH ST 3910 GOLD RUSH CT	MECHANICAL MECHANICAL		Install 10 ductless mini split systems one for each apt.  Replacing existing condenser	GREELEY FURNACE CO LLC 27	84 9	GREELEY CITY ASHCROFT HEIGHTS 3RD FG	0	
	MECH2205-0599	05/23/2022	9.300 5	5601 18TH ST 16	IMECHANICAL	AIR CONDITIONING	Remove and install 3 Ton AC	22	NONE	PROMONTORY IMAGINE SCHOOL 3RD FG HILAND KNOLLS PUD 2ND RPLT	0	
The content of the	MECH2205-0604 MECH2205-0612	05/23/2022 05/24/2022	20,000 5 12,418 2	501 N 14TH AVE 280 31ST AVE	MECHANICAL MECHANICAL	HOOD AND DUCT PROTECTION SYSTEM FURNACE AND AIR CONDITIONING	Island Grove Arena Kitchen Hood remove existing furn/ac and replace with new like furn/ac	MCCREERY AND SUN ALLEN PLUMBING & HEATING 18	5	NORTHVIEW SUB FG#1	0	
### 15 Company of the	MECH2205-0632	05/24/2022 05/24/2022	9.701 /	IO18 16TH STREET I N	MECHANICAL	FURNACE AND AIR CONDITIONING	Install 16 seer 30K BTU AC 3 Ton condenser 75KBTU Furnace Install 13 seer 4 ton AC condenser and 90% 120KBTU furnace	IMS HEATING & AIR INC 34	5 NONE		0	-
The content of the	MECH2205-0633 MECH2205-0634		3,639 5 2,138 4	5151 29TH ST 1409 1902 29TH ST 12B	MECHANICAL MECHANICAL	AIR CONDITIONING FURNACE AND AIR CONDITIONING	INSTALL 13 SEER 2 TON AC AND CONDENSER. INSTALL FURNACE AND AC	IMS HEATING & AIR INC 1404 A-1 HEATING AND AIR CONDITIONING 12B	NONE NONE	PINNACLE AT T BONE RANCH PHASE VII BLDG14 PROSPECTS AT T BONE RANCH PHASE XXV BLDG 12	0	-
March   Marc	MFCH2205-0636	05/24/2022 05/24/2022			MECHANICAL MECHANICAL	AIR CONDITIONING		IMS HEATING & AIR INC IMS HEATING & AIR INC 2	5		0	
Company   Comp	MECH2205-0641 MECH2205-0642	05/25/2022	2,185 4,205	806 102ND AVENUE CT 814 102ND AVENUE CT	MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING	INSTALL AC Install 16 seer 2.5 ton AC and condenser.	IMS HEATING & AIR INC		PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	0	
Company   Comp	MECH2205-0652 MECH2205-0663	05/25/2022	7,500 4 14,101 4	I500 10TH ST I830 20TH ST	MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING		GREELEY FURNACE CO LLC	3	MEADOW ACRES SUB	0	
Company   Comp	MECH2205-0678 MECH2205-0680	05/26/2022	52,000	813 MONTVIEW BLVD IS8 F 18TH ST	MECHANICAL MECHANICAL	FURNACE AND AIR CONDITIONING	Remove and install 60K BTU 98% Furnace and 3 Ton AC, and WH Furnace Replacement	MOLINTAIN STATES HEAT & AIR INC.	1		0	
Company	MECH2205-0681		3,700	1113 24TH AVENUE CT 5711 23RD ST	MECHANICAL MECHANICAL	FURNACE AIR CONDITIONING			5		0	
Column	MECH2205-0692	05/26/2022	4 854 3	8142 51ST AVF	MECHANICAL	AIR CONDITIONING	INSTALL 18 SEER 3 TON A/C	SWAN HEATING & A/C OF DENVER 24	5	T BONE RANCH SUB 2ND FG	0	
Column	AECH2205-0720	05/27/2022	5,028	8405 16TH ST 75	MECHANICAL MECHANICAL	AIR CONDITIONING EURNACE AND AIR CONDITIONING	Install 1.5 ton condenser	GREELEY FURNACE CO LLC 75	NONE	SHERWOOD VILLAGE CONDO 7TH SUPP	0	
	MFCH2205-0776	05/31/2022	3.421	10207 10TH STREET RD	MECHANICAL		installing 16 seer/ 2.5 ton AC	IMS HEATING & AIR INC	11		0	
Company	MECH2205-0784	05/31/2022	7,805	319 36TH AVENUE CT	MECHANICAL MECHANICAL	AIR CONDITIONING	Remove existing AC and replace with new like AC	ALLEN PLUMBING & HEATING 3	NONE 3	EDWARDS HOMES 7TH ADD	0	
Company	MECH2205-0793	05/31/2022	5,700	1937 8TH STREET RD			Furnace 2.5 ton, 13 seer ac Furnace and ac, exisisting	John Heredia 23	14	WESTMOOD WEST	0	
Company   Comp	*LB2201-0280 *LB2205-0001	05/02/2022	1,300	2012 ALPINE AVE 235 43RD AVE	PLUMBING PLUMBING	WATER HEATER BOILER	water neater replacement 40 Gallon Gas Water Heater	INTEGRATED PLUMBING SYSTEMS 5	NONE 2	PARRYIEW SOUTH ZND FG LARSON SUB 3RD FG	0	
Company			800 /	M88 PIONEER DR 51	PLUMBING		40 Gation Gas Water Heater water heater replacement	Star Plumbing LLC 51	NONE		0	
1.00   1.00	PLB2205-0023	U5/02/2022 05/02/2022	5,000 S	1006 191H ST 1103 7TH ST	PLUMBING PLUMBING	WATER SEWER REPAIR		Elite Rooter 16	6 9	WESTMOOR ACRES 1ST FG	0	
Company	PLB2205-0082				PLUMBING	WATER HEATER BOILER	Install 40 gallon gas water heater  Apt D-102 40 gallon water heater replacement	PD GREEN'S PLUMBING 1	NONE PT	COLLEGE GREEN COMMONS PUD GATEWAY PARK FG#2	0	
Company   Comp	LB2205-0094 PLB2205-0105	05/04/2022 05/04/2022	1,000 2	2624 13TH AVE 1204 22ND STREET RD	PLUMBING PLUMBING	GAS PIPING WATER SEWER REPAIR	service for greenhouse Inside spot repair in the basement	Elite Rooter 49	22	FARRS 5TH ADD VIRGINIA HILLS 1ST RPLT	0	
Company   Comp		05/05/2022 05/07/2022	12.30511	1813 LEVIS RD	PLUMBING PLUMBING	GAS PIPING WATER HEATER ROILER	install replacement	COOPER HEATING & COOLING 16	NONE		0	
Company   Comp	LB2205-0186 PLB2205-0188	05/09/2022	1,600 2	2621 BELAIR LN 1539 10TH AVE	PLUMBING PLUMBING	GAS TEST GAS TEST	Repair of gas line that is leaking and no longer in use. gas leak	WALKER PLUMBING LLC 22	2 162	BELAIR PARK 1ST ADD CRANFORD	0	
1,000   1,00		05/09/2022 05/10/2022	1,500	2424 10TH AVENUE CT 1714 22ND AVE	PLUMBING PLUMBING	GAS TEST WATER HEATER BOILER	Incide and renair in the hasement	Covenant Plumbing 15	8 NONE	HACKLEYS SUB OF B8 1ST ADD ARLINGTON PK MONTVIEW PARK	0	
Company		05/10/2022 05/10/2022	1,400	8775 25TH ST BLDG A #101-108, 201-208, 301-308 8775 25TH ST BLDG A #101-108, 201-208, 301-308	PLUMBING PLUMBING		Apt A-201 - 40 gallon water heater replacement  Apt A-304 - 40 gallon water heater replacement		PT PT	GATEWAY PARK FG#2	0	-
Company	PLB2205-0254 PLB2205-0256	05/10/2022 05/10/2022	1,400	8775 25TH ST BLDG E #101-108, 201-208, 301-308 8775 25TH ST BLDG E #101-108, 201-208, 301-308	PLUMBING PLUMBING	WATER HEATER BOILER WATER HEATER BOILER	Apt E-108 - 40 gallon water heater replacement  Ant E-202 - 40 gallon water heater replacement	PD GREEN'S PLUMBING 1 PD GREEN'S PLUMBING 1	PT PT	GATEWAY PARK FG#2 GATEWAY PARK FG#2	0	
Column   C		05/10/2022	1,400	3775 25TH ST BLDG J #101-108, 201-208, 303-306	PLUMBING PLUMBING	WATER HEATER BOILER	Apt J-102 - 40 gallon water heater replacement Gas leak was found by Atmos when replace main service I in n	PD GREEN'S PLUMBING 1	PT 8	GATEWAY PARK FG#2	0	-
Column   C	PLB2205-0305	05/12/2022	3,500	1705 29TH AVE 5775 29TH ST 1501	PLUMBING PLUMBING	WATER HEATER BOILER	Remove existing, install tankless water heater  Remove and install 50 Gal water heater		4 NONE	ROLLING HILLS 2ND ADD WEST FORK VII LAGE 11TH SUPP PHASE 12 CONDO MAP	0	
	PLB2205-0311	05/12/2022				WATER SEWER REDAIR	Outside snot repair in property with cleanouts	Elite Rooter 508	5	GLENMERE PARK	0	
	PLB2205-0337	05/13/2022	900 2	2011 28TH ST	PLUMBING PLUMBING		Replacing like for like gas water heater in unit 2011D	MASTER ROOTER LLC 9  Bractical Plumbing 23	1	HILLSIDE 2ND ADD  ARLINGTON PARK 1ST ADD	0	
## ALTON CONTROL   1.000 CONTR	PLB2205-0351	05/16/2022			PLUMBING	WATER HEATER BOILER	Replace 2 water heaters	8	4 NONE		0	
## ALTON CONTROL   1.000 CONTR	PLB2205-0372	05/17/2022	881	1038 23PD STREET PD	PLUMBING PLUMBING		Replacing water heater- Replaced in unit H26	FORT COLLINS HEATING & AIR NONI	NONE 7	SERENITY VILLAGE ESMT VAC AND ESMT&ROW DED SHATTI ICKS SUB R7 1ST ADD ARI INGTON PARK	0	
## 1200-2013 1-2010 FEB 1-2010 FE	PLB2205-0386	05/17/2022	1,242	103 N 49TH AVENUE CT	PLUMBING	WATER HEATER BOILER	install a 50 gal ng water neater	BENJAMIN FRANKLIN PLUMBING 28	11 NONE	WEBER WEST SUB	0	
## 1200-2013 1-2010 FEB 1-2010 FE	LB2205-0397 LB2205-0393	05/17/2022	4,082	1020 22ND 31 1706 19TH AVE	PLUMBING PLUMBING	WATER HEATER BOILER	Remove existing whand replace with new like wh	ALLEN PLUMBING & HEATING 10	NONE	MONTVIEW PARK	0	
PADSECUTED   1.000		05/19/2022					replace water heater		2	BURSCOUGH SUB	0	
PADSECUTED   1.000	PLB2205-0487	05/19/2022	3,509	707 351H AVENUE CI	PLUMBING PLUMBING	WATER HEATER BOILER		ALLEN PLUMBING & HEATING 3621	NONE	MOUNTAIN VIEW CONDOS PHASE 4 BLDG 36	0	
PADSECUTED   1.000	LB2205-0505 2LB2205-0598	05/23/2022			PLUMBING		Install a 50 gal ng Water Heater	BENJAMIN FRANKLIN PLUMBING 115	3	MAPLEWOOD 2ND ADD MAPLEWOOD 2ND ADD	0	
PROPERTY   Comment   Com	LB2205-0600 2LB2205-0613		3,000	914 B ST	PLUMBING	WATER SERVICE LINE	Kitchen addition		NONE	JOHNSON SUB 1ST ADD	0	
PARTICIPATION   1.000   1.00	LB2205-0638 2LB2205-0653	05/24/2022	600	1826 8TH AVE	PLUMBING PLUMBING		gas leak	WALKER PLUMBING LLC 1 WALKER PLUMBING LLC 35	9	ARLINGTON HEIGHTS	0	
Package   Pack		05/26/2022	1,500 2	2109 5TH AVE	PLUMBING	WATER HEATER BOILER WATER SEWER REPAIR	sanitary sewer repair in private property	Elite Rooter 4	8	ALTA VISTA ADD	0	
Package   Pack		05/27/2022	1,200	2307 27TH AVENUE CT	PLUMBING PLUMBING	WATER HEATER BOILER	replace 40 Gallon	1ST ACTION PLUMBING HEATING AND AIR 1	5	CASCADE PARK SOUTH	0	
PLESSOR OFFS   SOSTINGES   TOOL   T		05/28/2022	3,124 5 1,752 2	9925 19TH STREET RD	PLUMBING	WATER HEATER BOILER	Install 40 gallon gas water heater		6	ROLLING HILLS 3RD ADD	0	
PLESSOR OFFS   SOSTINGES   TOOL   T	PLB2205-0757 PLB2205-0763	05/30/2022 05/30/2022	6,000 S	223 23 IFF AVE 1845 13TH AVE	PLUMBING PLUMBING	WATER SEWER REPAIR WATER SEWER SERVICE LINE	20' sewer line repair in the front yard and install cleanout	Gold Star Excavation 5	3 12	CRANFORDS 2ND ADD	0	
ROOP2205-0161   ROOP2005-017   ROOP1005   ROOP1005   ROOP1005   ROOP2005-017		05/31/2022			PLUMBING PLUMBING	WATER HEATER BOILER WATER HEATER BOILER	install tankless water heater		9		0	
ROOP2205-0161   ROOP2005-017   ROOP1005   ROOP1005   ROOP1005   ROOP2005-017	PLB2205-0792	05/31/2022 05/02/2022	1,852 5,497	8023 53RD AVENUE CT 1842 7TH ST	PLUMBING ROOFING	WATER HEATER BOILER	Install 50 gallon gas water heater Tear off and install laminated shingles	Rockstar Plumbing 9 BULLDOG ROOFING 1	1 11	WEST T BONE RANCH SUB 1ST FG WESTMOOR WEST	0	
RECOPTEDS-0-11   ROCOPTEDS   RECOPTED   RE	OOF2205-0052				ROOFING ROOFING		re roof re roof	Powerhouse Roofing and Exteriors 8 Powerhouse Roofing and Exteriors 2	169 4	HALL & MORGERS SUB EAST MEADOWS SUB 1ST FG	0	
RECOPTEDS-0-11   ROCOPTEDS   RECOPTED   RE	ROOF2205-0056 ROOF2205-0104	05/03/2022 05/04/2022	8,829 147,690	1325 13TH ST 5801 11TH ST	ROOFING ROOFING		We plan to remove existing roofing system and install new Roof Recover of EPDM roof with new modified roofing.	GOLD ROOFING, INC. 3 Nate Hewson 2	92	GREELEY CITY MOSIER HILL 1ST FG	0	
CONTROL   CONT			5,400 2 8,900 3	2112 40TH AVE 3201 68TH AVENUE CT				SLAUGHTER ROOFING 3 SUMMIT ROOFING SOLUTIONS LLC 16	7		0	
CONTROL   CONT	OOF2205-0115	05/05/2022 05/05/2022	11,000	201 16TH AVE 3220 66TH AVENUE CT	ROOFING ROOFING		Reroot	Bob Behrends Roofing 7	6 23	MAPLEWOOD ST MICHAELS SUB	0	
ROOP285-0125   ST00222   T200 225 1111 STREET RD   ROOPNG   Remove and Replace asphalt noting in a special production of a s	ROOF2205-0151	05/06/2022 05/06/2022	4,000 P	820 651H AVE 2803 10TH ST	ROOFING		Re-Roof building with duro Last membrane	FAITHFUL ROOFING LLC	4	MEADOWLARK 2ND ADD	0	
RODP295-0215   051002022   4.500 ptil 2 P2RD ST   RODPING   RASK Applied not 4 Stef field is day edge   SAMCHZ ERROS CUSTOM EXTERIORS SS   PARTICIPATE   RODPING   RASK Applied not 4 Stef field is day edge   SAMCHZ ERROS CUSTOM EXTERIORS SS   PARTICIPATE   RODPING   Remove and replace assistal shingles eachtail shingles eachtail shingles eachtail shingles eachtail shingles   SAMCHZ ERROS CUSTOM EXTERIORS SS   PARTICIPATE   RODPING   Remove and replace assistal shingles   SAMCHZ ERROS CUSTOM EXTERIOR RODPING   Remove and replace assistal shingles   SAMCHZ ERROS CUSTOM EXTERIOR RODPING   Remove and replace assistal shingles   Remove and replace assistal shingles   RODPING   Remove and replace 13 squares of applied through the remove and replace 13 squares of applied through the remove and replace 13 squares of applied through the remove and replace 13 squares of applied through the remove and replace 13 squares of applied through the remove and replace 13 squares of applied through through the remove and replace 13 squares of applied through the remove and replace 13 squares of applied through through through the remove and replace 13 squares of applied through thr		05/08/2022	7,200 2 39,000 3	2825 11TH STREET RD 37 BECERRO DR	ROOFING		Remove 2 layers of shingle roof and install new shingles	Resolution Contrctors 15	4	WILSHIRE SUB DOS RIOS ESTATES 2ND FG	0	
ROOP/2005-0222   051/00202   3.800 6497 STH STREET DR   ROOP/RIG   Remove and replace asshell shingles Deares Coming   Advan Trevice   4   1   WESTMOOR WEST OTLT B   ROOP/RIG   Remove and replace asshell shingles   A   Advan Trevice   4   1   WESTMOOR WEST OTLT B   ROOP/RIG   Remove and replace asshell shingles   4   Advan Trevice   4   1   WESTMOOR WEST OTLT B   ROOP/RIG   Remove and replace asshell shingles   Advan Trevice   4   1   WESTMOOR WEST OTLT B   ROOP/RIG   Remove and replace asshell shingles   Advan Trevice   4   1   WESTMOOR WEST OTLT B   ROOP/RIG   Remove and replace asshell shingles   Advan Trevice   4   1   WESTMOOR WEST OTLT B   ROOP/RIG   Remove and replace asshell shingles   Advan Trevice   4   1   WESTMOOR WEST OTLT B   ROOP/RIG   Remove and replace asshell shingles   Advantage	ROOF2205-0215	05/10/2022	4,800 6	03 E 23RD ST	ROOFING		reroof	SANCHEZ BROS CUSTOM EXTERIORS 38 TRIPLE A ROOFING INC 16	3 116	PARKVIEW	0	
RODP/200-2012   SOUTH OF PITE AVE.   SOUTH	ROOF2205-0222	05/10/2022	3,800 4 4,500 5	1947 9TH STREET DR 1424 6TH ST	ROOFING ROOFING		Remove and replace 13 squares of asphalt shingles.	Adrian Trevizo 4	1 3	WESTMOOR WEST OTLT B HOUSTON HEIGHTS 3RD ADD	0	
RODP/200-2012   SOUTH OF PITE AVE.   SOUTH	ROOF2205-0227	05/10/2022	7,200	1216 30TH STREET RD	ROOFING		remove and replace 20 sq of asphalt shingles	8	NONE 14	LANDMARK SUB CLAYTONS 2ND SUB	0	
RODP285-0316   0517-2022   8.000   1702 311 AVE   RODPING   Inspision   ARK TOTAL CONSTRUCTION LC 47   5 ARLINGTON HEIGHTS   0	ROOF2205-0229	05/10/2022	5,600	1120 79TH AVE	ROOFING		Renlare Hall damaned chinales	REGIONAL TOWN CENTRE 15	7	BOOMERANG RANCH 2ND FG	0	
ROUPEND-SIGNED   PROFINED   RECEIPT   ROUPING   Repeating   Rep. (1) AL CANS INCLUSIVE CLUS   PARTURO 10 PRESENT CO.	ROOF2205-0271	05/11/2022			ROOFING		Reroof - new drip, synthetic felt, I&W, Tamko IR shingles	LEGACY BUILDERS LLC 3	7		0	
ROUPEZB-5498   ST 942222   10,229   245 81 91 51   ROUPING   Report using QC Davinge August stringes   ROUPING   S 1   POUS LON HEIGHT ST ST AUD   0   0   0   0   0   0   0   0   0		05/12/2022	5,934	2280 1ST AVE 168	ROOFING		Tear off and install laminated shingles	BULLDOG ROOFING 168	NONE	COUNTRYSIDE MOBILE HOME PARK	0	
ROUPEZB-5498   ST 942222   10,229   245 81 91 51   ROUPING   Report using QC Davinge August stringes   ROUPING   S 1   POUS LON HEIGHT ST ST AUD   0   0   0   0   0   0   0   0   0	ROOF2205-0325	05/13/2022	10,500	925 76TH AVENUE CT	ROOFING		Remove shingles to deck. Install new underlayment, shingles	GUS ROOFING 24	NUNE 4	MOUNTAIN WITH FEM 2	0	
FOOT   2007	ROOF2205-0353	05/16/2022	6,800	2426 81H S1 2622 6TH ST	ROOFING		remove and replace 22 sq of asophalt shingle	FORT COLLINS RESTORATION 5	6	HOUSTON HEIGHTS 1ST ADD	0	
	ROOF2205-0364	05/16/2022	7,893	2325 23RD AVE 1526 29TH AVE	ROOFING ROOFING		Reroof	KH ROOFING 1	NONE 4	SHERWOOD PARK SHOPPING CENTER 1ST REPLAT	0	
	AUDESSUE SSSS			DE JEIND AVE	INCOLING		Iveloni	DOD Desirends Robling 6	D	NORTHVIEW SUB FG#1	- 0	

ROOF2205-0465	05/19/2022	22,550 3320 13TH ST	ROOFING		Removal of Existing Membrane, Install of GACO foam/coating	PACHNER EXTERIORS LLC	NONE	14	SHERWOOD PARK 3RD ADD RPLT 0
ROOF2205-0467	05/19/2022	5,000 1005 E 24TH STREET LN	ROOFING		Re-roof 25 SQ	TOTAL REMODEL CONTRACTOR	33	5	EAST MEADOWS SUB 1ST FG 0
ROOF2205-0501	05/20/2022	5,000 1370 56TH AVE	ROOFING		Remove & replace with new all roofing material and flashings	FAITHFUL ROOFING LLC	6	3	COUNTRY CLUB WEST 4TH FG 0
ROOF2205-0601	05/23/2022	5,000 164 21ST AVE	ROOFING		Replacing roof covering of a residential building	Janice A Murphy	6	NONE	TOWN NORTH 1ST FG 0
ROOF2205-0629	05/24/2022	12,000 2208 10TH AVE	ROOFING		Reroof Install 42 sq of OC Flex on a 2 story 9:12 pitch res	ANCHOR ROOFING LLC	18	3	ARLINGTON PARK 0
ROOF2205-0640	05/25/2022	4.600 1246 51ST AVENUE CT	ROOFING		R&R Asphalt roof &15# felt & drip edge	SANCHEZ BROS CUSTOM EXTERIORS	12	10	COUNTRY CLUB WEST FG#2 0
ROOF2205-0645	05/25/2022	10.500 1103 7TH ST	ROOFING		Reroof Install 35 sq of OC Flex Driftwood on apt bldg	ANCHOR ROOFING LLC	8	34	GREELEY CITY 0
ROOF2205-0646	05/25/2022	13,200 1105 7TH ST	ROOFING		REROOF INSTALL 44 SQ OF OC FLEX IN DRIFTWOOD ON APT B	ANCHOR ROOFING LLC	8	34	GREELEY CITY 0
ROOF2205-0660	05/25/2022	7,000 2513 13TH ST	ROOFING		reroof	EDUARDO DELAROSA	23	4	WESTVIEW 2ND ADD 0
ROOF2205-0690	05/26/2022	6,000 358 30TH AVE	ROOFING		Tear off and re-roof 20 squares with OC Duration Storm	JM EXTERIORS INC	1	6	NORTHVIEW SUB FG#1 0
ROOF2205-0694	05/26/2022	3,200 4325 23RD ST	ROOFING		Remove & replace with new all roofing material and flashings	FAITHFUL ROOFING LLC	16	2	VIRGINIA HILLS 1ST RPLT 0
ROOF2205-0699	05/26/2022	5,200 2019 42ND AVE	ROOFING		Remove & replace with new all roofing material and flashings	FAITHFUL ROOFING LLC	14	6	VIRGINIA HILLS 0
ROOF2205-0701	05/26/2022	410,023 1315 4TH AVE	ROOFING			FRONT RANGE ROOFING SYSTEMS	NONE	145	OLIVER HOWARDS SUB OF B138 & 145 0
ROOF2205-0702	05/26/2022	1,582,375 1515 14TH AVE	ROOFING			FRONT RANGE ROOFING SYSTEMS	1	7	MOORES ADD 0
ROOF2205-0703	05/26/2022	279,068 2101 47TH AVE	ROOFING			FRONT RANGE ROOFING SYSTEMS			0
ROOF2205-0785	05/31/2022	10,200 457 N WYNDHAM AVE	ROOFING			SLAUGHTER ROOFING	8	3	BOOMERANG RUN 0
ROOF2205-0789	05/31/2022	43,913 2035 2ND AVE	ROOFING			Kathy DeMatteo	1	NONE	GREELEY INDUSTRIAL PARK 4TH RPLT 0
ROW2204-0373	05/11/2022	1,500 1813 102ND AVE	RIGHT OF WAY PLANTING	RESIDENTIAL	RIGHT OF WAY TREES	GROUND FORCE LANDSCAPES			PROMONTORY IMAGINE SCHOOL 3RD FG 0
SIGN2203-0152	05/23/2022	68,625 3529 4TH ST	SIGN	MAJOR AND ELECTRICAL	Install (3) wall signs,2 canopy signs & (1) D/F monument sig	BROOMFIELD SIGN COMPANY INC			354 BUSINESS PARK 1ST RPLT 0
SIGN2204-0556	05/02/2022	500 2309 GREELEY MALL	SIGN	TEMPORARY	Banners for Chuck E Cheese	SCHLOSSER SIGNS, INC.	1	NONE	GREELEY MALL MINOR SUB 0
SPV2203-0031	05/18/2022	34,848 1654 86TH AVE CT	PHOTOVOLTAIC		7.92kW Flush Mounted Rooftop PV Solar	Klick Solar LLC			TRAILS AT SHEEP DRAW 0
SPV2203-0090	05/27/2022	25,723 1803 101ST AVENUE CT	PHOTOVOLTAIC			ION DEVELOPER LLC			PROMONTORY IMAGINE SCHOOL 3RD FG 0
SPV2203-0202	05/31/2022	60,024 147 16TH AVE	PHOTOVOLTAIC		Installation of PV solar panels on existing residential roof	ION DEVELOPER LLC	1	2	HOLMES SUB 0
SPV2203-0279	05/18/2022	38,016 8648 17TH STREET DR	PHOTOVOLTAIC			Klick Solar LLC	6	8	0
SPV2203-0353	05/27/2022	23,929 10211 19TH STREET RD	PHOTOVOLTAIC			ION DEVELOPER LLC			PROMONTORY IMAGINE SCHOOL 3RD FG 0
SPV2203-0391	05/05/2022	31,588 2201 MOUNTAIR LN	PHOTOVOLTAIC		Installation of PV solar panels on existing residential roof	ION DEVELOPER LLC	1	2	WEST LAKE PARK 1ST FG 0
SPV2203-0398	05/16/2022	42,434 2327 43RD AVE	PHOTOVOLTAIC		Roof mounted solar installation	Powur PBC	14	1	VIRGINIA HILLS 1ST RPLT 0
	05/16/2022	22,498 5232 24TH ST	PHOTOVOLTAIC		Devries PV Solar Array 6 KW	BLUE RAVEN SOLAR	18	1	HIGHLAND HILLS SUB 1ST ADD 0
SPV2204-0092	05/16/2022	57,684 198 45TH AVENUE CT	PHOTOVOLTAIC		Solar Installation	Matt Hennan	20	3	PHEASANT RUN SUB 2ND FG 0
SPV2204-0108	05/18/2022	43,200 1709 88TH AVE	PHOTOVOLTAIC		9kW DC rooftop, flush mounted, PV, Utility interconnection	Klick Solar LLC	12	9	MOUNTAIN SHADOWS SUB 2ND FG 0
SPV2204-0151	05/04/2022	19,270 1101 103RD AVE	PHOTOVOLTAIC		install 4.8kW solar PV system, grid tied, flush roof mounted	SUNTALK SOLAR	16	12	PROMONTORY RESIDENTIAL 1ST FG 0
SPV2204-0165	05/16/2022	29,841 469 E 19TH STREET RD	PHOTOVOLTAIC		New PV Solar Roof Mount Install	GLYDE SOLAR	19	5	SOMMERSETT OF GREELEY SUB 0
SPV2204-0261	05/03/2022	37,672 4843 C ST	PHOTOVOLTAIC		Grosskopf PV System 10 KW	BLUE RAVEN SOLAR	26	17	WEBER WEST 5TH RPLT 0
SPV2204-0295	05/27/2022	60,985 2901 41ST AVE	PHOTOVOLTAIC		install 14.4kW solar PV system, grid tied, flush roof mount	SUNTALK SOLAR	1	5	GATEWAY ESTATES FG#1 0
SPV2204-0313	05/10/2022	24,131 1253 51ST AVENUE CT	PHOTOVOLTAIC		4.125 kW solar pv	1SOLAR	8	9	COUNTRY CLUB WEST FG#2 0
SPV2204-0315	05/18/2022	20,212 1978 43RD AVE	PHOTOVOLTAIC			1SOLAR	5	8	COLLEGE GREEN 3RD FG 0
SPV2204-0320	05/05/2022	47,214 1741 29TH AVENUE CT	PHOTOVOLTAIC		9.600 kW rooftop solar PV	1SOLAR	25	3	ROLLING HILLS 2ND ADD 0
SPV2204-0381	05/09/2022	40,084 181 19TH AVENUE CT	PHOTOVOLTAIC		Installation of a 10.22 kW solar PV system.	Blue Sky Solar and Roofing	29	NONE	TOWN NORTH 1ST FG 0
SPV2204-0402	05/09/2022	46,186 1119 E 24TH STREET LN	PHOTOVOLTAIC		Pv Solar install 22 panels; 8.03kW	Fluent Solar LLC	22	5	EAST MEADOWS SUB 1ST FG 0
SPV2204-0468	05/23/2022	23,396 4518 14TH ST	PHOTOVOLTAIC		Peterson PV Solar Array 4.8KW	BLUE RAVEN SOLAR	7	2	CAMBRIDGE GLEN SUB 0
SPV2205-0035	05/10/2022	22,880 5110 26TH ST	PHOTOVOLTAIC		4.400 kW rooftop solar PV	1SOLAR	6	4	HIGHLAND PARK 0
SPV2205-0176	05/17/2022	69,610 419 41ST AVE	PHOTOVOLTAIC		Installation of PV solar panels on existing residential roof	ION DEVELOPER LLC	10	9	WESTMOOR ACRES 1ST FG 0

55,077,068



Case #	Project	Location	Description	Submittal Date	Stage	City Planner
SUB2022-0008	Avere Multi-Family Minor Sub	66th Avenue and 2nd Street	Minor Sub for multi-family project	3/30/2022	Design	Elizabeth Kellums
SPR2022-0029	Avere Multi-Family Site Plan	66th Avenue and 2nd Street	224 Apartments	3/30/2022	Design	Elizabeth Kellums
SPR2022-0022	Thompson Thrift Apartments	North of HWY 34 and South of Centerplace Drive	336 Apartment Units	4/18/2022	Design	Michael Franke
SUB2022-0007	Centerplace Phase III Subdivision, 1st Replat	N. of HWY 34 and S. of Centerplace Drive	Subdivision of land into 1 Lot for Multifamily Development	4/18/2022	Design	Michael Franke
ZON2022- 0004	Cobblestone Rezone	7460 W 28th Street	42.01 Acre rezone from Residential Estate and Commercial Low Denisty to Residential- High Denisty	3/2/2022	Design	Mike Garrott
SUB2022-0001	Centerplace North Filing #6	North of 24th Street Road and East of 42nd Avenue	30 townhome lots	1/7/2022	Design	Mike Garrott
SPR2022-0001	Centerplace Townhomes Site Plan Review	North of 24th Street Road and East of 42nd Avenue	30 townhome units	1/5/2022	Design	Mike Garrott
SPR2021-0021	Alpine Flats Multi- family Site Plan Review	South of 20th Street and West of 50th Avenue	200 unit multifamily Development	12/9/2021	Design	Kristin Cote
SUB2021-0036	Alpine Flats Subdivision	South of 20th Street and West of 50th Avenue	Replat 3 lots into 1 lot	12/9/2021	Design	Kristin Cote

SUB2021-0034	Lake Bluff Final Plat	North of 10th Street and West of 95th Avenue	Platting 10 future Development Tracts and 19.72 Acres of Right-of-way	12/8/2021	Design	Darrell Gesick
SPR2021-0018	Promontory Imagine School Second filing, second replat Multifamily	East of Promontory Parkway and South of 16th Street	480 unit multifamily development	11/10/2021	Design	Mike Garrott
SUB2021-0031	Promontory Imagine School 2nd Filing, Second Replat	East of Promontory Parkway and South of 16th Street	Replat a future development track into a lot and right-a-way for a public street	11/10/2021	Design	Mike Garrott
ZON2021- 0016	13th Street Rezone	North of 13th Street, South of 10th Street, West of 59th Avenue	Rezone 37 Acres from H-A and C-D to MU-H	11/1/2021	Design	Mike Garrott
PUD2021-0012	Hope Springs Preliminary PUD	North of 32nd Street, West of future 27th Avenue	N. of 32nd Street, W. of future 27th Avenue	4/28/2021	Design	Mike Garrott
ZON2021- 0005	Boomerang Ranch Forth Filing rezone	South of 10th Street, North of 12th Street and East of 83rd Avenue	Rezone a portion of a 27.77 acres from C-L to R-H	4/14/2021	Design	Darrell Gesick
SUB2021-0008	Rock Ridge Apartment Final Plat	East of 65th Avenue, South of Hwy 34 and West of the T-Bone Ranch Development	1 lot - 38.5 acres, 3 acre future development tract and ROW 29th Street	2/15/2021	Design	Darrell Gesick
SUB2020-0010	Shreve Subdivision	7929 28th Street	Subdivide 1 lot into 3 lots	8/24/2020	Design	Darrell Gesick
SUB2020-0011	Rockies Apartment Subdivision	1913 5th Street	Combine 3 parcels into 1 lot	5/22/2020	Design	Mike Garrott
DR2020-0017	Rockies Apartments Multifamily Development	1913 5th Street	50 unit apartment complex	5/22/2020	Design	Mike Garrott
DR2019-0016	1131 8th Street - 5- plex	1131 8th Street	5 unit multifamily	6/26/2019	Design	Mike Garrott

SPR2021-0011	The Reserve @ West T- Bone Ranch Phase III Multi-family Site Plan Review	North of 29th Street and	120 multifamily units on 5.92 acres	5/27/2021	Approved	Mike Garrott
SUB2021-0024	Leffler Minor Subdivision	15756 County Road 66	4-lot subdivision (large lots)	8/10/2021	Approved	Darrell Gesick
SUB2021-0006	Immaculata Plaza Minor Subdivision, 2nd replat	923 6th Street	Split 1 lot into 2	2/3/2021	Approved	April Medeiros
USR2020-0008	Immaculata II Apartment - USR	923 6th Street	30 Multifamily Units	12/23/2020	Approved	April Medeiros
SUB2021-0027	Westridge Subdivision, 5th Filing, 2nd Replat	West of 59th Avenue and South of 24th Street	Replat existing Subdivision right-of-ways and convert a tract into a lot	9/14/2021	Approved	Mike Garrott
SUB2020-0003	Clark Subdivision Filing No. 2 Final Plat	West of CR 31 and North of CR 66	29 single family large lot subdivision	4/21/2020	Approved	Mike Garrott
ZON2021- 0015	Leffler rezone	15756 County Road 66	Rezone from I-M to R-E (DCMP)	8/10/2021	Approved	Darrell Gesick
PUD2020-0002	Westgate Preliminary PUD Amendment	North of Hwy 34 Bypass and West of 71st Avenue	1 (15.97 acre) multifamily lot and 4 future Development Tracts	3/25/2020	Approved	Mike Garrott
SPR2020-0019	Fox Run Apartments	South of 13th Street and West of 59th Avenue	118 Multifamily Units	10/14/2020	Approved	Darrell Gesick
PUD2020-0007	The Cache	West of 83rd Avenue, 1 mile north of 10th Street and bisected 95th Avenue	Est. of Zoning for The Cache PUD, proposed mixed use development	6/15/2020	Approved	Mike Garrott
SUB2020-0035	Family of Christ Presbyterian Church, 1st Replat	2410 35th Avenue	3 lot subdivision	12/23/2020	Approved	Mike Garrott
SUB2021-0005	Broadview Park Subdivision, 1st Replat	809 30th Avenue	Split 1 lot into 2	1/13/2021	Approved	Elizabeth Kellums

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USR2020-0006	Apartment - USR	2050 Greeley Mall Street	224 Multifamily Units	11/4/2020	Construction	Mike Garrott
SUB2020-0030	Cottages at Kelly Farm	North of 4th Street and East of 59th Avenue	31 residential units	10/20/2020	Construction	Darrell Gesick
SUB2020-0001	Clover Meadows, 2nd Replat (updated)	2900 C Street	8 Single family residential lots	1/10/2020	Construction	Mike Garrott
SPR2020-0003	29th Street Multifamily development	East of 65th Avenue, South of Hwy 34 and West of the T-Bone Ranch Development	732 unit multifamily Development	2/20/2020	Construction	Darrell Gesick
PUD2021-0017	Promontory Imagine School 3rd Filing, Final Plat	East of Promontory Parkway and South of 16th Street	362 single family lots, 1 2.077 acre for mixed use, 9.4 acre park and various outlots (drainage, open space and pocket parks)	5/17/2021	Construction	Mike Garrott
PUD2021-0007	Greeley West Multifamily Final PUD	North of Centerplace Drive, East of 42nd Avenue and West of 38th Avenue	304 Multifamily Units	2/11/2021	Construction	Mike Garrott
PUD2020-0009	Stoneybrook Lot 4 - Final PUD	West of 35th Avenue, North of Ditch #3 and South of C Street	142 Manufactured home sites	8/26/2020	Construction	Mike Garrott
SUB2019-0021	Grapevine Final Plat	North of 25th Street, South of 24th Street and West of 46th Avenue Court	64 attached townhome units	7/2/2020	Construction	Mike Garrott
USR2019-0018	1100 8th Avenue - 55 Resort	1100 8th Avenue	85 unit Multifamily	11/1/2019	Construction	Elizabeth Kellums
S 21:15	Northridge Estates	South of C Street and East of Northridge High School	230 Single Family Lots	7/15/2015	Construction	Mike Garrott

SUB2019-0013	City Center West Residential, 2nd Filing	South of 4th Street, North of 8th Street and East of 71st Avenue	146 single family detached lots, 130 single-family attached units and a 6 acre park	5/3/2019	Construction	Michael Franke
SPR 20:17	Poudre Trails Multi- Family	30th avenue and C Street	296 multifamily Units	10/4/2017	Construction	Mike Garrott
SPR2018-0034	Trails at Sheep Draw Multi-family	South of 10th Street, North of 12th Street and West of 86th Avenue	546 unit multi-family Housing	12/28/2018	Construction	Michael Franke
SUB2018-0027	Centerplace North Filing #4	44th Avenue and 24th Street Road	133 Townhouse Units	3/16/2018	Completed	Darrell Gesick
PUD2021-0002	Westgate Filing #1, Lot 1 Final PUD	West of 71st Avenue and North of Hwy 34 Bypass	288 Multifamily Units	1/28/2021	Construction	Mike Garrott
PUD2020-0003	Westgate Filing No. 1 Final PUD	North of Hwy 34 Bypass and West of 71st Avenue	1 (15.97 acre) multifamily lot and 4 future Development Tracts	3/25/2020	Construction	Mike Garrott
PUD 8:01	Promontory Residential- Phases 2 & 3	NE Corner of Promontory Parkway and 16th Street	Completion of Platted Single Family Residential	5/2/2017	Construction	Mike Garrott

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# City of Colorado Colo

Case #	Project	Location	Description	Submittal Date	Stage	City Planner
PUD2022-0002	Colorado Premium PUD	2400 29th Street	PUD to establish Use	3/1/2022	Design	Kristin Cote
SPR2022-0012	Robles Warehouse w/ Outdoor Storage	120 15th Street	4,952.50 SF Office/Warehouse to house Oil and Gas Support Business	3/1/2022	Design	Kristin Cote
WCF2022-0004	Rooftop antennas at Westlake Shopping Center	2100 35th Avenue	Rooftop antennas on King Soopers, Westlake	4/19/2022	Design	Elizabeth Kellums
SUB2022-0014	Knolls West Subdivision, First Replat	5699 20th Street	Lot line adjustment	5/24/2022	Design	Darrell Gesick
SPR2022-0041	Franklin Middle School	818 35th Avenue	School Addition	5/13/2022	Design	Darrell Gesick
SPR2022-0042	Heath Middle School	2223 16th Street	School Addition	5/13/2022	Design	Darrell Gesick
SUB2022-0015	Lake Bluff Preliminary Subdivision	North of 10th Street and West of 95th Avenue	212 Lots	5/30/2022	Design	Darrell Gesick
WCF2022-0002	Dish Wireless Co- location	3737 10th Street	Dish Wireless Co-location	2/9/2022	Design	Elizabeth Kellums

WCF2021-0015	T-Mobile Wireless Upgrade	2435 2nd Avenue	T-Mobile Wireless Upgrade - EFR	10/19/2021	Design	Elizabeth Kellums
SPR2022-0038	Firestone Redevelopment Façade revisions	1130 8th Avenue	Firestone Façade alterations	5/2/2022	Design	Elizabeth Kellums
SPR2022-0030	Get Space Storage - Lot 1 The Shops at Sunset Ridge 1st Replat	5906 10TH ST	2 building self storage facility on existing commercial lot	4/25/2022	Design	Kristin Cote
SPR2022-0032	4555 Centerplace Drive PUD, 2nd Amendment	4555 Centerplace Drive	Chick-Fil-A removing 2 parking spaces, reconfiguring drive- thru, and adding canopies to drive-thru	4/11/2022	Design	Michael Franke
SPR2022-0031	Bear Paw III Multi- Tenant Retail Building	4239 Centerplace Drive	Develop a multi-tenant retail building to the north of Bear Paw II	4/7/2022	Design	Michael Franke
SPR2022-0024	Highpoint Lot 1 Site Plan Review	11701 24th Street	Develop a multi-tenant retail building and a new gas station	3/24/2022	Design	Michael Franke
SPR2022-0011	Woodspring Suites Hotel - Site Plan Review	South of 8th Street and East of 71st Avenue	Develop a 4-story, 122 unit hotel	2/23/2022	Design	Michael Franke
SUB2022-0003	H-P Greeley Subdivision, Seventh Replat	South of 8th Street and East of 71st Avenue	Subdivide a 7.248 acre lot into 2 lots	2/23/2022	Design	Michael Franke
USR2022-0001	NOCO Disposal Service - Use by Special Review	1060 North 11th Avenue	Develop a 22,000 square foot trash transfer station	2/22/2022	Design	Kristin Cote

ZON2022-0002	1060 North 11th Avenue - Rezone	1060 North 11th Avenue	Rezone from I-M (DCMP) Development Concept Master Plan to I-M (Industrial Medium Intensity)	2/22/2022	Design	Kristin Cote
SPR2022-0010	Best Box Self Storage - Site Plan Review	12700 CR 58 (20th Street)	Develop a 56,690 square foot indoor storage facility	2/18/2022	Design	Kristin Cote
SPR2022-0008	Greeley lock and Key - Site Plan Review	2450 24th Street Road	Develop a 6,950 square foot retail building	2/18/2022	Design	Darrell Gesick
SPR2022-0005	Jefferson High School - Site Plan Review	1420 2nd Street	Redevelop existing buildings and additional school space for a total of 54,446 square foot building	1/25/2022	Design	Mike Garrott
SPR2022-0002	Snow Owl II - Site Plan Review	2211 115th Avenue	Develop a 34,000 square foot office / warehouse facility	1/12/2022	Design	Darrell Gesick
ZON2021-0017	3115 35th Avenue - Rezone	3115 35th Avenue	Rezone from C-L (Commerical Low Intensity) to C-H (Commerical High Intensity)	11/16/2021	Design	Darrell Gesick
SPR2021-0016	2510 46th Avenue - Site Plan Amendment	2510 46th Avenue	Site Plan Review amendment to add parking south of the existing detention pond	10/7/2021	Design	Michael Franke
SUB2021-0029	Centerplace North 3rd Filing, 5th Replat	North of Centerplace Drive and South of 24th Street Road	Replat 1 lot into 2 lots	9/28/2021	Design	Mike Garrott
PUD2021-0016	Jackson Subdivision, 1st replat	North of 257 Spur and East of the Missile Silo	Replating an existing tract into a 15 acre lot and a 277 acre future development tract	5/10/2021	Design	Mike Garrott
PUD2021-0014	Bentely Welding Final PUD	North of 257 Spur and East of the Missile Silo	Development of a 70,000 square foot industrial building	5/6/2021	Design	Mike Garrott

MD2021-0003	Delantero Metropolitan District Nos. 1-10	South of Hwy 34, East of CR 17, West of Hwy 257 and North of 37th Street	Proposed approval of 10 related metropolitan districts as part of the Delantero Development	4/30/2021	Design	Darrell Gesick
PUD2021-0013	Delantero Preliminary PUD	South of Hwy 34, East of CR 17, West of Hwy 257 and North of 37th Street	812 acre mixed use project, including residential, commercial, industrial, schools, parks and open spaces	4/28/2021	Design	Darrell Gesick
SUB2021-0012	Boomerang Ranch Forth Filing	South of 10th Street, North of 12th Street and East of 83rd Avenue	1 - 1.10 acre (commercial use) and 27 acres of tracts for future development	4/14/2021	Design	Darrell Gesick
DR2021-0002	3103 23rd Avenue - ATM Design Review	3103 23rd Avenue	Design Review for an ATM drive-up	2/19/2021	Design	Mike Garrott
USR2022-0006	SRC Bypass 5-18 Oil and gas facility	South of Hwy 34 and East of 95th Avenue	32 oil and gas wells and associated equipment	11/2/2018	Design	Mike Garrott
SPR2021-0017	2000 16th Street Site Plan Review drive-thru coffee shop	2000 16th Street	Site Plan Review for a drive- thru coffee shop	10/14/2021	Approved	Mike Garrott
SUB2022-0006	West Greeley Tech Center, Fifth Minor, First Replat	11701 24th Street	Subdividing exsiting lot into two lots for development	3/21/2022	Approved	Michael Franke
SPR2022-0007	ENT Credit Union ITM	4735 25th Street	Installing ITM for ENT Credit Union. Adding Parapet Wall to North Elevation and Signage	2/2/2022	Approved	Michael Franke

SUB2021-0025	McColoskey 6th Commercial Subdivision	East of 71st Avenue and South of 10th Street	Subdivision to replat a tract into a lot	9/1/2021	Approved	Darrell Gesick
SUB2021-0022	Meyer Minor Subdivision, 1st Replat	South of 8th Street, East of Ash Avenue and North of the Poudre River	Replat 1 lot into 2 lots	7/22/2021	Approved	Darrell Gesick
PUD2021-0011	4555 Centerplace Drive PUD, 1st Amendment	4555 Centerplace Drive	PUD amendment for site plan changes	3/26/2021	Approved	Darrell Gesick
USR2021-0001	225 22nd Street- C-Store USR	225 22nd Street	Demo Existing buildings and construct a 5,200 square foot C-Store w/ Gas sales	1/12/2021	Approved	Darrell Gesick
USR2018-0021	SRC Oestman 13- 26 Pad/Facility	2085 N 47th Avenue	16 Oil wells and associated equipment Facility	10/23/2018	Approved	Darrell Gesick
USR2018-0023	SRC Stugart 6-20 Pad/Facility	7700 28th Street	32 Oil wells and associated equipment Facility	10/31/2018	Approved	Michael Franke
PUD2018-0010	Lake Bluff PUD	North of 10th Street, South of CR 62, East of 101st Avenue, West of 95th Avenue	Residential and Commercial lots	8/1/2018	Approved	Mike Garrott
S 6:17	Greeley Airport Business Park	2139 East 8th Street	13 Industrial Lots (2-4 Acres Each)	3/15/2017	Approved	Darrell Gesick

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SUB2021-0033	H-P Greeley Subdivision, Sixth Replat	North of 8th Street and East of 71st Avenue	Reconfiguring 2 lots	1/5/2022	Approved	Kristin Cote
S 28:15	Ironwood Business Park	Between 16th Street and 18th Street/East of 1st Avenue	13 Lot Industrial Subdivision (0.3 acre – 6 acre Lots)	12/16/2015	Approved	Darrell Gesick
PUD2019-0007	Poudre Heights Preliminary PUD	N. of 10th Street, w. of 95th Avenue and e. Missile Park Road	Mixed Use development - 59 acres industrial, 12 acres of commercial, 26 acres of mixed uses, 26 acres of open space and 122 acres of residential (including a middle school site)	6/20/2019	Approved	Mike Garrott
SPR2021-0020	University Schools - High School Addition	6525 18th Street	8,095 square foot addition	11/19/2021	Approved	Kristin Cote
WCF2020-0012	1229 D Street - Cell Tower	1229 D Street	Replace an existing light pole with a new light pole and cell antenna	9/29/2020	Approved	Elizabeth Kellums
DR2021-0001	920 47th Avenue - ATM Design Review	920 47th Avenue	Design Review for an ATM drive-up	2/19/2021	Approved	Kristin Cote
SPR2021-0019	Billie Martinez School Addition	341 14th Aven.	12,700 SF Classroom Addn.	11/16/2021	Approved	Kristin Cote
DR2021-0010	509 11th Avenue - Print Shop Design Review	509 11th Avenue	Change of use to allow a print shop	4/22/2021	Construction	Elizabeth Kellums
USR2021-0008	Greeley Rehab Hospital, USR	East of 71st Avenue and South of 10th Street	Use by special review for a Rehab Facility	9/1/2021	Construction	Darrell Gesick

SUB2021-0016	Tointon Academy Final Plat	West of 71st Avenue and South of 4th Street	4-lot subdivision, including extension of Dundee Avenue and 8th Street	5/12/2021	Construction	Mike Garrott
USR2018-0012	SRC Volt 19-5 Pad	North of 10th Street and East of 83rd Avenue	30 Oil wells and associated equipment Facility	7/30/2018	Construction	Mike Garrott
USR2021-0004	2450 29th Street, Self Storage, 4th Amendment	2450 29th Street	Add a 3,200 and a 25,500 square foot storage buildings	5/14/2021	Construction	April Medeiros
DR2021-0006	501 8th Avenue, library infill Design Review	501 8th Avenue	Change of use from newspaper facility to a library use	3/19/2021	Construction	Mike Garrott
PUD2020-0013	Suffolk PUD Fourth Filing, 1st Replat	North Centerplace Drive, West of 46th Avenue	Preliminary / Final PUD for a 3,174 square foot oil and lube changing facility	12/1/2020	Construction	Elizabeth Kellums
SPR2021-0001	2829 1st Avenue Inland Truck Parks Site Plan Review	2829 1st Avenue	Construct a 36,463 truck parts supply facility	1/22/2021	Construction	Mike Garrott
SPR2020-0021	Tointon Academy Site Plan Review	West of 71st Avenue and South of 4th Street	Construction of a 140,000 square foot K-8 School	12/2/2020	Construction	Mike Garrott
SUB2020-0028	Tointon Academy Preliminary Subdivision	West of 71st Avenue and South of 4th Street	Preliminary Plat for 1 (34 acre school site), 4.5 acre of ROW and 49.5 acres of Future Development	12/2/2020	Construction	Mike Garrott
SPR2020-0006	600 51st Avenue- school expansion	600 51st Avenue	Add an additional 50,000 square feet to the existing McAuliffe K-8 school	6/8/2020	Construction	Mike Garrott

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DR2019-0031	7-11 Design Review	North of 4th Street and West of 35th Avenue	4,088 square foot c-store with gas sales	12/27/2019	Construction	Michael Franke
SPR2020-0004	2401 35th Avenue - Highschool Site Plan Review	2401 35th Avenue	Site Plan Review to remove existing 138,083 square foot Greeley West High School and replace with a 270,000 square foot high school	4/2/2020	Construction	Darrell Gesick
SPR2019-0033	5401 20th Street - Site plan Review	5401 20th Street	New 105,720 square foot Campus Welcome Center and 5,759 square foot addition to the Campus Student Center	12/3/2019	Construction	Michael Franke
USR2019-0008	Greeley Directional Oil and Gas USR, 3rd Amendment	South of Hwy 34 Bypass and East of Hwy 85 Bypass	Minor USR amendment to remove 22 tanks and modify the approved landscaping plan	4/1/2019	Construction	Darrell Gesick
USR 3:17	Journey Christian Church	4754 31st Street	5,500 SF 2-Story Building Addition	4/19/2017	Construction	Mike Garrott
DR2020-0016	7004 10th Street - Bank	7004 10th Street	Construct a 4,240 square foot bank facility	5/22/2020	Construction	April Medeiros
DR2020-0006	1645 1st Avenue Design Review	- 1645 1st Avenue	1,150 square feet office / warehouse building	2/13/2020	Construction	Darrell Gesick
SPR2022-0023	Tointon Academy Site Plan Review Minor Amendment	West of 71st Avenue and South of 4th Street	Storage building	3/23/2022	Construction	Elizabeth Kellums
USR2018-0014	1st Avenue Storage, LLC	2824 1st Avenue	225,000 SF of Warehouse/Shop/Small Office/RV/Executive and Self- Storage	4/13/2016	Construction	Mike Garrott

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