

Planning Commission Agenda

Regular Meeting

Tuesday April 25, 2023 at 1:15 p.m.

City Council Chambers-City Center South

1001 11th Ave, Greeley, CO 80631

Zoom Webinar Link:

<https://greeleygov.zoom.us/j/86204009185>

NOTICE:

Planning Commission meetings are held on the 2nd and 4th Tuesdays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

Members of the public may participate in Planning Commission meetings in the manner that works best for them.



Watch Meetings:

Meetings are open to the public and can be attended in person by anyone.



Meetings are livestreamed on YouTube at [youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)

Comment in Real Time:



Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.

Submit Written Comments:



Email comments about any item on the agenda to cd_admin_team@greeleygov.com



Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631. Written comments received prior to or during the meeting will be read into the record in real time.

Meeting agendas and minutes are available on the City's meeting portal at [Greeley-co.municodemeetings.com/](https://greeley-co.municodemeetings.com/)

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at cd_admin_team@greeleygov.com.



Planning Commission

April 25, 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 April 11, 2023 Planning Commission Meeting Minutes
5. Review and consideration of amendments to Title 24 of the Greeley Municipal Code relating to the allowance of private tobacco smoking establishments.
6. Staff Report
7. Adjournment

Workshop

1. Growth and Development in Greeley
2. Brownfields
3. Long-range Planning Projects

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
April 11, 2023

1. Call to Order

By consensus, the members of the Commission consented to the meeting being conducted by Commissioner Schulte.

Commissioner Schulte called the meeting to order at 1:18 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Commissioner Louisa Andersen

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Larry Modlin

Commissioner Christian Schulte

ABSENT

Commissioner Erik Briscoe- Excused

Chair Justin Yeater-Excused

3. Approval of Agenda

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

4. Approval of March 28, 2023 Minutes

Commissioner Andersen moved to approve the minutes dated March 28, 2023, Commissioner Franzen seconded the motion.

Motion carried 4-0. (Chair Yeater and Commissioner Briscoe, absent.)

5. Public hearing to consider a request to rezone 22.25 acres of land located south of F Street, west of N. 35th Avenue, and approximately ½ mile north of 4th Street from PUD (Planned Unit Development) and C-H (Commercial High Intensity) to R-MH (Residential Micro Housing) zone district.

Michael Franke (Planner II) began by thanking Commissioner Schulte for introducing the item and providing background on the site. The land was annexed into the city in 1985 and it has remained undeveloped. The applicant plans on developing the land as an expansion to the existing Stoneybrook Mobile Home Park with 142 additional mobile home sites. The applicant also has a Minor Subdivision and Site Plan under review. Zoning and Land Uses that currently surround the site include North- Residential High Intensity and Conservation District; South- Residential Micro Housing; East- Residential Mid Intensity, Industrial Low Intensity and vacant land and West- Residential Micro Housing. Mr. Franke continued with sharing site photos and the proposed Residential Boundary Map, sharing that the proposed conditions of the site are consistent with the

surrounding neighborhood characteristics. Mr. Franke provided Use comparisons based on the current PUD zoning for the site as Storage and Commercial High Intensity compared to the proposed zoning of Micro Housing and how the proposed new zoning would better accommodate the area. Mr. Franke indicated that the application meets the Rezone Criteria (24-204), proper notification was posted and sent out and no opposition has been received. Staff recommends approval of this rezone.

Mr. Franke concluded by offering to answer any questions and let the commission and audience know that the applicant was present and happy to answer questions as well.

Commissioner Schulte asked if there was any concern with the property across the street being industrial and Mr. Franke answered, stating there are not any concerns with that at this time and it meets the vision of the Comprehensive Plan for this area to be suburban.

Commissioner Schulte invited the applicant, the applicant introduced himself as Bob Eck 12650 W. 64th Avenue, Arvada, CO. He continued by stating that Michal Franke's presentation was very comprehensive, and he would give a short presentation and answer any questions. Mr. Eck continued by adding that the surrounding uses, to the southeast is lot 4 that is also being developed as a mobile home park and reiterating that they propose 142 more mobile home sites. Each unit would have 2 driveway spaces and the plan for the property does include some open space and a clubhouse facility to complement the existing Stonybrook development and indicated they are working with staff on what improvements can be made with this development to F street and a water line. Mr. Eck concluded by offering to answer any questions.

Commissioner Modlin asked if the sport field area would be open to the public or if would just be for residents of the development. Mr. Eck indicated that its intent is for it to be used by Stonybrook residents, but it would not close or gated off from the community. There were no further questions from the commission.

Chair Schulte opened the Public Hearing at 1:32. Seeing no one signed up to speak, Commissioner Schulte closed the Public Hearing closed at 1:32 pm.

Commissioner Andersen moved to approve that the proposed rezone from PUD (Planned Unit Development) and C-H (Commercial High Intensity) zone district to R-MH (Residential Micro Housing) zone district meets the Development Code criteria, Sections 24-204 and therefore, recommends approval of the rezone to City Council.

Motion carried 4-0. (Chair Yeater and Commissioner Briscoe, absent.)

6. Staff Report

Becky Safarik shared that since the last meeting for the Zoning Board of Appeals, the applicants have withdrawn their application. Also, at the next meeting a Cigar Bar is going to be proposed and it will bring some potential code updates to the commission.

Don Threwitt provided a follow up on the Construction Activity piece, it was reporting through the December of 2022 not February of 2023. He also stated that Meg Oren who created the report was present if any commissioners had any questions. No commissioners had any questions.

7. Adjournment

With no further business before the Commission, Commissioner Schulte adjourned the meeting at 1:37 PM.

Justin Yeater, Chair

Becky Safarik, Secretary

Planning Commission Agenda Summary

April 25, 2023

Key Staff Contacts: Becky Safarik, Community Development Director, 970-350-9786;
Don Threewitt, Planning Manager, 970-350-9802

Title:

An ordinance amending Title 24 of the Greeley Municipal Code relating to the allowance of private tobacco smoking establishments.

Summary:

The City was presented with a request from a local businessperson who wishes to establish a venue at which smoking of cigars and consumption of other incidental refreshments could occur. Greeley's Municipal Code Article IV, Section 12.153 expressly bans any form of smoking in any public or private establishment.

To enable such a use, an ordinance is required to amend the Greeley Municipal Code in order to: 1) permit an exception for smoking of tobacco products in certain circumstances; and 2) establish the zoning category and define the physical and operational characteristics associated with such a use.

At its January 24, 2023 work session, City Council reviewed the options to allow such a use and indicated its willingness to have staff prepare an ordinance for consideration. The Planning Commission reviewed the proposed amendments to the Development Code at its April 25, 2023 meeting and voted to recommend approval as presented.

This ordinance was introduced at the Council's April 18, 2023 meeting.

Recommended Action:

Motion to recommend adoption of an ordinance relating to the allowance of private tobacco smoking establishments as outlined in attachment 'A.'

Attachments:

Attachment A: Ordinance with Exhibits

**CITY OF GREELEY, COLORADO
ORDINANCE NO. ____, 2023**

AN ORDINANCE AMENDING TITLE 12, CHAPTER 2, ARTICLE IV, SECTION 12-151 AND TITLE 24 OF THE GREELEY MUNICIPAL CODE RELATING TO THE ALLOWANCE OF PRIVATE TOBACCO SMOKING ESTABLISHMENTS

WHEREAS, the City of Greeley, Colorado (“City”) is a home rule municipality, and pursuant to Article XX, Section 6 of the Colorado constitution has the right to enact, administer and enforce ordinances; and,

WHEREAS, the City of Greeley enacted an ordinance to protect the health, safety, comfort and welfare of city citizens from the harmful effects of secondhand smoke by banning smoking in all places where people are likely to gather in close proximity to one another and to enhance the existing health protections provided under the law; and,

WHEREAS, since the adoption of its smoking limitations the City has considered a limited exception to this ordinance to allow the smoking of tobacco products within the confines of a private facility not open to the public and considered on a case-by-case basis and regulated by certain land use restrictions; and,

WHEREAS, the recommended amendments to the Greeley Municipal Code would allow a limited exception to the City’s smoking regulations that would not interfere with its intent to protect the general welfare of the community from the harmful effects of smoking.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. Article IV – Banning Smoking in Public Places and Common Areas of Assembly, Section 12-153 of the Greeley Municipal Code shall be amended as shown in Appendix A, attached hereto and incorporated herein.

Section 2. Title 24 – Development Code, of the Greeley Municipal Code shall be amended as shown in Appendix B, attached hereto and incorporated herein.

Section 3. This ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

**PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____,
2023.**

ATTEST

**THE CITY OF GREELEY,
COLORADO**

City Clerk

Mayor

APPENDIX A

BOLD text is new language; Text ~~stricken~~ is deleted language

Article IV – Banning Smoking in Public Places and Common Areas of Assembly, Section 12-153

Sec. 12-153. - Ban.

Smoking is prohibited in public places or common areas, as defined by this chapter, and within 25 feet in any direction of a public place or common area, **with the exception of Private Smoking Clubs as defined in Section 24-1301**. Smoking is also prohibited anywhere designated by the city by posting a sign using the words "No Smoking" or the international "no smoking" symbol.

APPENDIX B

BOLD text is new language; Text ~~stricken~~ is deleted language

Title 24 – Greeley Development Code is hereby amended as follows:

Chapter 4 – Zoning Districts & Uses

24-402 Allowed Uses

Table 24-4-2: Zoning Districts and Uses														
P = Permitted Use S = Use by special review Blank = prohibited														
Districts	R-E	R-L	R-M	R-H	R-MH	C-L	C-H	MU-L	MU-H	I-L	I-M	I-H	H-A	C-D
Use														
Commercial Uses														
Manufacturing — Rendering, Slaughter & Packaging												S		
Oil & Gas Operations	See section 24-1102 for standards and procedures applicable in all districts													
Private Smoking Club							S		S	S	S	S		

Private Smoking Clubs. A non-commercial, private facility, not open to the general public, whose bona fide members’ primary association relates to the smoking of legal tobacco products subject to all of the following:

1. Club membership criteria must be such that the general public cannot access the club with a day pass, limited membership or similar exception.
2. The smoking club is limited to occupancy of a free-standing building or that is in an area within an establishment accesses exclusively with a separate entrance and is in an area enclosed by solid walls or windows, a ceiling and a solid door and equipped with a ventilation system which is separately exhausted from the nonsmoking areas of the establishment so that air from the smoking area is not recirculated to the nonsmoking areas and smoke is not back streamed into the nonsmoking areas.
3. The club may have an outdoor patio if not located immediately adjacent to another business or residence, public right-of way, sidewalk or trail, other patio space, playground or similar outdoor recreational space.
4. Building signage is limited to that allowed for C-L (Commercial Low-Intensity) uses.

5. Any product sales or rentals will require a business license, are limited to members only, and any sale of alcoholic beverages must be permitted by a City liquor license and not exceed 20% of gross revenue.
6. Such facilities are specifically prohibited from any electronic arcade or gaming machines or allowing members to engage in games of chance.

Chapter 13. Definitions & Terms

Private Smoking Club means a not-for-profit organization, that maintains selective members, is operated by the membership, and has as its primary purpose the legal consumption or use of tobacco smoking products as an aspect of its recreational, fraternal or social purpose for its members, but not for pecuniary gain, and which only sells or distributes alcoholic beverages to its members incidental to its operation.

Smoking Establishments: Code Amendments

Planning Commission
May 2, 2023



Overview

- The Greeley Municipal Code **bans smoking** in “all places where people are likely to gather in close proximity to one another”. This includes public places or common areas and within 25’ of such areas;
- “**Public places**” means “...areas to which the general public is invited or permitted....” and includes all indoor and outdoor public and private commercial and business operations, transportation facilities, educational and health facilities, music or sporting venues, and spaces ranging from park shelters and ballfields to ball fields, pools and playgrounds, etc.

Request

- The City was presented with a request to consider a limited exception to its smoking ban to allow private smoking establishments
- City Council reviewed options to allow limited permission for such a use as private “smoking clubs” at its January 24, 2023 work session and agreed to consider appropriate code amendments for that purpose
- The ordinance before Council provides that authority



Ordinance Amendments

- **Section 12-153:** Amends Smoking Ban to allow for the exception for private tobacco smoking establishments
- **Section 24** (Development Code)
 - Creates the definition of a private tobacco smoking establishment
 - Defines in which zones the land use may operate
 - Identifies special conditions that apply to the use, structure and operation of the smoking establishment



Development Code Amendments

Private Tobacco Smoking Club Definition:

Private Smoking Club means a not-for-profit organization, that maintains selective members, is operated by the membership, and has as its primary purpose the legal consumption or use of tobacco smoking products as an aspect of its recreational, fraternal or social purpose for its members, but not for pecuniary gain, and which only sells or distributes alcoholic beverages to its members incidental to its operation.



Development Code Amendments

Smoking Establishments must meet Special Conditions and would be allowed as a Use by Special Review (Planning Commission approval only) in the following zones:

- C-H (Commercial High Intensity)
- MU-H (Mixed Use High Intensity)
- I-L, I-M and I-H (All Industrial Zoned areas)



Special Conditions

1. Club membership must **limit access to the general public** (no day passes, limited membership, etc.)
2. Club must be in a **free-standing building or within a building shared with others uses with its own separate access and constructed to limit smoke emissions from reaching other tenants**
3. May have an **outdoor patio** if not located adjacent to other business or residences or adjacent to a public right-of-way, sidewalk or trail, playground or adjacent patio space or similar
4. Building **signage** limited to that allowed in a C-L (Commercial Low Intensity Zone)
5. Any **on-site product sales** are limited to members only, require a business license; alcohol sales may not exceed 20% of gross revenue
6. The Club is **prohibited from any electronic arcade or gaming machines** or allowing member to engage in games of chance

Recommended Motion

- A motion to recommend approval of the proposed amendments to Section 24 (Development Code) as presented.

QUESTIONS



QUESTIONS



City of Greeley Development Activity

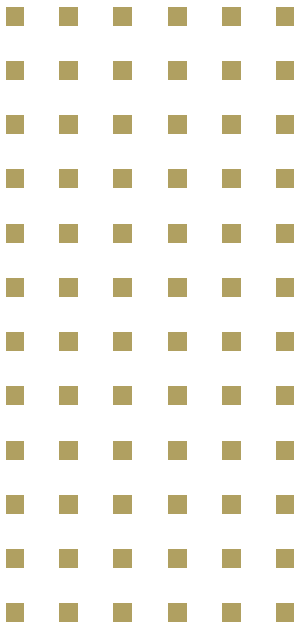
Planning Commission
Presentation :::

April 25, 2023



GROWTH & DEVELOPMENT

RECENT HISTORY



Population Growth: 2012 - 2022

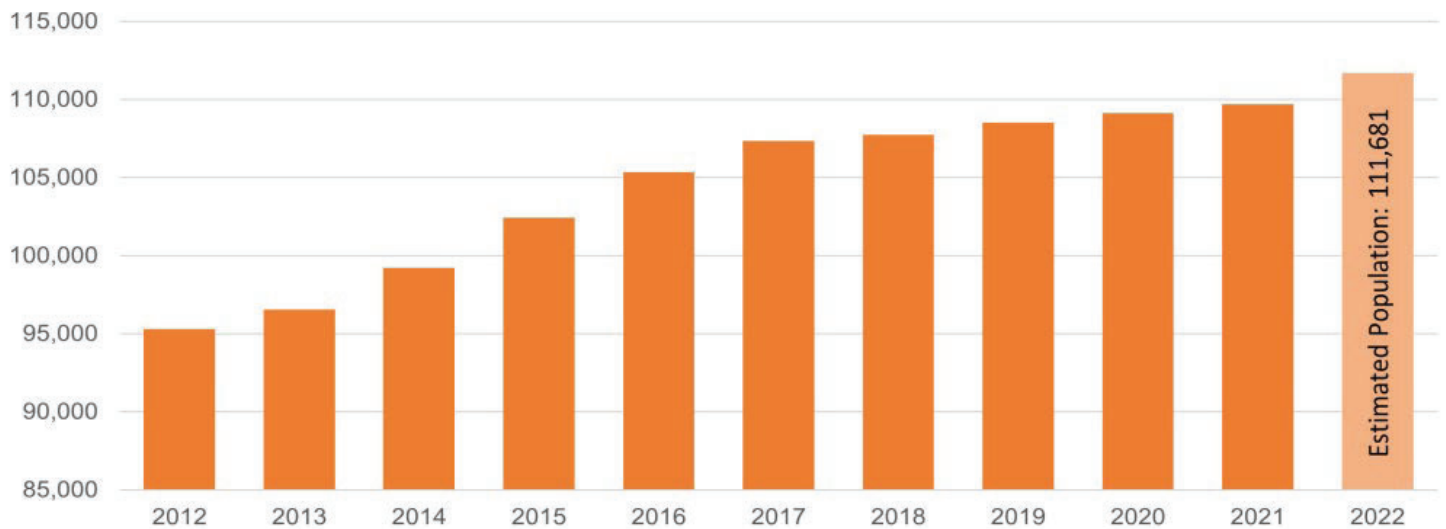


Figure 1: Census Population, 2012 - 2022.

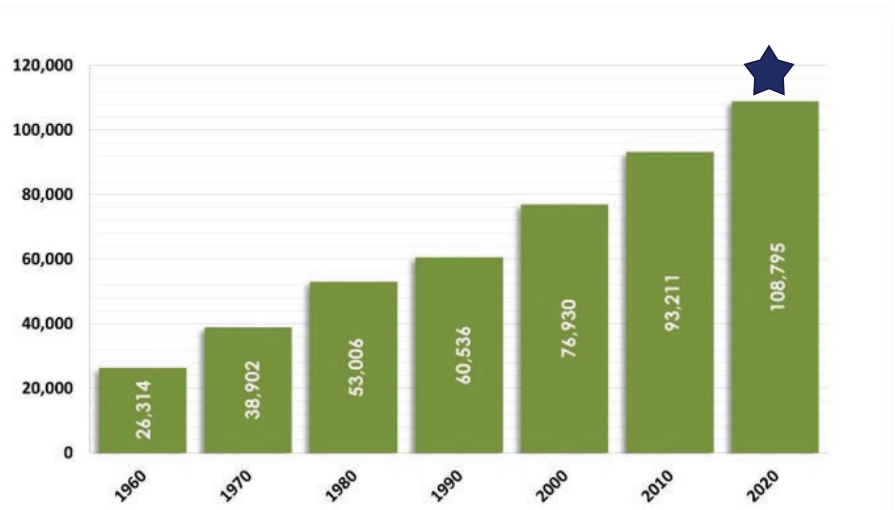
3

Population

Greeley's growth is projected to match historic trends and grow steadily at about a 1.81% rate

The City's 2020 projection was in line with the reported Census Bureau calculation

Figure 1: Census Population Decennial 1960-2020



★ Fun Fact: a 1964 City Report placed in a 1969 Time Capsule projected Greeley's 2020 population to be 108,325, a difference of just 470 persons

Growth & Building

- **Historic growth rate:** 1.81 – 2.0%
- **January 2022:** Estimated **768** new housing units
Average home price: \$385,000
- **Mid-yr. adjustment:** Revised estimate of **1,797** new units
Average home sales price: \$455,690
- **End of year:** **2,070** new units (2.7x original estimate)

5

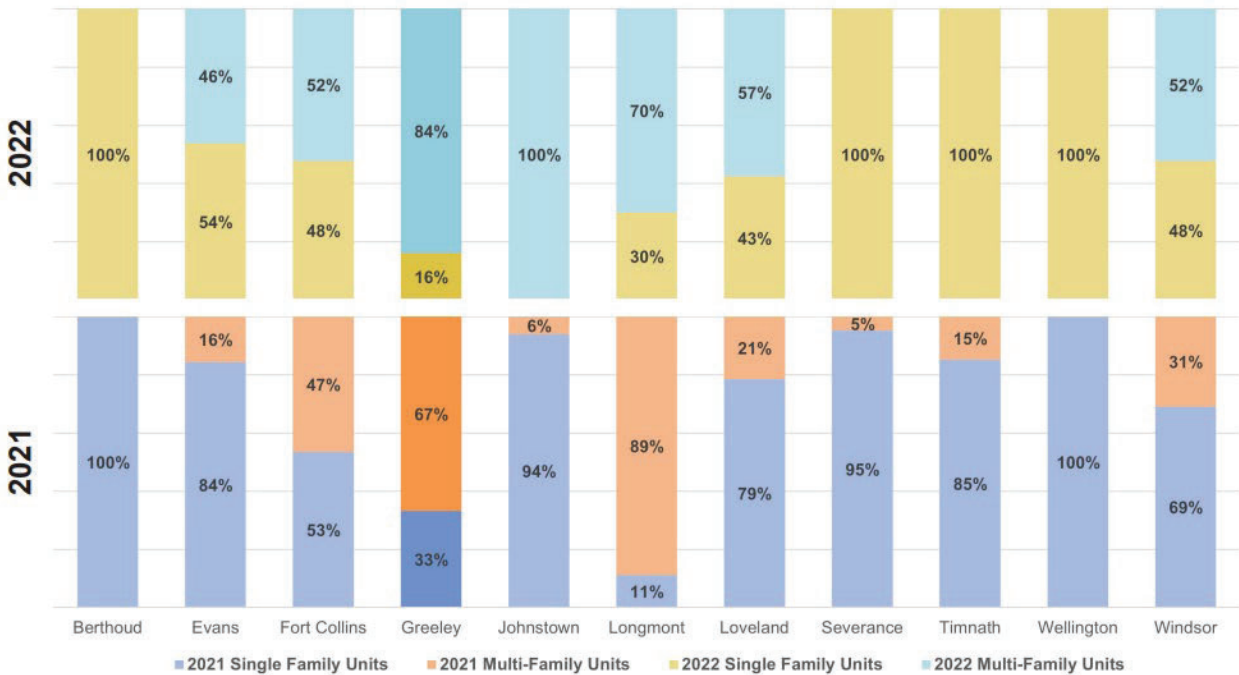
Building Activity: 9-yr. window



2017 - 2022	SINGLE-FAMILY DETACHED UNITS	MULTI-FAMILY UNITS
RANGE OF ANNUAL PRODUCTION	66 – 449 units (avg. 263/yr.)	47 – 1,737 units (avg. 549/yr.)
TOTAL # OF UNITS: 7,317 (~ 20,000 new residents)	2,375 / 32%	4,942 / 68%
HIGHEST YR OF PRODUCTION	2015: 449 units / 48% of total (2018 only yr. SF construction exceeded MF development at 63% of total units built)	2022: 1,737 units / 84% of total

6

Residential Construction in NoCo 2021-2022



7

Growth influences

- Water (Terry Ranch)
- Nearby growth moratoriums (water)
- Market demand
- Financing
- Available land
- Metro migration
 - affordability/remote work/quality of life

8

Greeley is reported to currently be the 4th most popular place for Denverites to move to, behind Colorado Springs, Boulder, and Ft. Collins

Where people in Denver are moving to most

Stacker - Yesterday 7:06 AM

React | Comments | 4 | Share | Save



@Pixabay

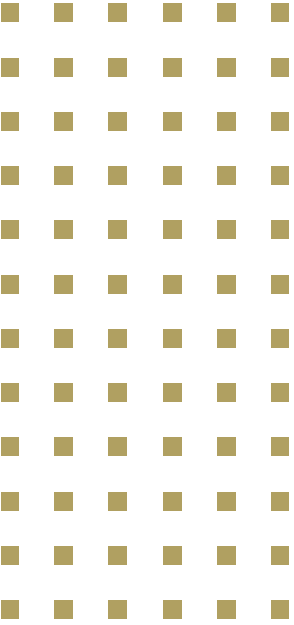
48 of 51 Photos in Gallery

#4. Greeley, CO Metro Area

- Migration to Greeley in 2015-2019: 7,538
- Migration from Greeley to Denver: 3,619 (#2 most common destination from Greeley)
- Net migration: 3,919 to Greeley

Some Shifts in the Market & Tools

- **Multi-generational housing models**
 - 1 in 5 American families now live with extended family members in one household
 - Greeley's person/household count edged up from 2.7 to 2.74 in the last Census
- **New Development Code Options**
 - Smaller lots, "micro-housing options, Accessory Dwelling Units
 - Mixed-use zones and buildings
- **Single-family Home Investors**
 - New single-family homes purchased by investors as rental properties
 - "Build-to-rent" communities (one lot, mixed housing types, all rentals)

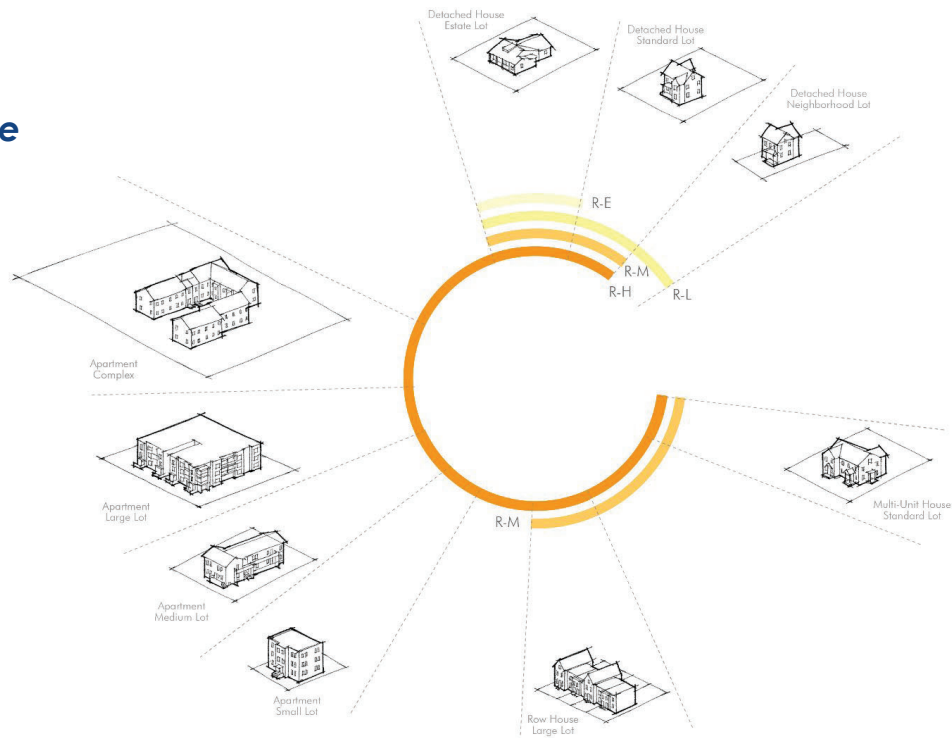


Development

Code Changes/Product Options



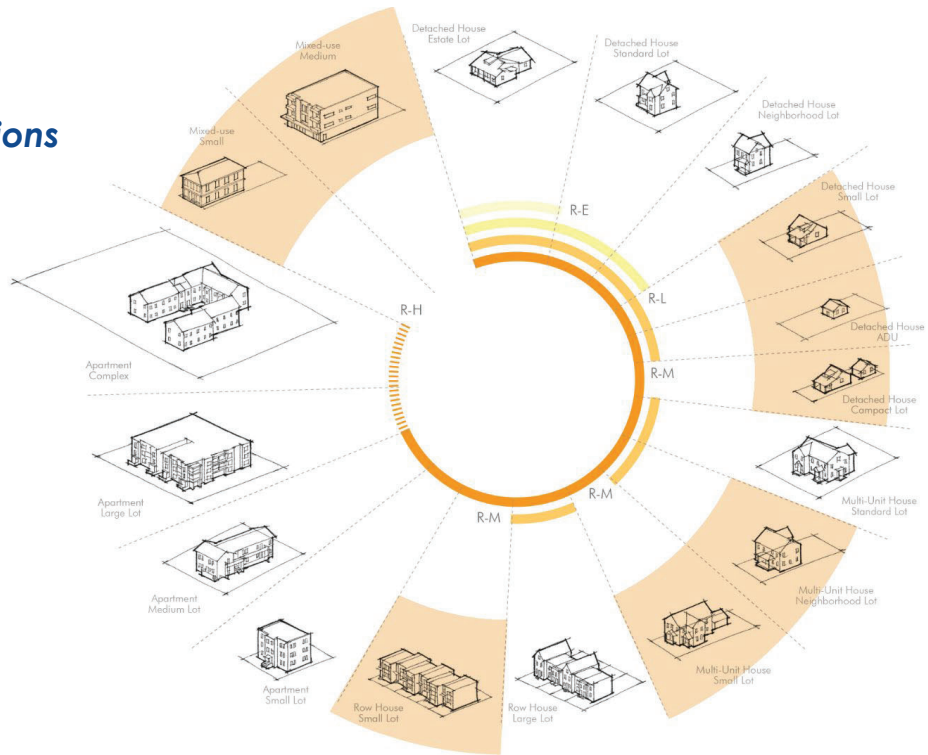
Previous Code



housing mix - typical

HOUSING TYPES

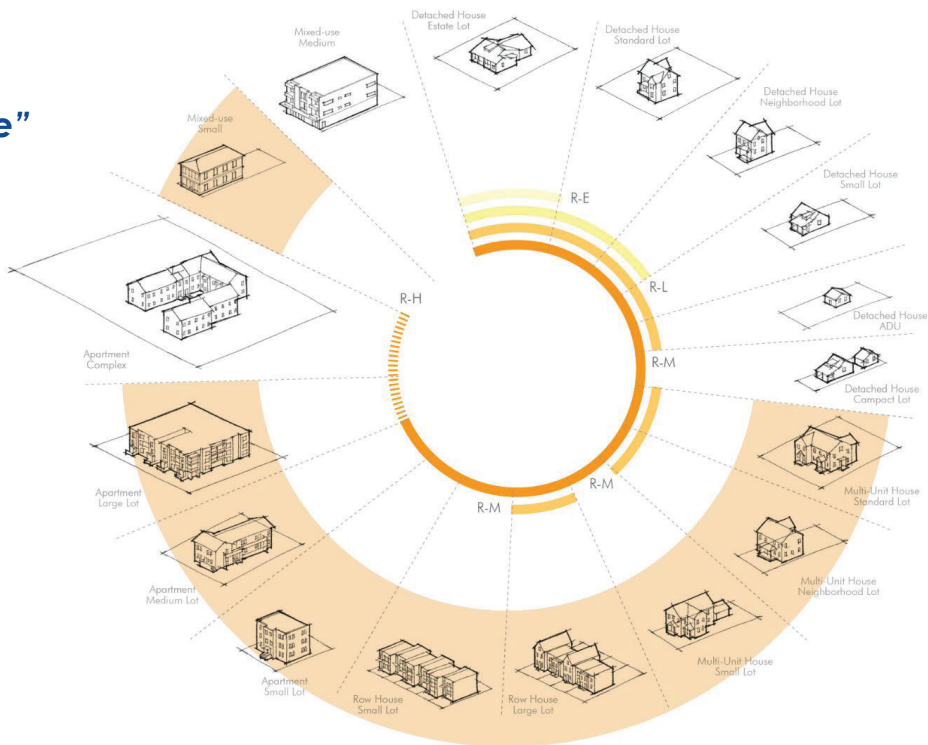
Expanded Options



new housing types

HOUSING TYPES

"Missing Middle"



missing middle housing

HOUSING TYPES

Applied

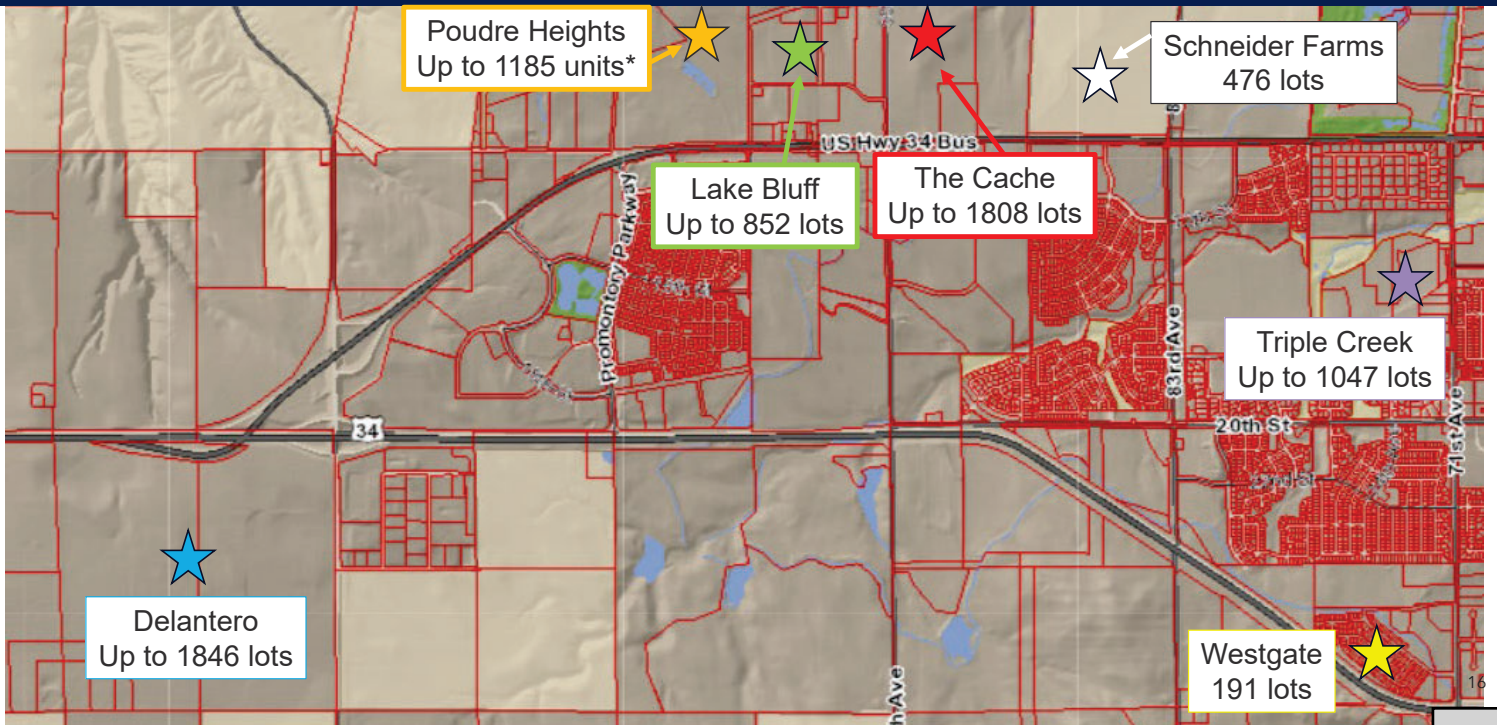


Context: Suburban or new walkable neighborhoods

- Detached
- Multi-Unit
- Rowhouse
- Small Apartment
- Medium Apartment
- Large Apartment
- Commercial

MISSING MIDDLE HOUSING

Upcoming Single-Family Developments



Special Projects

- Milhaus Development (joins Maddie Apartments & 55+ Resorts in Downtown Area @ 8th Avenue / 11th Street)

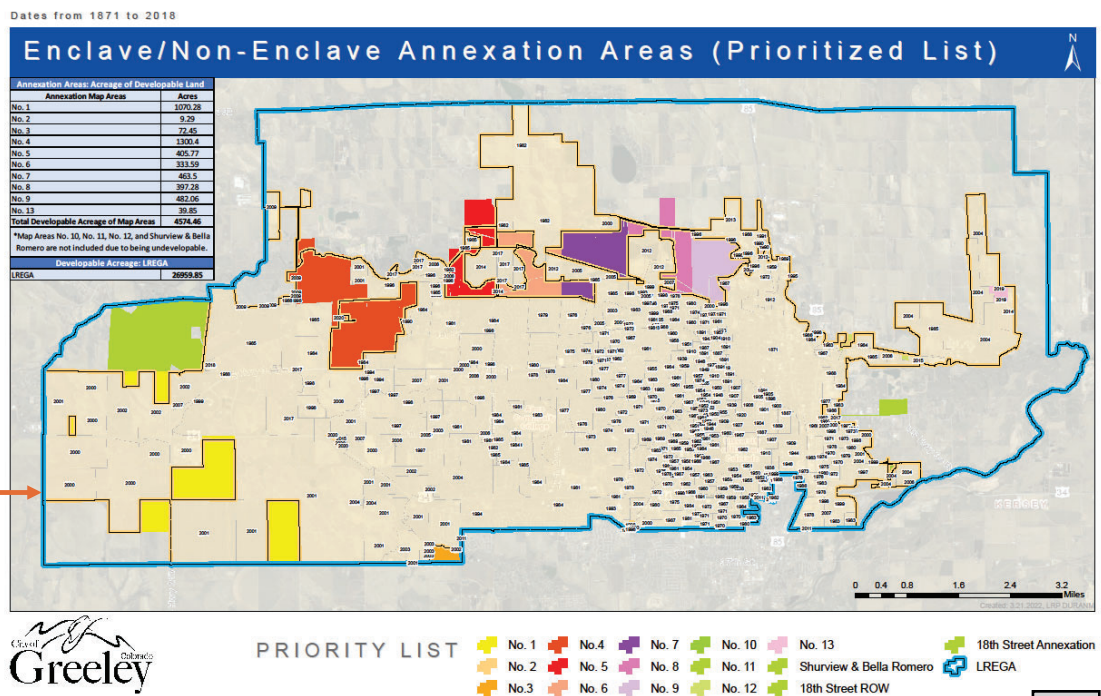


194 units, 5 stories, self-parked, heavily amenitized; \$71MM investment; Fall construction start

Next Growth Areas: Annexations

4500+ acres of developable land in high priority annexation areas

City's Long Range Urban Growth Area



Housing & Neighborhood Matters

- **Housing Needs Assessment Underway**

- Identify gaps in Greeley’s housing supply to help us strategically stimulate needed unit growth
- Identify some sites where a demo infill/new micro housing project could be built

- **HOA free quarterly workshops**

- First workshop, “HOA 101”, held in March; next one June 8th (5:30 – 8:00 PM)

- **Neighborhood Improvement Grants**

- Applications for mini-matching grants available (\$2,500 - \$5,000)

Thank you



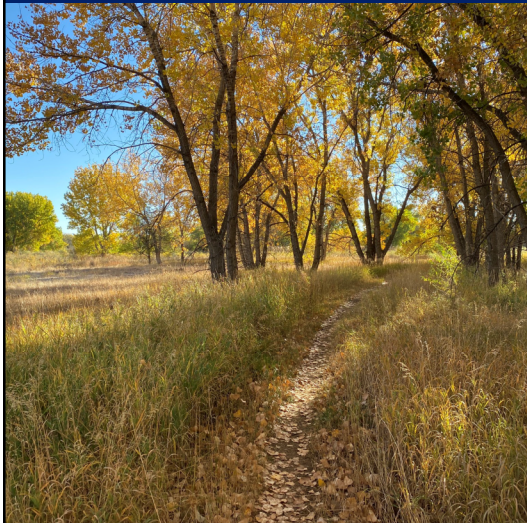


Brownfield Areawide Assessment Grant Prep

Greeley Site Identification

1

Brownfield Definition



- Real property, the expansion, redevelopment, or reuse of which may be complicated by the **presence or potential presence** of a hazardous substance, pollutant, or contaminant.

2

2

Internal Goal and Requests



Build a compelling narrative for the initial Areawide Assessment application!

- Collectively ID potential Brownfield sites within the target area among staff.
- Collectively ID departmental and PPP projects that align with Brownfield funded activities and goals.
- Help build the narratives and internally 'red team' project proposals for an ongoing Brownfield program.

3

3

Overall Brownfield Program Goals

1

Identify & Assess
Multiple Sites for
Targeted Work and
Cleanup

2

Partner with Private
Investment on
Environmentals to
facilitate Reinvestment

3

Support Regional Flood
Control to **increase**
property value and
potential in downtown
development

4

Support various **Plan**
Implementation
Strategies

5

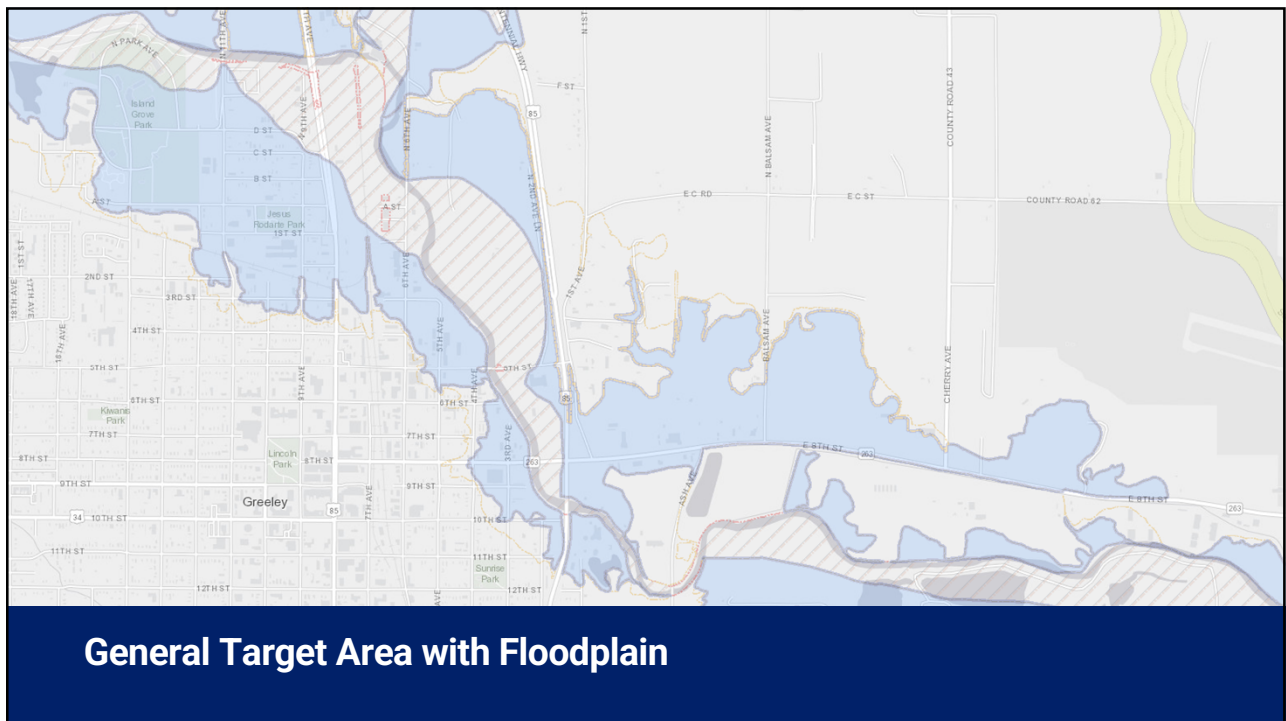
Identify Cost-Share and
other collaborative
strategies to **Maintain**
Value-added Spaces



4



5



6



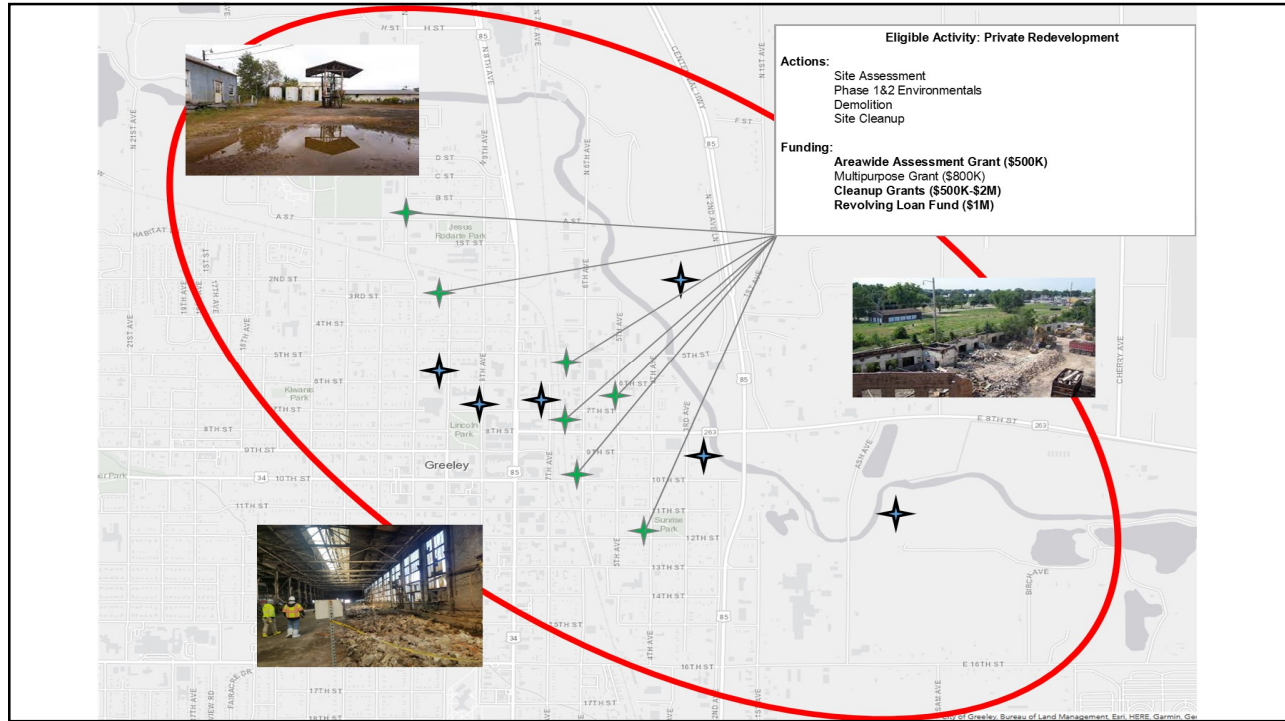
General Development Scenario

7



Areawide Assessment Extent & Findings Scenario

8



9

Phase 1&2 Environmentals – Grants to Owners

10



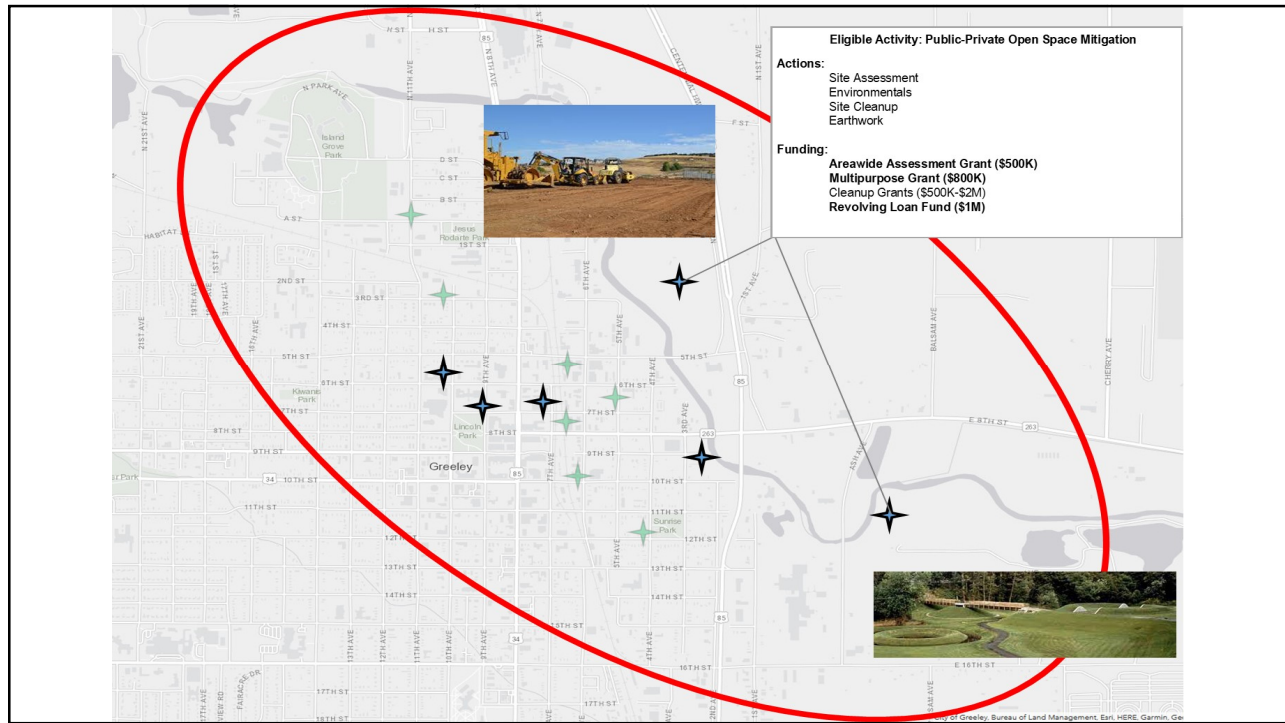
Site Cleanup

11



Demolition

12



13



Future Park: Cleanup & Earthwork

14



Future Park: Environmentals, Design, Cleanup, & Earthwork

15



16



Dog park & Rain Garden/Detention

17



Outdoor Amphitheatre & Detention

18



19



20

Preliminary Timeline

Data Seeking	Application 1	Areawide Assessment 1	Multipurpose Grant 1	Cleanup Grant 1/RLF
<p>April 2023 – August 2023</p> <p>(& Ongoing throughout program lifecycle)</p>	<p>Nat'l Brownfields Conference: August 8-11, 2023</p> <p>Refine Narrative: Aug – Sept 2023</p> <p>Application Development: September 2023</p>	<p>Application: Oct. 2023</p> <p>Notice: April 2024</p> <p>Funding: October 2024</p> <p>\$500,000</p>	<p>Application: Oct. 2024</p> <p>Notice: April 2025</p> <p>Funding: October 2025</p> <p>\$800,000</p>	<p>Application: Oct. 2024</p> <p>Notice: April 2025</p> <p>Funding: October 2025</p> <p>\$500K - 2M/\$1M</p>

21

21

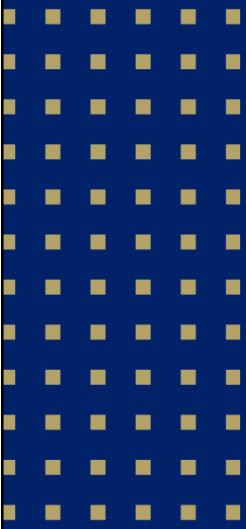
Prior Success: West Edge




- August 2009: Nat'l Brownfield Conference
- April 2011: Initial Assessment Award
- August 2014: 1st "West Edge Fest"
- by Dec 2022: Redevelopment approved (Railspur), Park built, businesses assessed,
- Feb 2023: Next Assessment Call to Owners

22

22



Next Steps

- Survey 123 release
- Nat'l Brownfield Conference
- Application development (staff collaboration)

23

BROWNFIELDS 2023 DETROIT, MI

August 8-11, 2023



24

Thank you



	Start Date	Completion Target
Housing Needs Assessment & Subarea Plan	Q1 2023	Q3 2023
Downtown Plan Implementation	Q2 2023	Ongoing
Entryways	Q1 2023	Ongoing
Housing Trends & Policies (Build-to-rent, SB23-213, Design Standards)	Q1 2023	Q3 2023

1

	Start Date	Completion Target
Development Code Updates	Q2 2023	Q4 2023
Metro Districts	Q2 2023	Q4 2023
Johnstown-Milliken School District IGA	Q2 2023	Q3 2023
Brownfields Application	Q2 2023	Q4 2023

2

Monthly Construction Report

March 2023



Community Development BUILDING INSPECTION

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



Building Inspection Division Construction Activity Comparative Analysis

		Mar 2023	Mar 2022	YTD 2023	YTD 2022
New Single Family Dwelling Units*	# of Permits	13	14	21	84
	# of Units	13	14	21	84
	Valuation	4,542,157	4,245,662	7,366,225	26,277,088
Single Family Footing & Foundation Only	# of Permits	1	3	1	7
	Valuation	50,000	79,920	50,000	189,278
New Multi-Family Dwellings Units*	# of Permits	14	8	24	34
	# of Buildings	11	5	13	25
	# of Units	340	88	350	624
	Valuation	54,284,072	14,412,501	56,230,435	99,255,717
Multi-Family Footing & Foundation Only	# of Permits	0	0	0	0
Residential Additions and Remodels	# of Permits	23	23	70	76
	Valuation	671,508	681,966	2,332,412	1,861,562
New Commercial Projects	# of Permits	14	8	20	27
	Valuation	3,873,315	50,828,489	26,868,880	54,581,104
Commercial Footing & Foundation Only	# of Permits	0	1	0	1
	Valuation		154,388		154,388
Commercial Additions and Remodels	# of Permits	15	15	37	40
	Valuation	6,922,934	13,313,994	21,090,352	18,883,588
Miscellaneous Permits	# of Permits	207	215	510	509
	Valuation	3,798,572	2,079,767	7,945,706	5,224,800
Mobile Home Permits	# of Permits	3	1	4	7
	Valuation	572,000	4,500	783,888	17,500
TOTALS	# of Permits	290	288	687	785
	Valuation	74,714,558	85,801,187	122,667,898	206,445,025

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

CONSTRUCTION ACTIVITY SUMMARY
March 2023

TOTAL PERMIT ACTIVITY

	<u>No. of Permits</u>	<u>Valuation</u>
New Residential, Commercial, Addition & Remodel, Footing and Foundations and Misc.:	290	\$74,714,558

RESIDENTIAL

	<u>No. of Permits/Buildings</u>	<u>No. Units</u>	<u>Valuation</u>
Single Family Dwelling:	13	13	\$ 4,542,157
Multi-Family (Buildings)	14/11	340	\$ 54,284,072
Remodel and Addition Work:	23	n/a	\$ 671,508

COMMERCIAL

	<u>No. of Permits</u>	<u>Valuation</u>
New Commercial Projects:	14	\$ 3,873,315

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

- *Construction of a New Clubhouse, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$1,247,707.*
- *Construction of a New 16 Bay Garage Building, Garage 2, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$229,634.*
- *Construction of a New 16 Bay Garage Building, Garage 6, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$229,634.*
- *Construction of a New 13 Bay Garage Building and Maintenance Building, Garage 5, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$253,483.*
- *Construction of a New 8 Bay Garage Building (ANSI), Garage 9, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$121,464.*
- *Construction of a New 8 Bay Garage Building, Garage 3, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$115,663.*

- ***Construction of a New 8 Bay Garage Building, Garage 4, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$115,663.***
- ***Construction of a New 8 Bay Garage Building, Garage 7, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$115,663.***
- ***Construction of a New 8 Bay Garage Building, Garage 8, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$115,663.***
- ***Construction of a New 8 Bay Garage Building, Garage 10, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$115,663.***
- ***Construction of a New 8 Bay Garage Building, Garage 11, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$115,663.***
- ***Construction of a New 8 Bay Garage Building, Garage 12, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$115,663.***
- ***Construction of a New 16 Bay Garage Building, Garage 1, at 3800 Centerplace Drive, by Thompson Thrift Construction, Inc., for a Total Valuation of \$241,237.***
- ***Construction of a New Convenience Store/Gas Station, at 11701 24th Street, By Seneca Companies, for a Total Valuation of \$740,515.***

SPV2303-0468	03/31/2023	29.789	1715 FAIRACRE DR	PHOTOVOLTAIC	Installation of a 7.2kw roof mount solar pv system	VENTARA LLC	NONE	5			5	0
SPV2303-0464	03/30/2023	38.627	722 1TH STREET DR	PHOTOVOLTAIC	PV Solar Roof Mounted Flush Mount - 8.8kW / 22 Panels	SUBURB INSTALLATION SERVICES INC	25	7		EDOMERANG RANCH 1ST FG		0
SPV2303-0502	03/31/2023	20.640	142 20TH AVENUE CT	PHOTOVOLTAIC	Residential, roof-mounted	Palmetto Solar LLC	21	NONE		TOWN NORTH 1ST FG		0



2023 March Commercial Projects

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Case #	Project	Location	Description	Submittal Date	Stage	City Planner
SPR2023-0011	Teen Center of Weld County Site Plan	1407 2nd Street	Proposed Boys and Girls Club Teen Center	3/7/2023	Design	Doug May
PUD2023-0001	Boomerang Self Storage PUD	North of 7025 8th St	PUD for outdoor RV/boat/vehicle storage and commercial uses	1/9/2023	Design	Caleb Jackson
SPR2023-0009	Boomerang Self Storage North	North of 7025 8th St	Outdoor RV/boat/vehicle storage	3/1/2023	Design	Caleb Jackson
SPR2023-0007	920 47th Ave Fuel Station	920 47th Avenue	Gas Station	2/28/2023	Design	Caleb Jackson
USR2023-0003	Cisneros USR	Northwest corner of 31st Ave at 29th St	Contractor yard, office, personal services	2/3/2023	Design	Caleb Jackson
ZON2022-0017	Cisneros Rezone	Northwest corner of 31st Ave at 29th St	Rezone from C-H to I-L	9/20/2022	Design	Caleb Jackson
USR2022-0020	PDC Stugart USR Amendment	7700 28th St	Landscaping Amendment	12/7/2022	Design	Caleb Jackson
USR2022-0017	Pivot Solar 30 LLC Solar Garden Facility	600 Crosier Ave	Solar Array	10/14/2022	Design	Caleb Jackson
USR2022-0016	3035 23rd Ave Carwash	3035 23rd Ave	Carwash	8/31/2022	Design	Caleb Jackson
SUB2022-0026	Stanley Subdivision Second Filing	10800 Hwy 257 Spur	Minor Subdivision	9/26/2022	Design	Caleb Jackson
SPR2022-0074	Union Colony Preparatory Academy Site Plan Amendment	2000 Clubhouse Dr	Shade structures & accessory building	11/29/2022	Design	Caleb Jackson
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

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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
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

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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
SPR2022-0072	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
SPR2022-0049	Starbucks at Boomerang Ranch	South of 10th Street and East of 83rd Avenue	Drive-Thru Restaurant	6/30/2022	Design	Darrell Gesick
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	Doug May
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	Doug May
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	Doug May
WCF2022-0004	Rooftop antennas at Westlake Shopping Center	2100 35th Avenue	Rooftop antennas on King Soopers, Westlake	4/19/2022	Design	Elizabeth Kellums

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WCF2021-0015	T-Mobile Wireless Upgrade	2435 2nd Avenue	T-Mobile Wireless Upgrade - EFR	10/19/2021	Design	Elizabeth Kellums
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
SPR2022-0069	UCHealth 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

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MD2021-0003	Delanero 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 Delanero 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
SPR2022-0008	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	Delanero 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

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SUB2021-0025	McColoskey 6th Commercial Subdivision	East of 71st Avenue and South of 10th Street	Subdivision to replat a tract into a lot	9/1/2021	Approved	Darrell Gesick
SUB2021-0022	Meyer Minor Subdivision, 1st Replat	South of 8th Street, East of Ash Avenue and North of the Poudre River	Replat 1 lot into 2 lots	7/22/2021	Approved	Darrell Gesick
PUD2021-0011	4555 Centerplace Drive PUD, 1st Amendment	4555 Centerplace Drive	PUD amendment for site plan changes	3/26/2021	Approved	Darrell Gesick
USR2021-0001	225 22nd Street- C-Store USR	225 22nd Street	Demo Existing buildings and construct a 5,200 square foot C-Store w/ Gas sales	1/12/2021	Approved	Darrell Gesick
USR2018-0021	SRC Oestman 13-26 Pad/Facility	2085 N 47th Avenue	16 Oil wells and associated equipment Facility	10/23/2018	Approved	Darrell Gesick
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

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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
SPR2022-0077	Shawsheen ES Security and Capital Improvements	4020 7th Street	Secure front vestibule and 4 classroom addition	12/29/2022	Construction	April Medeiros
SPR2022-0059	Frontier Elementary Addition	2560 29th Street	Addition and renovation of Frontier Elementary	7/20/2022	Construction	Elizabeth Kellums
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	Construction	Michael Franke
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
SPR2022-0060	Frontier Academy Stadium Building	6530 16th Street	Stadium building for press box, concessions, restrooms, etc.	7/20/2022	Construction	Elizabeth Kellums

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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
DR2021-0001	920 47th Avenue - ATM Design Review	920 47th Avenue	Design Review for an ATM drive-up	2/19/2021	Construction	Don Threewitt

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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	Residnce 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
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

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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
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
Darrell Gesick	970-350-9822
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
Paulina Somosa Avalos	970-336-4050



2023 March Residential Projects

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Case #	Project	Location	Description	Submittal Date	Stage	City Planner
PUD2022-0006	Schneider Farms PUD	Northwest corner of 10th St at 83rd Ave	Horizontal Mixed Use PUD	11/7/2022	Design	Caleb Jackson
PUD2022-0007	1318 47th Ave PUD	East of 47th Ave, South of Country Club	Residential Care/Multi-Family PUD	11/21/2022	Design	Caleb Jackson
PUD2023-0002	Triple Creek PUD	West of 71st Ave at 16th St	Horizontal Mixed Use PUD	3/8/2023	Design	Caleb Jackson
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 Townshomes	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

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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
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

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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
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
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

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SUB2021-0005	Broadview Park Subdivision, 1st Replat	809 30th Avenue	Split 1 lot into 2	1/13/2021	Approved	Elizabeth Kellums
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	Paulina Somosa
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	Paulina Somosa
SPR2022-0001	Centerplace Townhomes Site Plan Review	North of 24th Street Road and East of 42nd Avenue	30 townhome units	1/5/2022	Construction	Paulina Somosa
SUB2022-0001	Centerplace North Filing #6	North of 24th Street Road and East of 42nd Avenue	30 townhome lots	1/7/2022	Construction	Paulina Somosa
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

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USR2020-0008	Immaculata II Apartment - USR	923 6th Street	30 Multifamily Units	12/23/2020	Construction	April Medeiros
SUB2021-0027	Westridge Subdivision, 5th Filing, 2nd Replat	West of 59th Avenue and South of 24th Street	Replat existing Subdivision right-of-ways and convert a tract into a lot	9/14/2021	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	April Medeiros
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	Michael Franke
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

2023 March Residential Projects

Updated 4/10/2023

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
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
			Don Threewitt	970-350-9802		
			Darrell Gesick	970-350-9822		
			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		
			Paulina Somosa Avalos	970-336-4050		