



Planning Commission

March 28, 2023 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 the January 24, 2023 Planning Commission Meeting Minutes.

EXPEDITED AGENDA

The following items are routine in nature, fully described in the accompanying reports, and therefore staff summary presentations will be suspended unless requested by the Commission or member of the public in attendance at the meeting.

5. A public hearing to consider a request from Emily Tarantini on behalf of Abel Cisneros-Castillo, to rezone approximately 2.54 acres of land located at the northwest corner of 31st Avenue at 29th Street from C-H (Commercial High Intensity) to I-L (Industrial Low Intensity) zoning district.

END OF EXPEDITED AGENDA

6. A public hearing to consider a request from Emily Tarantini on behalf of STAR Enterprises LLC and Northern Colorado RV & Boat Storage LLC, to rezone approximately 25.84 acres of land located at 10800 and 10494 Highway 257 Spur from C-H (Commercial High Intensity) and PUD (Planned Unit Development) to I-L (Industrial Low Intensity) zoning district.

(The applicant has requested a continuation of the public hearing for this case; because the public hearing has been legally noticed, the case must still be included on the agenda and will require Commission action to continue the hearing to a future date).

7. Staff Report
 - Annual Growth and Development Report
 - New staff member introductions
8. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
January 24, 2023

1. Call to Order

Chair Yeater called the meeting to order at 1:15 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater

Commissioner Louisa Andersen- Absent for Roll Call, arrived at 1:21PM

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Larry Modlin

Commissioner Christian Schulte

ABSENT

Louisa Andersen.

3. Approval of Agenda

There were no corrections or additions to the agenda. The agenda was approved as presented.

4. Approval of January 10, 2023 Minutes

Commissioner Franzen moved to approve the minutes dated January 10, 2023, Commissioner Carlson seconded the motion.

Motion carried 6-0. (Commissioner Andersen absent.)

5. Annual Election of Chair and Vice-Chair

Chair Yeater opened the public hearing at 1:16 PM, nominating himself to continue to serve as the Chair. Commissioner Franzen moved that Chair Yeater continue to serve as Chair. Commissioner Modlin seconded the motion.

Motion Carried 6-0 (Commissioner Andersen absent)

Commissioner Modlin moved that Commissioner Briscoe continue to serve as the Vice-Chair of the Planning Commission, Commissioner Franzen seconded the motion.

Motion carried 6-0. (Commissioner Andersen absent.)

6. Public hearing to consider the City of Greeley Transportation Master Plan Update

Brittany Hathaway (Development Review Manager) introduced Paul Trombino (Public Works Director) to present City of Greeley the Transportation Master Plan. She indicated the , Planning Commission’s consideration on this item is appreciated and staff has recommended its adoption based on its consistency with the goals and objectives of plan. City Council will review this plan at their work session on February 28th, 2023, with the resolution for approval to be considered on March 7th, 2023.

Paul Trombino greeted the Commissioners and introduced the Transportation Master Plan Update, sharing that the last plan was completed and approved in 2011. The previous plan was based off data from 2009. Compared to where the City is in 2023, there have been significant changes. The proposed plan update covers 20 years, during which time the city’s population is projected to grow to more than 160,000 residents. The plan update identifies specific issues that include: Sustainability, Quality of Life, Growth/Development and Congestion. The plan further outlines specific goals to address the identified issues including Safety, Multimodal Network, Equality/Health, Economic Vitality, Environment/Health, and Funding/Strategic Investments. Also, added to the proposed update is an outline to track progress moving forward. This includes a story map that includes built in metrics showing progress as projects move forward and plan objectives are achieved.

Mr. Trombino summarized the Transportation Investment for the Quality-of-Life section of the plan update. This is a big focus of the plan that includes adding urban design focused on inviting neighborhoods with great destination public spaces not just pass through areas. Some of the ideas being worked through include features to incorporate vehicles as well as pedestrian traffic, utilizing higher design elements within the community upon entry.

Mr. Trombino presented the next big piece of the plan (Mobility Choices) that illustrates where the city is going in the future. Mobility Choices provide people with the opportunity to choose how they travel within the city and offers more travel options to people (walking, rolling, biking, transit, driving) by increasing community connectivity to services. This item will be achieved by improving the Multimodal Network, using an aggressive approach between active transportation on streets and strong connectivity in the trails systems.

Mr. Trombino continued by outlining a series of policy initiatives that the plan update identifies. The first of the policy priorities relates to safety a huge priority, particularly on the east side of the community. This will include implementing measures to improve traffic calming, neighborhood safety programs and crash reduction. The initiative for Equity and Health creates more accessibility, providing more mobility options and micro-transit opportunities for people in all neighborhoods to easily reach basic services such as grocery shopping. Economic development is a key issue for curbside management in the plan update. It focuses on cleanliness, landscape, mobility, public space, and lighting. Environment/Technology initiatives include EV Charging options and data sharing for people traveling into the city to simplify determining the mode of transportation they choose to use and what routes that they will travel on while in the city. The Land Use/Transportation Connection is another initiative that plan update addresses and it further covers street and sidewalk standards, mobility connections and accessibility to services.

Mr. Trombino indicted that the plan update will now show a difference in street classification. Previously, it did not categorize whether there were higher classifications for street types. The proposed update has different classifications of criteria that show the road system from a local collector, arterial and expressway perspective that coincide with land use and land development.

Transportation priorities will be defined with tiers that indicate what areas need to be

addressed first and how projects will be staged. The update covers 20 years, and it is likely that things will change before that timeframe so the plan is to focused on a 10 year cycle of projects. Projects that are projected for later than 10 years will be slated as “future” projects. How projects are funded play a big role in how each project is prioritized. The funding portion of the update breaks down how funding relates to each mode of traffic. Currently, the plan includes about 2 billion dollars that will be invested over the next 20 years. The following estimates include the percentage breakdown for each mode of traffic: 34% mobility, 11% active transportation and 55% for active street projects, making significant changes to the overall condition level, balance and consistency in both the east and the west sides of the city. Mr. Trombino completed his presentation, opening the floor to commissioners for questions and comments.

Chair Yeater thanked Mr. Trombino for his presentation and commented that one of the biggest challenges or public feedback they (commissioners) get with land use applications about traffic. Chair Yeater asked Mr. Trombino for a clear way to explain the changes that are needed, how the changes are evaluated and when those changes are made based off of the information collected and how can the commissioners best explain these items from an outsiders perspective.

Mr. Trombino explained at length how speed limits, road capacity, signalization, and daily traffic help to determine these items. He went further to explain how technology plays a role in calculating the vehicle counts, traffic signal lengths, level of service and ensuring balance throughout the city’s transportation routes making accurate wait times at signals and easy mobility for all transportation types. Chair Yeater, Mr. Trombino and Commissioner Briscoe proceeded with discussion regarding 10th Street, 35TH Avenue, 47th Avenue and Center Place Drive regarding the volumes of traffic, what the acceptable level of traffic is, how it is timed and adjusted to be more uniform based on the current flow.

Commissioner Schulte asked if there is anything the Commission can do now that they were unable to do back when some developments were first being considered, going forward that could improve the predictability of traffic assessments. Mr. Trombino explained that when developments are approved it is crucial to look at all possible implementations and what could potentially come down the pipeline.

Commissioner Modlin asked if we have a chance to correct things in the development process outside of the mentioned methods related to speed. Mr. Trombino responded that speed discrepancy is present and alternate routes play a key factor in balancing it out. Mr. Trombino addressed how development plays a role, how adjustments are made, moving forward with changes, what techniques are applied to achieve desired stacking during peak periods, queuing and overall flow. These are all factors used to determine what needs to be changed or adjusted. Discussion also included information on the progress in improving signal operation to eliminate the need for lane widening, traffic forecasts in relation to development and what measures are used to determine and prepare for changes in the current and future traffic forecast.

Becky Safarik, Interim Community Development Director added to Mr. Trombino’s comments noting that there is a huge emphasis on the role the Planning Commission plays in relation to what Mr. Trombino is describing. When there is balanced growth in the community and complete neighborhoods with basic services there is a much better opportunity to affect the transportation system. City Staff are working on balancing all these items to have the complete picture for current and future development.

Commissioner Andersen added that having the concept of complete neighborhoods is good but people in some areas chose to live in an area regardless of only a small store in a neighborhood, if they want to go to the big store they are going to. She asked if the team was imagining this to

increase the traffic flow.

Mr. Trombino answered, providing mobility options brings balance and providing options for people to get to the services they seek and allows them to reach those services in a different way. The discussion continued regarding collector streets, arterial streets, width of the streets compared to the width provided for pedestrians and the balance between these items to determine the appropriate comfort level. Commissioner Andresen continued with the discussion asking if collector streets would be stuck as collector streets forever and about effectiveness of adding stop signs or other calming methods to the arterial and local streets or if they make the overall traffic worse.

Mr. Trombino indicated that collector streets would not necessarily remain collector streets forever and continued the discussion with the commissioners about how alternate routes become effective and provided examples of street calming in the city.

Chair Yeater asked what the current funding sources to achieve the \$2 billion that the plan update outlines and about how the growth projections impact funding.

Mr. Trombino replied with explaining that tax dollars, money spent within the city, federal funding, private dollars, development funds and grant money are all sources for funding in the plan update. These funding sources all tie into the growth projections for the funds that are to be obtained from development and tax dollars.

Commissioner Modlin asked if there is a partnership with CDOT financially.

Mr. Trombino explained they are also a huge partner and City Staff has regular meetings with them. Becky Safarik added that the City is also working with CDOT on additional projects for the city to potentially take over responsibility for certain road ways and explained how interconnected the city, county and CDOT are when it comes to traffic planning.

Commissioner Schulte asked if there is transportation plan flexibility in regard to changes needed if some of the currently forecasted development changes do not proceed.

Mr. Trombino answered, indicating that the plan is flexible and would allow for changes if the forecasted growth and development alter.

Mr. Trombino, Becky Safarik, and the commissioners discussed the comfortability of neighborhoods, widening of sidewalks and the trail system as a whole. In addition, the "O" Street connection and connectivity to access Crossroads via 95th Avenue and 66th Avenue as well as other possible future routes that would provide connectivity, inciting economic growth were also discussed.

Commissioner Andersen asked if there are proposed increases in buses and bus routes to make transit more convenient. Mr. Trombino replied that making the information about transit options easily available and adding stops that are easy to access will increase ease of travel in the transit system. This creates the ability for transit become the best option for more individuals and their families.

Chair Yeater opened the Public Hearing at 3:04 p.m., no one was in audience for the public hearing and Chair Yeater closed the Public Hearing at 3:04 p.m.

Chair Andersen moved to recommend the City of Greeley Transportation Plan Update be adopted, motion seconded by Commissioner Franzen.

Motion carried 7-0.

7. Staff Report

Ms. Safarik stated she had intended to introduce new staff members, but they had to step out so she will introduce them at a future meeting.

Chair Yeater put it on record that City of Greeley Building Department and Planning Staff are exceeding expectations.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 3:07 PM.

Justin Yeater, Chair

Becky Safarik, Secretary

Planning Commission Agenda Summary

March 28, 2023

Key Staff Contact: Caleb Jackson, Planner III, 970-350-9276

Title:

Cisneros Rezoning- ZON2022-0017

Summary:

A public hearing to consider a request from Emily Tarantini on behalf of Abel Cisneros-Castillo, to rezone approximately 2.54 acres of land located at the northwest corner of 31st Avenue at 29th Street from C-H (Commercial High Intensity) to I-L (Industrial Low Intensity) zoning district.

Recommended Action:

A motion based on the application received and the preceding analysis, that the Planning Commission find the proposed rezoning from C-H (Commercial High Intensity) to I-L (Industrial Low Intensity) meets Development Code Section 24-204(b) and therefore, recommends approval of the rezone to the City Council.

Attachments:

1. Staff Report
2. Attachment A- Vicinity Map
3. Attachment B- Project Narrative
4. Attachment C- Rezoning Plan Set
5. Attachment D- Neighborhood Notification Boundary Map

PLANNING COMMISSION SUMMARY

ITEMS: Rezoning

FILE NUMBER: ZON2022-0017

PROJECT: Cisneros Rezoning

LOCATION: Northwest corner of 31st Avenue at 29th Street

APPLICANT: Emily Tarantini and Eric Wernsman on behalf of Abel Cisneros-Castillo

CASE PLANNER: Caleb Jackson, AICP | Planner III

PLANNING COMMISSION HEARING DATE: March 28, 2023

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 application in the form of a finding based on the review criteria in Section 24-204(b) of the Development Code.

EXECUTIVE SUMMARY

Emily Tarantini and Eric Wernsman on behalf of Abel Cisneros-Castillo petitions to rezone 2.54 acres of land located at the northwest corner of 31st Avenue at 29th Street from C-H (Commercial High Intensity) to I-L (Industrial Low Intensity) zone district.

A. REQUEST

The applicant requests approval of a rezone from C-H (Commercial High Intensity) to I-L (Industrial Low Intensity) zone district.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: C-H (Commercial High Intensity)

South: H-A (Holding Agriculture)

East: C-H (Commercial High Intensity)

West: I-L (Industrial Low Intensity)

Surrounding Land Uses:

North: Commercial Condos

South: Undeveloped

East: Auto Rental, Outdoor RV/Boat/Vehicle Storage

West: Food Processing

Site Characteristics:

The 2.54-acre site at the northwest corner of 31st Avenue at 29th Street is undeveloped. The property generally slopes from the northwest to the southeast. The site is generally vegetated with grasses and has no significant trees.

D. BACKGROUND

The subject site was annexed in 1980, zoned the equivalent of C-H (Commercial High Intensity), and remains undeveloped.

E. APPROVAL CRITERIA

Development Code Section 24-204 Rezoning Procedures

The review criteria found in Section 24-204(b) of the Development Code shall be used to evaluate the rezoning application.

1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.

The Imagine Greeley Comprehensive Plan’s Land Use Guidance Map identifies the site for an Employment, Industrial, and Commercial Area. Supported uses in such areas include industrial and commercial. The following comprehensive plan objectives also support the request:

Objective GC-1.2 Form of Growth

Encourage a compact urban form over sprawl or leap-frog development.

Objective GC-4.3 Infill Compatibility

Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.

Staff Comment: The proposal complies with the land use guidance map and other objectives from the comprehensive plan.

The proposal complies with this criterion.

2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.

Staff Comment: The proposal fulfills the intent of the zoning district and is compatible with the surrounding area.

The proposal complies with this criterion.

3. Whether 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 area is developing into a commercial and increasingly industrial area. It is in the public interest to rezone the property to encourage development of the site.

The proposal complies with this criterion.

4. Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

Staff Comment: The current zoning has existed since 1980 without development. Over time, commercial and increasingly low intensity industrial development has occurred in the area. As such, I-L (Industrial Low Intensity) zoning is more appropriate for the subject site.

The proposal complies with this criterion.

5. The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.

Staff Comment: The proposed rezoning would provide additional options and opportunities to develop the site with low intensity industrial uses that compliment nearby commercial and industrial uses.

The proposal complies with this criterion.

6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

Staff Comment: The subject site has adequate access to services and facilities. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

The proposal complies with this criterion.

7. The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not

anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.

Staff Comment: The proposed rezoning would allow development options that are more appropriate for the site than the current zoning district.

The proposal complies with this criterion

8. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

Staff Comment: Any reasonably anticipated negative impacts on this area resulting from this rezoning would be mitigated as part of the development review process by the consistent enforcement of Municipal Code and Development Code requirements regarding landscaping buffers, architectural features, setbacks, and other relevant codes and policies.

The proposal complies with this criterion.

9. The recommendations of professional staff or advisory review bodies.

Staff Comment: City staff recommends approval of this rezoning request.

F. SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property was platted as part of Gallery Green III Subdivision in 1979.

2. HAZARDS

No known hazards impact development of the site.

3. WILDLIFE

The subject site is an area where development could have high impacts on wildlife. Development of the subject site would require conformance with adopted standards to evaluate development impacts on wildlife and take appropriate mitigation measures.

4. FLOODPLAIN

The site is not located within a floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

Any proposed development of the site would require the documentation and review by City staff of all drainage, detention, water quality, and erosion mitigation as a condition of the development of the site.

6. TRANSPORTATION

Existing infrastructure is present to provide vehicular access to the site. Transportation would be further considered with development and would include provision of any warranted infrastructure for pedestrian, cyclist, and motor vehicle access and impacts.

G. SERVICES

1. WATER

The site can be adequately served by existing water infrastructure. Water service will be further evaluated with development and the applicant will be required to make any necessary improvements to serve the property.

2. SANITATION SEWER

The site can be adequately served by existing sewer infrastructure. Sewer service will be further evaluated with development and the applicant will be required to make any necessary improvements to serve the property.

3. EMERGENCY SERVICES

Emergency services are available and can adequately serve the subject property.

4. PARKS/OPEN SPACES

Park demand is typically generated by residential development. Adequate parks and open spaces are being planned for and acquired in the vicinity.

5. SCHOOLS

School demand is typically generated by residential development. The subject site is adequately served by existing schools.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Any development application for the property would be reviewed for compliance with the Development Code requirements regarding visual impacts. Industrial zoning and development is typical for the area, minimizing the potential for jarring visual impacts.

2. NOISE

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

I. PUBLIC NOTICE AND COMMENT

Public notices were completed as follows:

- Notice was placed on the City of Greeley’s website by March 13, 2023.
- A sign was posted on the property on March 10, 2023.
- Notice was mailed to 56 property owners on March 6, 2023.

J. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

K. PLANNING COMMISSION MOTIONS

Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-H (Commercial High Intensity) Zone District to the I-L (Industrial Low Intensity) Zone District meets the Development Code criteria, Section 24-204, and therefore, recommends approval of the rezone to the City Council.

Alternative (Denial)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-H (Commercial High Intensity) Zone District to the I-L (Industrial Low Intensity) Zone District does not meet the Development Code criteria, Section 24-204, and therefore, recommends denial of the rezone to the City Council.

ATTACHMENTS

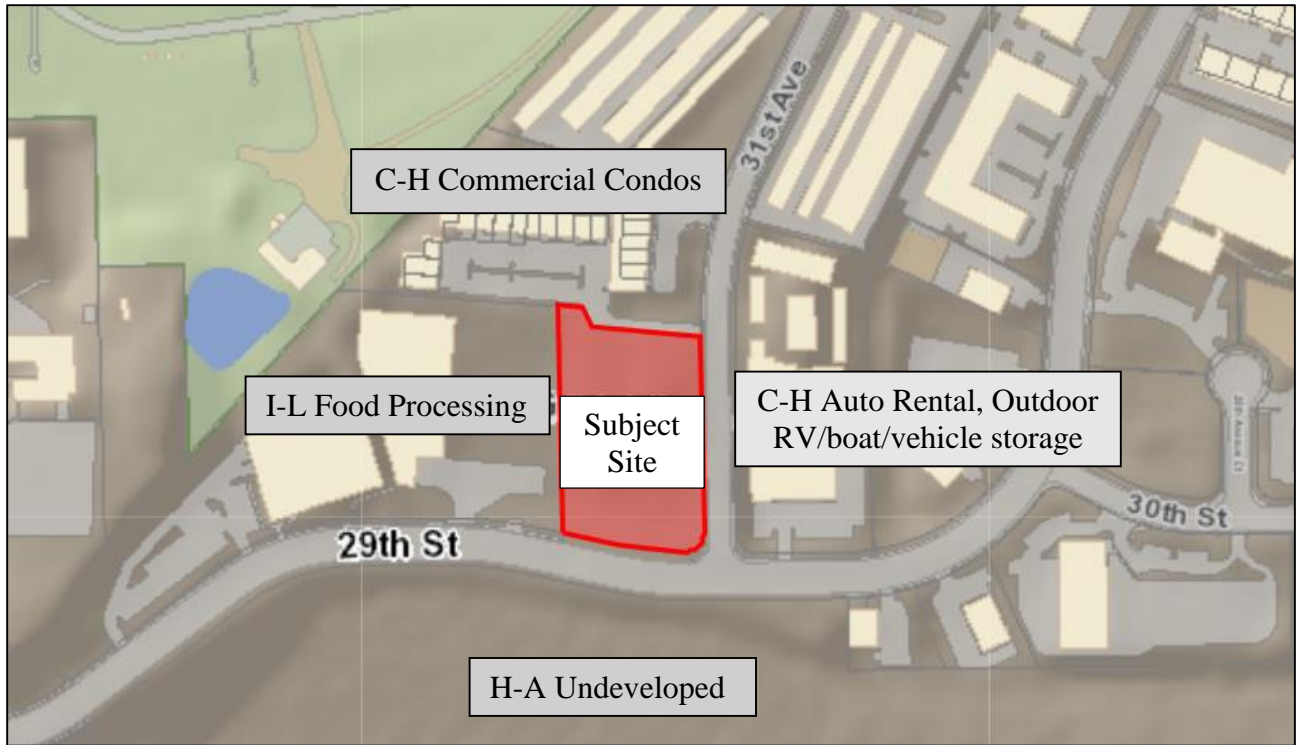
Attachment A – Vicinity Map

Attachment B – Project Narrative

Attachment C – Rezoning Plan Set

Attachment D – Neighborhood Notification Boundary Map

VICINITY MAP
ZON2022-0017



December 2, 2022

Planning & Zoning Department

1100 10th Street - 2nd Floor

Greeley, CO 80631

Re: Cisneros (NW Corner of W. 29th St. & 31st Ave.)- Project Narrative for Rezone

Rezoning request:

The applicant is requesting to rezone the vacant 2-acre property to I-L (Industrial Low Intensity) from its current C-H (Commercial High Intensity) zone to allow for the development of industrial uses, including warehousing with associated outdoor storage, along with commercial uses.

Rezoning approval criteria including justification for the rezoning request:

The request to rezone the property to I-L will allow the property owner to pursue an industrial development on the site, specifically: warehousing, outdoor storage, office and services including an aesthetician studio. The proposed land use meets the intent of the I-L zone district in providing employment opportunities along with a lower intensity industrial character that will not have significant impacts to the surrounding areas as they are of a similar land use and in some cases the same zone district.

The proposed land use of warehousing with the variety of commercial uses is permitted within the I-L zone, additionally the outdoor storage area is subject to size and screening limitations which will be complied with the following landscape screening and fencing requirements.

Consistency with the goals, policies, and strategies in the City's Comprehensive Plan:

The subject property appears to be located within the Employment, Industrial and Commercial future land use area within the Comprehensive Plan. This area generally outlines a vision for industrial, manufacturing, and other employment uses that can offer a variety of land uses to serve employment needs and retail needs. The Comprehensive Plan objectives of Economic Diversification and Support of Entrepreneurs (ED-1.4 & ED-1.5) can be tied to the proposed development as the applicant is the business owner of a local company within northern Colorado hoping to expand as it offers employment opportunities. The variety of land uses proposed within the building also diversify the level of services being offered within an industrial/commercial area, attracting and supporting Greeley residents.

The I-L zone standards along with the Comprehensive Plan seek to protect any adjacent residential area from any negative impacts, in this case the surrounding land uses are all a commercial and industrial nature and there are no residential neighborhoods within an immediate proximity to the site.

The property appears to be located within the Greeley/Weld Enterprise Zone, promoting employment-type land uses and offering tax incentives. The subject property appears to be the only vacant lot within the industrial/commercial area, the rezoning is encouraging and allowing redevelopment of a potential infill site that has been vacant for several years which is in support of the Comprehensive goal – GC-4: Prioritize Infill and Redevelopment.

Consistency with the existing and surrounding zoning:

The requested zoning is consistent with the area and existing land uses and zoning. The adjacent property to the west is zoned I-L with an industrial manufacturing and distribution land use, including outdoor storage. Properties to the north and east appear to be a mixture of commercial and low intensity industrial uses, zoned C-H. The large parcel that is located south of the property and West 29th Street is zoned H-A (Holding Agriculture), it is currently being farmed and also contains oil and gas wells. The Comprehensive Plan includes this area within its future land use designation of Employment, Industrial and Commercial.

Rezone Review Criteria

1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.

The property is located within the Employment, Industrial and Commercial future land use area within the Comprehensive Plan. Rezoning the site to I-L will not only be compatible with the adjacent zoning to the west but will also be compatible with surrounding land uses. Specific goals that support this development proposal and rezoning acquired from the Comprehensive plan can be found within the objectives of Economic Diversification and Support of Entrepreneurs (ED-1.4 & ED-1.5) as well as the goal GC-4: Prioritize Infill and Redevelopment.

2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.

The surrounding area appears to have an established industrial/commercial-like campus setting. Existing businesses within the area are commercial and industrial in nature, the proposed

development will be in-line with the surrounding businesses and will meet the standards of the I-L zone district.

3. Whether 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.

The parcel has been vacant for several years with the existing C-H zoning possibly because of the inability to provide for outdoor storage. The request to rezone to I-L will encourage the development of the last vacant lot in the vicinity while providing compatible development standards that will fit within the context of the area.

4. Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

The property and the area in general have been zoned C-H since the 1990's, beginning in 2015 (approximately) the parcels immediately west of the site have been rezoned to I-L indicating that development in the area or perhaps within this particular corner lend itself to an industrial/manufacturing type of land use that are in need of larger outdoor storage areas.

5. The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces, and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.

The I-L zoning can encourage development within the area that is compatible in scale and pattern with existing land uses and buildings that appear to be of a commercial and industrial nature. The I-L zoning also provides the appropriate level of development and design requirements for this type of business in context with the area.

6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

There are adequate public facilities available to serve this development.

7. The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.

The proposed development provides employment opportunities as well as serves Greeley residents. Additionally, the commercial land use proposed within the building will provide opportunities for residents to avail themselves of the services.

8. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

Land within the general area is currently existing commercial and industrial business that can support an additional similar land use. There are no anticipated negative impacts to the area.

Please feel free to reach out with any questions,

Emily Tarantini

tarantini.emily@gmail.com

303-585-1055

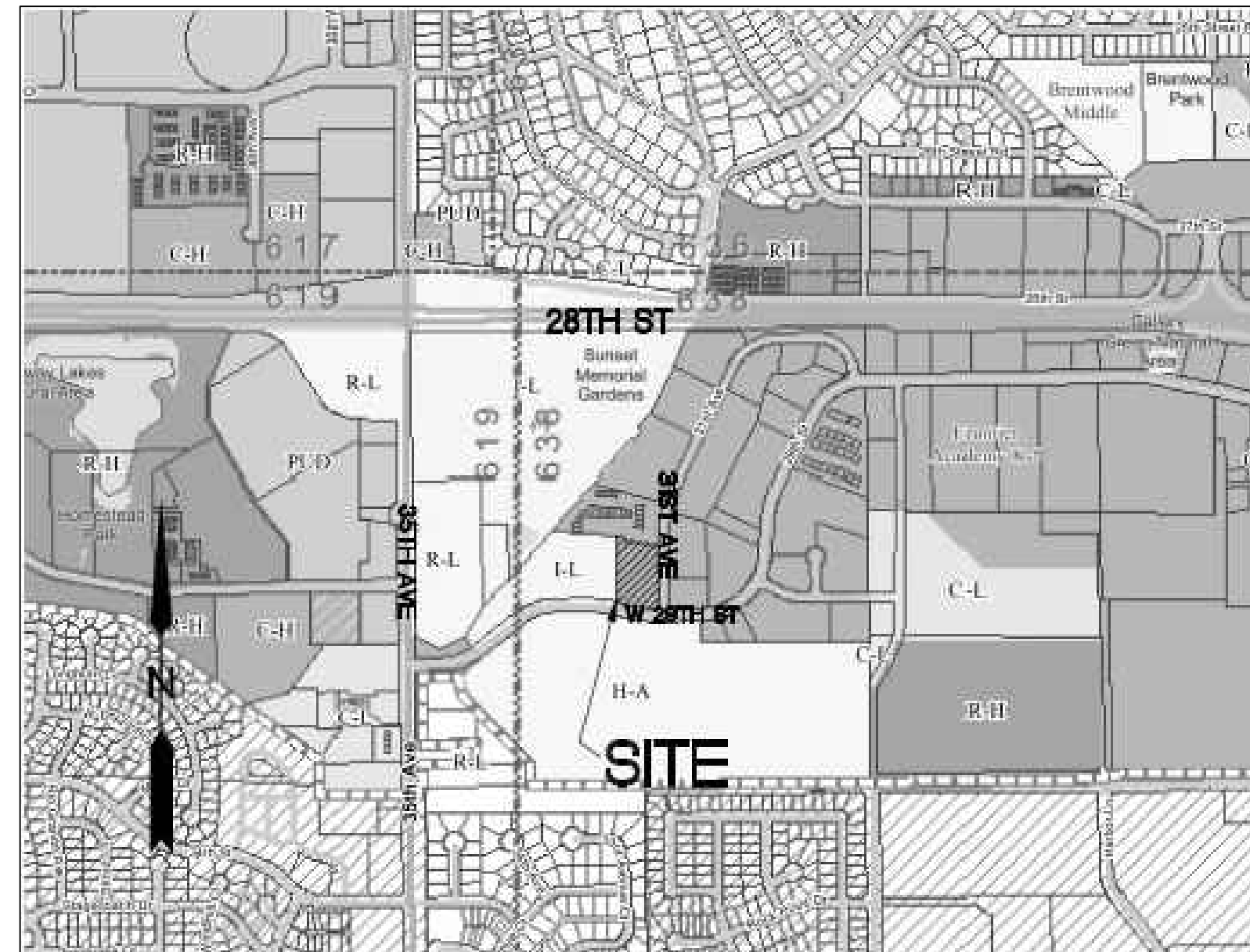
CISNEROS REZONING ZON2022-0017

ATTACHMENT C

*BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
Totaling 2.54 acres*

Change of Zone notes:

1. Approval of site construction plans by the City of Greeley shall be required (as applicable) prior to issuance of building permits.
2. All existing and proposed utilities shall be installed underground.
3. 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).
4. All elevations shown on these plans are tied to NAVD 88 datum.



Vicinity Map
N.T.S.

STATEMENT OF INTENT: THE APPLICANT REQUESTS TO REZONE THE VACANT 2-ACRE PROPERTY TO I-L (INDUSTRIAL LOW INTENSITY) FROM IT'S CURRENT C-H (COMMERCIAL HIGH INTENSITY) ZONE TO ALLOW FOR THE DEVELOPMENT OF INDUSTRIAL USES, INCLUDING WAREHOUSING WITH ASSOCIATED OUTDOOR STORAGE, ALONG WITH COMMERCIAL USES.

CERTIFICATE OF OWNERSHIP

ABEL-CASTILLO AND VANESSA CISNEROS, BEING THE SOLE OWNERS OF A PARCEL OF LAND BEING A PART OF TRACT "T" GALLERY GREEN III AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

1. All conditions, terms, and specifications designated or described on this document shall be binding upon the Owner(s), their heirs, successors and/or assigns.

In witness whereof, we have hereunto set our hand and seals this this day of , 20__.

ABEL-CASTILLO CISNEROS

VANESSA CISNEROS

COMMUNITY DEVELOPMENT DIRECTOR:

Approved this day of ,2023, by the Community Development Director of the City of Greeley, Colorado.

Director of Community Development Date

PLANNING COMMISSION APPROVAL:

Approved by the City of Greeley Planning Commission on day of , 20__

PLANNING COMMISSION

CITY COUNCIL APPROVAL:

Approved by the Greeley City Council on day of ,20__

CITY COUNCIL

OWNER

Abel-Castillo Cisneros & Vanessa Cisneros
2970 West 29th Street Unit 15
Greeley, CO 80631
970-353-3190

LANDSCAPE ARCHITECT

Rob Molloy
980 Norway Maple Drive
Loveland, CO
970-988-5301

CIVIL ENGINEER

Eric Wernsman
Wernsman Engineering and Land Development LLC
PO Box 105
LaSalle CO 80645
Cell 970-539-2656

SURVEYOR

Robert Thomas, PLS
Thomas Land Surveying,
LLC
970-222-3311 Cell

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C	COVER SHEET
1	EXISTING CONDITIONS MAP
2	ZONING SUITABILITY MAP
3	PROJECT BOUNDARY MAP

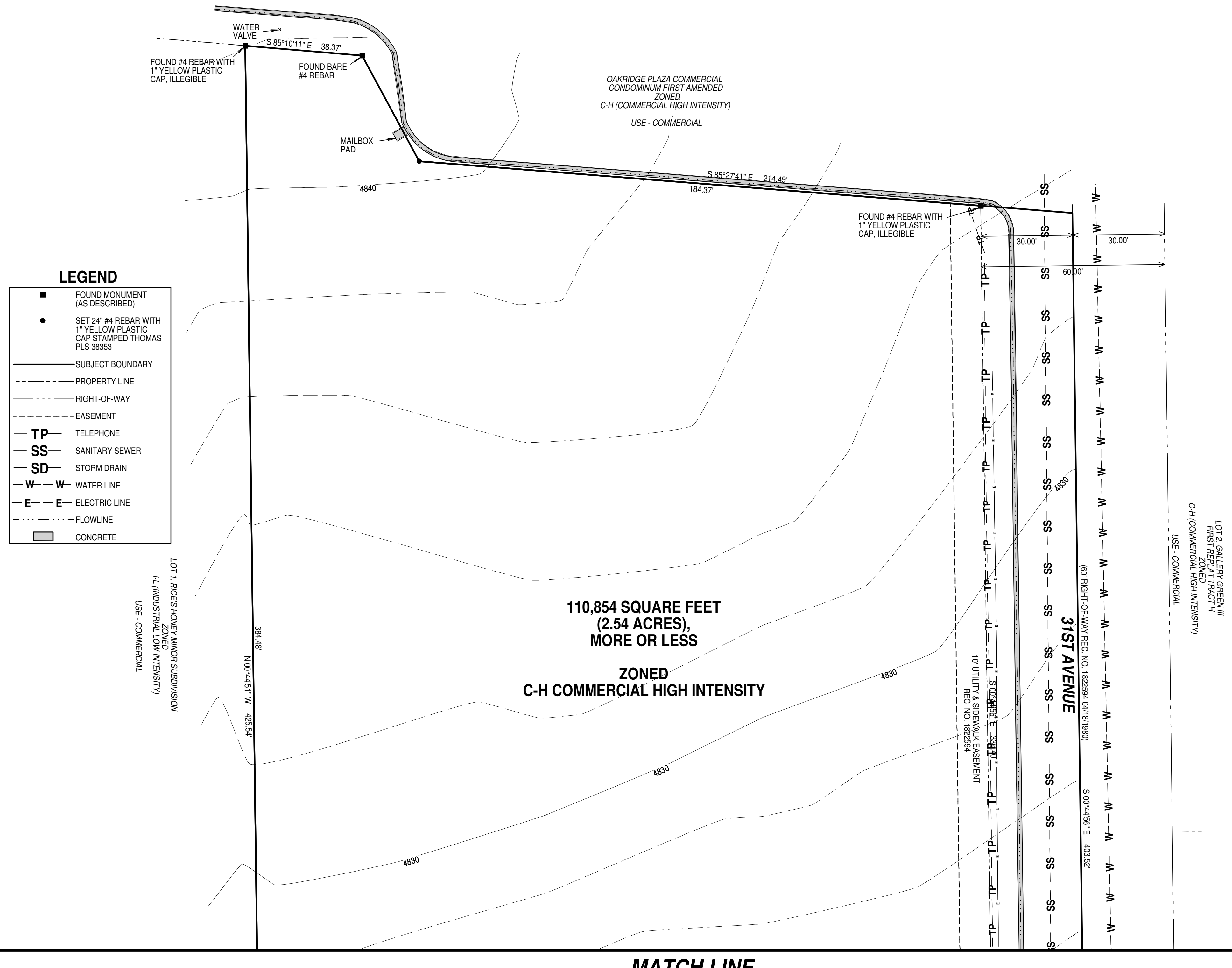
CISNEROS REZONE - EXISTING CONDITIONS MAP

PART OF TRACT "I" OF GALLERY GREEN THIRD ANNEXATION

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

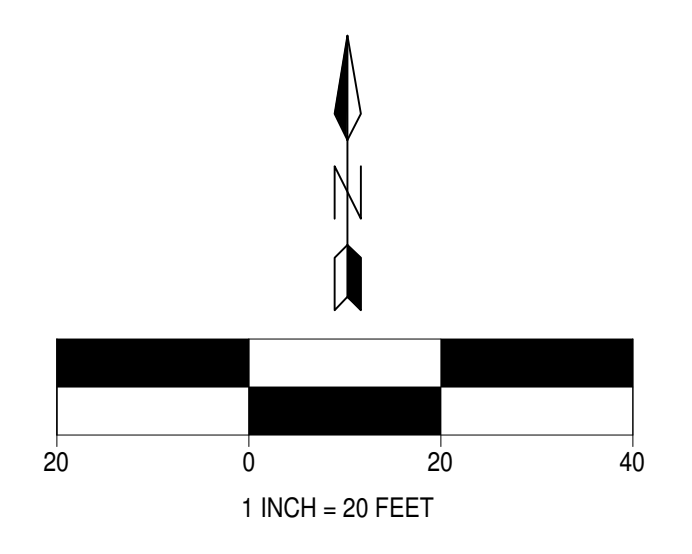
ATTACHMENT C

NOTE: A DRAINAGE AND UTILITY EASEMENT WAS GRANTED TO THE CITY OF GREELEY AND WAS RECORDED JANUARY 18, 1999, WELD COUNTY RECORDS. THE RECORDED DOCUMENT REFERS TO THE LOCATION OF SAID EASEMENT TO BE DEPICTED ON AN ATTACHED "EXHIBIT A" SAID "EXHIBIT A" WAS NOT RECORDED WITH THE RECORDED DOCUMENT. THOMAS LAND SURVEYING, LLC IS UNABLE TO PLOT THE EASEMENT.



LEGEND

■	FOUND MONUMENT (AS DESCRIBED)
●	SET 24" #4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED THOMAS PLS 38353
—	SUBJECT BOUNDARY
- - - -	PROPERTY LINE
- - - -	RIGHT-OF-WAY
- - - -	EASEMENT
— TP —	TELEPHONE
— SS —	SANITARY SEWER
— SD —	STORM DRAIN
— W — W —	WATER LINE
— E — E —	ELECTRIC LINE
- - - -	FLOWLINE
▭	CONCRETE



CISNEROS REZONE - ZONING SUITABILITY MAP

PART OF TRACT "I" OF GALLERY GREEN THIRD ANNEXATION

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

ATTACHMENT C

BASIS OF BEARING:

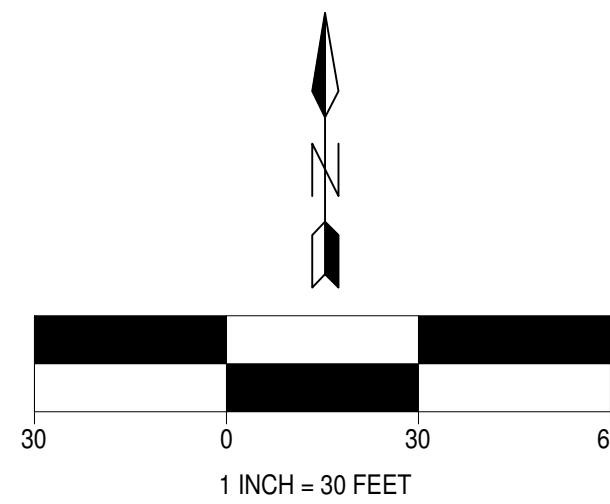
THE EAST LINE OF LOT 1, RICE'S HONEY MINOR SUBDIVISION IS ASSUMED TO BEAR NORTH 03°44'51" WEST AND IS MONUMENTED AS INDICATED.

LEGEND

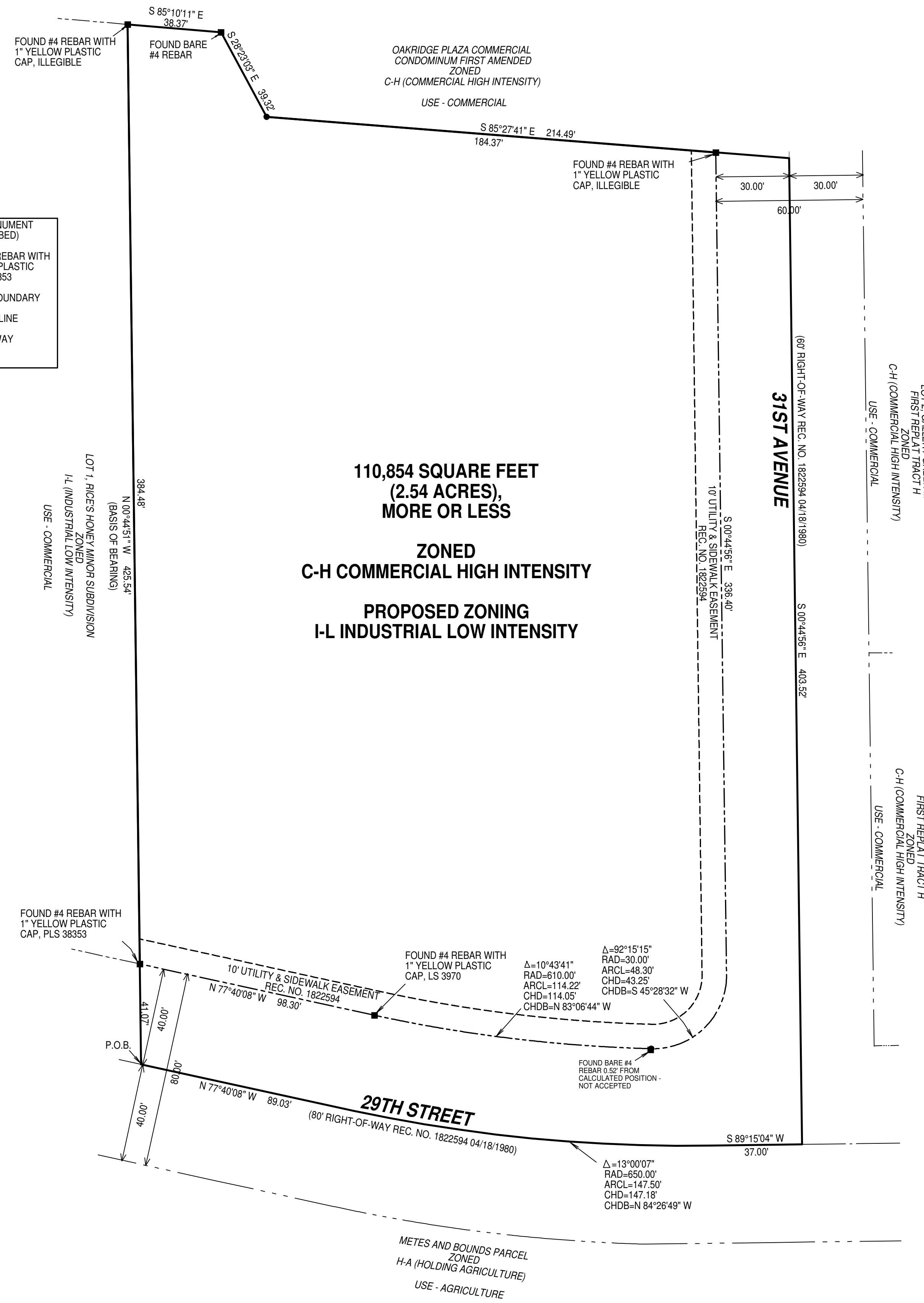
- FOUND MONUMENT (AS DESCRIBED)
- SET 24" #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 38353
- SUBJECT BOUNDARY
- - - PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT

ZONING SUMMARY

EXISTING ZONING:	PROPOSED ZONING:	AREA:
C-H COMMERCIAL HIGH INTENSITY	I-L INDUSTRIAL LOW INTENSITY	110,854 SQ. FT. (2.54 ACRES)
TOTAL		100%



NOTE: A DRAINAGE AND UTILITY EASEMENT WAS GRANTED TO THE CITY OF GREELEY AND WAS RECORDED JANUARY 18, 1999, WELD COUNTY RECORDS. THE RECORDED DOCUMENT REFERS TO THE LOCATION OF SAID EASEMENT TO BE DEPICTED ON AN ATTACHED "EXHIBIT A" SAID "EXHIBIT A" WAS NOT RECORDED WITH THE RECORDED DOCUMENT. THOMAS LAND SURVEYING, LLC IS UNABLE TO PLOT THE EASEMENT.



**110,854 SQUARE FEET
(2.54 ACRES),
MORE OR LESS**

**ZONED
C-H COMMERCIAL HIGH INTENSITY**

**PROPOSED ZONING
I-L INDUSTRIAL LOW INTENSITY**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF TRACT "I" GALLERY GREEN III AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 29TH STREET AND THE EAST LINE OF LOT 1, RICE'S HONEY MINOR SUBDIVISION, AND CONSIDERING THE EAST LINE OF LOT 1, RICE'S HONEY MINOR SUBDIVISION TO BEAR NORTH 03°44'51" WEST WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 00°44'51" WEST ALONG THE EAST LINE OF SAID LOT 1, RICE'S HONEY MINOR SUBDIVISION, A DISTANCE OF 425.54 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 RICE'S HONEY MINOR SUBDIVISION;

THENCE SOUTH 85°10'11" EAST A DISTANCE OF 38.37 FEET;

THENCE SOUTH 28°23'03" EAST A DISTANCE OF 39.32 FEET;

THENCE SOUTH 85°27'41" EAST A DISTANCE OF 214.49 FEET TO A POINT ON THE CENTERLINE OF 31ST AVENUE;

THENCE SOUTH 00°44'56" EAST ALONG THE CENTERLINE OF SAID 31ST AVENUE, A DISTANCE OF 403.52 FEET TO THE INTERSECTION OF SAID 31ST AVENUE AND SAID 29TH STREET;

THENCE SOUTH 89°15'04" WEST ALONG THE CENTERLINE OF SAID 29TH STREET, A DISTANCE OF 37.00 FEET;

THENCE ALONG A CURVE TO THE RIGHT, BEING ALONG THE CENTERLINE OF SAID 29TH STREET, HAVING A DELTA OF 13°00'07", A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 147.50 FEET, A CHORD OF 147.18 FEET AND A CHORD BEARING NORTH 84°26'49" WEST;

THENCE NORTH 77°40'08" WEST ALONG THE CENTERLINE OF SAID 29TH STREET A DISTANCE OF 89.03 FEET TO THE POINT OF BEGINNING.

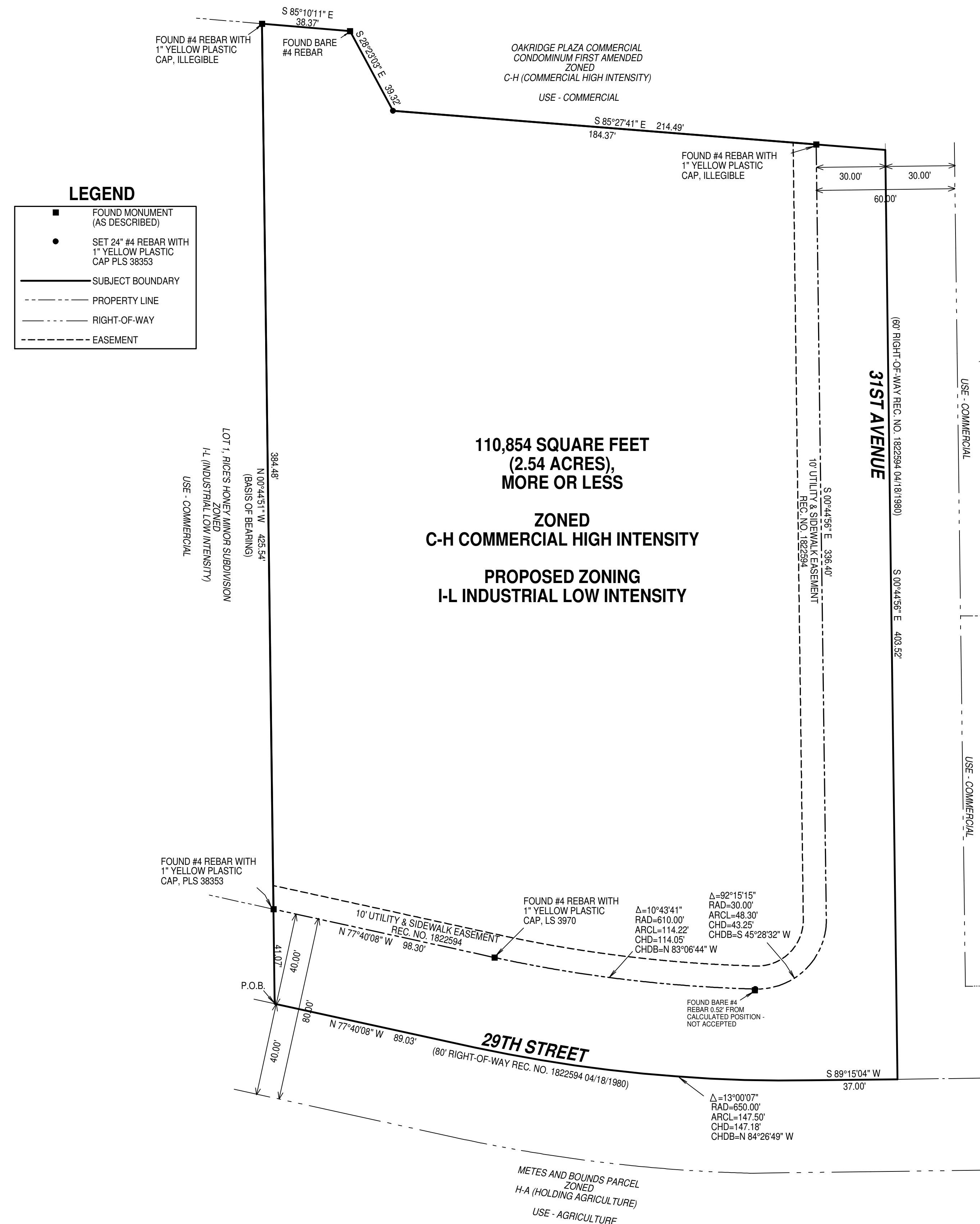
THE PARCEL OF LAND CONTAINS 110,854 SQUARE FEET (2.54 ACRES), MORE OR LESS.

CISNEROS REZONE - PROJECT BOUNDARY MAP

PART OF TRACT "I" OF GALLERY GREEN THIRD ANNEXATION

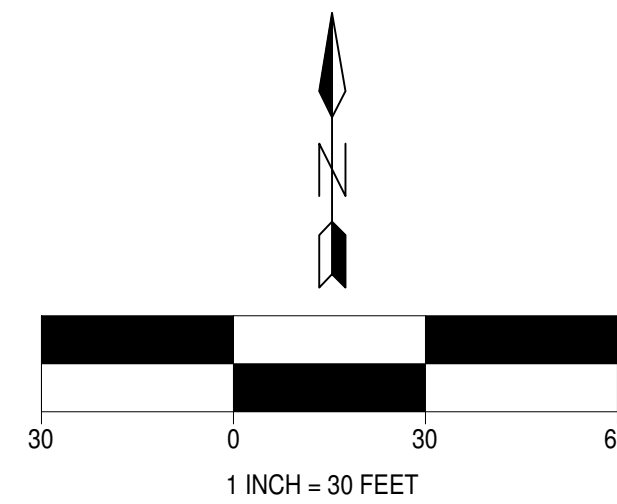
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

ATTACHMENT C



BASIS OF BEARING:

THE EAST LINE OF LOT 1, RICE'S HONEY MINOR SUBDIVISION IS ASSUMED TO BEAR NORTH 00°44'51" WEST AND IS MONUMENTED AS INDICATED.



NOTE: A DRAINAGE AND UTILITY EASEMENT WAS GRANTED TO THE CITY OF GREELEY AND WAS RECORDED JANUARY 16, 1999, WELD COUNTY RECORDS. THE RECORDED DOCUMENT REFERS TO THE LOCATION OF SAID EASEMENT TO BE DEPICTED ON AN ATTACHED "EXHIBIT A" SAID "EXHIBIT A" WAS NOT RECORDED WITH THE RECORDED DOCUMENT. THOMAS LAND SURVEYING, LLC IS UNABLE TO PLOT THE EASEMENT.

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THE PARCEL OF LAND CONTAINS 110,854 SQUARE FEET (2.54 ACRES), MORE OR LESS.

NEIGHBORHOOD NOTIFICATION BOUNDARY MAP

ZON2022-0017



Monthly Construction Report

January 2023



Community Development BUILDING INSPECTION

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

CONSTRUCTION ACTIVITY SUMMARY January 2023

TOTAL PERMIT ACTIVITY

	<u>No. of Permits</u>	<u>Valuation</u>
New Residential, Commercial, Addition & Remodel, Footing and Foundations and Misc.:	216	\$36,815,417

RESIDENTIAL

	<u>No. of Permits/Buildings</u>	<u>No. Units</u>	<u>Valuation</u>
Single Family Dwelling:	5	5	\$ 1,925,508
Multi-Family (Buildings)	0	0	\$ 0
Remodel and Addition Work:	25	n/a	\$ 771,005

COMMERCIAL

	<u>No. of Permits</u>	<u>Valuation</u>
New Commercial Projects:	2	\$18,777,454

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

- *Construction of a New Residence Inn Hotel, at 2495 28th Street, by Accurate Builders, for a Total Valuation of \$17,848,712.*
- *Construction of a New Pump Station at Bellvue, at 5821 W County Road 54E, by Connell Resources, for a Total Valuation of \$928,742.*



Building Inspection Division Construction Activity Comparative Analysis

		Jan 2023	Jan 2022	YTD 2023	YTD 2022
New Single Family Dwelling Units*	# of Permits	5	23	5	23
	# of Units	5	23	5	23
	Valuation	1,925,508	7,345,633	1,925,508	7,345,633
Single Family Footing & Foundation Only	# of Permits	0	2	0	2
	Valuation		52,114		52,114
New Multi-Family Dwellings Units*	# of Permits	0	20	0	20
	# of Buildings		19		19
	# of Units		530		530
	Valuation		75,700,056		75,700,056
Multi-Family Footing & Foundation Only	# of Permits	0	0	0	0
	Valuation				
Residential Additions and Remodels	# of Permits	25	31	25	31
	Valuation	771,005	537,636	771,005	537,636
New Commercial Projects	# of Permits	2	19	2	19
	Valuation	18,777,454	3,752,615	18,777,454	3,752,615
Commercial Footing & Foundation Only	# of Permits	0	0	0	0
	Valuation				
Commercial Additions and Remodels	# of Permits	15	10	15	10
	Valuation	13,036,388	2,654,291	13,036,388	2,654,291
Miscellaneous Permits	# of Permits	168	130	168	130
	Valuation	2,305,062	1,529,652	2,305,062	1,529,652
Mobile Home Permits	# of Permits	0	3	0	3
	Valuation		10,000		10,000
TOTALS	# of Permits	215	238	215	238
	Valuation	36,815,417	91,581,997	36,815,417	91,581,997

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

Permit Number	ISSUED	JOB/TITLE	SITE ADDR	PERMITTYPE	PERMIT/SUBTYPE	DESCRIPTION	CONTRACTOR NAME	SITE LOT	SITE BLOCK	SITE SUBDIVISION	MODELNUMBER	BLDG	SOFT	BALANCE DUE
PLN2023-0042	01/19/2023	17488 17TH STREET	COMMERCIAL NEW	COMMERCIAL NEW	CONVERTION OF BUILDING WITH 110 20000 sqm and 156 Parking	CONCRETE RESOURCES								67,930.00
BCN2023-0054	01/23/2023	4284 742 5621 WYOUTH RD S4E	COMMERCIAL NEW	WAREHOUSE	New Pump Station at Belhus	CANNELL RESOURCES								0.00
BCN2023-0079	01/18/2023	403 3868 2851 29TH ST	COMMERCIAL EXISTING	TENANT FINISH	BOOT BARN INTERIOR FINISH FOR NEW TENANT	SCM SOLUTIONS LLC	NONE	PT	GALLERY GREEN ANNEX					19,200.00
BCN2023-0112	01/19/2023	21 000 1230 1ST RD #3	COMMERCIAL EXISTING	REMODEL	Remodel of an existing Starbucks	SCM SOLUTIONS LLC			WEST WOODS VILLAGE 3RD FLOOR					1,358.00
BCN2023-0182	01/19/2023	23 700 704 22ND ST	COMMERCIAL EXISTING	REMODEL	Demolition of former Remy Laundry and conversion	Snyder Construction	NONE	11	ALTA VISTA SUB					1,400.00
BCN2023-0200	01/19/2023	7300 1400 1ST ST	COMMERCIAL EXISTING	TENANT FINISH	URS General Contractors and related construction	URS General Contractors	NONE	NONE	WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT 1ST RPLT					1,186.00
BCN2023-0203	01/19/2023	4 008 118 12TH ST	COMMERCIAL EXISTING	DEMOLITION	Demolition of 18 x 20' double brick built in 1955	YO Masonry - Tim Vanhale	2	BT	GREELEY CITY					360.00
BCN2023-0216	01/19/2023	5 000 04 10 3TH AVE	COMMERCIAL EXISTING	REMODEL	Door Address	ROCKE CONSTRUCTORS INC	15	4	LOUIS SUB					691.00
BCN2023-0219	01/19/2023	60 000 41 44 24TH STREET RD UNIT 2	COMMERCIAL EXISTING	TENANT FINISH	Tenant Improvement	C & G CONTRACTORS LLC			EAST MEADOWS NORTH 3RD FLOOR 4TH RPLT					251.00
BCN2023-0281	01/18/2023	250 000 24 DUNDAS AVE S	COMMERCIAL EXISTING	TENANT FINISH	Convert existing warehouse space into a call center	C & G CONTRACTORS LLC			EFTI SUB					251.00
BCN2023-0284	01/19/2023	60 000 21 17TH AVE	COMMERCIAL EXISTING	REMODEL	Installation of Storage Units	WEST CREELEY TECH CENTER	2	1	WEST CREELEY TECH CENTER					1,030.00
BCN2023-0289	01/19/2023	15 000 701 23RD ST	COMMERCIAL EXISTING	DEMOLITION	Demolition of tunnel connecting two buildings	Snyder Construction	NONE	11	ALTA VISTA SUB					360.00
BCN2023-0311	01/19/2023	15 000 692 2ND ST	COMMERCIAL EXISTING	DEMOLITION	Demolition of tunnel connecting two buildings	Snyder Construction	NONE	11	ALTA VISTA SUB					1,150.00
BCN2023-0315	01/19/2023	25 000 706 23RD ST	COMMERCIAL EXISTING	DEMOLITION	Demolition of tunnel connecting two buildings	Snyder Construction	1	3	LOUIS SUB					1,800.00
BCN2023-0367	01/26/2023	16 000 707 1007 CROZELL DR A	COMMERCIAL EXISTING	REMODEL	Interior renovation of utility classroom and new chairs	ADOLFSON & PETERSON CONSTRUCTION	NONE	NONE	NORTHROSE HIGH SCHOOL 1ST FG					194,634.00
BCN2023-0381	01/19/2023	7 000 365 5611 AVE	COMMERCIAL EXISTING	TENANT FINISH	Wall to divide and add 100 sq ft concrete construction	Janus Jarvis			WESTWOOD SUB					3,000.00
BCN2023-0403	01/26/2023	11 000 365 50TH AVE UNIT A	COMMERCIAL EXISTING	TENANT FINISH	New SFD Cvd Pch and Ac No Blast Ind Lam Splnd Cvd Csp	DR HORTON	26	4	NORTHBRIDGE ESTATES 1ST REPLAT	X430				2,000.00
BRN2023-0062	01/19/2023	375 600 61 38 1ST ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvd Pch and Ac No Blast Ind Lam Splnd Cvd Csp	DR HORTON	24	4	NORTHBRIDGE ESTATES 1ST REPLAT	X427				2,398.00
BRN2023-0064	01/19/2023	309 350 61 22 1ST ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvd Pch and Ac No Blast Ind Lam Splnd Cvd Csp	DR HORTON	18	2	NORTHBRIDGE ESTATES 1ST REPLAT	X456				2,222.00
BRN2023-0065	01/19/2023	309 350 61 26 1ST ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvd Pch and Ac No Blast Ind Lam Splnd Cvd Csp	DR HORTON	27	4	NORTHBRIDGE ESTATES 1ST REPLAT	X430				2,546.00
BRN2023-0081	01/26/2023	400 000 708 81ST AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvd Pch and Ac T109 of Fresh Brn No Lam Splnt	Ross Lightsey	18	13	POMPUNK RIDGE SUB					1,713.00
BRN2023-0082	01/23/2023	30 273 10 05 2 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0083	01/11/2023	6 000 410 8 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Building a room and closet	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0084	01/11/2023	6 000 410 8 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Building a room and closet	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0085	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0086	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0087	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0088	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0089	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0090	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0091	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0092	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0093	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0094	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0095	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0096	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0097	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0098	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0099	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0100	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0101	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0102	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0103	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0104	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0105	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0106	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0107	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0108	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0109	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0110	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0111	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0112	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0113	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0114	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0115	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0116	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0117	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0118	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0119	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0120	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0121	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0122	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0123	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0124	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0125	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0126	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0127	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0128	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0129	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0130	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0131	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0132	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0133	01/23/2023	31 400 50 9 20TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish	James Margheim	26	2	CLOVER CREEK SUB					10,100.00
BRN2023-0134	01/23/2023	31 400 50 9 20TH ST												

PLB2301-0146	01/13/2023	1,500 4931 46TH AVE	PLUMBING	WATER HEATER BOILER	Install a 50 gallon gas hot water heater	AMERICAN RESIDENTIAL SERVICES	5	NONE	INDIAN HILLS SUB	0	0
PLB2301-0154	01/14/2023	2,800 1904 14TH AVE	PLUMBING	WATER HEATER BOILER	Remove existing unit and replace with new like unit	ALLEN PLUMBING & HEATING	2	17	FARRIS 3RD ADD	0	0
PLB2301-0162	01/15/2023	3,357 1101 22ND ST	PLUMBING	WATER HEATER BOILER	Remove existing unit and replace with new like unit	ALLEN PLUMBING & HEATING	1	4	OWL RIDGE MINOR SUB FINAL PLAT	0	0
PLB2301-0175	01/16/2023	1,800 1101 15TH AVE	PLUMBING	WATER HEATER BOILER	Replace water heater	TOP NOTCH PLUMBING	NONE	183	GREELEY CITY	0	0
PLB2301-0188	01/17/2023	400 1112 8 3TH ST	PLUMBING	GAS TEST	Site visit to get meters turned back on	OTTER PLUMBING & HEATING INC	NONE	7	WESTMOOR ACRES 3RD ADD	0	0
PLB2301-0250	01/20/2023	1,800 1112 8 3TH AVE	PLUMBING	WATER SEWER REPAIR	3 foot repair on side of building	Elm Roofers	1	NONE	SUMMIT CONDO	0	0
PLB2301-0251	01/20/2023	91 1102 LAUREL DR	PLUMBING	GAS PIPING	Adding gas line extension for gas fireplace 14 ft	ALLEN PLUMBING & HEATING	1	NONE	SUMMIT CONDO	0	0
PLB2301-0257	01/23/2023	400 1069 E 25TH STREET RD	PLUMBING	GAS TEST	Final gas inspection	TOP NOTCH PLUMBING	39	7	EAST MEADOWS SUB 2ND FG	0	0
PLB2301-0263	01/23/2023	44,000 1076 AVE	PLUMBING	WATER SEWER REPAIR	Ames Gas Leak repair. All utilities damaged private property	RSI Consulting Corp	1	NONE	WESTMOOR ACRES 3RD ADD	0	0
PLB2301-0265	01/23/2023	6,800 617 21ST ST	PLUMBING	WATER SEWER REPAIR	8 foot spot 8 feet deep in back yard, and install clean out	TRENCH RIGHT LLC	13	2	ALTA VISTA ADD	0	0
PLB2301-0286	01/24/2023	900 1421 37TH AVENUE CT	PLUMBING	WATER SEWER SERVICE LINE	water line repair	TOP NOTCH PLUMBING	10	4	WESTMOOR 1ST FG	0	0
PLB2301-0287	01/24/2023	900 1421 37TH AVENUE CT	PLUMBING	WATER SEWER SERVICE LINE	Install sewer clean outs	TOP NOTCH PLUMBING	10	4	HILL CREST 1ST ADD	0	0
PLB2301-0288	01/25/2023	1,800 1103 20TH AVE	PLUMBING	WATER SEWER REPAIR	3 foot spot 5 feet deep in front yard, and install clean out	TRENCH RIGHT LLC	2	NONE	HIGHLAND ACRES 2ND FG	0	0
PLB2301-0290	01/25/2023	1,200 1250 17TH AVE	PLUMBING	WATER HEATER BOILER	Remove and install 50 Gall water heater	One Hour Heating and AC	2	NONE	BROADVIEW ACRES 3RD ADD	0	0
PLB2301-0311	01/26/2023	4,300 1306 LAKESIDE DR	PLUMBING	GAS PIPING	new gas line for range and install pressure regulator	ALLEN PLUMBING & HEATING	1	NONE	SUMMIT CONDO	0	0
PLB2301-0312	01/26/2023	2,800 1103 14TH AVENUE CT	PLUMBING	WATER HEATER BOILER	Remove existing unit and replace with new like unit	ALLEN PLUMBING & HEATING	2	4	CITY CENTER WEST SUB	0	0
PLB2301-0325	01/26/2023	500 2523 17TH AVENUE CT	PLUMBING	WATER SEWER REPAIR	Main sewer service line repair. Reduce spigot 10 feet of in	ALLEN PLUMBING & HEATING	2	4	HILLSIDE ADD	0	0
PLB2301-0327	01/30/2023	500 1434 0TH ST	PLUMBING	GAS TEST	Ames Gas Leak. Leak detection and repair	TOP NOTCH PLUMBING	10	4	0	0	0
PLB2301-0333	01/30/2023	6,900 2114 10TH STREET RD	PLUMBING	WATER SEWER REPAIR	8 foot spot 2 feet deep in back yard, and install clean out	TRENCH RIGHT LLC	3	2	BURSCOUGH SUB	0	0
PLB2301-0338	01/30/2023	14,210 1038 74TH AVE	PLUMBING	GAS TEST	Installation of ma 24kW Generator generator, 200amp SER ATS	Douglas Molding	2	3	MOUNTAIN VISTA FG#1	0	0
PLB2301-0343	01/30/2023	2,031 1029 10TH ST	PLUMBING	WATER HEATER BOILER	50 GAL gas-DRY (ETU) water heater replacement, like for like	COLORADO TILT-A-MECHANICAL INC	6	2	MAPLEWOOD 1ST ADD	0	0
PLB2301-0348	01/31/2023	500 2624 4TH ST	PLUMBING	GAS TEST	Ames Gas Leak. Leak detection and repair	TOP NOTCH PLUMBING	2	1	TRANGLE MINOR SUB	0	0
PLB2301-0369	01/31/2023	6,600 4415 GRAND CANYON DR	PLUMBING	WATER SEWER REPAIR	8 foot spot 6 feet deep in back yard, and install clean out	TRENCH RIGHT LLC	19	12	HILL N PARK 2ND FG	0	0
PLB2301-0404	01/03/2023	400 2518 11TH AVE	ROOFING	Replace front portion of roof	LAUGHTER ROOFING	1	1	WHEELERS 3RD ADD	0	0	
ROCF2301-0038	01/04/2023	8,800 2517 26TH STREET LN	ROOFING	REMOVE EXISTING SHINGLES AND REPLACE WITH NEW OC Duration	FATHFUL ROOFING LLC	8	4	SOUTH RIDGE SUB	0	0	
ROCF2301-0038	01/06/2023	11,800 1441 7TH ST	ROOFING	Remove 1 inch asphalt install GAF Trim Tech shingles	SCHROEDER ROOFING	23	1	BOCKERS SUB	0	0	
ROCF2301-0063	01/06/2023	8,500 2828 14TH STREET RD	ROOFING	RAR roof with OC Duration, felt, vapor, metal	EALEWYER ROOFINGS	61	8	WESTVIEW 3RD ADD	0	0	
ROCF2301-0064	01/06/2023	6,600 1118 16TH ST	ROOFING	REMOVE EXISTING SHINGLES AND REPLACE WITH NEW GAF Armorshield	FATHFUL ROOFING LLC	6	1	CHAMFORDS 2ND ADD	0	0	
ROCF2301-0065	01/06/2023	14,224 2682 18TH AVE	ROOFING	REMOVE EXISTING SHINGLES AND REPLACE WITH NEW OC Duration	FATHFUL ROOFING LLC	6	4	ANDERSONS LENEMERE ADD	0	0	
ROCF2301-0137	01/12/2023	7,918 1624 17TH AVE	ROOFING	Tear off to deck, install 50ml Duro-Last roofing system	Curtis Nicholson	24	3	FARMACHES 1ST ADD	0	0	
ROCF2301-0141	01/15/2023	9,400 3600 14TH STREET RD	ROOFING	REMOVE EXISTING SHINGLES AND REPLACE WITH NEW OWENS CORNING	FATHFUL ROOFING LLC	17	6	FOX RUN SUB 3RD FG	0	0	
SHN2301-0319	01/19/2023	3,500 237 22ND ST	SGSN	MINOR AND FACE REPLACEMENT	install 2 sets Channel letters and door vinyl	Admiral Sign Co	1	1	GREELEY INDUSTRIAL PARK	0	0
SHN2301-0320	01/19/2023	10,961 3126 35TH AVE	SGSN	MINOR AND FACE REPLACEMENT	Individual 18 letter vinyl sign with logo box	Billie Sign Service Inc	1	NONE	WESTLARK VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT 1ST RPLT	0	0
SHN2301-0321	01/19/2023	3,700 4300 0TH ST	SGSN	MINOR AND FACE REPLACEMENT	install 11 row blade sign	APEX SIGNS & GRAPHICS	1	1	WESTMOOR ACRES 1ST FG	0	0
SHN2301-0322	01/19/2023	20,000 661 6TH ST	SGSN	MINOR AND FACE REPLACEMENT	Removal of existing instruments and replace with new	Signarama	1	2F	GREELEY CITY	0	0
SHN2301-0311	01/13/2023	50 3018 10TH ST	SGSN	TEMPORARY	Window tent flag	Signarama	1	0	WILSHIRE 2ND ADD	0	0
SPV2201-0009	01/04/2023	48,74 102 23RD AVENUE CT	PHOTOVOLTAIC	Rooftop Solar 9.45 kW	Rooftop Solar 9.45 kW	ION DEVELOPER LLC	2	2	PRANSVIEW WEST	0	0
SPV2201-0013	01/04/2023	23,601 41 1113TH ST	PHOTOVOLTAIC	Installation of PV solar panels on existing residential roof	ION DEVELOPER LLC	10	3	RIFLEWOOD SUB	0	0	
SPV2201-0054	01/04/2023	5,729 295 32ND AVE	PHOTOVOLTAIC	Roof Mounted Solar Project with 8.80kW	GENERATION SOLAR	16	4	NORTHVIEW SUB FG#1	0	0	
SPV2211-0059	01/04/2023	61,803 510 16TH AVENUE CT	PHOTOVOLTAIC	Roof Mounted Solar Project with 10 kW	GENERATION SOLAR	13	7	HOMES SUB 1ST FG	0	0	
SPV2211-0047	01/05/2023	37,000 1703 26TH AVENUE PL	PHOTOVOLTAIC	7.4 kWDC, Rooftop, Flush Mount, PV Solar System, Grid Tied	Nixx Solar LLC	26	16	ROLLING HILLS	0	0	
SPV2211-0138	01/10/2023	33,120 111 N 6100 AVE	PHOTOVOLTAIC	Installation for 8 DC Busk roof mounted pv solar system	Freeport Solar	0	1	NORTHWOOD ESTATES 1ST REPLAT	0	0	
SPV2211-0140	01/10/2023	30,000 3202 ROCKFELT AVE	PHOTOVOLTAIC	8.9kW roof mounted solar	ION DEVELOPER LLC	0	1	WILLOW VILLAGE	0	0	
SPV2211-0244	01/26/2023	38,600 2609 20TH STREET RD	PHOTOVOLTAIC	Installation of 7.38kw dc system	LUCY INSTALLATION SERVICES LLC	16	1	COY TOWNWOOD VILLAGE	0	0	
SPV2211-0255	01/04/2023	33,800 1050 42ND AVE	PHOTOVOLTAIC	6.6 kWDC, Rooftop, Flush Mount, PV Solar System, Grid Tied	Nixx Solar LLC	26	3	LARSON SUB 1TH FG	0	0	
SPV2211-0304	01/04/2023	50,489 2440 ARBOR AVE	PHOTOVOLTAIC	22 Panels, 11 Inverter, 8.14 kW Roof Mounted	SOULUS LLC	16	4	PARKVIEW SOUTH	0	0	
SPV2211-0325	01/26/2023	17,231 3980 30TH AVE CT	PHOTOVOLTAIC	Install 11.6 kW grid-tied, flush roof mounted PV system	Andrew Krueger	2	1	HOMES SUB 1ST FG	0	0	
SPV2211-0343	01/10/2023	40,524 1214 78TH AVE	PHOTOVOLTAIC	7.2 kW PV Solar Panel Installation on Roof	BRS Field Ops, LLC	6	3	BOCKEMAN RANCH 1ST FG	0	0	
SPV2211-0402	01/10/2023	18,718 419 42ND AVE	PHOTOVOLTAIC	Forgett PV Solar Array 12 kW	BRS Field Ops, LLC	18	8	WESTMOOR ACRES 1ST FG 1ST RPLT	0	0	
SPV2211-0412	01/10/2023	21,169 847 E 31TH ST	PHOTOVOLTAIC	PV Solar	SOULUS LLC	4	3	SCHAMBERST TWP GREELEY SUB	0	0	
SPV2211-0413	01/20/2023	43,000 1638 18TH AVENUE CT	PHOTOVOLTAIC	Solar PV installation, roof mount, 8.88 kW DC	Arcotic Energy	0	0	PROMONTORY IMAGINE SCHOOL 3RD FG	0	0	
SPV2211-0414	01/11/2023	14,840 2932 20TH AVE	PHOTOVOLTAIC	Roof Mounted Solar Project with 15.800kW system	GENERATION SOLAR	14	6	CASCADE PARK SOUTH	0	0	
SPV2211-0417	01/04/2023	53,562 1046 E 25TH STREET LN	PHOTOVOLTAIC	Installation of a 8.80 kW DC roof mounted solar system	TITAN SOLAR POWER CO INC	24	8	EAST MEADOWS SUB 2ND FG	0	0	
SPV2211-0418	01/11/2023	56,360 1737 FOURSEVEN RD	PHOTOVOLTAIC	Install 14.8kW grid-tied flush roof mounted pv system	SANDBOX SOLAR	4	11	POCAHONTAS RANCH 3RD FG	0	0	
SPV2211-0418	01/11/2023	14,812 1103 E 20TH STREET LN	PHOTOVOLTAIC	Roof Mounted Solar w/ Inverter	Power PRC	27	10	EAST MEADOWS SUB 2ND FG	0	0	
SPV2211-0419	01/04/2023	38,740 1148 53RD AVE	PHOTOVOLTAIC	Rabson PV Solar array 6.885 kW	BLUE RAVEN SOLAR	13	NONE	COUNTRY CLUB WEST FG#2	0	0	
SPV2211-0429	01/04/2023	29,817 1102 34TH AVE	PHOTOVOLTAIC	Installation of roof-mounted solar system, 4.56kW	ION DEVELOPER LLC	23	4	WESTWOOD 2ND ADD	0	0	
SPV2211-0438	01/10/2023	14,228 3624 20TH AVE	PHOTOVOLTAIC	Installation of roof-mounted solar system, 2.69kW	ION DEVELOPER LLC	1	6	EAST MEADOWS SUB 1ST FG	0	0	
SPV2211-0457	01/10/2023	27,688 1010 E 24TH STREET RD	PHOTOVOLTAIC	Installation of roof-mounted solar panels, 5.32 kW	ION DEVELOPER LLC	3	6	PROMONTORY RESIDENTIAL 2ND FG	0	0	
SPV2211-0459	01/10/2023	49,318 1305 104TH AVE	PHOTOVOLTAIC	Installation of roof-mounted solar panels, 6.12 kW	ION DEVELOPER LLC	0	0	PROMONTORY RESIDENTIAL 2ND FG	0	0	
SPV2301-0060	01/18/2023	30,725 1716 28TH AVE	PHOTOVOLTAIC	Installation of solar panels on existing roof, 5.7kW	ION DEVELOPER LLC	8	0	ROLLING HILLS 3RD ADD	0	0	
SPV2301-0061	01/20/2023	29,600 3409 18TH ST	PHOTOVOLTAIC	6.32 kWDC, Rooftop, Flush Mount, PV Solar System, Grid Tied	Nixx Solar LLC	4	14	WOODBURN 3RD FG	0	0	
SPV2301-0076	01/18/2023	29,102 1009 104TH AVE	PHOTOVOLTAIC	Installation of solar panels on existing roof, 5.32kW	ION DEVELOPER LLC	0	0	PROMONTORY IMAGINE SCHOOL 3RD FG	0	0	
SPV2301-0119	01/20/2023	52,000 3652 E 03TH STREET DR	PHOTOVOLTAIC	11,000 kW Rooftop Solar PV	ISOLAR	25	10	RISEVIEW FARM SUB	0	0	
SPV2301-0143	01/31/2023	15,100 1515 N 26TH AVE	PHOTOVOLTAIC	Roof Mounted Solar Project with 3.69kW	GENERATION SOLAR	5	NONE	ESPANOLA SUB	0	0	
SPV2301-0144	01/31/2023	44,486 3228 47TH AVENUE CT	PHOTOVOLTAIC	Roof Mounted Solar Project with 7.76kW	GENERATION SOLAR	1	6	HEBER HILLS	0	0	
SPV2301-0150	01/26/2023	56,724 2528 ARBOR AVE	PHOTOVOLTAIC	installing Solar PV system 8.800kW DC	LUCY INSTALLATION SERVICES LLC	38	9	RISEVIEW FARM SUB	0	0	
SPV2301-0163	01/24/2023	29,102 800 66TH AVE	PHOTOVOLTAIC	Installation of solar panels on existing roof, 5.32kW	ION DEVELOPER LLC	1	0	CITY CENTER WEST RESIDENTIAL 2ND FG	0	0	
SPV2301-0167	01/26/2023	30,364 1610 4 E ST	PHOTOVOLTAIC	Installation of solar panels on existing roof, 5.7kW	ION DEVELOPER LLC	1	0	NORTHWOOD ESTATES 1ST REPLAT	0	0	
SPV2301-0224	01/26/2023	48,840 1417 11TH ST	PHOTOVOLTAIC	Install a 6.620 kW and tied roof flush mount PV system	FREEDOM FOREVER COLORADO LLC	18	71	HURTERS SUB	0	0	
SPV2301-0231	01/26/2023	44,486 3414 E 03TH STREET RD	PHOTOVOLTAIC	Install a 6.003 kW grid-tied roof flush mount PV system	FREEDOM FOREVER COLORADO LLC	38	1	RISEVIEW FARM SUB	0	0	
SPV2301-0260	01/30/2023	82,000 2831 16TH AVE	PHOTOVOLTAIC	Installation of solar panels on existing roof, 9.5 kW	ION DEVELOPER LLC	8	12	FARRIS 3RD ADD	0	0	

36,815,417

Monthly Construction Report

February 2023



Community Development BUILDING INSPECTION

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

CONSTRUCTION ACTIVITY SUMMARY February 2023
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TOTAL PERMIT ACTIVITY

	<u>No. of Permits</u>	<u>Valuation</u>
New Residential, Commercial, Addition & Remodel, Footing and Foundations and Misc.:	182	\$11,137,823

RESIDENTIAL

	<u>No. of Permits/Buildings</u>	<u>No. Units</u>	<u>Valuation</u>
Single Family Dwelling:	3	3	\$ 898,560
Multi-Family (Buildings)	10/2	10	\$ 1,946,363
Remodel and Addition Work:	22	n/a	\$ 889,899

COMMERCIAL

	<u>No. of Permits</u>	<u>Valuation</u>
New Commercial Projects:	4	\$ 4,218,111

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

- *Construction of a New Restroom, Concessions and Press Box for Frontier Academy Stadium, at 6901 16th Street, by Sampson Construction Co, Inc., for a Total Valuation of \$1,950,000.*
- *Construction of a New Convenience Store, at 11701 24th Street, by Roche Constructors, Inc., for a Total Valuation of \$1,200,000.*
- *Construction of a New Core and Shell Building with 2 Drive Thru Windows, at 11705 24th Street, by Roche Constructors, Inc., for a Total Valuation of \$1,029,611.*



Building Inspection Division Construction Activity Comparative Analysis

		Feb 2023	Feb 2022	YTD 2023	YTD 2022
New Single Family Dwelling Units*	# of Permits	3	47	8	70
	# of Units	3	47	8	70
	Valuation	898,560	14,685,793	2,824,068	22,031,426
Single Family Footing & Foundation Only	# of Permits	0	2	0	4
	Valuation		57,244		109,358
New Multi-Family Dwellings Units*	# of Permits	10	6	10	26
	# of Buildings	2	1	2	20
	# of Units	10	6	10	536
	Valuation	1,946,363	9,143,160	1,946,363	84,843,216
Multi-Family Footing & Foundation Only	# of Permits	0	0	0	0
	Valuation				
Residential Additions and Remodels	# of Permits	22	22	47	53
	Valuation	889,899	641,960	1,660,904	1,179,596
New Commercial Projects	# of Permits	4	0	6	19
	Valuation	4,218,111		22,995,565	3,752,615
Commercial Footing & Foundation Only	# of Permits	0	0	0	0
	Valuation				
Commercial Additions and Remodels	# of Permits	7	15	22	25
	Valuation	1,131,030	2,915,303	14,167,418	5,569,594
Miscellaneous Permits	# of Permits	135	164	303	294
	Valuation	1,842,072	1,615,381	4,147,134	3,145,033
Mobile Home Permits	# of Permits	1	3	1	6
	Valuation	211,888	3,000	211,888	13,000
TOTALS	# of Permits	182	259	397	497
	Valuation	11,137,923	29,061,841	47,953,340	120,643,838

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

ROOF2302-0306	02/22/2023	8,400 3822 11TH ST S	ROOFING		8/4/ Asphalt roof, synthetic felt, 2" drip edge	SANCHEZ BROS CUSTOM EXTERIORS	5	NONE	ORCHARDS OF GREELEY		0	0
ROOF2302-0308	02/24/2023	7,700 828 30TH AVE	ROOFING		Roof and Fascia Replaces	Thompson Service	6		EDWARDS HEMES SUB		0	0
ROOF2302-0339	02/24/2023	3,190 10202 19TH STREET RD	ROOFING		Renof using OC Okalodge Asphalt shingles	INDEPENDENT ROOFING	6		PROMONTORY IMAGINE SCHOOL 3RD FG		0	0
ROOF2302-0385	02/27/2023	10,800 208 25TH AVE	ROOFING		Complete Re-roof, OC Okalodge, 28 packages	HARPER DEVELOPMENT, LLC (PENN ROCK ROOFING)	9	2	KASIM SUB		0	0
ROOF2302-0389	02/28/2023	40,000 1920 9TH ST	ROOFING		36 Scares, 2" ISO, Taper System, 1/4" Dimple Deck 60mm TPO	Rob Meyer	11	86	GREELEY CITY		0	0
ROOF2302-0406	02/28/2023	6,160 1916 84TH AVE	ROOFING		replace roof	David Mezc	10	4	MOUNTAIN SHADOWS SUB 3RD FG		0	0
SHN2202-0166	02/22/2023	9,933 1720 GREELEY MALL	SIGN	MAJOR AND ELECTRICAL	2 Electrical freestanding signs in signage common area	Billrite Sign Service Inc	2	NONE	GREELEY MALL MINOR 1ST REPLAT		0	0
SHN2202-0167	02/22/2023	18,187 2816 17TH AVE	SIGN	MAJOR AND ELECTRICAL	Freestanding sign	Billrite Sign Service Inc	2	NONE	GREELEY MALL MINOR 1ST REPLAT		0	0
SHN2211-0370	02/22/2023	10,750 4144 24TH STREET RD	SIGN	MINOR AND FACE REPLACEMENT	Individual 8' letter wall sign with logo box	Billrite Sign Service Inc	3		CENTERRIDGE NORTH 2ND FG 4TH REPL		0	0
SHN2212-0284	02/22/2023	3,000 2000 35TH AVE	SIGN	MINOR AND FACE REPLACEMENT	Replacing (2) existing signs with new logo versions	Billrite Sign Service Inc	3	NONE	WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT		0	0
SHN2401-0148	02/07/2023	3,000 2010 11TH STREET RD	SIGN	MINOR AND FACE REPLACEMENT	Adding new aluminum panels to an existing monument base.	Alan Jennings-conroe	3	NONE	MONT VIEW COMMERCIAL		0	0
SHN26 02-0130	02/03/2023	29,300 2020 16TH ST	SIGN	MAJOR AND ELECTRICAL	replace new Signposts signs	APES SIGNS & GRAPHICS	3	NONE	MONT VIEW COMMERCIAL		0	0
SPV2208-0699	02/07/2023	36,200 2020 WEDGEWOOD CT	PHOTOVOLTAIC		6.1kW residential solar array	Sunrily Electric	12	2	MEDGWOOD PUD		0	0
SPV2208-0461	02/16/2023	10,000 0840 POUERIE RIVER RD 1	PHOTOVOLTAIC		Fluoh Mount, Roof Mount, Grid-Tied 3.8 kW, PV Solar	SUNRUN INSTALLATION SERVICES INC	1	NONE	POLKORE RIVER RANCH 1ST FG RPLT IIA		0	0
SPV2211-0226	02/02/2023	39,500 2717 13TH ST	PHOTOVOLTAIC		7.4 kWDC, Rooftop, Flush Mount, PV Solar System, Grid Tied	Rick Solar LLC	7	2	WESTVIEW 3RD ADD		0	0
SPV2211-0294	02/07/2023	48,450 1302 24TH AVE	PHOTOVOLTAIC		13.8 kWDC, Rooftop, Flush Mount, PV Solar System, Grid Tied	Rick Solar LLC	1	1	WESTVIEW 1ST FG		0	0
SPV2211-0296	02/07/2023	29,900 1721 61ST AVE	PHOTOVOLTAIC		5.18 kWDC, Rooftop, Flush Mount, PV Solar System, Grid Tied	Rick Solar LLC	9	10	COUNTRY CLUB WEST 4TH FG		0	0
SPV2211-0317	02/07/2023	39,072 3630 7TH STREET RD	PHOTOVOLTAIC		8.14 kWDC, Rooftop, Flush Mount, PV Solar System, Grid Tied	Rick Solar LLC	19	2	WESTMOOR 2ND FG		0	0
SPV2211-0319	02/07/2023	29,350 4901 30TH ST	PHOTOVOLTAIC		3.58 kWDC, Rooftop, Flush Mount, PV Solar System, Grid Tied	Rick Solar LLC	12	7	L'ROSE HANCO SUB 1ST FG		0	0
SPV2211-0399	02/16/2023	13,704 8110 4TH ST	PHOTOVOLTAIC		Flush Mount, Roof Mount, Grid-Tied 13.8 kW, PV Solar	SUNRUN INSTALLATION SERVICES INC	1	1	PUMPKIN RIDGE 3RD FG		0	0
SPV2301-0221	02/07/2023	33,424 3613 13TH ST	PHOTOVOLTAIC		Installation of solar panels on existing roof: 7.2 kW	ION DEVELOPER LLC	1	3	WESTVIEW 3RD ADD		0	0
SPV2301-0285	02/02/2023	12,160 4326 3RD ST	PHOTOVOLTAIC		PV Solar Roof Mounted / Flush Mounted 6.4 kW / 16 Panels	SUNRUN INSTALLATION SERVICES INC	11	4	PHILASANT RUN SUB		0	0
SPV2301-0286	02/07/2023	26,336 8114 E 20TH STREET RD	PHOTOVOLTAIC		6.8 kW DC & 2.48 kW AC PHOTOVOLTAIC SOLAR ARRAY	ION DEVELOPER LLC	4	1	EAST MEADOWS SUB 1ST FG		0	0
SPV2301-0318	02/07/2023	29,697 8118 ST	PHOTOVOLTAIC		Complete PV Solar Array 6.26kW	BLUE HAVEN SOLAR	8	1	NORTHRIDGE ESTATES 1ST REPLAT		0	0
SPV2301-0320	02/07/2023	40,131 1916 28TH AVE	PHOTOVOLTAIC		Roof Mount Solar Installation 6.29kW 17 panels	SKYLINE SOLAR	8	9	ROLLING HILLS 3RD ADD		0	0
SPV2301-0330	02/10/2023	69,138 5302 2ND ST	PHOTOVOLTAIC		PV Solar Roof Mounted / Flush Mounted 13.9 kW / 33 Panels	SUNRUN INSTALLATION SERVICES INC	15	2	GLER EDEN AT KELLY FARM SUB		0	0
SPV2301-0332	02/07/2023	28,224 10298 18TH STREET RD	PHOTOVOLTAIC		Installation of a 9.8kW DC roof mounted solar system	TITAN SOLAR POWER CO INC	1	0	PROMONTORY IMAGINE SCHOOL 3RD FG		0	0
SPV2301-0351	02/07/2023	21,124 1811 106TH AVENUE PL	PHOTOVOLTAIC		Installation of roof-mounted solar system, 9.7kW	ION DEVELOPER LLC	1	0	PROMONTORY IMAGINE SCHOOL 3RD FG		0	0
SPV2301-0373	02/07/2023	37,440 1461 29TH AVENUE CT	PHOTOVOLTAIC		Monon/Wind PV Solar Array 6.885 kW	BRS Field Ops, LLC	1	6	SHERWOOD PARK 1ST ADD		0	0
SPV2302-0108	02/15/2023	66,440 1303 31ST AVE	PHOTOVOLTAIC		Panel PV Solar Array 2.24 kW	BRS Field Ops, LLC	17	4	SHERWOOD PARK 3RD ADD		0	0
SPV2302-0140	02/22/2023	49,860 1807 106TH AVE	PHOTOVOLTAIC		Install a 7.600 kW grid tied, roof flush mount PV system	PRESONA FOREVER COLORADO LLC	17	3	PROMONTORY IMAGINE SCHOOL 3RD FG		0	0
SPV2302-0144	02/21/2023	48,954 0293 3RD ST	PHOTOVOLTAIC		Install 9.89kW DC solar, roof, 27 panels, 14 micro inverters	NEXT ENERGY SOLAR	22	3	HUNTERS COVE GREELEY		0	0
SPV2302-0146	02/15/2023	43,420 3628 12TH AVENUE CT	PHOTOVOLTAIC		Monon PV Solar Array 7.29kW	BRS Field Ops, LLC	7	23	PARIS 1TH ADD		0	0
SPV2302-0150	02/13/2023	28,464 1708 102ND AVE	PHOTOVOLTAIC		Installation of roof-mounted solar system, 6.2kW	ION DEVELOPER LLC	1	0	PROMONTORY IMAGINE SCHOOL 3RD FG		0	0
SPV2302-0153	02/14/2023	61,364 1034 17TH ST	PHOTOVOLTAIC		Installation of roof-mounted solar system, 3.2kW	ION DEVELOPER LLC	1	0	PROMONTORY IMAGINE SCHOOL 3RD FG		0	0
SPV2302-0165	02/14/2023	67,697 2627 21ST AVENUE CT	PHOTOVOLTAIC		Installation of solar panels on existing roof: 12.54kW	ION DEVELOPER LLC	13	9	HILLSIDE 1ST ADD		0	0
SPV2302-0180	02/16/2023	33,348 195 44TH AVE	PHOTOVOLTAIC		Coop PV System 6.075 kW	BRS Field Ops, LLC	18	5	PHILASANT RUN SUB 2ND FG		0	0
SPV2302-0204	02/16/2023	42,063 205 10TH AVE	PHOTOVOLTAIC		Installation of a 6.8kW DC roof mounted solar system	TITAN SOLAR POWER CO INC	2	1	UPPER SUB		0	0
SPV2302-0255	02/21/2023	13,530 213 N 66TH AVE	PHOTOVOLTAIC		PV Solar Roof Mounted / Flush Mounted 4.8 kW / 12 Panels	SUNRUN INSTALLATION SERVICES INC	2	1	NORTHRIDGE ESTATES 1ST REPLAT		0	0



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Case #	Project	Location	Description	Submittal Date	Stage	City Planner
ZON2022-0024	Village at Greeley Rezone	North of Hwy 34 Bypass and West of 71st Avenue	Rezone from H-A to R-MH for rental homes	1/5/2023	Design	Darrell Gesick
SPR2022-0076	Ambrey Site Plan	1603 7th Avenue	Creating tenant units for a mixed use	2/23/2023	Design	Darrell Gesick
SPR2022-0065	337 E. 8th Street - Site Plan Review	337 E. 8th Street	Proposed larger second shop as a secondary primary building to the site	9/12/2022	Design	Meg Oren
USR2023-0001	Matterhorn Commercial Solar LLC	15372 CR66	Solar array proposed on existing oil and gas site	1/5/2023	Design	Meg Oren
PUD2022-0005	Autotailor PUD	1011 16th Street	Building expansion to increase number of bays in existing car service	4/13/2022	Design	Meg Oren
ZON2022-0016	Autotailor PUD	1011 16th Street	Building expansion to increase number of bays in existing car service	9/14/2022	Design	Meg Oren

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SPR2023-0006	Stugart Produced Water Pipeline	1.0 mile pipeline that will initiate at the Stugart Wells	1- 6" Produced water pipeline	2/24/2023	Design	Michael Franke
SPR2023-0005	Stugart Oil Pipeline	1.69 mile pipeline that will initiate at the Stugart Wells in the NW4 of 20-5N66W	1- 6" steel crude oil pipeline	2/24/2023	Design	April Medeiros
USR2023-0004	Vista 13-16HZ Oil & Gas Pad	East of CR 17 and North of CR 56	10 Wells and one Production Facility	2/6/2023	Design	Michael Franke
SPR2022-0077	Shawsheen ES Security and Capital Improvements	4020 7th Street	Secure front vestibule and 4 classroom addition	12/29/2022	Design	April Medeiros
SPR2022-0072	COTL and Gas Gathering Line	South of CR 56 and West of ST HWY 257	Installing new crude oil and natural gas pipelines near the Blue Chip Oil and Gas facility	12/20/2022	Design	Michael Franke
SPR2022-0071	StillWaters Coffee Drive Thru	2332 27th Street	StillWaters Coffee drive thru located within 23 Church	10/24/2022	Design	Michael Franke
SPR2022-0070	Water and Ice Kiosk at Hillside Shopping Center	2509 11th Avenue	Water and Ice Kiosk in parking lot of Hillside Shopping Center	10/26/2022	Design	Michael Franke
SPR2022-0049	Starbucks at Boomerang Ranch	South of 10th Street and East of 83rd Avenue	Drive-Thru Restaurant	6/30/2022	Design	Darrell Gesick

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ANX2022-0008	Wakes Annexation No.1	West of Hwy 85 Bypass, East of North 6th Avenue	Proposed annexation of 56.869 acres of land into the City of Greeley to be zoned H-A	8/3/2022	Design	Don Threewitt
ANX2022-0009	Wakes Annexation No.2	West of Hwy 85 Bypass, East of North 6th Avenue	Proposed annexation of 39.050 acres of land into the City of Greeley to be zoned H-A	8/3/2022	Design	Don Threewitt
ANX2022-0010	Wakes Annexation No.3	West of Hwy 85 Bypass, East of North 6th Avenue	Proposed annexation of 13.075 acres of land into the City of Greeley to be zoned H-A	8/3/2022	Design	Don Threewitt
ANX2022-0007	Schneigder Annexation	North of 10th Street and West of 83rd Avenue	Annexation	8/2/2022	Design	Caleb Jackson
WCF2022-0004	Rooftop antennas at Westlake Shopping Center	2100 35th Avenue	Rooftop antennas on King Soopers, Westlake	4/19/2022	Design	Elizabeth Kellums
WCF2021-0015	T-Mobile Wireless Upgrade	2435 2nd Avenue	T-Mobile Wireless Upgrade - EFR	10/19/2021	Design	Elizabeth Kellums
SPR2022-0030	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	Don Threewitt

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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	Don Threewitt
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	Don Threewitt
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	Caleb Jackson
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
SPR2022-0067	DCP Growth Pipelines	Northeast corner of 95th Avenue and CR56	Proposed pipelines to connect to existing oil and gas Canvasback compressor station	9/15/2022	Approved	Meg Oren
USR2022-0015	Denali Oil and Gas	South of Hwy 34 Bypass and West of 95th Avenue	Oil and Gas Operation	8/22/2022	Approved	Darrell Gesick
ZON2022-0008	Ambrey Rezone	1603 7th Avenue	Rezone from R-H to MU-H	8/15/2022	Approved	Darrell Gesick

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SPR2022-0069	UHealth Greeley Hospital - East Parking Lot Expansion	6767 29th Street St	Expansion of existing parking lot located on the east side of the hospital	10/7/2022	Approved	Meg Oren
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	Approved	Don Threewitt
WCF2022-0002	Dish Wireless Co-location	3737 10th Street	Dish Wireless Co-location	2/9/2022	Approved	Elizabeth Kellums
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	Approved	Darrell Gesick
SUB2022-0015	Lake Bluff Preliminary Subdivision	North of 10th Street and West of 95th Avenue	212 Lots	5/30/2022	Approved	Darrell Gesick
SPR2022-0042	Heath Middle School	2223 16th Street	School Addition	5/13/2022	Approved	Darrell Gesick
SUB2022-0014	Knolls West Subdivision, First Replat	5699 20th Street	Lot line adjustment	5/24/2022	Approved	Darrell Gesick
SPR2022-0059	Frontier Elementary Addition	2560 29th Street	Addition and renovation of Frontier Elementary	7/20/2022	Approved	Elizabeth Kellums
PUD2022-0002	Colorado Premium PUD	2400 29th Street	PUD to establish Use	3/1/2022	Approved	Caleb Jackson

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SPR2022-0008	Greeley lock and Key - Site Plan Review	2450 24th Street Road	Develop a 6,950 square foot retail building	2/18/2022	Approved	Darrell Gesick
SPR2022-0002	Snow Owl II - Site Plan Review	2211 115th Avenue	Develop a 34,000 square foot office / warehouse facility	1/12/2022	Approved	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	Approved	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	Approved	Darrell Gesick
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

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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
S 6:17	Greeley Airport Business Park	2139 East 8th Street	13 Industrial Lots (2-4 Acres Each)	3/15/2017	Approved	Darrell Gesick
SUB2021-0033	H-P Greeley Subdivision, Sixth Replat	North of 8th Street and East of 71st Avenue	Reconfiguring 2 lots	1/5/2022	Approved	Don Threewitt
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
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
WCF2022-0008	T-Mobile replace pole and antennas	2201 23rd Avenue	T-Mobile Replace pole and antennas	7/6/2022	Construction	Elizabeth Kellums
SPR2022-0064	Key Preschool Greeley	3519 12th Street	Preschool	9/2/2022	Construction	Meg Oren

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SPR2022-0060	Frontier Academy Stadium Building	6530 16th Street	Stadium building for press box, concessions, restrooms, etc.	7/20/2022	Construction	Elizabeth Kellums
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	Construction	Caleb Jackson
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	Construction	Michael Franke
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	Construction	Michael Franke
USR2022-0009	Rainbow Oil and Gas	Parcel 095709401002	28 wells on 1 pad and production facility for oil and gas	5/25/2022	Construction	Michael Franke
USR2020-0010	Blue Chip Oil and Gas	Parcel 095722000010	12 wells on 1 pad with production facility for oil and gas	5/25/2022	Construction	Michael Franke
USR2022-0011	Canvasback Compressor Station	Parcel 095918000005	Compressor Station	6/22/2022	Construction	Michael Franke
SPR2022-0034	Orthopedic Center of the Rockies	Parcel 095909442001	Orthopedic Center	4/22/2022	Construction	Michael Franke

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WCF2022-0012	Verizon Wireless Equipment Replacement	2308 29th Street	Equipment replacement of existing wireless communication facility (EFR)	11/15/2022	Construction	Michael Franke
DR2021-0001	920 47th Avenue - ATM Design Review	920 47th Avenue	Design Review for an ATM drive-up	2/19/2021	Construction	Don Threewitt
SPR2021-0019	Billie Martinez School Addition	341 14th Aven.	12,700 SF Classroom Addn.	11/16/2021	Construction	Michael Franke
SPR2022-0041	Franklin Middle School	818 35th Avenue	School Addition	5/13/2022	Construction	Darrell Gesick
SPR2022-0036	2901 1st Avenue Site Plan Review, 1st Amendment	2901 1st Avenue	Storage building	4/29/2022	Construction	Don Threewitt
SPR2022-0045	Residence Inn by Marriott	2495 28th Street	Residence Inn Hotel, 110 rooms and conference center	6/27/2022	Construction	Michael Franke
DR2020-0011	Bank of America Greeley Mall	2263 Greeley Mall	Bank of America	7/25/2022	Construction	Michael Franke
SPR2022-0038	Firestone Redevelopment Façade revisions	1130 8th Avenue	Firestone Façade alterations	5/2/2022	Construction	Elizabeth Kellums
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	Construction	Caleb Jackson
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	Construction	April Medeiros

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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	Construction	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	Construction	Michael Franke
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
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	Elizabeth Kellums
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
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
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

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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
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Planner Contact Information	
Don Threewitt	970-350-9802
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Elizabeth Kellums	970-350-9222
Caleb Jackson	970-350-9276
April Medeiros	970-350-9241
Michael Franke	970-350-9782
Meg Oren	970-350-9824



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Case #	Project	Location	Description	Submittal Date	Stage	City Planner
SUB2023-0003	Delantero Preliminary Subdivision	South of Highway 34 and West of Hwy 257	Subdivision of 817 acres into large tracts	2/23/2023	Design	Darrell Gesick
USR2022-0018	Boomrang Ranch Residential USR	South of 10th Street and East of 83rd Avenue	Building to rent residential	11/9/2022	Design	Darrell Gesick
SPR2022-0078	Westlake Commons Townhomes	North side of 20th Street; just north of Sanborn Park	15 Unit Townhomes	12/30/2022	Design	Meg Oren
SUB2023-0001	Westlake Commons Minor Sub, Lot 2, First Replat	North side of 20th Street; just north of Sanborn Park	Combined Preliminary and Final Plat	1/3/2023	Design	Meg Oren
SPR2022-0063	Freestone at Greeley - Multi-Family	West of 18th Street in Promontory	305 Unit Apartment Complex	8/24/2022	Design	Meg Oren
SUB2022-0023	Tract A1, Promontory Loop Re-Subdivision, 1st Replat	West of 18th Street in Promontory	Minor subdivision creating 1 lot and 1 tract	8/25/2022	Design	Meg Oren
SUB2022-0031	Lots 14 & 20, Clover Meadows, First Replat	Poudre Trails Apartment Complex; near the intersection of 31st Avenue and A Street Circle	Second Replat of Clover Meadows Subdivision - Splitting one lot into two separate lots	12/19/2022	Design	Meg Oren
SUB2022-0020	Furniture Store Subdivision	Northeast corner of the intersection of 8th Avenue and 11th Street	10 lots combined into 1 lot	8/5/2022	Design	Meg Oren
USR2023-0005	8th Avenue and 11th Street Apartments	Northeast corner of the intersection of 8th Avenue and 11th Street	199 Unit Multi-Family project	2/7/2023	Design	Meg Oren

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SUB2022-0033	Clover Meadows Subdivision, Third Replat	220 and 224 30th Avenue	Third Replat of Clover Meadows Subdivision - Splitting one lot into two separate lots	12/21/2022	Design	Michael Franke
SUB2022-0030	Payne Subdivision First Replat	2118 N 47th Avenue	Minor subdivision creating 3 separate lots at 2118 n 47th Avenue	12/9/2022	Design	Michael Franke
ZON2022-0023	2118 N 47th Avenue Rezone	2118 N 47th Avenue	Rezoning 2118 N 47th Avenue from H-A to R-E	12/5/2022	Design	Michael Franke
SUB2022-0011	Stoneybrook Lot 2 & 3 minor subdivision	South of F Street, West of North 35th Avenue	Consolidating Lot 2 & Lot 3 for mobile home development	4/25/2022	Design	Michael Franke
SPR2022-0035	Stoneybrook Lot 3 & 4 Major Site Plan	South of F Street, West of North 35th Avenue	Est. a 142 site manufactured home community	4/25/2022	Design	Michael Franke
ZON2022-0005	Stoneybrook Lot 2 & 3 Rezone to RMH	South of F Street, West of North 35th Avenue	Rezone to RMH to allow for 142 unit manufactured home community	4/22/2022	Design	Michael Franke
SPR2022-0048	Westgate Filing No. 1 Final PUD	South of 4th Street, East of 71st Avenue	216 Unit Apartment Complex	6/27/2022	Design	Don Threewitt
SUB2022-0018	Tract A & B of CCW Residential Subdivision, 2nd Filing	South of 4th Street, East of 71st Avenue	216 Unit Apartment Complex Subdivision	6/27/2022	Design	Don Threewitt
SPR2022-0047	2400 10th Ave Multi-family duplex	2400 10th Ave	duplex behind single family house	6/21/2022	Design	Elizabeth Kellums
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

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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
SUB2020-0008	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	Design	Caleb Jackson
DR2019-0016	1131 8th Street - 5-plex	1131 8th Street	5 unit multifamily	6/26/2019	Design	Caleb Jackson
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	Approved	Meg Oren
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	Approved	Darrell Gesick
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	Approved	Darrell Gesick
SUB2022-0015	Lake Bluff - Tract C and E Preliminary Subdivision	North of 10th Street and West of 95th Avenue	Platting residential lots	5/25/2022	Approved	Darrell Gesick
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	Approved	Don Threewitt
SUB2021-0024	Leffler Minor Subdivision	15756 County Road 66	4-lot subdivision (large lots)	8/10/2021	Approved	Darrell Gesick
ZON2021-0015	Leffler rezone	15756 County Road 66	Rezone from I-M to R-E (DCMP)	8/10/2021	Approved	Darrell Gesick
SPR2020-0019	Fox Run Apartments	South of 13th Street and West of 59th Avenue	118 Multifamily Units	10/14/2020	Approved	Darrell Gesick
SUB2021-0005	Broadview Park Subdivision, 1st Replat	809 30th Avenue	Split 1 lot into 2	1/13/2021	Approved	Elizabeth Kellums

2023 February Residential Projects

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SPR2022-0022	Thompson Thrift Apartments	North of HWY 34 and South of Centerplace Drive	336 Apartment Units	4/18/2022	Construction	Michael Franke
SUB2021-0036	Alpine Flats Subdivision	South of 20th Street and West of 50th Avenue	Replat 3 lots into 1 lot	12/9/2021	Construction	Meg Oren
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	Construction	Meg Oren
SPR2021-0018	Multi-family on Tract B1, Promontory Imagine School 2nd	10306 20th Street	Site Plan Review for Promontory Multi-family	11/10/2021	Construction	Don Threewitt
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	Construction	Don Threewitt
SPR2022-0001	Centerplace Townhomes Site Plan Review	North of 24th Street Road and East of 42nd Avenue	30 townhome units	1/5/2022	Construction	Don Threewitt
SUB2022-0001	Centerplace North Filing #6	North of 24th Street Road and East of 42nd Avenue	30 townhome lots	1/7/2022	Construction	Don Threewitt
SPR2022-0039	2234 9th Avenue Duplex Conversion	2234 9th Avenue	Change of use designation from a Single-Family Home to a Duplex	5/4/2022	Construction	Michael Franke
SUB2021-0006	Immaculata Plaza Minor Subdivision, 2nd replat	923 6th Street	Split 1 lot into 2	2/3/2021	Construction	April Medeiros
USR2020-0008	Immaculata II Apartment - USR	923 6th Street	30 Multifamily Units	12/23/2020	Construction	April Medeiros

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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	Construction	Darrell Gesick
SPR2021-0011	The Reserve @ West T-Bone Ranch Phase III Multi-family Site Plan Review	North of 29th Street and East of 58th Avenue	120 multifamily units on 5.92 acres	5/27/2021	Construction	Caleb Jackson
USR2020-0006	Copper Platte Apartment - USR	2050 Greeley Mall Street	224 Multifamily Units	11/4/2020	Construction	Michael Franke
SUB2020-0030	Cottages at Kelly Farm	North of 4th Street and East of 59th Avenue	31 residential units	10/20/2020	Construction	Darrell Gesick
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
PUD2021-0007	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	Meg Oren
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	Caleb Jackson
S 21:15	Northridge Estates	South of C Street and East of Northridge High School	230 Single Family Lots	7/15/2015	Construction	April Medeiros
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	Michael Franke
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	April Medeiros

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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	April Medeiros
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	Don Threewitt

Planner Contact Information	
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Meg Oren	970-350-9824



2023

**Annual Growth
& Development
Projections Report**

**Community Development Department
March 21, 2023**



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Greeley At A Glance:

- Greeley ended 2022 with an estimated population of 111,681.
- In 2022, Greeley issued residential building permits for 2,070 new units, 82% of which were multi-family.
- The total number of jobs in Greeley in 2022 is estimated at 49,788. The unemployment rate improved to 4.2%.
- At the close of 2022, the median home sales price in Greeley was \$423,844.
- The mean household income in 2021 was \$70,054.



The 2023 Annual Growth & Development Projections Report applies traditional means for the sourcing of data.

At the time of this report, the Colorado Department of Local Affairs State Demography Office had not released the estimated population for Greeley for 2022. Estimates and projections are calculated utilizing historic averages for this report.

Population Estimates

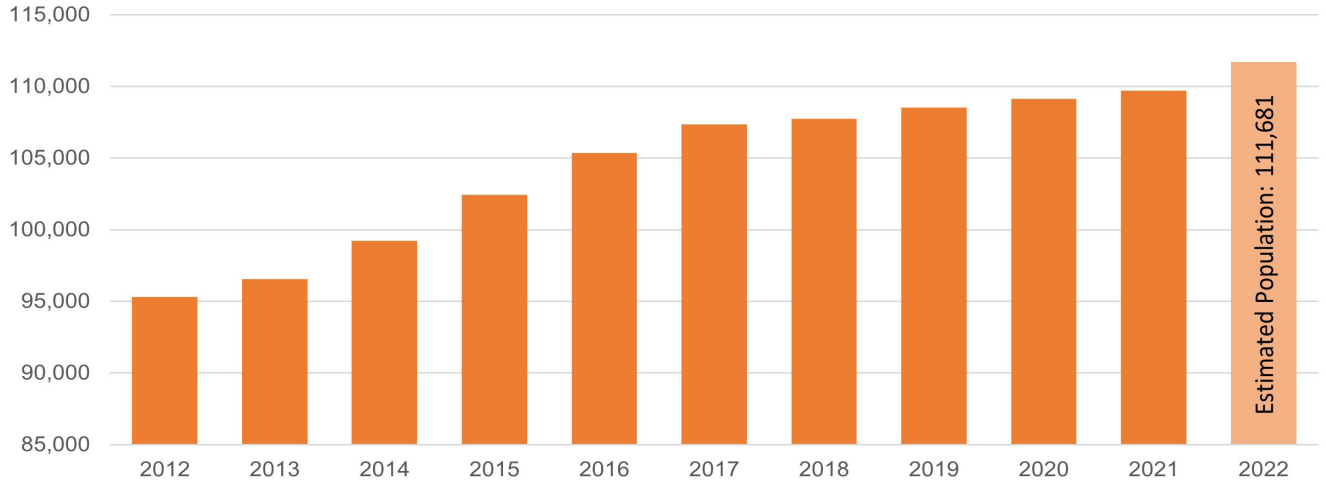


Figure 1: Census Population, 2012 - 2022.

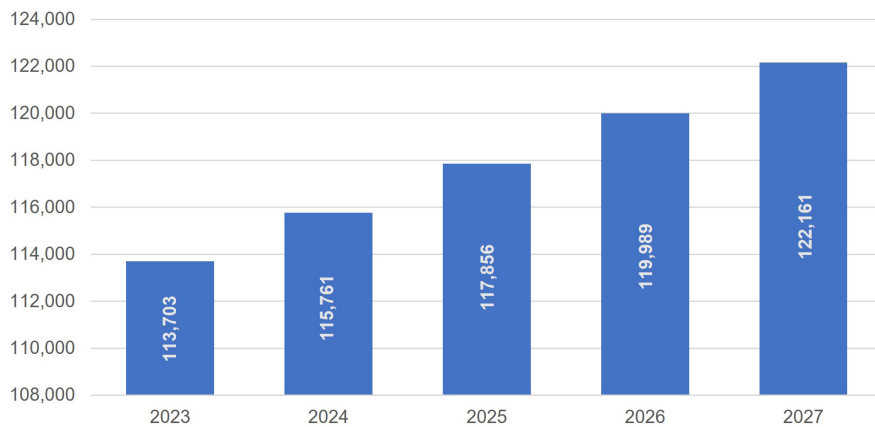


Figure 2: Population Projections, 2023 - 2027.

The 2020 Census placed Greeley’s person per household rate at 2.74. The City’s population is projected to be 122,161 by 2027.

Population estimates are projected using Census Data from 1980 through 2020, at a calculated historical growth rate of 1.81%.

Employment & Unemployment Rates, and Job Growth

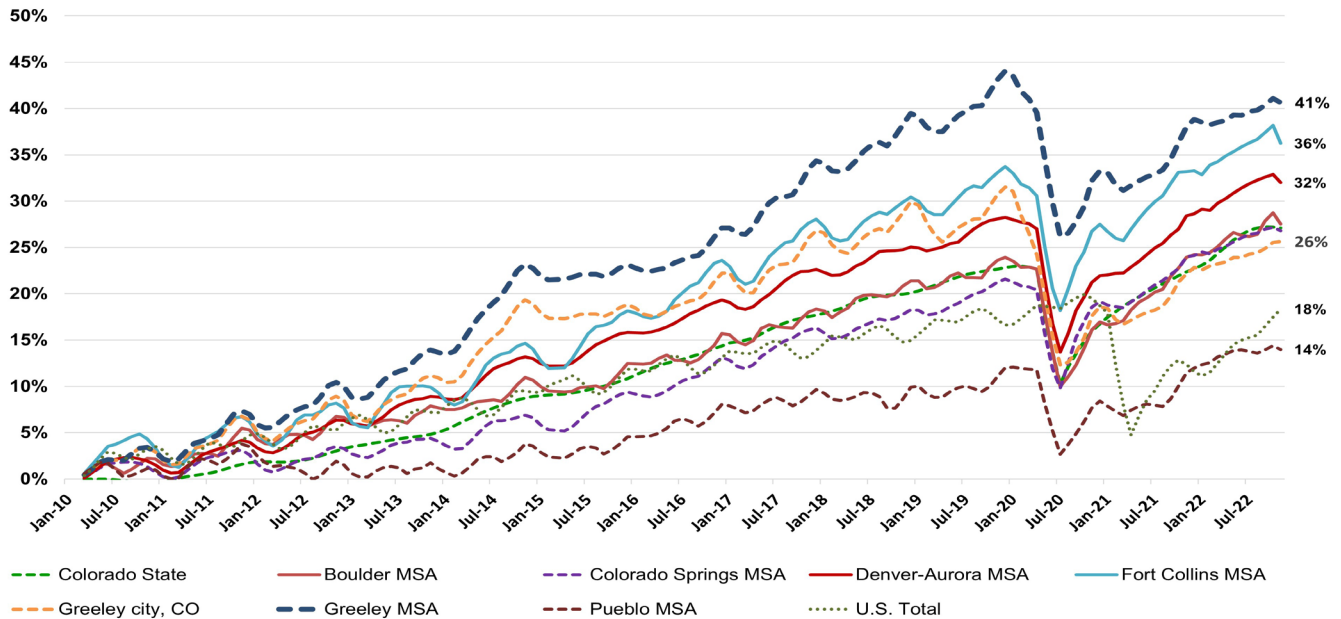


Figure 3: Northern Colorado job growth in comparison to total job growth in the United States.

In 2022, the provisional estimate of jobs in Greeley is 49,788. The unemployment rate improved to 4.2% falling from 6.9% in 2021.

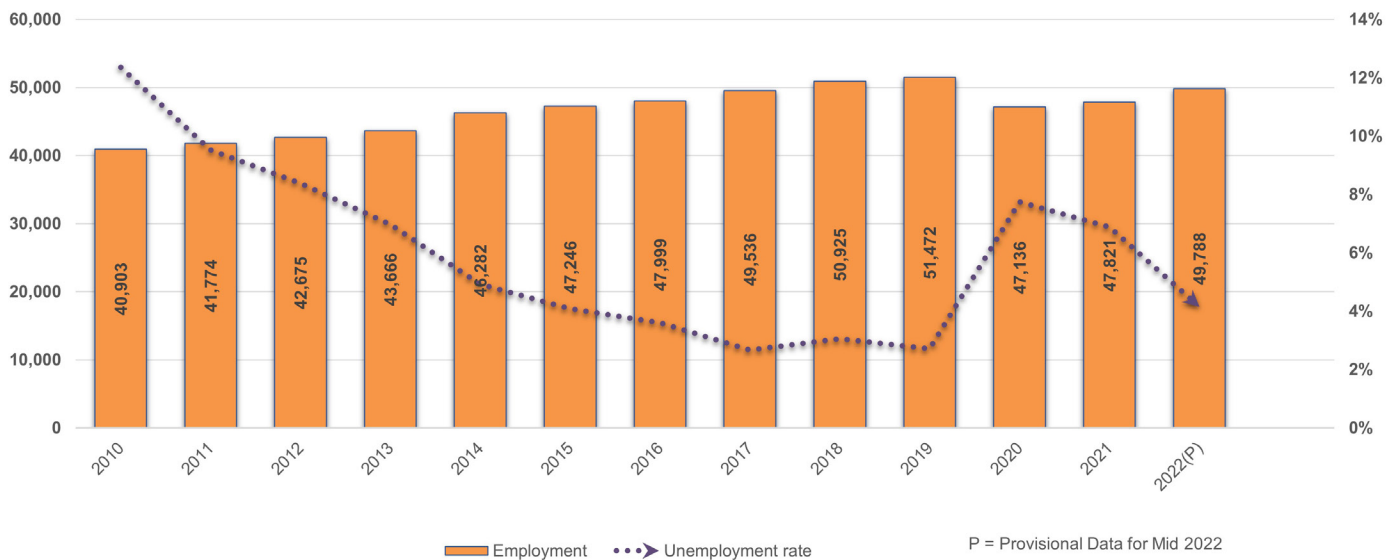


Figure 4: Annual Employment Total & Unemployment Rates - Greeley, CO; 2010 - 2022.

Household Income and Home Sales Price

	2017	2018	2019	2020	2021	2022
Berthoud	\$ 352,800	\$ 411,826	\$ 420,000	\$ 451,368	\$ 525,000	\$ 572,238
Evans	\$ 264,745	\$ 285,000	\$ 298,950	\$ 310,000	\$ 360,000	\$ 401,938
Fort Collins	\$ 395,000	\$ 416,000	\$ 428,500	\$ 455,000	\$ 535,000	\$ 544,937
Greeley	\$ 280,000	\$ 305,627	\$ 320,000	\$ 335,950	\$ 385,000	\$ 423,844
Johnstown	\$ 349,900	\$ 381,250	\$ 387,250	\$ 402,000	\$ 463,750	\$ 515,606
Longmont	\$ 405,000	\$ 440,000	\$ 448,500	\$ 475,000	\$ 565,000	\$ 567,500
Loveland	\$ 347,850	\$ 360,000	\$ 375,000	\$ 395,000	\$ 450,000	\$ 507,328
Severance	\$ 352,923	\$ 341,081	\$ 355,579	\$ 368,888	\$ 451,354	\$ 509,124
Timnath	\$ 502,500	\$ 514,660	\$ 499,814	\$ 535,000	\$ 597,523	\$ 694,687
Wellington	N/A	N/A	\$ 371,600	\$ 377,337	\$ 430,075	\$ 484,337
Windsor	\$ 415,000	\$ 422,600	\$ 415,000	\$ 456,185	\$ 515,179	\$ 575,576

Figure 5: 5-Year Average Residential Home Sales Price for Northern Colorado (Sears Real Estate/IRES MLS).

There are an estimated 40,759 households in Greeley.

The median home sales price, as of December 2022, in Greeley is \$423,844. This is a 10% increase from \$385,000 in 2021, but a drop of 4.8% from the 2022 mid-year figure of \$445,300.

The 2021 mean income was \$70,054.

	Q1 2022	Q2 2022	Q3 2022	Q4 2022	2022
Berthoud	\$539,000	\$589,000	\$579,200	\$581,750	\$572,238
Evans	\$389,750	\$415,000	\$405,000	\$398,000	\$401,938
Fort Collins	\$528,000	\$572,750	\$549,999	\$529,000	\$544,937
Greeley	\$420,076	\$445,300	\$425,000	\$405,000	\$423,844
Johnstown	\$494,922	\$531,000	\$535,000	\$501,500	\$515,606
Longmont	\$570,000	\$610,000	\$571,000	\$519,000	\$567,500
Loveland	\$510,000	\$515,000	\$515,000	\$489,310	\$507,328
Severance	\$500,000	\$521,500	\$493,000	\$521,995	\$509,124
Timnath	\$698,835	\$719,412	\$692,000	\$668,500	\$694,687
Wellington	\$472,000	\$495,347	\$490,000	\$480,000	\$484,337
Windsor	\$567,096	\$567,500	\$557,709	\$610,000	\$575,576

Figure 6: Quarterly Median Residential Home Sales Price for Northern Colorado (Sears Real Estate/IRES MLS).

Income Total	Households Estimate
Total	37,835
Less than \$10,000	8.0%
\$10,000 to \$14,999	5.6%
\$15,000 to \$24,999	9.2%
\$25,000 to \$34,999	8.3%
\$35,000 to \$49,999	12.2%
\$50,000 to \$74,999	18.6%
\$75,000 to \$99,999	15.3%
\$100,000 to \$149,999	15.6%
\$150,000 to \$199,999	4.5%
\$200,000 or more	2.7%
Median income (dollars)	58,067
Mean income (dollars)	70,054

Figure 7: Median and Mean Household Income, 2021, Greeley, CO (American Community Survey 1-Yr. Estimate).

Housing Units Permitted in Greeley and Northern Colorado Region

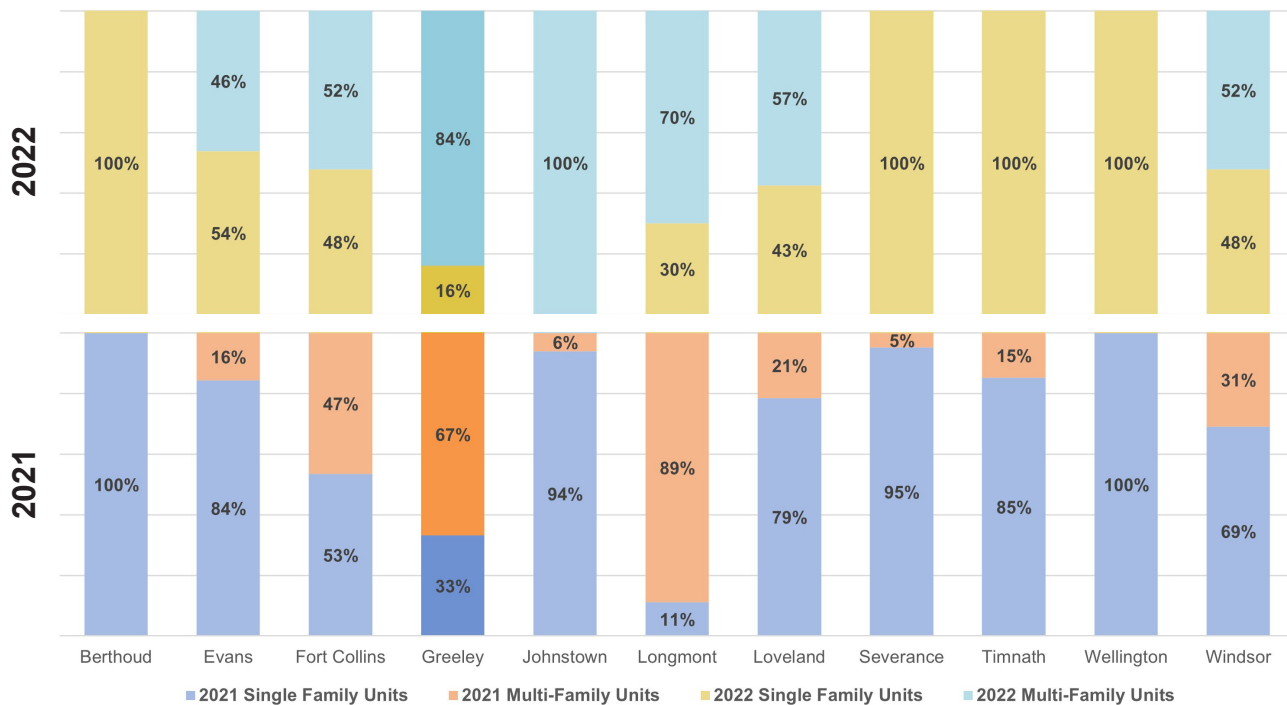


Figure 8: Residential building permit activity for Northern Colorado in 2021 and 2022.

In 2022, Greeley led residential building construction in Northern Colorado, a 126% increase over its 2021 new unit production and double its nearest other city's count.

Municipality	2015	2016	2017	2018	2019	2020	2021	2022
Berthoud	-	-	-	-	137	960	508	223
Evans	52	78	122	75	183	158	51	26
Fort Collins	974	1,774	1,452	1,364	954	777	657	591
Greeley	941	577	349	537	948	272	915	2,070
Johnstown	157	188	352	362	340	117	197	375
Longmont	-	-	-	-	-	-	631	837
Loveland	692	567	264	531	246	606	550	1,047
Severance	92	74	255	371	485	645	331	180
Timnath	183	161	278	389	365	363	554	262
Wellington	-	-	-	-	150	280	71	82
Windsor	354	750	536	938	902	992	1,333	184

Figure 9: Number of residential units for building units permitted over the past eight years in Northern Colorado.

Sources

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Images Citation:

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