July 26, 2022 at 1:15 PM 1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

- 1. Call to Order
- 2. Roll Call
- 3. Approval of the Agenda
- 4. Approval of minutes from June 28, 2022.

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. Public hearing to consider a request to rezone C-L (Commercial Low Intensity) to C-H (Commercial High for approximately 2.11 acres of land located at 3115 35th Avenue (ZON2021-0017)
- 6. Public Hearing to considering a request by Tripoint Acquisition Group to subdivide Tract A, Excelsior Planned Unit Development Filing Plat and Lot 6, and a Portion of Tract A, Promontory 1st Replat. The intent of the proposed replat is to establish a realignment of portions of existing rights-of-way ("ROW") established by the prior plat (SUB2022-0009)

END OF EXPEDITED AGENDA

- Public hearing to consider a request by Vector Development, LLC to subdivide a property with the intent of developing 30 single-family attached townhome units and 5 outlots for drainage, guest parking, access, utility and open space (SUB2022-0001)
- 8. Public hearing to consider a request by Northern Engineering to subdivide Tract B1 and Tract B2, Tract B, Promontory Imagine School Second Filing, First Replat to create 1 Lot, 1 Tract and 1 Parcel for Public Right of Way Dedication (SUB2021-0031)
- 9. Staff Report
- 10. Adjournment

City of Greeley, Colorado PLANNING COMMISSION PROCEEDINGS

June 28, 2022

1. Call to Order

Vice Chair Briscoe called the meeting to order at 1:15 p.m.

2. Roll Call

The hearing clerk called the roll.

PRESENT
Vice Chair Erik Briscoe
Commissioner Larry Ma

Commissioner Larry Modlin
Commissioner Christian Schulte

Commissioner Brian Franzen

Commissioner Jeff Carlson

ABSENT

Chair Justin Yeater

Commissioner Chelsie Romulo

3. Approval of Agenda

There were no corrections or additions to the agenda, and it was approved as presented. However, staff requested that the three agenda items (5, 6, and 7) be heard together, with separate motions. The Commission concurred.

4. Approval of May 10, 2022 Minutes

Commissioner Schulte pointed out that there was one typo regarding the spelling of his last name on the previous minutes. Contingent upon that mistake being corrected, Commissioner Modlin moved to approve the minutes dated May 10, 2022. Commissioner Schulte seconded the motion. Motion carried 5-0. (Chair Yeater and Commissioner Romulo absent.)

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

Vice Chair Briscoe stated that agenda items 5, 6, and 7 will be heard by the staff and applicant together as the items were interrelated and interdependent. He then read each agenda item description.

Mike Garrott, Planning Manager, began by explaining the three separate applications and noted there will also be three separate motions at the end. He

then described the locations of each item in the City of Greeley and surrounding areas. He explained that 16.28 acres would be devoted to single-family and medium density uses. The proposal is a mixture of attached and detached units with a maximum of 557 units. This is inclusive of multi-family as well. Habitat for Humanity, the applicant, is looking to develop smaller lot sizes anticipated for low-income housing opportunities. There is no plan yet for future development of the 12.4 acres of multi-family.

Mr. Garrott also said that there is a 1.0-acre commercial site that the applicant is looking into for possible commercial opportunities. There is an area of open space for detention or recreational activities that is just under six and a half acres as well.

Mr. Garrott then pointed out that the proposed plan is broken up into several areas. Planning area one is proposed for single-family or duplex units that will be owner occupied. Planning area two would be twelve and a half acres in size. The site also contains an abandoned oil and gas site. The likely use for the site would be for multifamily but does not currently have a design for review with staff. Planning area three is on the western portion of the site, which would be used for commercial type uses that would support likely support the residences of the site. Planning area four intends to have some recreational amenities on the site. Planning areas five and six are essentially open space detention areas within the site.

Mr. Garrott said it's worth noting that in order to develop the site, a lift station for a sewer would have to be reconstructed and rebuilt and would be a very significant cost. He then pointed out that the city occasionally sees variations of standards in PUD proposals. One of the variations with the Habitat for Humanity project relates to setbacks. In order to fit some of their units the applicant is requesting the standard 20-foot setback be reduced to 10 feet. For corner lots, they are also requesting that for accessory structures there be a reduction from 20 feet to 10 feet. For planning area two they are only asking for a reduction of the 25-foot normal setback to be change to 20 feet.

The other seven out lots would be for open space areas, drainage facilities, utility areas, landscape areas, and recreational areas as well.

Mr. Garrott then spoke about the preliminary plat noting the location of the different sized lots, open space and city utilities. Relative to access and stormwater, there were substantial discussions with the City of Evans to coordinate service for the property where jurisdictional interests overlapped.

Lastly, Mr. Garrott stated the city received a letter dated April 28, 2022, in which \$990,000 was awarded as a grant for innovative low-income housing projects. He stated the proposed rezone and PUD are consistent with the criteria found in the outline of the summary. Notices were sent to the surrounding property owners; one letter of support was submitted to staff. Staff recommends approval of the request and suggests the motion as noted in the Commission's packet.

Commissioner Schulte asked if the area of side setbacks for corner lots would be too small for something like a side-facing garage. Mr. Garrott stated those areas would more likely only be used for a shed, but they wanted to make sure there was just enough room to get back into those areas if needed.

Commissioner Franzen then questioned if Traffic had any issues with the corner lots. Mr. Garrott stated that they did not have issues.

Commissioner Modlin voiced his concern that there would be too much parking on the street making it unsafe for children. Mr. Garrott said that there would be limited on-street parking and will be further evaluated at time of final platting.

Vice Chair Briscoe asked where the city stands on oil and gas and if building on top of abandoned wells is allowed. Mr. Garrott told him that, per the 2021 Development Code amendments, the abandoned well head in the area requires a 50-foot setback and no physical structures would be impacted with this project.

Commissioner Modlin asked about the plans for non-potable in that area. Mr. Garrott then invited Thomas Gilbert, Civil Engineer, to the podium in order to help answer the question. Mr. Gilbert stated that there are currently plans to bring non-potable water to the site from a developing lot to the west that will connect to this property. Once the property to the west develops then it will come in and serve this growth.

Robert Molloy representing the applicant invited Cheri Witt-Brown, Director of Habitat for Humanity, to speak in more detail about their project. Ms. Witt-Brown stated that Hope Springs will deliver 176 mixed-product housing types to south Greeley. It will be within walking distance to schools, grocery stores, and transportation, and other services. She also stated that they are building a climate friendly community which means that all habitat homes have a standard that provides their families the benefit of much lower utility bills, which is better for the environment, climate and society. Hope Springs will also provide over a \$100 million dollar reinvestment back into the city of Greeley and the county's local economy. And, further, homeowners will have no more than 30% of their monthly income going towards housing which leaves a lot more leftover for food, medical care, transportation, etc.

Commissioner Schulte asked if they are going to be requiring front porches in the design parameters given that there is alleyway parking. Ms. Witt-Brown said they are encouraging front porches in order to be intentional about making space for all residents in a thoughtful and visionary way. She also stated that front porches inspire families to spend more time together. She wanted to note that Habitat for Humanity is unique in the sense that families are already acquainted with one another. This is because they've helped each other build their homes and in turn built lifelong bonds.

Commissioner Carlson asked if the soccer field is a unique amenity or one commonly seen across the country. Ms. Witt-Brown said that it is unique because there is only one other place like that in Colorado. She explained that a young man on their committee was visionary about this amenity and had been searching the City of Greeley for an appropriate development site. Their combined efforts with him helped develop this idea to bring the soccer field to that specific site.

Commissioner Carlson then inquired about how the balance of the development area is being accomplished and by whom. Ms. Witt-Brown replied by saying Habitat for Humanity will go in and complete the civil infrastructure using grants and reserves

that have already been secured. She noted that they'd be starting at the north side of the property to make sure things balance out by adding childcare close to the area as well.

Mr. Molloy approached the podium again to discuss the current zoning and what is being proposed for the design process. He stated that the property is going be rezoned from residential medium and residential high to PUD, which would be provide a less intense uses of what is currently allowed on that piece of property. There is a oneacre parcel that is planned for the daycare center as well. He explained that they want the single families bordering the east property line and duplexes spread throughout. They also made sure to maintain a 15-foot set back on side yards. Mr. Molloy said that the main idea behind these designs is to make a community more livable by providing closer access to shops, grocery shopping, daycare, and schools, etc. He further explained that multi-family is on the front of the property because there will be a higher density and more vehicle traffic. The single-family duplexes will be kept on the outer edges in order to reduce traffic throughout these neighborhoods. He touched again on the fact that parking has been moved to the rear giving the community that old-style feel. There will also eventually be connecting paths to share some of the amenities like the soccer field and basketball courts. They both will be built using unique products that have a concrete base and a rubberized material that is laid over the top.

Mr. Molloy noted they are actually multifunctional and very water wise too. They also have long term upkeep that would defer maintenance for about 10-15 years from the time of installation. Lastly, they are looking at adding a 9-hole disc golf game that will be an amenity anyone can enjoy. This is also a simple design and has simple maintenance.

Commissioner Briscoe asked if the intent of the side setback variance of five to zero is just for the driveways. Mr. Molloy said that duplexes are zero setbacks and everything else is at least a five-foot setback.

Commissioner Briscoe then asked if the soccer field is going to be access controlled only for the residents of Hope Spring community or if it will be for public use. Mr. Molloy said it will be for public use, but they are currently working with the City Culture, Parks and Recreation District to offer that option.

Commissioner Modlin inquired why they don't have the soccer field more isolated on the north side of the buildings since they have a good-sized parking lot. Mr. Molloy reiterated that it's for public use and not just for neighborhood use. They don't want to isolate the soccer field from the rest of the area. The purpose of this park is to operate as a city park for public use and will be put in a location that is easy for the public to reach without driving through the neighboring areas.

Commissioner Schulte wondered if they are envisioning any kind of pedestrian shortcut through that area that goes down to the park. Mr. Molloy stated that they are as it has come up before in previous design discussions. They will look into this further.

Vice Chair Briscoe opened the public hearing at 2:08 p.m. There being no comments, the public hearing was closed at 2:08 p.m.

5

Commissioner Schulte moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from R-L (Residential Low Density), C-L (Commercial Low Intensity), and C-H (Commercial High Intensity) to PUD (Planned Unit Development) is in compliance with Development Code Section 24-625(c)(3); and, therefore, recommend approval. Commissioner Franzen seconded the motion.

Motion carried 5-0. (Chair Yeater and Commissioner Romulo absent.)

6. Public hearing to consider a Preliminary PUD Plan for 43.42 acres of property located at the northeast corner of 32nd Street and 29th Avenue, known as Hope Springs PUD (PUD2021-0013).

Please note that the staff report, applicant presentation, and public hearing for this item was included under agenda item number 5.

Commissioner Schulte moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Hope Springs PUD Plan is in compliance with Development Code Section 24-625(c)(3) and section 24-663 (d) and, therefore, recommend approval. Commissioner Modlin seconded the motion. Motion carried 5-0. (Chair Yeater and Commissioner Romulo absent.)

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

Please note that the staff report, applicant presentation, and public hearing for this item was included under agenda item number 5.

Commissioner Franzen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plot is in compliance with Development Code Section 24-2 (3b1); and, therefore, approves the preliminary subdivision plot with the following condition, the approval of the preliminary plot is contingent upon Hope Springs PUD being approved by City Council. Commissioner Briscoe seconded the motion. Motion carried 5-0. (Chair Yeater and Commissioner Romulo absent.)

8. Staff Report

Ms. Safarik stated that there were no items to report.

9. Adjournment

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

Becky Safarik, Secretary



Planning Commission Agenda Summary

July 26, 2022

Key Staff Contact: Darrell Gesick, Planner III, 970-350-9822

Title:

Public hearing to consider a Rezone from C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) zone district for 2.11 acres of property located at 3115 35th Avenue (ZON2021-0017).

Summary:

The City of Greeley is considering a request from Rob Stanley, Robert Stanley Properties LLC, to rezone approximately 2.11 acres from C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) zone district. The subject site is located at 3115 35th Avenue. The purpose of the rezone is to allow for more development opportunities for the subject site.

Recommended Action:

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

Attachments:

Attachment A – Zoning/Vicinity Map

Attachment B - Photo Aerial Map

Attachment C - Project Narrative

Attachment D - PUD Document

Attachment E - Intergovernmental Agreement with Windsor

Attachment F – Notification Boundary

PLANNING COMMISSION SUMMARY

ITEM: Rezone from C-L (Commercial Low Intensity) to C-H (Commercial

High Intensity) Zone District

FILE NUMBER: ZON2021-0017

PROJECT: 3115 35th Avenue Rezone

LOCATION: 3115 35th Avenue

APPLICANT: Robert Stanley Properties, LLC

CASE PLANNER: Darrell Gesick, Planner III

PLANNING COMMISSION HEARING DATE: July 26, 2022

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public, and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-204.

EXECUTIVE SUMMARY

The City of Greeley is considering a request from Robert Stanley Properties LLC to rezone 2.11 acres from C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) zone district (see Attachments A, B, and C).

A. REQUEST

The applicant is requesting approval of a rezone (see Attachment C).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The subject site is located at 3115 35th Avenue.

Abutting Zoning:

North: C-L (Commercial Low Intensity)

South: C-2 (City of Evans – Commercial Medium Intensity)

East: R-L (Residential Low Density) and R-1 (Weld County Low Density

Residential)

West: R-3 (City of Evans – Multi-Family Residential)

Surrounding Land Uses:

North: Commercial Units South: Storage Units

East: Large Lot Residential

West: Multi-Family

Site Characteristics:

The site currently consists of a 10,400-square-foot, two-story building, which housed a wireless internet service provider. Currently the building is vacant and is for sale. The west end of the property has several radio towers with small accessory structures associated with the towers. The western end of the property is gravel with paved parking adjacent to the south end of the two-story building. There is one access point is off of 35th Avenue.

D. BACKGROUND

The subject site was annexed as part of the RCC Annexation and zoned C-1 (Commercial Low) in 1987, (File No. Z 7:82) (Recording No. 2084959). The zoning classifications were changed in 1998, when the Development Code was revised. The existing zoning of C-L is the modern equivalent to C-1.

The subject site has been used as a commercial office building, specifically as a wireless internet service provider, with a portion of the building used as a warehouse for decades. Over the years, several radio towers were installed on the western portion of the site. With this application, the property owner is proposing to rezone 2.11 acres of land for the purpose of creating more development options for the subject site. The rezone does include the adjacent right-of-way.

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 zoning amendment 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.

Goal 4 – Prioritize Infill and Redevelopment

Objective GC-4.2 Reinvestment/Adaptive Reuse - Encourage reinvestment in established areas of Greeley to maximize the use of existing public infrastructure. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings through adaptive reuse.

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:

This proposal is in accordance with Goal 4, Prioritize Infill and Redevelopment, of the Imagine Greeley Comprehensive Land Use Plan. The rezoning request for this site, would encourage reinvestment of an existing structure that is using existing public infrastructure.

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 proposed rezone would allow for more development options, which fulfills the intent of the proposed zoning district of C-H and is consistent with other uses in the surrounding area. With more development options, there is more potential to provide services to the surrounding area.

The proposal complies with this criterion.

3. 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 majority of this area has been developed out for many years, which includes commercial units to the north and storage units to the south of the subject site. The large lot residential to the east also developed many years ago within Weld County's jurisdiction. Recently, a multi-family project developed to the west of the subject site. There is one small lot to the north that has not been developed but is available for commercial use.

Keeping the subject property under the current zoning district, which limits uses to low intensity commercial uses, would limit redevelopment opportunities. With the proposed C-H zone district, a variety of commercial uses would be allowed, which would allow for more flexibility in development options. Planning staff concludes that it is in the public's interest to rezone the subject site to allow for more options.

The proposal complies with this criterion.

4. 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 C-L zone district has been in place since 1987 and was developed the same year. There was a small addition to the western side of the building in 2011. The existing zoning is not necessarily inappropriate, however, most of the uses the applicant has proposed for the site tend to be allowed in the C-H zone. Rezoning to the C-H zone would provide more development opportunities. In addition, the site is along a major arterial roadway, which encourage high commercial uses.

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 subject site is currently developed with a two story, 10,400-square-foot building. The building is consistent with other buildings and development in the area. To the north of the subject site there is a commercial office building and some vacant land, to the east there is large lot residential uses, to the south there are storage units, and to the west there is a multi-family development. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements.

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 City of Greeley currently provides water and the City of Evans currently provides sewer services to the subject site. Any proposed development or redevelopment of the subject site would be reviewed for compliance with City standards and improvement to infrastructure may be required at that time. Additional information regarding City services can be found in this report in Sections F, G, and H.

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 more development options if

the site were rezoned to C-H, allowing for more potential services for the community, making the rezone more appropriate 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 requirements regarding landscaping buffers, architectural features, setbacks, and other relevant codes and policies. A conceptual traffic study and drainage report were provided with this application, and the final drainage and traffic needs would be further evaluated at the

time of site plan or plat, as necessary.

The proposal complies with this criterion.

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

Staff Comment: Staff recommends approval of this rezoning request.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site is not part of a subdivision at this time, and there is not a plan to subdivide the property in the future.

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the site.

3. WILDLIFE

The subject site is not located in an area identified for moderate or high wildlife impacts. There are no known impacts that would occur to wildlife if the site were rezoned.

4. FLOODPLAIN

The proposed rezone is not located within the 100-year floodplain or floodway, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

This rezone will not affect the existing drainage for the site. Any proposed development of the site will require the documentation of all drainage, detention, water quality, and erosion mitigation as a condition of the development of the site.

6. TRANSPORTATION

The City's Transportation Planner and Engineering Development Review staff have reviewed the traffic compliance letter submitted with this application and found that additional traffic would not create a significant impact on the existing roadway systems.

No additional improvements were warranted based on projected traffic. Further analysis would be conducted at the time of the site plan review once exact layouts are confirmed.

G. SERVICES

1. WATER

Water services are available in the area and can adequately serve the subject site.

2. SANITARY SEWER

Sanitation services are currently provided for this site by the City of Evans. Due to the limitations of the City of Greeley's sanitary sewer system, any additional future services will be provided by the City of Evans. The developer and the City of Evans have had discussions on this topic, adequate service is available in the City of Evans system, and the property owner understands that approval for such services will require continued coordination with the City of Evans.

3. EMERGENCY SERVICES

Emergency services are available and can adequately serve the subject property. The subject site is within the City of Greeley's Fire Protection area and would be served by Fire Station #2, which is located approximately one mile from the subject the site.

4. PARKS/OPEN SPACES

No public parks or public open space areas are proposed with this request and the request would not create any private parks or open space. The proposed rezone should have little to no impact on parks or open space in the community.

5. SCHOOLS

No schools are proposed or located within the site.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

No visual impacts are anticipated with the rezone request. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts.

2. NOISE

No noise impacts are anticipated with the rezone request. Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to a total of 27 surrounding property owners on July 7, 2022, per Development Code requirements. A sign was posted on the subject site on July 7, 2022. Notice was provided via the Greeley website on July 6, 2022.

J. MINERIAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

K. PLANNING COMMISSION RECOMMENDED MOTION

Approval -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-L (Commercial Low Intensity) Zone District to the C-H (Commercial High Intensity) Zone District meets the Development Code criteria, Section 24-204(b) 1-9; and therefore, recommends approval of the rezone to the City Council.

Denial -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-L (Commercial Low Intensity) Zone District to the C-H (Commercial High Intensity) Zone District does not meet the Development Code criteria, Section 24-204(b) 1-9; and therefore, recommends denial of the rezone to the City Council.

ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Photo Aerial Map

Attachment C – Project Narrative

Attachment D – Rezone Boundary Map

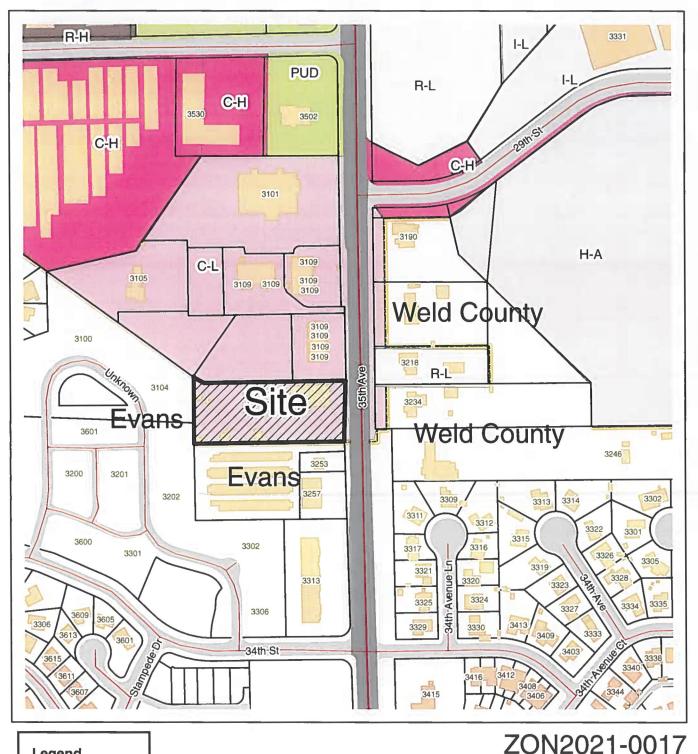
Attachment E – Site Analysis Map

Attachment F – Zoning Suitability Map

Attachment G – Neighborhood Notification Boundary Map

Zoning/Vicinity Map 3115 35th Avenue Rezone





Structure
FEATURE_SUBTYPE
Water Body
Weld Parcels
Road Centerline
Roads

0 400 800 Feet



Photo Aerial Map 3115 35th Avenue Rezone





ZON2021-0017

Legend FEATURE_SUBTYPE Weld Parcels Road Centerline Origin Cache Mask

400

800 Feet



Robert Stanley Properties LLC 3115 35th Avenue Greeley, CO 80634

Project Narrative for CH Rezone

I hope that Darrell Gesick is selected as our planner, as he was the planner working with a previous potential property buyer, and he has history with the rezone application (Case# ZON2020-0011). Darrell was the planner for our Pre-Application Meeting, and he would provide continuity to the rezoning process.

Application Submittal Requirements

The completed application form for a rezone from CL to CH has been submitted via eTRAKiT along with the application fee. The property at 3115 35th Avenue, Greeley, CO 80634 is owned by Robert Stanley Properties LLC, see Special Warranty Deed as proof. Attached are the following supporting documents:

- Special Warranty Deed, proof of ownership
- Property Boundary Map
- Site Analysis Map
- Zoning Suitability Map
- Conceptual Traffic Impact Study document
- Conceptual Drainage Report & Plan document
- Legal Description
- Deed Restrictions/Covenants (105 pages)

The property consists of a two-story office building, a back lot (acreage with three radio towers, three sheds), parking lot on the south side of building with full access to 35th Avenue. The two-story office building was constructed in 1987 with an addition in 2011, garage added. There are three metal sheds, irrigated lawn, trees, shrubs, chain link fencing, concrete sidewalk, asphalt parking lot and gravel/rock ground cover in the back lot. Vehicle access to the back lot is through a gate from the parking lot. Currently there are no tenants in the office building with no plans to modify the building or grounds.

There are no plans to change how pedestrians can access the property. Pedestrians have accessed the office from their parked vehicle, walk from the parking lot to the front or side office door via a sidewalk. A pedestrian can also access the property via the 35th Avenue sidewalk.

The current zoning is Commercial Low (CL), we propose changing the zoning to Commercial High (CH) to expand commercial uses. CH will allow limited company vehicles and/or equipment to park behind the

Robert Stanley Properties LLC 3115 35th Avenue Greeley, CO 80634

two-story office building—similar to the parked commercial trucks to the north. From 35th Avenue, the two-story office building, and trees block or screen the view of the back lot. To the south of the property is a self-storage facility (if located in Greeley would be zoned CH), further south is a strip mall, to the north of the property are multiple office buildings with parking lots. To the northwest of the property is a self-storage facility and hotel zoned CH. There should be no potential impact upon the immediate neighborhood with respect to noise, environmental, visual or the provision of city services such as police, fire, water, sewer, street, and pedestrian systems.

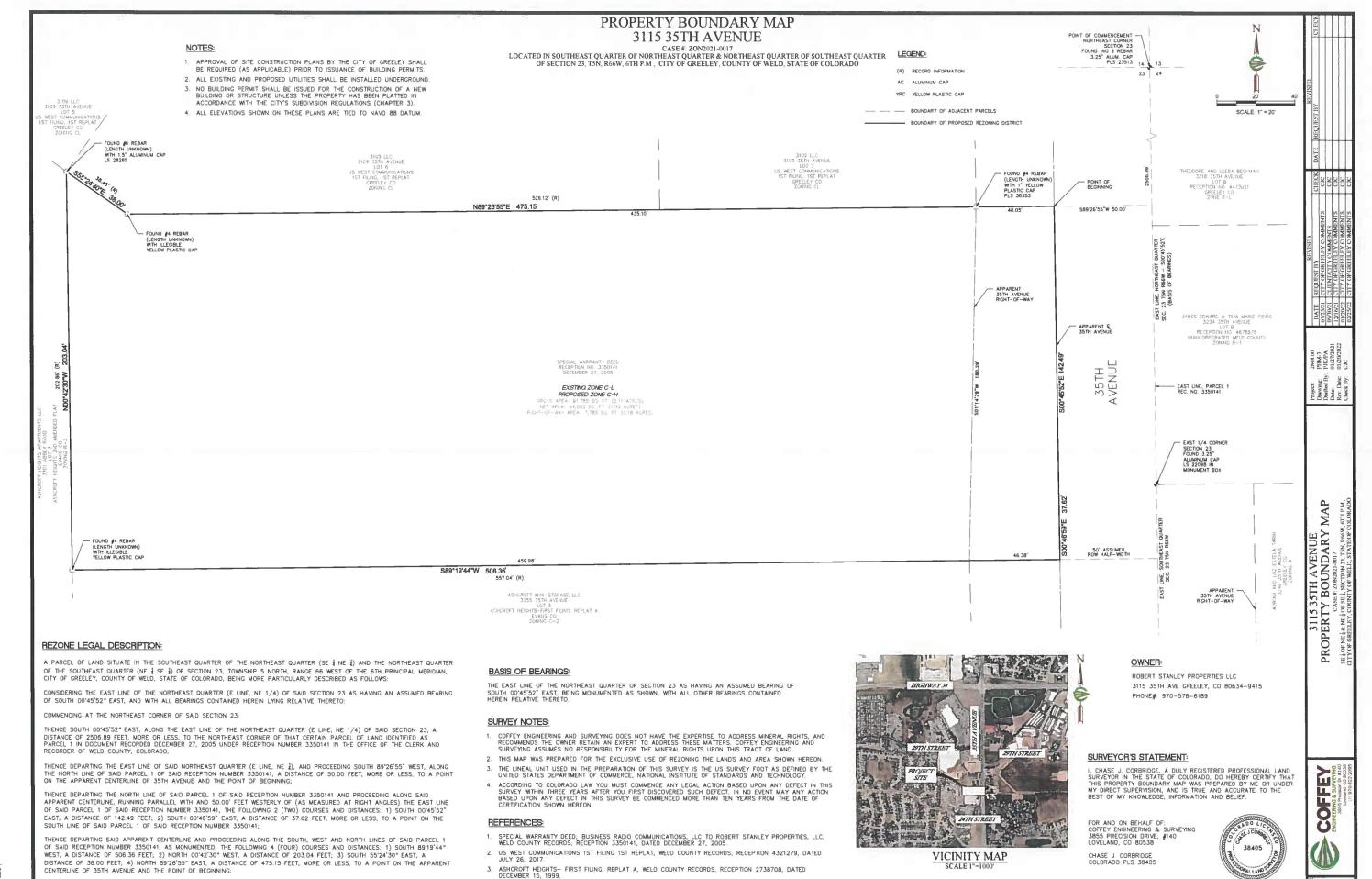
With the current office building setback providing green areas and screening; the future commercial use will have a low/no impact to traffic, rezoning from CL to CH is in accordance with the goals and policies of the comprehensive plan elements. The rezoning will positively impact the economic health and diversification for the City of Greeley providing additional tax revenues, jobs, mix of businesses and the needed services for Greeley/Evans citizens. The rezoning will support the comprehensive plan with Objective ED-1.5 Support for Entrepreneurs Encourage the start-up and growth of small businesses. The rezoning will not impact infrastructure.

If I can be of any assistance, please contact me.

Thank you.

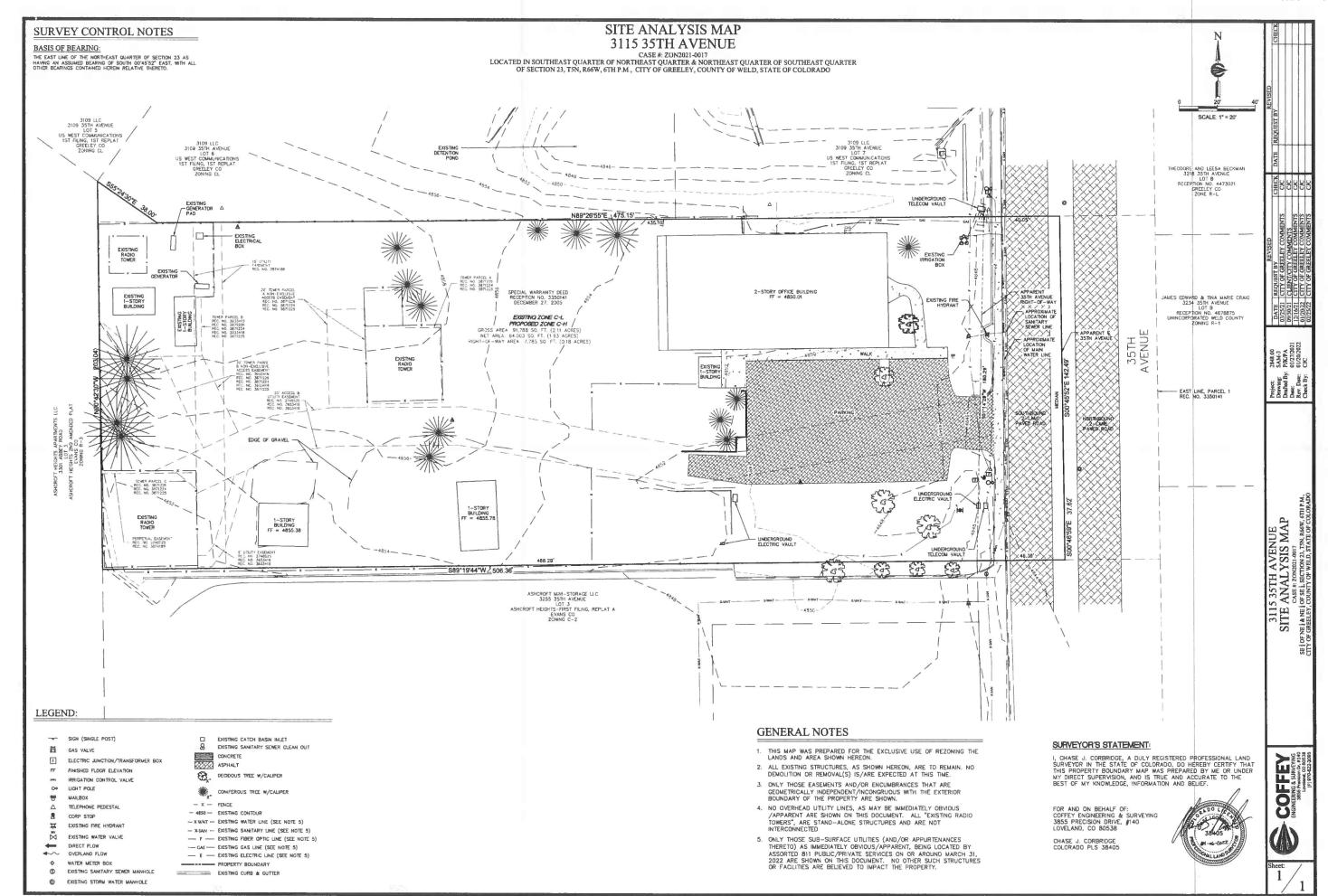
Regards,

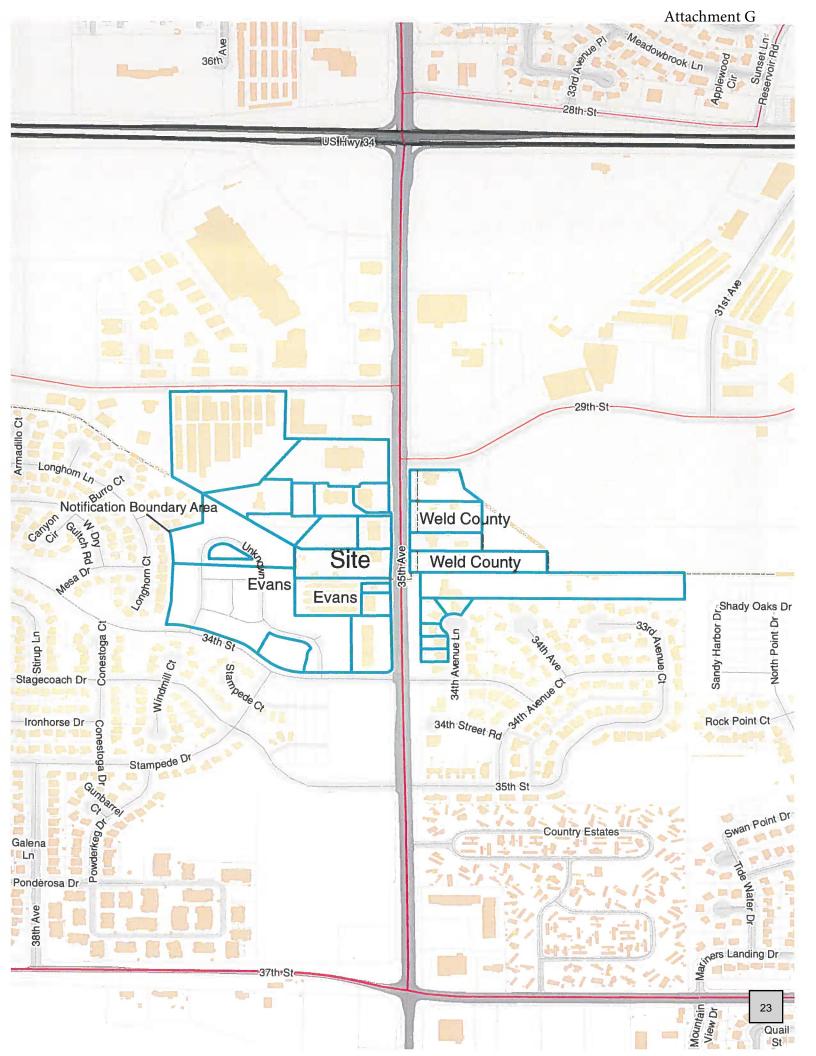
Rob Stanley Robert Stanley Properties



 ASHCROFT HEIGHTS— SECOND AMENDED PLAT, WELD COUNTY RECORDS, RECEPTION 3923135, DATED APRIL 8, 2013.

CONTAINING 91,788 SQUARE FEET (2.11 ACRES), MORE OR LESS, AND BEING SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD, AS OF THE DATE OF CERTIFICATION SHOWN HEREON.





Planning Commission Agenda Summary

July 26, 2022

Key Staff Contact: Kristin Cote, Planner II, 970-350-9876

Title:

Promontory Loop Preliminary Subdivision – SUB2022-0009

Summary:

The applicant is requesting approval of a Preliminary Plat to plat 2 tracts and dedicate 6.33 acres of right-of-way. The intent of the proposed replat is to establish a realignment of portions of existing rights-of-way ("ROW") established by prior plats. Additional subdivision will be required of these two tracts prior to any proposed development of the sites.

Recommended Action:

Approval

Attachments:

Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C - Application

Attachment D – Proposed Preliminary Plat

Attachment E - Excelsior PUD

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision

FILE NUMBER: SUB2022-0009

PROJECT: Promontory Loop Preliminary Subdivision

LOCATION: South of 18th Street and west of Promontory Parkway, and north of

US Highway 34 Bypass.

APPLICANT: Randy Schwartz on behalf of Tripoint Acquisition Group

CASE PLANNER: Kristin Cote, Planner II

PLANNING COMMISSION HEARING DATE: July 26, 2022

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a motion to approve, approve with conditions, or deny the request based on the review criteria Section 24-203 of the 2021 Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Tripoint Acquisition Group for a Preliminary Plat approval on approximately 128.25 acres located north of US-Highway 34 Bypass, west of 18th Street and Promontory Parkway.

A. REQUEST

The applicant is requesting approval of a Preliminary Plat to plat 2 tracts and dedicate 6.33 acres of right-of-way. The intent of the proposed replat is to establish a realignment of portions of existing rights-of-way ("ROW") established by prior plats. Additional subdivision will be required of these two tracts prior to any proposed development of the sites. See Attachment B - Narrative and Attachment D - Preliminary Plat.

The request was submitted under the 2021 Development Code, which allows for preliminary subdivisions within an approved Planned Unit Development (PUD) to follow the major subdivision procedures in Section 24-203 rather than a zoning action. This would include a public hearing and final decision by the Planning Commission.

Planning Commission Summary SUB2022-0009 July 26, 2022

Page 1

B. STAFF RECOMMENDATION

Approval

C. LOCATION <u>Abutting Zoning/Land Use:</u>

North: H-A & PUD (Tri-Pointe/Promontory PUD)

South: H-A

East: PUD (Tri-Pointe/Promontory PUD)

West: H-A

Surrounding Land Uses:

North: Undeveloped Agricultural, larger commercial uses and a large lot

single family residence.

South: Agricultural and Industrial (West Greeley Tech Center

Subdivision).

East: Commercial (Swift Subdivision and Promontory Subdivision).

West: Agricultural.

Site Characteristics:

The site is largely undeveloped agricultural land. There are abandoned and plugged oil and gas sites, located on the southwest side of the project adjacent to U.S Highway 34 Bypass.

D. BACKGROUND

The subject property was annexed into the city and zoned PUD in 1985 as part of the Golden Triangle Second Annexation (File No. PUD 2:85), which consisted of an area of approximately 1,701 acres of land. The intent of the Golden Triangle Concept PUD was to allow for mixed-use development, including open space, residential, commercial, industrial, and recreational uses. The conceptual PUD plan showed light industrial development, business office park, and commercial uses on the southern portion of the PUD and transitioned to various densities of residential and recreational/open space uses to the north.

In 1997, the City Council approved an amendment which split the Golden Triangle Concept PUD into six separate PUDs (File No. PUD 11:97). The amendment was intended to streamline the PUD approval process. Under the 1976 Development Code, PUD actions required all landowners to sign off on development plans. As the largest PUD in the city at the time, this requirement was found to be cumbersome. Therefore, the concept PUD was split into six smaller PUDs, each of which was assigned a set of allowed uses based on the concept PUD plan. The subject site is in both the Promontory PUD and the Excelsior PUD.

Planning Commission Summary SUB2022-0009 July 26, 2022

Page 2

On December 1, 1998, the City Council approved an amendment to the Golden Triangle Concept PUD, which rezoned the subject property from PUD (Golden Triangle) to PUD (Tri-Pointe) (File No. PUD 8:98). The Tri-Pointe PUD encompassed an area of 668.72 acres. The conceptual plan allowed for a mix of land uses, varying from residential, institutional, corporate headquarters and general commercial, and included a requirement for the dedication of parks, schools and a fire station location.

On March 16, 1999, the City Council approved a second amendment to the Tri-Pointe PUD (File No. PUD 3:99) which formally changed the name of the PUD to Promontory. This amendment capped the amount of allowed retail at 84.5 acres, increased the residential acreage cap from 200 acres to 250 (with a minimum of 900 dwelling units), increased the height allowance for office/business uses from 40 feet to 70 feet, and required the developer to dedicate a 10 acre park, as well as a minimum of 1.5 acres for a fire station location.

On December 21, 1999, the City Council approved additional modifications to the Promontory PUD. Under the revision, each landowner would be able to sign a waiver letter forfeiting their rights, which would allow future PUD applications to be signed only by those pre-approving the PUD when they buy land. This proposal was in lieu of final PUD applications having to be signed by the property owner, metro district, and 75 percent of all property owners owning 75 percent of the land within that tract or sub-tract. The final provision added an allowance for individual property owners within the individual tracts or areas to be a project applicant and did not require a signature from the metropolitan district for land not owned by the district.

In 1999, the City of Greeley approved two metropolitan districts that serve the Promontory development and are known as Tri-Pointe Commercial District and Tri-Pointe Residential District (File No. MD 1:99).

The proposed subdivision encompasses Area D and a portion of Area E Tri-Pointe PUD (aka Excelsior PUD and Promontory PUD). The intent of the proposed replat is to establish a realignment of portions of existing rights-of-way ("ROW") established by prior plats. This subdivision is establishing tracts which will require re-platting to configure the property into buildable lots for development.

E. APPROVAL CRITERIA

In reaching recommendations and decisions on Preliminary Plats (Major Subdivisions), the Planning Commission shall determine if the preliminary plat criteria and procedures of Section 24-203 have been met.

Planning Commission Summary SUB2022-0009 July 26, 2022

Page 3

The proposed Preliminary Plat to create tracts, and to provide appropriate dedication of public rights-of-way meets applicable review criteria in Section 24-203 (a)-(i). The concurrence of this development is arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land. The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property. The proposed blocks and lots can meet all development and site design standards under the applicable zoning district. The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements. Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases. Impacts identified by specific studies or technical reports, including a review of storm water, shall be mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal. Furthermore the realignment of the existing right of way (ROW) is in accordance with the Image Greeley Comprehensive Plan, specifically meeting the following goal and objectives:

Goal IN-1: Ensure developed areas in Greeley are served by adequate public facilities and services.

Objective IN-1.1 Adequate Public Facility Standards. Maintain standards for the provision of adequate public facilities. At a minimum, such standards should include the following infrastructures and services: fire, parks, trails, police, sanitary sewers, water, storm water, and transportation.

Objective IN-1.9 Transportation. Transportation facilities to support new development are generally considered adequate if the proposed development is connected to a collector or arterial road or expressway (or will be connected at the time the improved arterial or collector is constructed within the twoyear budget cycle), constructed to an acceptable cross-section with sufficient capacity to serve the development as defined by the City. Project-specific traffic studies to be provided by the developer and accepted by the City shall be required in order to make a final adequacy determination.

F. PHYSICAL SITE CHARACTERISTICS

1. HAZARDS

Staff is unaware of any hazards on the property.

2. WILDLIFE

Staff is unaware of any wildlife on the property.

Planning Commission Summary SUB2022-0009 July 26, 2022

3. FLOODPLAIN

There is no designated floodplain on this property.

4. DRAINAGE AND EROSION

Increases in stormwater flows from development would be addressed with on-site and offsite detention ponds, which would be designed to limit runoff to historical flows and would be addressed at time of each filing. Another effort to minimize stormwater runoff would be to limit the amount of non-pervious surface, through best management practices.

5. TRANSPORTATION

A traffic study was completed for this area with the establishment of the Promontory and Excelsior PUD's. A traffic memo will be required to be submitted during the re-subdivision process of this property which will establish lots for development.

G. SERVICES

1. WATER

The City of Greeley would provide water service to the site. An existing 30" water line is located approximately 800'north of the subject property.

2. SANITATION

The City of Greeley would provide sanitary sewer services to the area. There is an existing sanitary sewer line east of the property adjacent to 18th Street.

3. EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #6 is located east of Promontory Parkway and approximately 1,200 feet from the easterly subdivision boundary.

4. PARKS AND OPEN SPACES

Parks and open space with be dedicated during the re-subdivision process of this property which will establish lots for development.

5. SCHOOLS

The subject property is located within the Windsor-Severance (WE-4) School District.

6. METROPOLITAN DISTRICT

The subject property is located in the Tri-Point Commercial Metropolitan District.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Visual impacts would be further reviewed against landscape and buffer requirements and the approved PUD at time of replat.

2. NOISE

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

I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for the hearing were mailed to surrounding property owners within 500 feet on July 8, 2022, and a notice was published on the City's website per Development Code requirements. A sign was posted on the site on July 6, 2022. As of the finalization of this report no written comments have been received.

J. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the Promontory Loop Re-subdivision is in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 24-203 and therefore approves the preliminary plat as presented.

ALTERNATIVE MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the Promontory Loop Re-subdivision is not in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 24-203 and therefore denies the preliminary plat as presented.

ATTACHMENTS

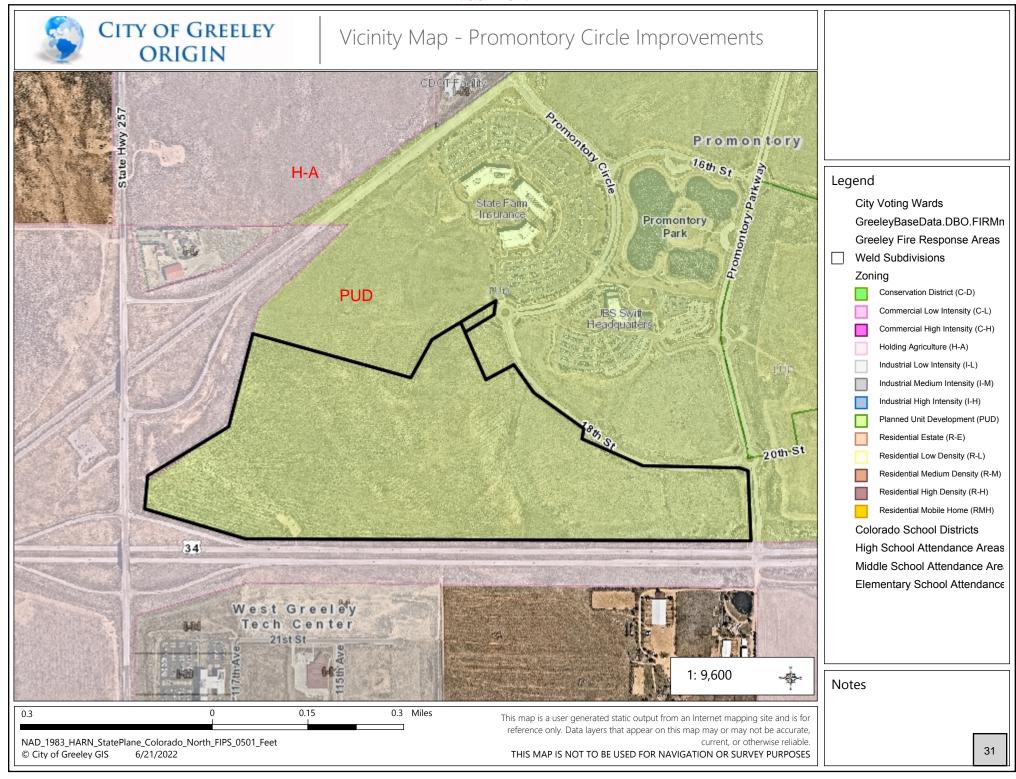
Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C - Application

Attachment D – Proposed Preliminary Plat

Attachment E – Excelsior PUD





Tract A and Lot 6, Promontory Circle Improvements

Project Narrative

This application is to request a replat (1st replat) for Tract A and Lot 6, legally described: Tract A, Excelsior Planned Unit Development Filing Plat and Lot 6, and a Portion of Tract A, Promontory 1st Replat Located in the South Half of Section 11, Township 5 North, Range 67 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado.

The intent of the proposed replat is to establish a realignment of portions of existing rights-of-way ("ROW") established by the prior plat. Any proposed improvements within the ROW servicing the lots and tracts will be the developer's responsibility, as required by the City. Additionally, as a requirement of the developer as a part of any Site Plan review process, developer will be responsible to submit a traffic memo and a replat vacating any existing easements agreed to be vacated by the City. These requirements shall be further defined within a development agreement provided by the developer at final acceptance.

Please do not hesitate to contact me at robbie@northernengineering.com if you have any questions or require additional information.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.

Robbie Lauer

Project Manager

Mel S

Attachment C



Development Application 1100 10th Street Greeley, CO 80631

970-350-9780

www.greeleygov.com

APPLICANT NAME:	ADDRESS	ADDRESS: Same as Owner					PHONE:			
Same As Owner	EMAIL:	EMAIL: Same as Owner					Same as Owner			
OWNER(S) OF RECORD:	ADDRESS	ADDRESS: 4221 Brighton Blvd Denver CO					PHONE:			
Tripoint Acquisition Group	80216 rschwartz@rm	rmspropertiesco.com			303-898-2180					
OWNER(S) OF RECORD:	ADDRESS	ADDRESS:				PHONE:				
	EMAIL:	EMAIL:								
POINT OF CONTACT:	9193 E Vassar Ave Denver CO			PHONE:						
Randy Schwartz	EMAIL:	80231 EMAIL: rschwartz@rmspropertiesco.com			303-898-2180					
PARCEL / LOT INFORMATION										
Parcel ID Number R4585407										
Address or Cross Streets:	reets: 18TH STREET AND				NTORY PKW	/Y				
Subdivision Name & Filing No.:										
Related Case Numbers: (PUD, Rezoning, and/or Plat)										
		EXISTING			PROPOSED					
Zoning:	OFFICE/COMMERCIA				COMMERCIAL					
Project Name: PROMONTORY CIR			LE	E IMPROVEMENTS						
Site Area (Acres & Square Ft.):		ACRES			128.25 ACRES					
Floor Area Ratio (FAR):	N/A	N/A								
Density (Dwelling Units/Acre):	N/A	N/A								
Building Square Footage:	N/A									
		PROJEC	T T	/PE						
Annexation	☐ Minor Sub				☐ Historic Register Nomin			on Rezoning		
☐ Appeal	☐ Condomir	Condominium Plat		Historic Preservation D Review				Planned Unit Development		
☐ Entertainment Establishment	☐ Easement	Easement Encroachment		 Historic Preservation Fir Incentives 				ROW Dedication/Vacation		
☐ Major Subdivision - Final Plat	☐ Site Plan	Site Plan			Easement Dedication/Vacation			Variance		
Major Subdivision – Preliminary Plat	Use by Spe		Metropolitan District				Other			
Pre-Application Meeting Date:_										
Pre-Application Meeting Number	r: PAM_PAN	M2021-0027						+		
his application must be signe	d by owner	(s) of record o	r au	thorize	d officer, if o	corpo	rati	on. Owner(s) listed		
This application must be signed by owner(s) of record or authorized officer, if a corporation. Owner(s) listed must match title work. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Greeley Development Code and Application Manual. After three (3) months of inactivity, a reminder will be sent to applicants stating that action is required within the next thirty (30) days or the application will be closed due to inactivity.										
hereby certify that, to the best of my knowledge, all information supplied with this application is true and										
accurate and authorize the applicant listed above to process the application on my behalf.										
Owner's Signature:										

PROMONTORY LOOP RE-SUBDIVISION

BEING A RESUBDIVISION OF TRACT A, EXCELSIOR PLANNED UNIT DEVELOPMENT FILING PLAT AND LOT 6, AND A PORTION OF TRACT A, PROMONTORY 1ST REPLAT LOCATED IN THE SOUTH HALF OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD. STATE OF COLORADO

> 128.25 ACRES TWO TRACTS EXCELSIOR PUD #3433171 PROJECT NUMBER: SUB2022-0009

DEDICATION STATEMENT

Tri Point Acquisition Group, LLC and Tri Point (aka Tri Pointe) Commercial Metropolitan District, being the sole owner(s) in fee of,

Lot 6 and a portion of Tract A, Promontory, 1th. Replat, recorded July 13, 2001 as Reception No. 2865497 of the Records of Weld County, and Tract A, Excelsion Planned Unit Development Filing Plat, recorded November 7, 2006 as Reception No. 3433171 of the Records of Weld County, all being sintate within the South Half (Sil2) of Sectione Better (11), Township Five North (T.S.), Range Sixty-seven West (R.G.W.) of the South Plating (high Pash, City Orige, County) of Weld, State of Colorado, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 11 and assuming the South line of the Southeast Ouarter of said Section 11 as bearing North 89° 37' 03" West a distance of 2630.85 feet with all bearings contained herein relative thereto

THENCE North 89° 37′ 03° West along the South line of the Southeast Quarter of said Section 11 a distance of 174.00 feet; THENCE North 00° 22° 57′ Estat a distance of 30.00 feet to a point on the Northerly Right of Way line of Highway 34, said point also being the Southerly most Southeast course of said Let 6, Promotorly, 1st Replat and to the POINT OF BEGINNING.

The following Six (6) courses are along the Southerly. Westerly, and Northerly lines of said Lot 6. Promontory. 1st Replat:

THENCE North 89° 37' 03" West along said Northerly Right of Way line of Highway 34 a distance of 4058.39 feet;

HIENCE Norm [27 OF 18 West a dashmer of 809.83 feet;
HIENCE Norm [27 OF 35 West a dashmer of 2039] feet;
HIENCE Norm [27 OF 35 West a dashmer of \$12.00 feet;
HIENCE Norm [37 OF 41 Est as dashmer of \$12.00 feet;
HIENCE Norm [37 OF 27 Est as dashmer of \$12.00 feet;
HIENCE Norm [37 OF 27 Est as dashmer of 129.34 feet to the Southeast corner of Lot 4B, Promontory recorded October 4, 2000 as Reception No. 2798115 of the Records Of Weld Coursy and to a Westerly from 6 said Tract A, Promontory, 1st Replat;

The following Five (5) courses are along Westerly and Northerly lines of said Tract A. Promontory. 1st Replat

THENCE North 09° 23' 15" East a distance of 33.95 feet to a Point of Curvature

THENCE North 99° 23 '5' First a distance of 33.55' for to a Point of Curvature.

ITHENCE along the arcs of a curve conserve the Sandheat a distance of 23' 12' fort, said curve has a Radius of 552.00' fort, a Delta of 24° 36' 44" and is subtended by a THENCE along the arcs of a curve conserve the Sandheat additional of 23' 12' fort, and curve has a Radius of 552.00' fort, a Delta of 29° 36' 44' and is subtended by a THENCE along the arcs of a curve conserve the Sandheat additional of 51'.00' fort, and curve has a Radius of 510.00' fort, a Delta of 59° 44' 4" and is subtended by a Clored bearing North 59° 22' 23' Extra a distance of 43' 70' fort, to require the said curve has a Radius of 510.00' fort, a Delta of 59° 44' 4" and is subtended by a Clored bearing North 59° 22' 23' Extra a distance of 43' 70' fort to a Point of Tangeony;
IHENCE North 54' 44' 25 Fast a distance of 20.55 fet to the Verset's Right of Very as described in Special Warranty Deed recorded April 16, 2003 as Reception

THENCE North 84* 44 5° East a distance of 20.63 for to the Westerly Right of Why as documbed in Special Warmup Deed recorded Appl 16, 2003 as Reception No. 952666 of the Records of Weld Company and to the curp of a cross measurage to this count curve has a Radius of 11.60 for 5c. 2 holds of 11.70 for 5c. 2 holds of 11.7

The following Six (6) courses are along the Northerly and Easterly lines and arcs of said Tract A, Excelsior PUD Filing Plat;

THENCE South 12° 36' 01" East along a line non-tangent to the aforesaid course a distance of 30.00 feet;
THENCE South 25' 19' 11" East a distance of 53.18 feet;
THENCE North 29' 75' 40" East a distance of 278.02 feet to the Westerly Right of Way as described in Special Warranty Deed recorded April 16, 2003 as Reception

HIENCE, North 39° 31° 40° East a distance of 2.70.02 feet to the western yeagin or way ay as described on Specials warranty used recoverage April 10°, 2000 as recepting the control western of Weld Control warranty and to the beginning of a curve non-tangent to this course.

THENCE along said pared described in Special Warranty Deed recovered as Reception 300,2564 and along the art of a curve occurve to the Art 11° 41.84 feet, and curve has a Radius of 1045.00 feet, a 2010 at 20°24 648° ans a busheeded by a Chord bearing South 41° 26° 24° East a distance of 412.74 feet to a

THENCE South 52° 49' 46" East continuing along that parcel described in Reception No. 3052664 a distance of 364.82 feet to the Westerly Right of Way as described in Special Warranty Deed recorded April 16, 2003 as Reception No. 3052663 of the Records of Weld County and to the beginning of a curve non-tangent to this course;

ng Four (4) courses are along the Southerly lines of said parcel described in Special Warranty Deed recorded as Reception No. 3052663

THENCE along the arc of a curve concave to the Northeast a distance of 278.52 feet, said curve has a Radius of 116.00 feet, a Delta of 137° 34' 05" and is subtended by THE SECTION OF THE STATE OF THE

The following Six (6) courses are along the Northerly, Easterly, and Southerly lines of said Lot 6, Promontory 1st Replat;

THENCE along the arc of a curve concave to the Northeast a distance of 965.43 feet, said curve has a Radius of 1260.00 feet, a Delta of 43° 54' 04" and is subtended by

ITEMEN assign before our Converse to the Confidence of the Confide

THENCE South 01° 18' 01" East a distance of 319.47 feet:

THENCE South 44° 32' 28" West a distance of 139.33 feet to a point of the Northerly Right of Way line of said Highway 34, the Southerly most Southeast corner of Lo 6, Promontory 1st Replat and to the POINT OF BEGINNING

Said described parcel of land contains a total of 5,586,400 sq. ft, or 128.25 acres, more or less.

My commission expires: (SEAI)

Notary Public

shows on the statched map as embraced within the kerry creative lines thereon, has reducided the same into less and blocks as shown on the statched map, and does beenly set saided underpose or treat of land and designate the same PROMONTORY LOPE SEXIDIDIVISION to the City of Georgely, Well Courty, Continued does dedicate to the public, the streets and all easements over and across said loss at locations shown on said map, and does further certify that the width of said streets, dimension of the loss and blocks and the names and mumber therefore correctly designated upon said map.

Randy Schwartz, as Autho	rized Signor for Tripoint Acquisition Group, LLC, and of Tri Poi	nte Commercial Metropolitan	District.	
STATE OF				
COUNTY OF) ss.)			
The foregoing instrume	nt was acknowledged before me this day of	, 20, by	, as	of
Witness my hand and off	icial seal.			

STANDARD NOTES

- a. Since maintenance. It is mutually understood and agreed that the delicated condensys shown on this plat will not be maintained by the City until and antilone the streets are constructed in a concentrate control ment of mentioned and the condenses with the substitution and conference of the construction of the construction plans are approved. The control, developer(s) and not subdividers, their successors and/or assigns in interest, shall be repossible for street maintenance until not kine us the City accepts the repossibility for street maintenance until not kine us the City accepts the repossibility for street and above.
- b Drives parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s) Afters, panking areas and uniny easements inflamentative. The owners of this subcurstoom, there successors and/or assigns in linetest, the adjacent phomeowners' association or other entity other than the City is responsible for maintenance and upkeep of any and all drives, parking areas and ea (cross-access easements, drainage easements, etc.)
- Design or mintenance. The property owner shall be repressible for maintenance of all derinage facilities in studied presents to the development of the Region maintenance of the studies of the property of the Region of the Studies of the Studies of the Region of the Studies of the Region of the R
- d. Drainage liability. The City does not assume any liability for drainage facilities improperly designed or constructed. The City reviews drainage plans but cannot, on behalf of any applicant, owner or developer, guarantee that final drainage dosign review and approval by the City will relieve said person, his successors and assign from liability due to improper design. City approval of a feating alpst does not imply approval of the damage design within that plat.
- nance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or entity other than the City is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the City, agree to the responsibility of maintaining all other open space areas associated with this development.
- f. Sight distance. The clear vision zone of a corner lot, as determined by Section 24-1265(c)(4) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level.
- Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.
- h. Drainage master plan. The policy of the City requires that all new development and redevelopment shall participate in the required drainage improvements as set forth

below:

John of contract the local circuits growen as defined by the final larinage report and plan and the circuits cream suggested and plan and the circuits and the plan and plans or as required by the City and designed in the final drainage report and the storm water management plan.

- i. Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one (1) structure is built on the lot line. In order to maintain fundamental examination. A minimization commental as required to development with zero sade structure, it will be a first [1] structure to built to the left of the limited to minimize the administration of the left of the limited to the solid property of the limited to the administration of the left of the limited to the left of the comment in fact, as may be needed to minimize that and repair the adjacent owner agrees to repair any damage which may be caused to the left owner? I will not the left of the limited to the left of t
- i. Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorade relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable ates, rules and regulations, including future amendments and changes on file with the Public Utilities Commi
- ments. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall encumbrances located in water or sewer main easements.
- 1. Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of paving or other improved surfaces subsequent to the repair of a water or sewer main shall be the responsibility of the homeowners' or condominium association. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements.

NOTES:

1) This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. Northern Engineering relied upon Commonwealth Land Title Insurance Company Title Commitment Order No: 459-H0639503-820-GRO dated March 16, 2021 to aid in Easement and Ownership

The subject property is in Flood Zone "X", "areas determined to be ouside the 0.2% annual chance of floodplain" per FEMA Flood Map 08123C1511E revised January 20, 2016.

3) Basis of Bearings is the South line of the Southeast Ouarter of Section 11, Township 5 North, Range 67 West as bearing North 89° 37' 03" West (assumed bearing

4) PROMONTORY LOOP RE-SUBDIVISION contains 5,586,400 square feet, or 128.25 acres, more or less.

5) The lineal unit of measure for this survey is U.S. Survey Feet.

6) Horizontal Datum: Coordinate system is a Northern Engineering local coordinate system based on modified State Plane coordinates scaled at 1.00026470 (0.99973537) about (0,0). Lincal measure is based on the U.S. Survey Foot.

7) The intent of this plat is to Replat Lot 6 and a portion of Tract A. Promontory. 1st Replat and Tract A. Excelsion Planned Unit Development Filling Plat to Dedicate the linear of any pair to the chip of the or of and a potention of the A. Fromonotory, its replica and rate A. Excessor ranners of the chip of the any pair of the chip of the and 1 Parcel for Public Right of Way Dedication

8) Any common open space areas and/or recreational facilities (if any) that fall outside of a developable lot/tract will be the responsibility of the Tri Pointe Comm Metropolitan District.

9) All improvement and development obligations, shall be set forth in a separate agreement signed by the property owner seeking development approval for a lot, Nothing herein shall impose any development or improvement obligations upon Applicant, pursuant to this plat

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten vears after the date of the certificate shown hereon.

DEVELOPER/APPLICANT

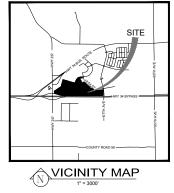
Tripoint Acquisition Group, LLC Randy M Schwartz 9193 E Vassar Ave (303) 745-0024

SITE ENGINEER

Northern Engineering Services, Inc. Robbie Lauer 301 North Howes Street, Suite 100 Fort Collins, Colorado 80521 (970) 221-4158

SURVEYOR

Northern Engineering Services, Inc. Aaron M. Lund, PLS Greeley, Colorado 80631 (970) 488-1115



PLANNING COMMISSION APPROVAL

Approved by the City of Greeley Planning Commission on _____ day of ____

COMMUNITY DEVELOPMENT DIRECTOR

SURVEYING CERTIFICATE

I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that I prepared this plat from an actual and accurate survey of the land, including all existing rights-of-way easements and that the corner monuments shown thereon were properly placed supervision, in accordance with the regulations of the State of Colorado.

Por and on behalf of Northern Engineering Sociocetay. - NOT FOR CONSTRUCTION, Amon M. Land Registered Professional LandSPREAD MINES PURPOSES OR IMPLEMENTATION RECORDING PURPOSES OR IMPLEMENTATION

쫉 ш≈ 三三 **∑**≅ SN

SCALE: N/A REVIEWED A. Lund

CUENT: RANDY S

 \overline{S} NTORY LOOP RE-SUBDIVI GREELEY, COLORADO SUBDIVISION

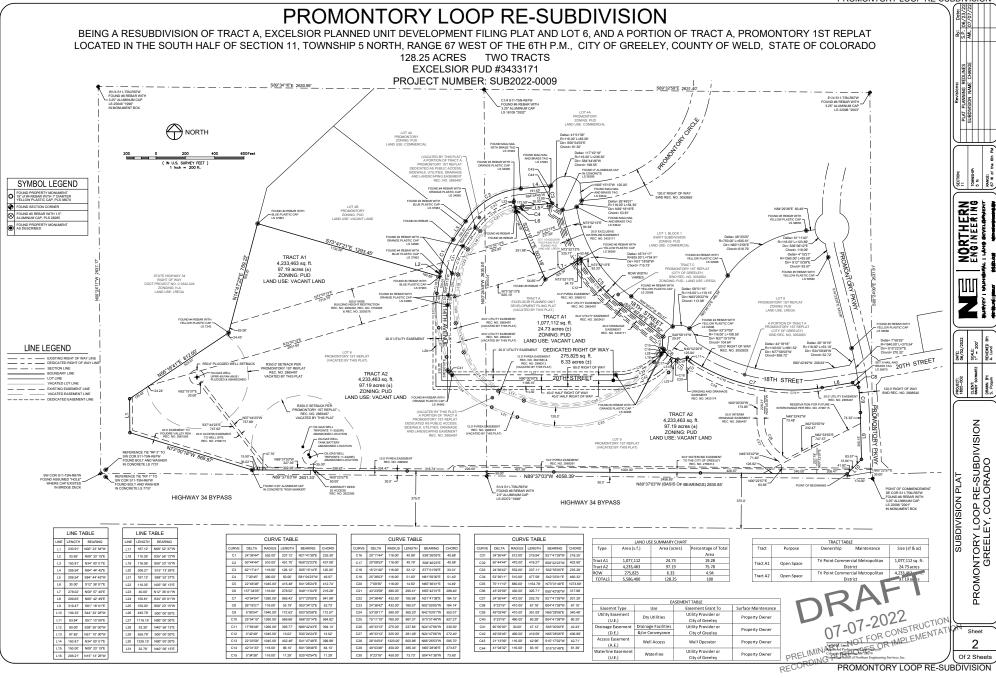
Sheet

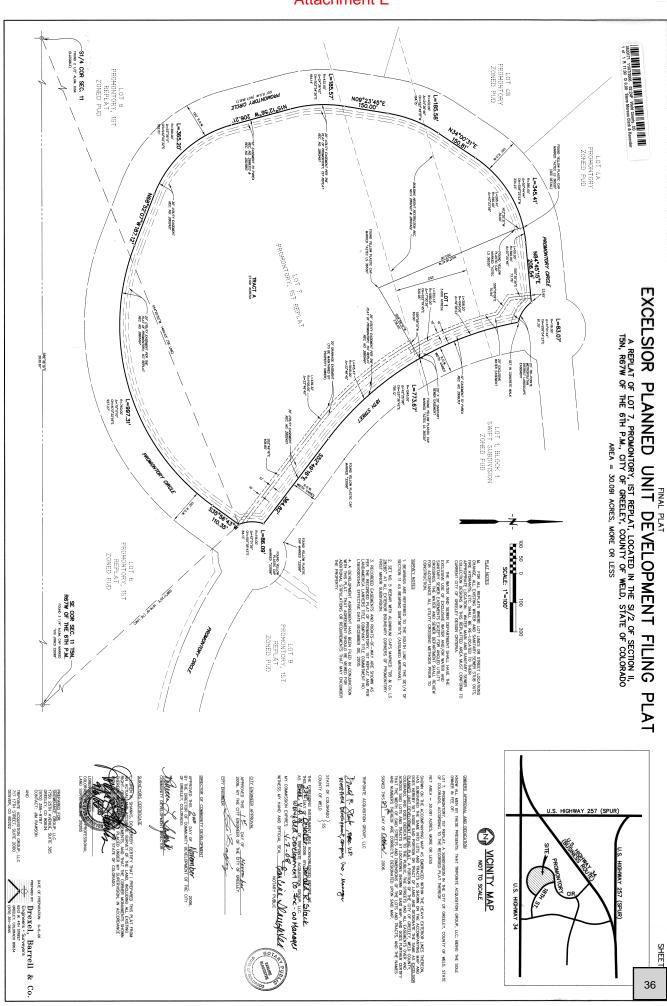
OMO

ď 砬

Of 2 Sheets

PROMONTORY LOOP RE-SUBDIVISION





Planning Commission Agenda Summary

July 26, 2022

Key Staff Contact: Kristin Cote, Planner II, 970-350-9876

Title:

Centerplace North Subdivision 6th Filing Preliminary Plat – SUB2022-0001

Summary:

Public hearing to consider a request for a Preliminary Plat to create 30 lots and 5 outlots on 3.2 acres located west of 42nd Avenue and north of 24th Street Road.

Recommended Action:

Approval

Attachments:

Attachment A – Vicinity Map Attachment B – Narrative Attachment C – Preliminary Plat

PLANNING COMMISSION SUMMARY

ITEM: Preliminary Plat

FILE NUMBER: SUB2022-0001

PROJECT: Centerplace North Subdivision 6th Filing Preliminary Plat

LOCATION: West of 42nd Avenue, north of 24th Street Road, and south of 23rd

Street Road

APPLICANT: Mark Bowman on behalf of Vector Development

CASE PLANNER: Kristin Cote, Planner II

PLANNING COMMISSION HEARING DATE: July 26, 2022

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a motion to approve, approve with conditions, or deny the request based on the review criteria Section 24-203 of the 2021 Development Code.

EXECUTIVE SUMMARY

Public hearing to consider a request for a Preliminary Plat to create 30 lots and 5 outlots on 3.2 acres located west of 42nd Avenue and north of 24th Street Road.

A. REQUEST

The applicant is requesting approval of a preliminary plat with the intent of developing 30 single-family attached townhome units and 5 outlots for drainage, guest parking, access, utility and open space. (see Attachment A).

B. STAFF RECOMMENDATION

Approval

C. LOCATION Abutting Zoning/Land Use:

North: PUD (Greeley West Multi-Family Planned Unit Development)

South: C-H (Commercial High Intensity)

East: PUD (Greeley West Multi-Family Planned Unit Development)

West: R-M (Residential Medium Density)

Site Characteristics:

The site is undeveloped, unimproved vacant land. Existing attached sidewalks are located along the west and south sides of the property.

Surrounding Land Uses:

North: Future multi-family development

South: Vacant commercial land

East: Future multi-family development West: Single-family attached residential

D. BACKGROUND

The subject site was originally part of the Grapevine Annexation, which was approved and zoned as PUD (Planned Unit Development) in 1981(Case No.Z 4:81). The conceptual PUD (Case No. Z 9:81) allowed for "Tech Industry" used and the final PUD (Case No. Z 8:82) approved the site for oil and gas development. Several PUDs have existed on this property overtime.

This property was originally platted as Tract B and identified for future residential medium density under the Centerplace North Subdivision in 2007. In 2020 the Greeley West Multifamily PUD was established which allows for a mix of residential, commercial, and industrial uses. The proposed subdivision plat is consistent with the original intent of the property to serve as a residential development adjacent to the Centerplace commercial activity center.

E. APPROVAL CRITERIA

Standards for a Preliminary Subdivision Plat:

In reaching recommendations and decisions on a Preliminary (Major) Subdivision Plat, the Planning Commission shall apply the following standards of Section 24-203.b.1. of the current Development Code.

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

Staff Comment:

The City's Comprehensive Plan designates this area as "Mixed Use High Intensity," which encourages a variety and mix of uses and densities. Uses are to be oriented to the streets, with public spaces and amenities serving as the prominent features of the public realm. The townhome site plan that is running concurrently with the plat is consistent with the Comprehensive Plan and the Growth Framework goals and vision.

The request complies with this criterion.

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

Staff Comment:

The property is currently vacant land surrounded by existing and future developments within the Centerplace development area. There are no identified wildlife habitats or other sensitive areas within the site. Utility infrastructure is located around the property in anticipation of future development of this parcel of land.

The request complies with this criterion.

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

Staff Comment:

The subdivision design is consistent with the R-M development and design criteria of the City's current development regulations. The preliminary subdivision plat precedes a site development plan that is concurrently being reviewed by staff in accordance with development code criteria.

This request complies with this criterion.

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

Staff Comment:

The design is consistent with the R-M zoning criteria of the current development code.

This request complies with this criterion.

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

Staff Comment:

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

The request complies with this criterion.

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

Staff Comment:

The applicant anticipates completing all infrastructure as one phase. Construction of homes will progress through the development to mitigate traffic and ensure a safe environment as residents move in to completed homes.

The request complies with this criterion.

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

Staff Comment:

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

The request complies with this criterion.

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

Staff Comment:

The applicant is required to construct on-site and appropriate off-site utility and roadway infrastructure to serve the development. The current design does not impede anticipated or planned future public infrastructure and does not deter adjacent property development. Staff are not aware of any other major infrastructure projects planned for this area.

This request complies with this criterion.

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

Staff Comment:

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

The request complies with this criterion

Consistency with the Land Use Chapter of the Comprehensive Plan.

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

o EH-2: Integrate healthy living into community planning and development.

41

- The proposal provides convenient and walkable access by future residents of the development to adjacent retail, restaurants, and service uses, as well as nearby parks and trails.
- o CG-2: Promote a balanced mix and distribution of land uses.
 - The preliminary plat follows the vision of the area to offer a mix of residential product types as part of a mixed-use neighborhood and transition from the centerplace shopping area to the single-family detached housing located one block to the north.
- CG06: Maintain and enhance the character and inter-connectivity of Greeley's neighborhoods.
 - The preliminary plat and concurrently reviewed site development plan provides additional housing options for residents, supporting the adjacent centerplace commercial center. The site is in walking distance to many of these businesses, as well as nearby transit stops, parks and trails.
- o HO-2: Encourage a broad diversity of housing options.
 - The preliminary plat and a concurrently reviewed site development plan provides increases housing availability and options near a critical commercial center within the community.

F. PHYSICAL SITE CHARACTERISTICS

1. HAZARDS

There are no known hazards on the site.

2. WILDLIFE

There are no known significant wildlife species in the subject area. Any active prairie dog holes that may exist within the development area must be mitigated to comply with Section 24-1004 of the City of Greeley's Development Code.

3. FLOODPLAIN

The subject property is not in the floodway or floodplain as identified by Federal Emergency Management Administration (FEMA) flood data.

4. DRAINAGE AND EROSION

The applicant provided a preliminary drainage report which was reviewed with the preliminary plat submittal. A final drainage report, sediment and erosion control plan, and stormwater management plan would be provided with the final plat application.

5. TRANSPORTATION

A traffic memo was provided with the preliminary plat application. The entire development is projected to generate 220 trips per day with 10 to 20 occurring during peak hours, all of

which would load into 24th Street Road. Movements associated with this development are projected to operate at a level of service B or better through a projection date of 2040.

No traffic operational issues are anticipated, and no additional roadway improvements are warranted with the proposed development.

G. SERVICES

1. WATER

Water is considered adequate for the proposed townhome use and related demand. Proposed connection would be via an 8" water main located along 24th Street Road and an 8" water main on the adjacent property to the east.

2. SANITATION

Sanitary sewer is considered adequate for the proposed townhome use and related demand. Proposed connection would be via an 8" sanitary sewer main located on the east side of the development.

3. EMERGENCY SERVICES

The subject site is served by municipal Fire and Police services. The City of Greeley's Fire Station #5, located on 24th Street is the nearest fire station; approximately 1.3 miles west from the subject site.

The nearest police station is located on 10^{th} Street and 28^{th} Avenue, approximately 3.1 miles from the subject site.

4. PARKS / OPEN SPACES

Cash-in-lieu of land dedication would be required to be paid prior to the recordation of the final plat. The anticipated parkland dedication requirement is .79 acres and the cash-in-lieu fee for the proposed 30 single-family attached residential lots is \$39,092.63.

5. SCHOOLS

The proposed project is located within Greeley-Evans School District 6. School land dedication in the form of cash-in-lieu is payable to the School District prior to the recordation of the final plat.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

As this lot is currently vacant, future development of the created single-family lots may result in a visual impact to existing homes to the west. Any development would be required to comply with the City of Greeley development standards and building and design guidelines.

2. NOISE

No impacts are anticipated. Any potential noise created by this development would be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for the hearing were mailed to surrounding property owners within 500 feet on July 7, 2022, and a notice was published on the City's website per Development Code requirements. A sign was posted on the site on July 7, 2022. As of the finalization of this report no written comments have been received.

J. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the Centerplace North Subdivision 6th Filing Preliminary Plat is in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 24-203 and therefore approves the preliminary plat as presented.

ALTERNATIVE MOTION

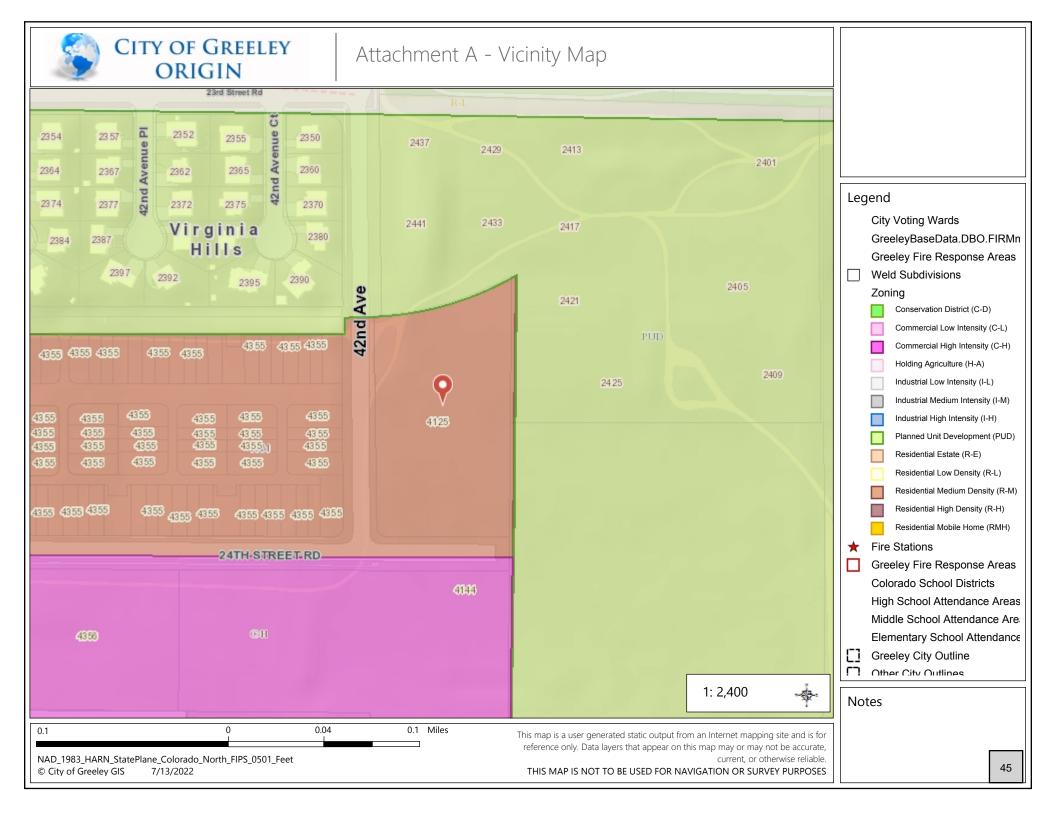
Based on the application received and the preceding analysis, the Planning Commission finds that the Centerplace North Subdivision 6th Filing Preliminary Plat is not in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 24-203 and therefore denies the preliminary plat as presented.

ATTACHMENTS

Attachment A - Vicinity Map

Attachment B - Narrative

Attachment C – Preliminary Plat



Attachment B



CENTERPLACE

DEVELOPMENT NARRATIVE

The location of the subject property is at the northeast corner of 42nd Avenue and 24th Street adjacent to the Center Place retail center. The property is currently zoned RM.

Our proposal is a 30-unit town home development that will further help fulfill Greeley's need for more entry level and affordable housing. Our project at Park Crossing with 63 units was very successful selling 63 entry level priced townhomes in 60 days. Our plan is to replicate that product on this site with similar price points and updated exterior colors.

Greeley's Housing Shortage

A February 2019 article in the Greeley Tribune reported that The City of Greeley is short an estimated 1,100 homes because of the effects of the Great Recession. Financing challenges during this period from 2008 – 2013 caused a failure in housing product getting to market. Further compounding this problem is the population growth that has persisted in Greeley, and to a larger extent, Northern Colorado. According to the Census Bureau, the Metropolitan Statistical Area that Greeley is included in was the fourth fastest growing MSA in 2017. Add to all of that, the rising cost of raw water has led to development challenges in the region.

The City formed a task force to come up with a plan to address these concerns. Their aggressive plan to build 5,557 homes in the next 5 years included

Allow detached homes, reduce lot sizes and encourage more complete neighborhoods



- Minimize development costs for affordable housing
- Improve the housing product mix
- Address rising raw water costs
- Encourage home ownership
 Calling for more diversity in single family homes, including ADU's, town homes and attached homes

Additionally, the task force suggested providing incentives to developers to build permanent affordable housing and encouraging complete neighborhoods — those that allow people to meet their daily needs within a 20-minute walk.

Greeley Community Development Director Brad Mueller told council members the plan is an outline of solutions the city could implement in the future. The potential solutions to the city's housing problem range from encouraging manufactured homes to creating incentives for developers to addressing the rising cost of raw water.

"This is itself a plan," he said. "It is not a specific set of policies or a code we're asking for you to adopt, but a roadmap."

Mayor John Gates said Greeley is in a unique position to grow in terms of housing.

"I think it's clear we love this plan," he said.

ARTICLE CREDIT – Sara Knuth - https://www.greeleytribune.com/news/a-look-at-the-ambitious-housing-plan-greeley-is-considering/

Our proposal follows this roadmap almost to the letter. Our end user will be within a 10-minute walk to Safeway, Target, and numerous restaurants and services. Easy access to Highway 34 will be attractive as well. Given the opening of the 260,000+ square feet of medical services and the massive growth around the property in the last 5 years we feel that there is no better time to implement this type of project in this location.

Development Features



Our development proposal includes some features intended to benefit the surrounding neighborhood and create a look and feel that community members will be happy with.

First, we will use an alley loaded approach to the garages in the development. This will present the surrounding neighbors with front doors and small landscaped yards. We feel this is preferable to outer facing garages.

We offer various amenities such as 9-foot ceilings on both floors, quartz countertops, undermount sinks, electronic locks, push button disposals, tile showers, over sized tubs, can LED lighting, garage key pads etc.

Another unique feature we will include is a 22-foot garage. Many of the of the surrounding housing developments seem to have an issue with fitting larger trucks in the garages. Given high volume of such vehicles in the area, it is our intention to provide our end user with adequate space to park their vehicles in their unit garages. We believe this will add to the look and feel of the development by limiting the number of vehicles parked not in the complex. Our Park Crossing project is 2/3 completed and we have noticed that our execution of large garages and large garage aprons have allowed the parking for the project to be self-contained.

The project will be surrounded with sidewalks making for plenty of foot traffic access and circulation.

We will have a pocket dog park for residences to be able to walk their dogs.

Development Timeline

The infrastructure portion of the project will be completed all at once. We anticipate the build to be 90-120 days. We anticipate building the 30 units all at once with a 6-8-month construction schedule commencing as soon as we sufficient infrastructure in place.



PRELIMINARY PLAT CENTERPLACE NORTH SUBDIVISION 6TH FILING

BEING A RESUBIDIVISION OF TRACT B. CENTERPLACE NORTH SUBDIVISION, LOCATED IN THE SOUTH HALF OF SECTION 14. TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, WELD COUNTY, COLORADO. 3.200 ACRES, 30 LOTS AND 5 OUTLOTS - PROJECT NUMBER: SUB2022-0001

STANDARD CITY NOTES

STANDAM CITY NOTES.

3 Thereit ministrances. It is multiply understood and appeal that the body understood and appeal that the city until and unless the streets are constructed in accordance with the suddedison registrated. It is desire construction plans are sufficiently and the suddedison registrated in the suddedison registrated in the suddedison registrated plans are sufficiently as the suddedison registrated in the control of the co

esponsions for ensuring that such access ways are passable, at all mes, for police, fire and emergency whichites.

Drainage master plan. The policy of the city requires that all new evelopment and redevelopment shall participate in the required rainage improvements as set forth below:

60) Degree productions the total devices and the terminal of t

LEGAL DESCRIPTION - Centerplace North Subdivision 6th Filing A plat of a parcel of land in the City of Greeley, Weld County, Colorado, located in the South Half of Section 14, Township 5 North, Range 66 West of the 6th P.M. and more particularly described as follows:

Being a Resubdivision of Tract B, Centerplace North Subdivision City of Greeley, Weld County, Colorado

Containing 3.200 Acres more or less.

Outlot A
To be open space, drainage, parking, and access for the
Centerolace North Subdivision 6th Filing Townhomes.

Outlot B
To be for Emergency Vehicle Access Easement dedicated to the City of Greeley by this plat.

Outlot D
To be open space, drainage, parking, and access for the
Centerplace North Subdivision 6th Filing Townhomes.

Outlot E
To be for Public, Emergency Access and Drainage Easement for Centerplace North Subdivision 6th
Filing Townhomes. Public and Emergency Access Easement dedicated to the City of Greeley by this

- Boals of Bearings:
 Assumed the East Line of Tract B, CENTERPLACE NORTH SUBDIVISION as bearing North OC49146* East and with all bearings contained herein relative thereto, being monumented as shown hereon.
- Recorded and apparent rights-of-way and easements are shown per the recorded plat of Centerplace North Subdivision and Title Commitment by Stewart Title Company, File No. 1416613, dated September 17, 2021.
- 3) According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
- 4) The lineal units used in preparing this survey are U.S. survey feet.
- Flood Zone: The subject parcel lies in Zone X, Areas determined to be outside the 0.2% annual chance floodplain according to the FEMA Flood insurance Rate Map, Map No. 08123C1540E dated January 20, 2016, NOT PRINTED.

LAND USE TABLE							
LOTS (30)	67,626 SQ. FT.	1.553 ACRES	48.51 %				
OUTLOT A	11,228 SQ. FT.	0.257 ACRES	8.06 %				
OUTLOT B	2,359 SQ. FT.	0.054 ACRES	1.69 %				
OUTLOT C	11,544 SQ. FT.	0.265 ACRES	8.28 %				
OUTLOT D	18,933 SQ. FT.	0.435 ACRES	13.58 %				
OUTLOT E	27,712 SQ. FT.	0.636 ACRES	19.88 %				
TOTAL	139,378 SQ. FT.	3.200 ACRES	100.00 %				

OUTLOT TABLE									
OUTLOT	PURPOSE	OWNERSHIP AND MAINTENANCE	SIZE SQ/AC						
OUTLOT A	OPEN SPACE & DRAINAGE PARKING & ACCESS	CENTERPLACE TOWNHOMES HOA	11,228/0.257						
OUTLOT B	EMERGENCY VEHICLE ACCESS	CENTERPLACE TOWNHOMES HOA	2,359/0.054						
OUTLOT C	DETENTION POND & PARK	CENTERPLACE TOWNHOMES HOA	11,544/0.265						
OUTLOT D	OPEN SPACE & DRAINAGE PARKING & ACCESS	CENTERPLACE TOWNHOMES HOA	18,933/0.435						
OUTLOT E	PUBLIC, EMERGENCY ACCESS, & DRAINAGE	CENTERPLACE TOWNHOMES HOA	27,712/0.636						

Lot Usage:

5 Outlots Total Square Footage - 71,776

SURVEYOR'S CERTIFICATE

That I. Erik Joy Snyder, do hereby certify that I prepared this pilet from an actual and accurate survey of this lond, including all existing rights—of-way and easements, and that the correst morournents shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado.

SNYDER LAND SURVEYING INC.

By: Erlk Jay Snyder Colo, L.S. 38555

OWNER / APPLICANT VECTOR DEVELOPMENT, LLC 2402 WEST 49TH AVE CT GREELEY, COLORADO 80634

ENGINEER / DESIGNER 12 CONCIL TANTO INC 16911 POTTS PLACE MEAD, COLORADO 80542 troy@2-consultants.com

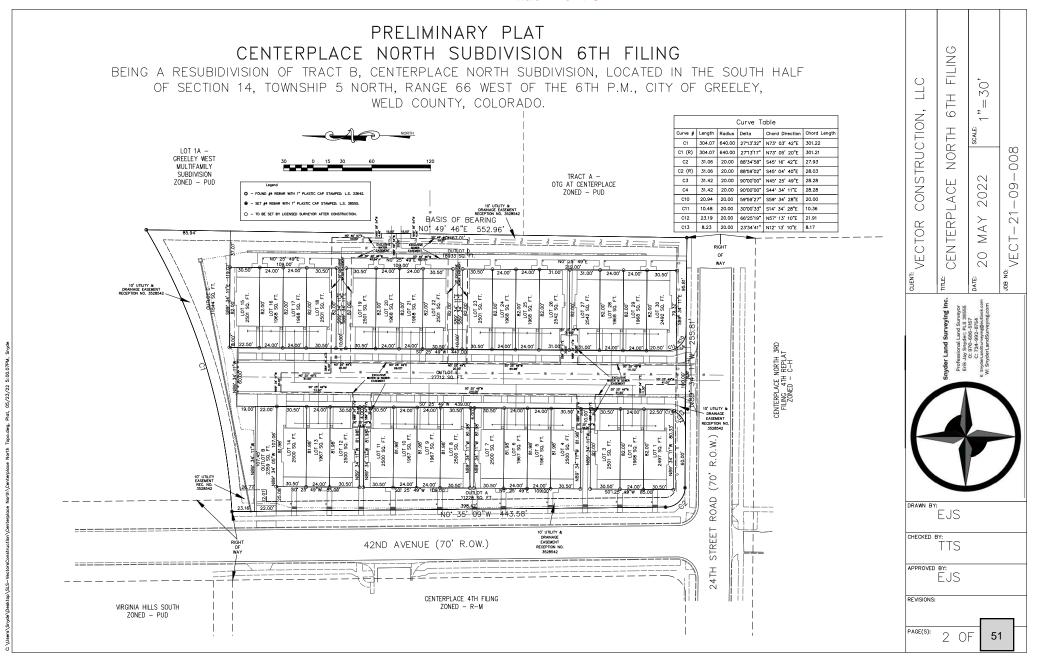
SNYDER LAND SURVEYING INC 2061 SANDWATER CT. WINDSOR, CO 80550 SnyderLandSurveyIng@Outlook.com

VICINITY MAP



NOIL $\dot{\circ}$ STRU 00 0 $\dot{\bigcirc}$ \triangleleft $\overline{\mathcal{O}}$ 7 $\overline{\Box}$ \propto Á Z 0 Y DRAWN BY: CHECKED BY:___ APPROVED BY: LJS REVISIONS: PAGE(S): 1 OF 50

Ž



Planning Commission Agenda Summary

July 26, 2022

Key Staff Contact: Kristin Cote, Planner II, 970-350-9876

Title:

Promontory Imagine School 2nd Filing, 2nd Replat – SUB2021-0031

Summary:

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating a multifamily residential development

Recommended Action:

Approval

Attachments:

Attachment A – Zoning/Vicinity Map

Attachment B - Project Narrative

Attachment C - Preliminary Plat Document

Attachment D – Preliminary Landscape Plan Excerpt

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision

FILE NUMBER: SUB2021-0031

PROJECT: Promontory Imagine School 2nd Filing, 2nd Replat

LOCATION: Northeast corner of Highway 34 Bypass and Promontory Parkway

APPLICANT: Morgan Kidder on behalf of Promontory Investments, LLC

Melanie Foslien, applicant's representative

CASE PLANNER: Kristin Cote, Planner II

PLANNING COMMISSION HEARING DATE: July 26, 2022

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a motion to approve, approve with conditions, or deny the request based on the review criteria found in Section 24-203 of the 2021 Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request for a preliminary subdivision of 30.46 acres of land into 1 lot (approx. 21.8 acres), 1 tract (approx. 7.7 acres) and right-of-way dedication for the purposes of developing a multifamily development on Lot 1 (*see Attachments*). The subject property is located at the northeast corner of Highway 34 and Promontory Parkway.

A. REOUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating a multifamily residential development.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use:

- North: PUD (Planned Unit Development) / single-family residential development
- **South:** US Hwy 34 / *state highway*
- East: PUD (Planned Unit Development) / undeveloped (future school site)
- West: PUD (Planned Unit Development) / undeveloped lands

Site Characteristics:

The site is undeveloped land with single-family residential development to the north and US Hwy 34 to the south. A future school site is identified to the east of and adjacent to the subject property, located on Tract B3.

The northeast and southwest corners of the property is encumbered by an existing fifty-foot-wide City of Greeley Exclusive Waterline Easement and an existing Drainage Easement. There is one abandoned oil and gas well location identified on the plat; however, this abandoned location does not impact the development of the site.

D. BACKGROUND

The parcels were annexed into the city in 1985 as part of the Golden Triangle Second Annexation [File No. PUD 2:85], which consisted of an area of approximately 1,701 acres. The conceptual PUD plan illustrated light industrial development, business office, park, and commercial uses on the southern portion of the PUD area that transitioned to various densities of residential and recreational/open space uses to the north.

In 1997, Council approved an amendment, which divided the Golden Triangle Concept PUD from one large PUD into six smaller PUDs [File No. PUD 11:97]. The amendment was intended to streamline the PUD approval process. Under the 1976 Development Code, PUD actions required all landowners to sign off on development plans. Understanding that the signature requirement could be cumbersome for future amendments, the concept PUD was split into six smaller PUDs and assigned each a set of allowed uses based on the concept PUD plan. The subject site is located in the Golden Triangle Concept PUD No. 1. In accordance with the Golden Triangle Concept PUD, PUD No. 1 allowed industrial uses only.

On December 1, 1998, Council approved an amendment to the Golden Triangle PUD, which rezoned the subject properties from PUD (Golden Triangle) to PUD (Tri-Pointe), [File No. PUD 8:98]. The Tri-Pointe PUD encompassed an area of 668.72 acres. The conceptual plan as approved, allowed for a mixture of land uses, varying from residential, institutional, corporation headquarters, general commercial, and a requirement for the dedication of parks, schools, and fire station location, but did not list fire stations and schools as allowed uses. From the minutes of the hearing, the applicant Craig Harrison, agreed to provide "a 10 acre-park, a 1½ acre fire station site to the City of Greeley, and a 10-acre site for an elementary school to the Windsor School District." "The park and school sites would adjoin each other; the land that is dedicated would not include any water rights or on-site infrastructure."

On March 16, 1999, Council approved an amendment to the Tri-Pointe PUD [File No. PUD 3:99], the PUD was amended, and the name of the PUD was formally changed to Promontory. This amendment also capped the amount of retail to 84.54 acres, increased the residential acreage cap from 200 acres to 250 acres (a minimum of 900 dwelling units), increased the height allowance for office/business uses from 40 feet to 70 feet and 60 feet for industrial uses, and

required of the developer to dedicate a 10-acre park and a minimum of 1.5 acres for a fire station location

On December 21, 1999, Council approved modifications to the hearing held on March 16, 1999. At this hearing, Council approved the proposed detached sidewalks, and site and building design standards, lighting standards, parking in non-residential areas to exceed 125 percent of the requirement, added a requirement for bicycle parking required, off-street parking regulations and landscaping to comply with the City's Development code, and modified the requirement of signatures to submit PUD for approvals. Under the revision, each landowner would be able to sign a letter of waiver, "forfeiting their rights, which would allow future PUDs be signed only by those pre-approving the PUD when they buy land. This proposal would be in lieu of application for final PUD approvals being submitted by the property owner, metro district, and 75 percent of all property owners owning 75 percent of the land within that tract or sub-tract." Thereby, allowing individual property owners within the individual tracts or PUD amendment to be submitted by the applicant only, and it does not require the metropolitan district's signature of approval, so long as and provided that, the district does not own land within the tract or area.

In 1999, the City of Greeley approved two metropolitan districts that serve the Promontory development, which are known as Tri-Pointe Commercial District and Tri-Pointe Residential District [MD 1:99].

The Promontory Preliminary PUD, Areas, F, L, and M, PUD Rezone, which was the 1st PUD Rezone Amendment to Areas F, L, and M [Case No. ZON2019-0012] and the Promontory Imagine School, 2nd Filing, Preliminary PUD [Case No. PUD2019-0010] were approved by Council on September 17, 2019. The Promontory Imagine School, 2nd Filing, Final PUD [Case No. PUD2019-0011] was approved by Planning Commission on September 10, 2019, and only included the plat proposal of Lot 1 and the rezoning to allow fire station and school uses within the Promontory PUD, Areas F, L, and M. Most recently, the 1st Amendment to the Promontory Imagine School, 2nd Filing, Final PUD included the Fire Station No. 6 site plan, landscape plan, and elevations for Lot 1.

The current request re-establishes lot lines for a planned multifamily project, establishes necessary easements to serve the project and dedicates right-of-way to the City.

APPROVAL CRITERIA

Standards for a Preliminary Subdivision Plat:

In reaching recommendations and decisions on a Preliminary (Major) Subdivision Plat, the Planning Commission shall apply the following standards of Section 24-203. b.1. of the current Development Code.

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

Staff Comment:

The City's Comprehensive Plan designates this area as "Mixed Use Neighborhoods," which encourages a mix of housing options, including smaller-scale multifamily buildings. The site plan for multifamily residential being reviewed concurrently with the plat is consistent with the Growth Framework of the Comprehensive Plan.

The request complies with this criterion.

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

Staff Comment:

The proposed multifamily site development plan being reviewed concurrently with the subdivision plat does not fall within an area of ecological significance and has been identified for development since the property was annexed. There are no known wildlife habitats or corridors located on or adjacent to the property.

The request complies with this criterion.

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

Staff Comment:

The subdivision design is consistent with development and design criteria of the City's current development regulations. The preliminary subdivision plat precedes a site development plan that is concurrently being reviewed by staff in accordance with development code criteria. The plat includes right-of-way dedication along the eastern edge of the plat area to be used by the current development and the future school site to the east.

This request complies with this criterion.

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

Staff Comment:

The design is consistent with development and design criteria of the City's adopted development regulations. A site development plan for a multifamily project is concurrently being reviewed by staff to ensure all criteria can be met with the proposed easements and dedications as depicted on the preliminary plat.

This request complies with this criterion.

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

Staff Comment:

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

The request complies with this criterion.

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

Staff Comment:

The applicant anticipates completing all infrastructure as one phase. Construction of multifamily buildings will progress through the development to mitigate traffic and ensure a safe environment as residents move in to completed buildings.

The request complies with this criterion.

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

Staff Comment:

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

The request complies with this criterion.

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

Staff Comment:

The applicant is required to construct on-site and appropriate off-site utility and roadway infrastructure to serve the development and build missing connections in the existing roadway network, including right-of-way along the eastern edge of the property, as depicted on the plat drawings. The site

includes a fifty foot (50') wide City of Greeley Exclusive Waterline Easement that runs diagonally through the northeast corner of Lot 1. The applicant has designed the site around this easement to allow future maintenance by the City, as needed. Additional right-of-way remains at the southwest corner of Tract A of the subject plat for any future adjustments needed to Highway 34 and Promontory Parkway.

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

This request complies with this criterion.

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

Staff Comment:

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

The request complies with this criterion

Consistency with the Land Use Chapter of the Comprehensive Plan.

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

- o EH-2: Integrate healthy living into community planning and development.
 - The proposal provides open space and recreational amenities for future residents of the development.
- o EH-4: Support and collaborate with the City's school districts.
 - The project was referred to the Weld RE-4 School District for review. In addition, the applicant has been in contact with the district to confirm cashin-lieu payment versus school site dedication requirements.
- o CG-2: Promote a balanced mix and distribution of land uses.
 - The preliminary plat establishes the base for a planned multifamily development that provides an additional residential product type to the Promontory development area, in addition to the existing single-family detached products.
- HO-2: Encourage a broad diversity of housing options.
 - The preliminary plat precedes the concurrently reviewed multifamily site development plan that provides additional housing options within the Promontory development area in the western portion of the city.

F. PHYSICAL SITE CHARACTERISTICS

HAZARDS

There are no known hazards on the site. The plat area includes existing easements and utility infrastructure that is not impacted by the plat or accompanying multifamily site development.

WILDLIFE

There are no known significant wildlife species in the subject area.

FLOODPLAIN

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

DRAINAGE AND EROSION

The applicant provided preliminary drainage report which was reviewed with the preliminary plat submittal. A final drainage report, sediment and erosion control plan, and stormwater management plan would be provided with the final plat application.

TRANSPORTATION

A traffic study was provided with the preliminary plat application. The development proposal is projected to generate 3,235 vehicle tribes per weekday. During peak hours, the study anticipates 46 vehicles entering the site and 146 vehicles exiting the site (AM peak) and 154 vehicles entering and 91 vehicles exiting the site (PM peak). All vehicles will access 20th Street along the north of the site and use Promontory Parkway to head north or south to Highway 34 or the Highway 34 Bypass (10th Street).

At the request of the City's Traffic Division, the applicant is dedicating 103rd Avenue along the east edge of the site to serve the subject property and the future school site to the east.

The City of Greeley Traffic Division, along with Engineering Development Review and the Colorado Department of Transportation (CDOT) have reviewed the Traffic Study and have no significant concerns at this point.

G. SERVICES

WATER

The City of Greeley provides water services to the area and the water distribution system is considered adequate for the proposed multifamily project. Water lines would be extended from an existing 8" main located within 20th Street to the north into the site.

SANITATION

Sanitary sewer is considered adequate for the proposed townhome use and related demand. Proposed connection would be via an 8" sanitary sewer main located off the southeast corner of the development site.

EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #6 is located directly north of and across 20th Street from the development site.

PARKS AND OPEN SPACES

The proposal includes open space will consist of detention, landscaping, parkland, and greenspace.

SCHOOLS

The subject property is located within the Weld RE-4 School District. The applicant will be required to pay the required cash-in-lieu payment to the school district as the development progresses.

METROPOLITAN DISTRICT

This project is located within the Tri-Point Residential Metropolitan District.

H. NEIGHBORHOOD IMPACTS

VISUAL

The applicant is incorporating perimeter landscaping to soften the development edges adjacent to roadways, consistent with the City's development and design criteria.

NOISE

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

I. PUBLIC NOTICE AND COMMENT

- Public Notice Signs were posted on July 1, 2022, and mailings were completed on July 8, 2022. A notice was published on the City's website per Development Code requirements. As of the finalization of this report, no additional written comments have been received.
- Mineral Rights Notifications were sent via certified mail 30 days prior to the public meeting, per Development Code requirements. No comments have been received.

J. PLANNING COMMISSION RECOMMENDED MOTIONS

Based on the application received and the preceding analysis, the Planning Commission finds that the Promontory Imagine School 2nd Filing, 2nd Replat Preliminary Plat is in compliance with Development Code Section 24-203 and therefore approves the preliminary subdivision plat as presented.

ALTERNATIVE MOTION

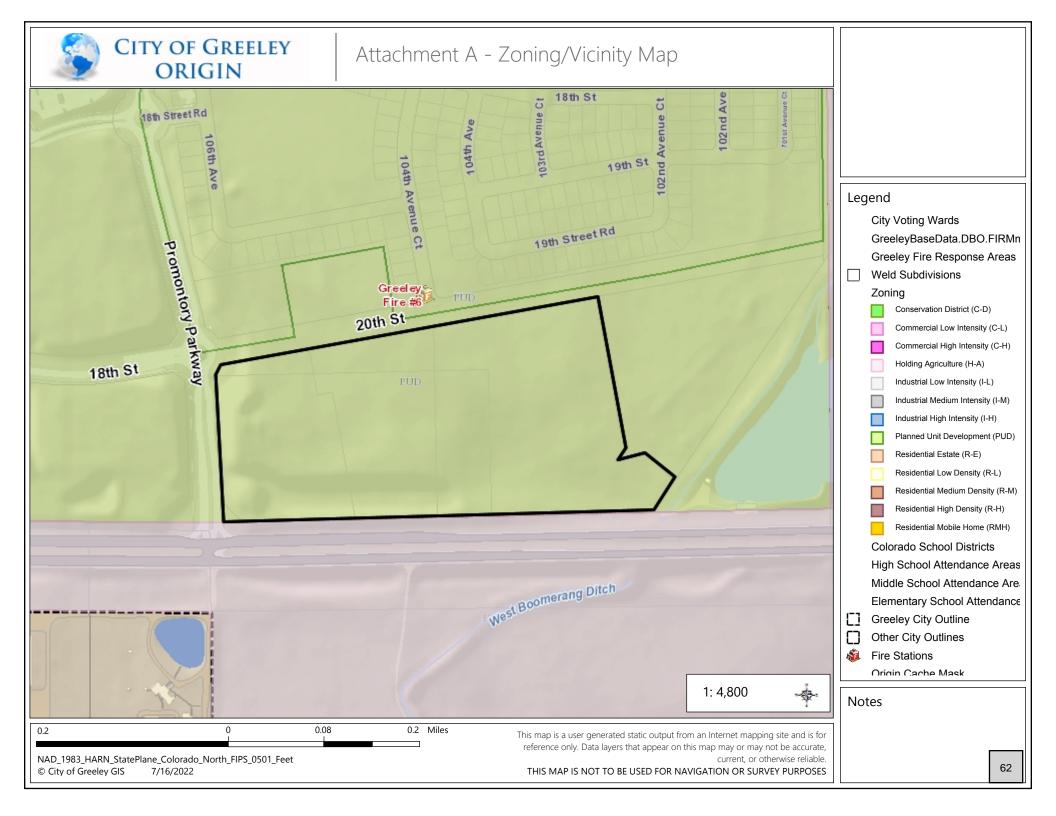
Based on the application received and the preceding analysis, the Planning Commission finds that the Promontory Imagine School 2^{nd} Filing, 2^{nd} Replat Preliminary Plat is not in compliance with Development Code Section 24-203 and therefore denies the preliminary subdivision plat as presented.

ATTACHMENTS

Attachment A – Zoning/Vicinity Map Attachment B – Project Narrative

Attachment C – Preliminary Plat Document

Attachment D – Preliminary Landscape Plan Excerpt





October 29, 2021

City of Greeley Planning and Zoning 1100 10th Street – 2nd Floor Greeley, CO 80631

Re: Promontory Imagine School 2nd Filing – Multi Family

Dear City of Greeley Staff,

The Promontory Imagine School 2nd Filing – Multi Family is bound by 20th Street to the North, Highway 34 Bypass to the South, Promontory Imagine School 2nd Filing Tract B1 to the West, and Promontory Imagine School 2nd Filing Tract B3 to the East. The legal description of the site is Promontory Imagine School 2nd Filing, Second Replat and is located in Section 12, Township 5 North, Range 67 West of the 6th Prime Meridian. *Figure 1* below highlights the site's location.



Figure 1: Outline of Promontory Imagine School 2nd Filing – Multi Family

The site is 21.76 acres, zoned as Planned Unit Development (PUD) and is currently used for agriculture. The surrounding uses consist of agriculture, single family residential, commercial and future school site. The surrounding property is zoned as Planned Unit Development (PUD) to the North, East and West.



The project is proposed for 16 ~ 21-Plex Buildings and 6 ~ 24-Plex Buildings, 4.6 acres of buildings, 10.06 acres of open space and 7.1 acres of pavement. The open space will include detention, landscaping, and green space. 891 total parking spaces are required and 896 total parking spaces are provided.

Access to the site will be provided by one access road from 20th Street to the North and one right-of-way road from 20th Street on the very east side of the project.

Raw water dedication was set by the Infrastructure and Service Agreement Recorded May 28, 1999. This set the cost of water at a combined rate of \$3,980.00 with 6% interest per year added. The cost of cash in lieu for the multifamily units using the current dedication requirements is \$470,560.77. The cost of cash in lieu for the clubhouse is \$17,006.91. And the cost of cash in lieu for the maintenance shop is \$0.03.

The site will be designed to City of Greeley Standards. Utilities for the site are provided by the City of Greeley.

If you have any questions concerning this project, please contact me at <u>robbie@northernengineering.com</u> or call me at <u>970-221-4158</u>.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.

Robbie LauerProject Manager

PROMONTORY IMAGINE SCHOOL SECOND FILING, SECOND REPLAT

BEING A REPLAT OF TRACTS B1 AND B2 OF TRACT B. PROMONTORY IMAGINE SCHOOL SECOND FILING. FIRST REPLAT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12. TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD. STATE OF COLORADO (SUB2021-0031 1.326,889 sq.ft/30,461 ac.)

Tracts B1 and B2 of Tract B, Promontory imagine School Second Filing, First Replat, recorded July 20, 2021 as Reception No. 4737040 of the Records of Wold Cour and being sinates within the Southwest Quarter (SW 1/4) of Section Twelve (17), Township Five North (T.SN.), Range Sutys—even West (R.67W.) of the Srxth Princip Meridian (6 ³⁹ PA). (C) of Genely, Country of Wedl, State of Colorado.	ity sal
Said described parcel of land contains 1,326,889 square feet or 30.46 acres, more or less (±)	
shown on the attached map as embraced within the heavy cuterior lines thereon, has subdivided the same into lots and blocks as shown on the attached map; and do hereby set saids easil portion or tract of lind and designme the same PROMONTORY MAGNIE SCHOOL SECOND FILING, SECOND REPLAT to the City Greeky, Weld County, Colorade, and does decline to the public, the extress and all essentess over and across add to set a focusion shown on oair map; and do further certify that the width of said streets, dimensions of the lots and blocks and the names and numbers thereof are correctly designated upon said map.	of
By: By:	
Larry S. Buckendorf as Authorized Agent Randy M. Schwartz as Authorized Signatory of Promontory Holdings, LLC of Weldco Land Investors, LLC	
STATE OF COLORADO)	
OUNTY OF)	
COUNT OF	
The foregoing instrument was acknowledged before me thisday of, 20, by Larry S. Buckendorf, as Authorized Agent of Promentory Holdings, LLC.	
Witness my hand and official seal.	
My commission expires:	
(SEAL)	
Notary Public	
STATE OF COLORADO)	
) ss.	
COUNTY OF)	
The foregoing instrument was acknowledged before me thisday of20 by Randy M. Schwartz, as Authorized Signatory of Weldeo Lan Investors, LLC.	d
Witness my hand and official seal.	
My commission expires:	
(SEAL)	
Notary Public	
Policity 1 work	
ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER	
CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE	
SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS	ŝ

STANDARD NOTES:

- a. Street maintenance. It is mutually understood and aerood that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of said notwer than the construction of the construction of the construction of said notwer than the construction of the
- Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or other entity other than the City is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross-access easements, drainage easements, etc.)
- c. Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the development agreemen Drainage maintenance. The property owners shall be repossible for maintenance of all drainage facilities installed pursuant to the development agreement. Requirements include, but not not limited to maintaining the expert disconstructive development agreement. For maintaining offset services, four testification of the expert of the exp
- d. Drainage liability. The City does not assume any liability for drainage facilities improperly designed or constructed. The City reviews drainage plans but cannot, on behalf of any applicant, owner or developer, guarantee that final drainage design review and approval by the City will relieve said person, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.
- e. Landerge maintenance. The courses of this solidistions, their successors and/or assigns in interest, the adjacent property contents), homeometer's association or entity other than the City's responsible for maintenance and updacent perimenter fencing or wells, landergoing and undexqual reason and/sewalts between the property lines and any paved roadways. The owners of this solidistions, their successors and/or assigns in interest or an entity other than the City, agree to the responsibility of maintaining and other open space areas associated with this development.
- f. Sight distance. The clear vision zone of a corner lot, as determined by Section 24-1265(c)(4) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level
- g. Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association will be responsible for ensuring that such access ways are passable, at all times, for
- h. Drainage master plan. The policy of the City requires that all new development and redevelopment shall participate in the required drainage improvements as set forth Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plat Debugs and construct the focal dranage system as defined by the final dranage report and plan and the short water management plan a manter planed contact. Debugs and construct the connection of the understood management of enabled convergence capacity, such as a manter planed contact plan and the plan of the plan of
- the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five (5) feet of the common lot line, as may be needed to maintain and repair the adjacent, asked to worker's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.
- 3, Steet lighting, 41 lies are onlying to and bound by suffit, which are now and may in the fitting be filled with the Pathle Utilities Commission of the State of Colorado relating to steet (lighting in the sole)-vision, topped with mixes, price and regulations better provided and solelyer of a finture areacondorses and changes thereon. The owners or their successors and/or salegas in interest, shall pay, as billed, a partition of the cost of public sever lighting in the subdivision in accordance to applicable trace, rules and regulations, including fame memodenests and changes on file with the Pathle Utilities Commission.
- k. Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall mature growth or other encumbrances located in water or sewer main easements
- I. Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of paving or other improved surfaces subsequent to the repair of a water or sewer main shall be the responsibility of the homeowners' or condominium association. The Water and Sewer Department will safely backfull the neeth to the surface, but not rebuild any surface improvements.

334,975 S.F. 739 A.C. 44,013 S.F. 1,01 A.C.

Exclusive Sanitary Sewer Easement

& Sanitary Sewer Easement (EA&EWSE)

1) This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. Northern Engineering relied upon Bargain and Sale Deed recorded December 21, 2021 as Reception No. 4786965 of the Records of Weld County to aid in Easement and Ownership research.

2) Basis of Bearings is the South line of the Southwest Quarter of Section 12. Township 5 North, Range 67 West as bearing North 88° 41' 39" East (assumed bearing

3) PROMONTORY IMAGINE SCHOOL SECOND FILING, SECOND REPLAT contains 1,326,889 square feet, or 30,461 acres, more or less

OWNERSHIP/MAINTENANCE Property Owner

Water & Sewer Utilities and Fire & Emergency Access

5) Horizontal Datum: Coordinate system is a Northern Engineering local coordinate system based on modified State Plane coordinates scaled at 1.00026470 (0.99973537) about (0,0). Lineal measure is based on the U.S. Survey Foot.

6) The intent of this plat is to Replat Tract B1 and Tract B2, Tract B, Promontory Imagine School Second Filing, First Replat, to Dedicate Additional Easements to the City of Greeley, to depict an Easement Vacation within the bounds of said Tract B as shown within this mapping as well as to dedicate 60f of Public Right of Way with a 578 Andius Culd-ease. This plat proposes to creat 1 Lot, 1 Tract and 1 Paret for Public Right of Way Dedication.

EASEMENT CRANTED TO SURFACE MAINTENANCE

Property Owner

City of Greeley

DEVELOPER/APPLICANT

Journey Homes Larry Buckendorf 7251 W. 20th Street, L-200 (970) 352-7072

PLANNER/ LANDSCAPE ARCHITECT Ripley Design, Inc. Alex Garvert 419 Canyon Avenue, Suite 200

Fort Collins, Colorado 80521 (970) 224-5828

SITE ENGINEER

Northern Engineering Services, Inc. Robbie Lauer 301 North Howes Street, Suite 100 Fort Collins, Colorado 80521 (970) 221-4158

SURVEYOR

Northern Engineering Services, Inc. Aaron M. Lund, PLS 820 8th Street Greeley, Colorado 80631





I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that I prepared this plat from an actual and accurate survey of the land, including all existing rights-of-way easements and that the corner monuments shown thereon were properly placed supervision, in accordance with the regulations of the State of Colorado.



For and on behalf of Northern Engineering Services, Inc.

	A COLOMBO
200	RADO LIC
#0	30NM. W
-	38670/
6	38670
/AG	:////
hin	BULLAND.
1/1000	* Sportogo

Registered Professional Land Surveyor LS 38670

PLANNING COMMISSION APPROVAL

Director of Community Developmen

FDR & Civil Inspections Manage

COMMUNITY DEVELOPMENT DIRECTOR

DEDICATION STATEMENT:

Promontory Holdings, LLC and Weldco Land Investors, LLC, being the sole owner(s) in fee of.

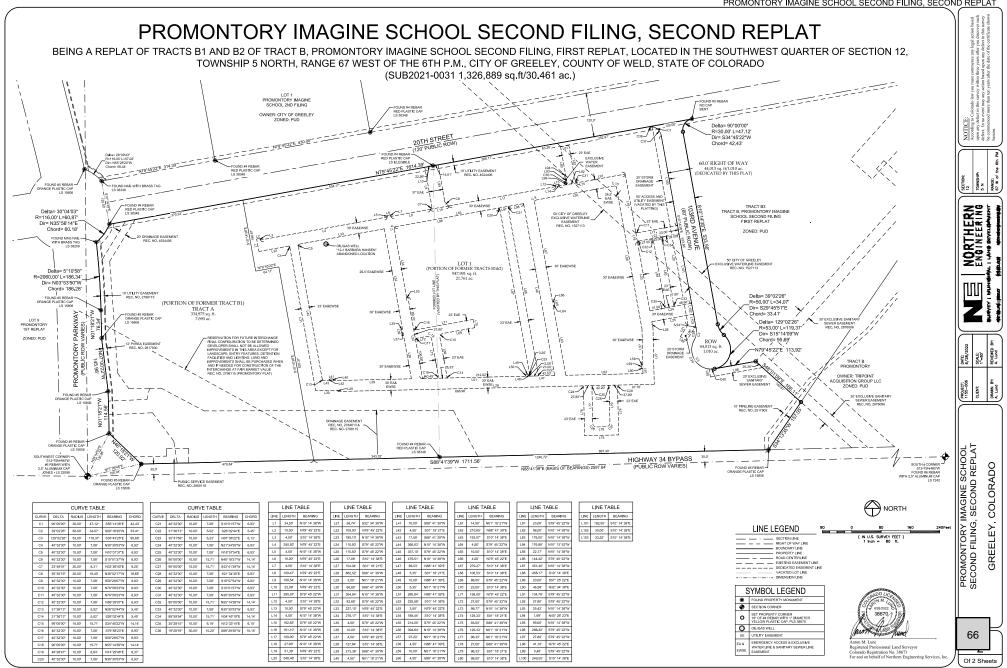
Approved by the City of Greeley Planning Commission on ______day of ___

OWNERSHIP MAINTENANCE PURPOSE TRACT A Future Development Property Owner Property Owner 334,975 S.F. 7.69 A.C.
TOTAL 334,975 S.F. 7.69 A.C.

NOTICE:
According to C
upon any defec
defect. In no e
be commenced

ш≈.

三三 NORTE ENGINE





Monthly Construction Report

June 2022



Community Development BUILDING INSPECTION

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

CONSTRUCTION ACTIVITY SUMMARY June 2022

TOTAL PERMIT ACTIVITY

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

No. of Permits Valuation

396

\$42,716,092

RESIDENTIAL

	No. of Permits/Buildings	No. Units	Valuation
Single Family Dwelling:	45	45	\$ 13,071,012
Multi-Family (Buildings)	1/1	24	\$ 3,986,016
Remodel and Addition Work:	55	n/a	\$ 1,341,833

COMMERCIAL

	No. of Permits	Valuation
New Commercial Projects:	2	\$ 1,201,063

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

- > Construction of an Aircraft Storage Hangar, at 803 Luscombe Ln, by Steve McIntire, for a Total Valuation of \$571,063.
- > Construction of a Swimming Pool, at 2405 38th Avenue, by Brinkman Construction, for a Total Valuation of \$630,000.



Building Inspection Division Construction Activity Comparative Analysis

		June 2022	June 2021	YTD 2022	YTD 2021
New Single Family Dwelling Units*	# of Permits # of Units Valuation	45 45 13,071,012	14 14 4,515,944	291 291 88,641,850	64 64 19,531,087
Single Family Footing	# of Permits	2	2	13	11
& Foundation Only	Valuation	50,111	51,001	353,027	281,470
New Multi-Family Dwellings Units*	# of Permits # of Buildings # of Units Valuation	1 1 24 3,986,016	15 7 95 14,052,709	68 51 1,056 154,465,371	115 40 279 49,819,916
Multi-Family Footing & Foundation Only	# of Permits Valuation	0	0	0	0
Residential Additions and Remodels	# of Permits	55	35	187	186
	Valuation	1,341,833	727,117	4,695,952	4,227,174
New Commercial	# of Permits	2	6	46	13
Projects	Valuation	1,201,063	28,533,774	79,643,586	119,255,929
Commercial Footing & Foundation Only	# of Permits Valuation	0	0	1 154,388	0
Commercial Additions and Remodels	# of Permits	23	15	82	63
	Valuation	19,655,269	1,489,849	42,968,771	8,236,671
Miscellaneous Permits	# of Permits	264	313	1,205	1,227
	Valuation	3,355,788	3,712,155	15,579,472	16,299,074
Mobile Home Permits	# of Permits	4	1	13	3
	Valuation	55,000	7,500	127,500	18,500
TOTALS	# of Permits	396	401	1,906	1,682
	Valuation	42,716,092	53,090,049	386,629,917	217,669,821

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

Permit Number ISSUED	JOBVALUE_SITE_ADDR	PERMITTYPE	PERMTSUBTYPE	DESCRIPTION	CONTRACTOR_NAME	SITE_LOT_NO	SITE_BLOCK	SITE_SUBDIVISION	MODELNUMBER_BL	DG_SQFT_BALANCE_DUE
2206-0001 06/16/2022 2206-0284 06/17/2022 BCN2203-0253 06/07/2022	8,206 4620 4TH ST 33 2,500 110 14TH AVE 571,063 803 LUSCOMBE LN	MECHANICAL PLUMBING COMMERCIAL NEW COMMERCIAL NEW COMMERCIAL NEW	AIR CONDITIONING WATER SEWER REPAIR WAREHOUSE	remove existing ac and replace with new like ac Repair and replace approximately 80- of sewer service pipe. Hangar Aircraft storage	CONTRACTOR NAME ALLEN PLUMBING & HEATING Don Busman Steve Moletine	33	NONE 1	DOVÉ CREEK BILLINGS & SYLVESTER WELD CO MUNICIPAL AIRPORT		0 0 0 0
BCN2204-0436 06/30/2022 BCN2204-0578 06/10/2022	8000000.00 2221 28TH AVE 20,000 105 62ND AVE	COMMERCIAL NEW COMMERCIAL NEW	EDUCATIONAL CONSTRUCTION TRAILER	Tangar Ancian storage 17,000 sf Addition to existing Meeker Elementary construction trailer	Steve Mointire GH PHIPPS CONSTRUCTION COMPANIES DR HORTON			NORTHRIDGE ESTATES 1ST REPLAT		17,009 0 400 0
BCN2205-0526 06/20/2022 BCN2205-0706 06/20/2022	3986015.84 5601 29TH ST BLDG 14 15000 6614 4TH STREET RD 630,000 2405 38TH AVE 15000 95TH AVE & 10TH ST	COMMERCIAL NEW COMMERCIAL NEW COMMERCIAL NEW	CONSTRUCTION TRAILER AMUSEMENT RECREATION	Build a New 3-Story 24 Unit Apartment Building Temporary Construction Trailer with Electric Only Clubhouse Pool, Plan Review Fee Only	HARTFORD CONSTRUCTION LLC DAVE LENORT SUMMIT EXCAVATION AND GRADING LLC			MOUNTAIN VIEW AT WEST T-BONE RANCH 4TH RPLT CITY CENTER WEST RESIDENTIAL 2ND FG GREELEY WEST MULTIFAMILY		28,664 0 160 0 3,624 0
BCN2206-0191 06/23/2022 BCN2206-0193 06/30/2022	1500 95TH AVE 1500 95TH AVE & 10TH ST 5000 923 6TH ST	COMMERCIAL NEW COMMERCIAL NEW	CONSTRUCTION TRAILER CONSTRUCTION TRAILER			2	NONE			250 0 360 0
BCX2108-0369 06/07/2022 BCX2110-0220 06/23/2022	15000 95TH AVE 8 10TH ST 5000 95TH AVE 8 10TH ST 1.113,000 1100 8TH AVE UNIT 100 20,001 19 8 E 22MD ST 30,001 2450 22TH ST 20,000 2850 31ST AVE 15,000 2600 38TH AVE 15,000 2600 38TH AVE	COMMERCIAL NEW COMMERCIAL NEW COMMERCIAL EXISTING	TENANT FINISH REMODEL	Temporary Construction Trailer Restaurant & Bar Tenart Interiors Interior Renovation to existing Office w/ Exterior Finishes Renovation to existing Leasing Office and Exterior	PINKARD CONSTRUCTION COMPANY	2	83 2	IMMACULATA PLAZA MINOR SUB 1ST RPLT BLOCK 83 55 RESORT PARKVIEW MALED USE 1ST RPLT		4,371 0 325 0
BCX2110-0223 06/23/2022 BCX2110-0224 06/23/2022 BCX2110-0225 06/23/2022	20,000 2450 29TH ST 20,000 2658 31ST AVE 15,000 2600 36TH AVE	COMMERCIAL EXISTING COMMERCIAL EXISTING COMMERCIAL EXISTING	REMODEL REMODEL	Demovation to Existing Celebra Office with Extender Colors		NONE	NONE	GALLERY GREEN III GATEWAY PARK FG#3 1ST RPLT		615 0 200 0
BCX2202-0268 06/14/2022 BCX2203-0144 06/07/2022	3,900,000 341 14TH AVE 1,700,000 1201 21ST AVE	COMMERCIAL EXISTING COMMERCIAL EXISTING	ADDITION REMODEL	Classroom Addition Firishes, Hardware, Unit Verit Replacement, Secure Vestibule Firishes, Secure Vestibule Complete teamst Improvement build-out within existing bilds	ROCHE CONSTRUCTORS INC ADOLESON & PETERSON CONSTRUCTION ADOLESON & PETERSON CONSTRUCTION MAXWELL BUILDERS INC	NONE NONE	NONE	WARNERS SUB: SCHOOL DISTRICT IS ADDIT CLIVER HOWARDS SUB OF B138 & 145 GREELEY COMMONS MINOR		11,847 0 62,198 0
BCX2203-0145 06/09/2022 BCX2204-0134 06/30/2022 BCX2204-0134 06/30/2022	300,000 1315 4TH AVE 659,642 4735 29TH ST G	COMMERCIAL EXISTING COMMERCIAL EXISTING COMMERCIAL EXISTING	REMODE I	Firishes, Secure Vestibule Complete tenant improvement build-out within existing bidg Bornous and collaps matrix states.	ADOLFSON & PETERSON CONSTRUCTION MAXWELL BUILDERS INC WOODY INVESTMENTS LLC	NONE 1	NONE	OLIVER HOWARDS SUB OF B138 & 145 GREELEY COMMONS MINOR CRANFORDS SUB OF BLOCKS 162 & 155		62,198 0 45,399 0 27,977 0
BCX2204-0311 06/29/2022 BCX2204-0526 06/09/2022 BCX2205-0354 06/02/2022	3,000,000 2223 16TH ST 120,000 1130 8TH AVE	COMMERCIAL EXISTING COMMERCIAL EXISTING	REMODEL DEMOLITION	Remove and replace metal stairs Heath Middle School Renovations Summer 2022 Site demolston work orty	MAGNELL BUILDERS INC WOODY INVESTMENTS LLC SAMPSON CONSTRUCTION CO INC ANCON II CONSTRUCTORS, INC	5	83	BLOCK 83 FIRESTONE RETAIL CENTER		79,545 0 10,265 0
BCX2205-0490 06/09/2022 BCX2205-0573 06/23/2022 BCX2205-0575 06/23/2022	8,000 3820 10TH ST UNIT B1 132,236 1106 26TH AVE	COMMEDCIAL EXICTING	ACCESSORY STRUCTURES ACCESSORY STRUCTURES	Building Counter, Storage room and office, electrical Removing and replacing 8 decks	Melanie Rocha-Business Owner DS CONSTRUCTORS LLC DS CONSTRUCTORS LLC	NONE MONE	NONE PT	MARKET SQUARE SHOPPING CENTER GREELEY PLAZA GREELEY PLAZA		1,300 0
BCX2205-0577 06/23/2022 BCX2205-0579 06/23/2022	132,326 1032 26TH AVE 132,326 1034 26TH AVE	COMMERCIAL EXISTING COMMERCIAL EXISTING	ACCESSORY STRUCTURES ACCESSORY STRUCTURES	Removing and replacing 8 decks Removing and replacing 8 decks	DS CONSTRUCTORS LLC DS CONSTRUCTORS LLC	NONE NONE	PT PT	GREELEY PLAZA GREELEY PLAZA		0 0
BCX2205-0608 06/03/2022 BCX2205-0795 06/24/2022 BCX2206-0036 06/10/222 BCX2206-0030 06/14/2022	\$50,000,000 PM A ME \$50,000 SM A ME \$50,000 SM A ME \$10,000 SM A ME \$10,000 SM A ME \$10,000 SM A ME \$50,000 SM	COMMERCIAL EXISTING MESCHOPITAL NEW MESCHOPITAL NE	DEMOLITION REMODEL ACCESSORY STRUCTURES	From Madis School Recovation Surviver 2022 Statist Coulder, Service and Service School Schoo	DS CONSTRUCTORS LLC DS CONSTRUCTORS LLC DS CONSTRUCTORS LLC AJRIDE DEMOSITION and Recycling, LLC PARK PLACE HOMES LLC WINTERHAWK ELECTRIC LLC MAR Fabrication	G	NONE NONE	FOX RUN BUSINESS PARK FINAL PLAT		4,136 0 2,892 0
BCX2206-0036 06/14/2022 BCX2206-0040 06/14/2022 BCX2206-0053 06/20/2022	4,00014650 GENTEMPLAGE DH 10,356 905 28TH AVE 45 0001244 DUNDEF AVE C	COMMERCIAL EXISTING COMMERCIAL EXISTING COMMERCIAL EXISTING	REMODEL TENANT FINISH	Adding a zuamp circuit for an automated pick up locker. Tearing out and replacing stairs and handrall Convert call center into warehouse snace on MEP score	M&R Fabrication	3	4 NONE	CENTERPLACE SUB MEADOWLARK 2ND ADD FETC SUB		0 0 0 0
BRN2202-0212 06/21/2022 BRN2204-0019 06/17/2022	337,575 111 57TH AVE 219,520 1228 104TH AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Proh Deck Incl AC Unfinish Bamt Incl Lwn Sprkir New SFD Cvrd Proh Incl AC Unfinish Bamt Incl Lwn Sprkir	Benchmark Custom Homes BARTRAN	1 8	8	COTTAGES AT KELLY FARM 1ST RPLT PROMONTORY RESIDENTIAL 3RD FG	1946 2	1,946 0 1,457 0
BRN2205-0005 06/09/2022 BRN2205-0320 06/14/2022 BRN2205-0376 06/06/2022	435,235 6634 4TH STREET RD 438,478 514 66TH AVE 415 564 6104 B. ST	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Proh Incl AC 414 at Finish Bamt Incl Lwn Spridr New SFD Cvrd Proh Incl AC 414 at Finish Bamt Incl Lwn Spridr New SFD Cvrd Proh Incl AC No Bamt Incl Lwn Spridr Crw Spri	HARTFORD CONSTRUCTION LLC Hartford Homes, LLC DR HORTON	156	1 3	PROMONTORY RESIDENTIAL 3RD FG CITY CENTER WEST RESIDENTIAL 2ND FG CITY CENTER WEST RESIDENTIAL 2ND FG NORTHRIDGE STATES, 1ST REPLAT	Plan 6 Twain Plan 6 Twain X429	2,570 0 2,570 0 2,652 0
BRN2205-0619 06/03/2022 BRN2205-0620 06/03/2022	292,786 1619 104TH AVE 264,396 1625 104TH AVE	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Proh No AC Unfinish Bsmt Inol Lwn Sprikr New SFD Cvrd Proh No AC Unfinish Bsmt Inol Lwn Sprikr	Journey Homes, LLC Journey Homes, LLC	271 272	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	SL1788 SL1604	1,788 0 1,604 0
BRN2205-0623 06/03/2022 BRN2205-0624 06/03/2022	208,903 1631 104TH AVE 265,653 10306 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SED Cyra Pron No AC Untinish Bsmt Inci Lwn Spixir	Journey Homes, LLC Journey Homes, LLC	273 222	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	R1208 R1540	1,208 0 1,540 0
BRN2205-0625 06/03/2022 BRN2205-0628 06/03/2022 BRN2205-0647 06/16/2022	250,34010310 171H ST 382,863 10314 17TH ST 262,194 6140 B ST	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Proh No AC Urtinish Bamt Inci Lwn Spridr New SFD Cvrd Proh No AC Urtinish Bamt Inci Lwn Spridr New SFD Cvrd Proh No AC Urtinish Bamt Inci Lwn Spridr New SFD Cvrd Proh Inci AC No Bamt Inci Lwn Spridr Crwl Spc	Journey Homes, LLC JSJ Construction of Northern Colorado, LLC DR HORTON	220	1 1 3	PROMONTORY IMAGINE SCHOOL SRD FG PROMONTORY IMAGINE SCHOOL SRD FG NORTHRIDGE ESTATES 1ST REPLAT	TS2334 X450	2,334 0 1,635 0
BRN2205-0648 06/16/2022 BRN2205-0649 06/16/2022	376,906 6148 B ST 427,303 6136 B ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Proh Incl AC No Bamt Incl Lwn Sprkir Crwl Spo New SFD Cvrd Proh Incl AC No Bamt Incl Lwn Sprkir Crwl Spo	DR HORTON DR HORTON DR HORTON	4	3	NORTHRIDGE ESTATES 1ST REPLAT NORTHRIDGE ESTATES 1ST REPLAT	x427 X452	2,398 0 2,718 0
BRN2205-0650 06/16/2022 BRN2205-0651 06/16/2022 BRN2205-0656 06/07/2022	415,564 211 N 62ND AVE 399,355 6144 B ST 208 903 10204 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prohind AC No Barnt Incl Lwn Sprikt Crwl Spo New SFD Cvrd Prohind AC No Barnt Incl Lwn Sprikt Crwl Spo New SFD Cvrd Prohin No AC Littlinks Barnt Incl Lwn Sprikt	DR HORTON Journey Homes, LLC	2 224	3	NORTHRIDGE ESTATES 1ST REPLAT	X429 X430 R1208	2,546 0 1,208 0
BRN2205-0658 06/03/2022 BRN2205-0659 06/03/2022	SALED CONTROL OF THE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Proh No AC Untinish Bsmt Incl Lwn Spridr New SFD Cvrd Proh No AC Untinish Bsmt Incl Lwn Spridr	Journey Homes, LLC	295 296	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	TS1712 R1208	1,712 0 1,208 0
BRN2205-0664 06/03/2022 BRN2205-0665 06/03/2022 BRN2205-0667 06/03/2022	223,046 10401 16TH STREET RD 278,773 10405 16TH STREET RD 250,340 10319 16TH STREET RD	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Urthrish Bamt Incl Lwn Sgridr New SFD Cvrd Prch No AC Urthrish Bamt Incl Lwn Sgridr New SFD Cvrd Prch No AC Urthrish Bamt Incl Lwn Sgridr New SFD Cvrd Prch No AC Urthrish Bamt Incl Lwn Sgridr New SFD Cvrd Prch No AC Urthrish Bamt Incl Lwn Sgridr	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	298 299 297	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	T1288 TS1648 R1444	1,288 0 1,648 0
BRN2205-0669 06/03/2022 BRN2205-0669 06/07/2022	291,278 10302 17TH ST 398,868 10200 17TH ST	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prich No AC Untilinish Barnt Inci Lwn Spikir New SFD Cvrd Prich No AC Untilinish Barnt Inci Lwn Spikir New SFD Cvrd Prich No AC Untilinish Barnt Inci Lwn Spikir New SFD Cvrd Prich Inci AC 507 sf Finish Barnt Inci Lwn Spikir	Journey Homes, LLC JSJ Construction of Northern Colorado, LLC JSJ Construction of Northern Colorado, LLC	223 225	1	PROMONTORY IMAGINE SCHOOL 3RD FG	TS1738 TS2334	1,738 0 2,334 0
BRN2205-0682 06/03/2022 BRN2205-0683 06/03/2022	278,773 10303 16TH STREET RD 208,903 10307 16TH STREET RD 209,903 10307 16TH STREET RD	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Untinish Bsmt Incl Lwn Spridr New SFD Cvrd Prch No AC Untinish Bsmt Incl Lwn Spridr New SFD Cvrd Prch No AC Untinish Bsmt Incl Lwn Spridr New SFD Cvrd Prch Incl AC No Bred Incl Lwn Spridr Coul Spc	Journey Homes, LLC Journey Homes, LLC DR HORTON	293 294	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG MOOTUBING ESTATES SCHOOL 3RD FG	TS1648 R1208	1,648 0 1,208 0
BRN2205-0685 06/03/2022 BRN2205-0686 06/16/2022	288, 109 1602 103RD AVE 389, 289 1207 N 62ND AVE	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prohind AC no asmit ind Lwn Sprikr Cvw Spc New SFD Cvrd Proh No AC Unfinish Bsmt Ind Lwn Sprikr New SFD Cvrd Proh Ind AC No Bsmt Ind Lwn Sprikr Crw Spc	Journey Homes, LLC DR HORTON	32 292 31	1	NURT HRILDGE ESTATES TST REPLAT PROMONTORY MAGINE SCHOOL SRD FG NORTHRIDGE ESTATES TST REPLAT PROMONTORY MAGINE SCHOOL SRD FG	X450 TS1712 X430	1,635 0 1,712 0 2,546 0
BRN2205-0687 06/03/2022 BRN2205-0688 06/03/2022	250,340 1606 103RD AVENUE CT 208,903 1611 103RD AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW		New SFD Cvrd Prch No AC Unfirish Barnt Incil Lwn Sprikt New SFD Cvrd Prch No AC Unfirish Barnt Incil Lwn Sprikt New SFD Cvrd Prch No AC Unfirish Barnt Incil Lwn Sprikt New SFD Cvrd Prch No AC Unfirish Barnt Incil Lwn Sprikt New SFD Cvrd Prch No AC Unfirish Barnt Incil Lwn Sprikt	Journey Homes, LLC	291 282	1	PROMONTORY IMAGINE SCHOOL 3RD FG	R1444 R1208	1,444 0 1,208 0
BRN2205-0691 06/03/2022 BRN2205-0693 06/03/2022	264,396 1615 103RD AVENUE CT 223,069 1619 103RD AVENUE CT 282,785 1803 103MD AVE	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE EAST OF THE STATE OF T	New SFD Cvrd Proh No AC Untinish Bsmt Inci Lwn Spridr New SFD Cvrd Proh No AC Untinish Bsmt Inci Lwn Spridr New SFD Cvrd Proh No AC Untinish Bsmt Inci Lwn Spridr New SFD Cvrd Proh No AC Untinish Bsmt Inci Lwn Spridr	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	283 284	1	PROMONTORY IMAGINE SCHOOL 3RD FG	SL1604 R1288	1,604 0 1,288 0
BRN2205-0705 06/03/2022 BRN2205-0707 06/03/2022	260,340 (1606 103RD AVENUE CT 268,303) (1811 103RD AVENUE CT 264,396 (1615 103RD AVENUE CT 22,056 (1603 102RD AVENUE CT 282,766 (1603 102RD AVENUE CT 282,766 (1603 102RD AVE 264,366 (1611 102RD AVE 264,366 (1611 102RD AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SPD C vid Pich No AL Utilistals sismi tirol Law Spikir New SPD C vid Pich No AC Utilistals sismi tirol Law Spikir New SPD C vid Pich No AC Utilistals Best int cit Law Spikir New SPD C vid Pich No AC Utilistals Best in Lick Law Spikir New SPD C vid Pich No AC Utilistals Best in Lick Law Spikir New SPD C vid Pich No AC Utilistals Best in Lick Law Spikir New SPD C vid Pich No AC Utilistals Best in Lick Law Spikir New SPD C vid Pich No AC Utilistals Best in Lick Law Spikir	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	203 204	1	PROMONTORY IMAGINE SCHOOL SRD FG PROMONTORY IMAGINE SCHOOL SRD FG PROMONTORY IMAGINE SCHOOL SRD FG	R1208 SL1604	1,788 0 1,208 0 1,604 0
BRN2205-0709 06/03/2022 BRN2205-0710 06/07/2022	223,046 1615 102ND AVE 250,340 1623 103RD AVENUE CT	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Prch No AC Untinish Bamt Inci Lwn Sprikir New SFD Cvrd Prch No AC Untinish Bamt Inci Lwn Sprikir New SFD Cvrd Prch No AC 191 st Finish Bamt Inci Lwn Sprikir New SFD Cvrd Prch No AC Untinish Bamt Inci Lwn Sprikir	Journey Homes, LLC Journey Homes, LLC Journey Homes, LLC	205 285	1	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	R1288 R1444	1,288 0 1,444 0
BRN2205-0740 06/03/2022 BRN2205-0741 06/03/2022	293,008 1604 102ND AVE 250,340 1612 102ND AVE 223,066 1608 102ND AVE	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SED Cyrd Proh No AC Unfinish Bsmt Inci Lwn Sprior New SED Cyrd Proh No AC Unfinish Bsmt Inci Lwn Sprior New SED Cyrd Proh No AC Unfinish Bsmt Inci Lwn Sprior	Journey Homes, LLC Journey Homes, LLC	183 181 182	1	PROMONTORY IMAGINE SCHOOL SRD FG PROMONTORY IMAGINE SCHOOL SRD FG PROMONTORY IMAGINE SCHOOL SRD FG	R1444 R1288	1,712 U 1,444 0 1,288 0
BRN2205-0742 06/03/2022 BRN2205-0748 06/22/2022	223.066 1615 1020N AVE 250.306 1623 103PG AVENUE CT 250.061 1604 1020N AVE 250.061 1604 1020N AVE 250.061 1605 1020N AVE 223.064 1605 1020N AVE 250.064 1605 1020N AVE	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cwid Proh No AC Unfinish Barnt Incl Lwn Spridt New SFD Cwid Proh No AC Unfinish Barnt Incl Lwn Spridt New SFD Cwid Proh No AC Unfinish Barnt Incl Lwn Spridt New SFD Cwid Proh Incl AC Unfinish Barnt No Lwn Spridt	Journey Homes, LLC CB SIGNATURE HOMES	184	1 4	PROMONTORY IMAGINE SCHOOL 3RD FG NORTHRIDGE ESTATES 1ST REPLAT	R1444 Gentry	1,444 0 1,824 0
BRN2205-0749 06/22/2022 BRN2205-0787 06/22/2022 BRN2205-0110 06/10/2022	293,169 120 62ND AVE 293,069 6504 2ND ST	RESIDENTIAL NEW RESIDENTIAL NEW	SINGLE FAMILY DWELLING SINGLE FAMILY DWELLING	New SFD Cvrd Proh Incl AC Unfinish Bamt No Lwn Sprikr New SFD Cvrd Proh Incl AC Unfinish Bamt No Lwn Sprikr English and Expertish Child February ED	CB SIGNATURE HOMES CB SIGNATURE HOMES EADTRAN	19 8	4	NORTHRIDGE ESTATES 1ST REPLAT NORTHRIDGE ESTATES 1ST REPLAT PRIMOMETRY DESIRENTIAL 3PD EG	Winchester Winchester	1,632 0 1,632 0
BRN2206-0112 06/10/2022 BRX1908-0649 06/14/2022	24,293 1222 105TH AVENUE CT 51,433 209 16TH AVE	RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL NEW RESIDENTIAL EXISTING RESIDENTIAL EXISTING	FOOTING AND FOUNDATION ONLY ADDITION	Footing and Foundation Only for Future SFD adding a room to the 2nd floor of my house no plumbing	BARTRAN Roy Molna	5	7	PROMONTORY RESIDENTIAL 3RD FG EPPLES SUB	2	1,457 0
BRX2004-0219 06/09/2022 BRX2104-0156 06/23/2022	12,000 1946 19TH AVE 1,000 1213 103RD AVENUE CT	RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING	ADDITION DEMOLITION PATIO DECK COVER AWNING	New SFD Cvrd Pich Ind AC Urdinsh Barth No Lum Spider Footing and Foundation Only for Future SFD Footing and Foundation Only for Future SFD Soding a room to the Part Biot or fifty House to plambling sominion impoured thoughtes swimming pool and pool equipment Revised No peoples-First concrete also addition we people service impoured thoughtes swimming pool and pool equipment Revised No peoples-First concrete also addition we people	Derick Griego Mallory Pillard	813	8	WORTHWING ESTATES STEPANT PROMOTED THE SECOND STEPANT PROM		0 0
BRX2111-0190 06/03/2022 BRX2203-0315 06/14/2022	28,000 1709 13TH AVE 48 1771402 15TH ST	RESIDENTIAL EXISTING RESIDENTIAL EXISTING	REMODEL REMODEL	Irrepror remode: add shower to existing 1/2 bath in attic Full remodel of house 1896 so ft total	MILLENNIAL Investments Inc	4 NONE	71 14 168	HUNT LENS SUB CRANFORDS 2ND ADD GREFIEY CITY		0 0
BRX2204-0259 06/29/2022 BRX2204-0273 06/20/2022	8,500 1604 8TH AVE 15,000 1617 10TH AVE	RESIDENTIAL EXISTING	REMODEL REMODEL	redistant planes - and controls pass assessive perges for the planes - and controls pass assessive perges for removal of house 1996 gq II dotal more a lithin and religion gg II dotal more allowed and gg II dotal more a lithin and gg II dotal more and gg II dotal Global and Good and Good and gg II dotal Global and Good and Good and Good and Gg II dotal Global and Good and	MILLENNIAL Investments Inc WOODY INVESTMENTS LLC VDA CONSTRUCTION LLC Paggy Burkey Sus Tresham Tuff Shed	45 4	2	CRANFORDS AND ADD CRANFORDS AND ADD CRANFORDS AND CRANFORDS ADD CRANFORDS ADD		0 0
BRX2204-0351 06/14/2022 BRX2204-0375 06/07/2022 BRX2204-0617 06/21/2022	69,664 6407 ASHCROFT RD 111,648 3580 68TH AVENUE CT	RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING	REMODEL REMODEL BASEMENT FINISH BASEMENT FINISH STORAGE SHED ADDITION	Firish living space. Some work was done and approved 2005 Firish Basement Build a plant	Peggy Burkey Sue Tresham Tuff Shed	11	41	ASHTON ESTATES SUB ST MICHAELS SUB HIGHE AND DADRY WEST		0 0
BRX2205-0020 06/01/2022 BRX2205-0090 06/20/2022	185,000 104 38TH AVE 100,000 1900 26TH AVENUE CT	RESIDENTIAL EXISTING RESIDENTIAL EXISTING	ADDITION ACCESSORY STRUCTURES BASEMENT FINISH	Adding a Shop with Apartment above Shop / Garage Building	BUXMAN CONSTRUCTION LLC WCC Construction LLC	25 7	NONE 12	CHARGEN BE FORDING THE		0 0
BRX2205-0090 06/20/2022 BRX2205-0148 06/03/2022 BRX2205-0360 06/03/2022	4,489 1900 104TH AVENUE CT 9,800 5325 B ST	RESIDENTIAL EXISTING RESIDENTIAL EXISTING	DECK	Shop Garage Building Finish Basement Bathroom Deck	Journey Homes, LLC Greg Taylor	5	5	PROMONTORY IMAGINE SCHOOL 3RD FG FOREST GLEN AT KELLY FARM SUB 2ND FG		0 0
BRX2205-0362 06/26/2022 BRX2205-0400 06/01/2022 BRX2205-0403 06/05/2022	18,730,314 44TH AVE 43,945,9011 19TH STREET RD 18,596,8794 16TH ST RD	RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING	DECK BASEMENT FINISH BASEMENT FINISH BASEMENT FINISH	14x24 elevated deck Firish Basement Basement Firish Walknut 0 Berlmoms 1 hathroom	BUXMAN DONS TRUCTION LC WCC Construction LC Journey Homes, LC Going Tajor LOGITACO, ENCES SECRIL LC LOGITACO, ENCES SECRIL LC LARGE JASK TRADESMEN REMODELENG UN DESIGNO UN DESIGNO UN DESIGNO	3	5	PHEASANT RUN SUB PEBBLE BROOK SUB TRAILS AT SHEEP DRAW		0 0
BRX2205-0481 06/08/2022 BRX2205-0485 06/17/2022	47,651 2329 75TH AVE 5,437 618 40TH AVE	RESIDENTIAL EXISTING RESIDENTIAL EXISTING	BASEMENT FINISH REMODEL GARAGE ADDITION	Fish: Basement Walkout, 0 Badrooms, 1 baltroom Firsh: 900 square tool basement Instal 2 Egross Windows and State of St	TRADESMEN REMODELING UNI DESIGN EAGLE CARPORTS INC.	10	16 8	HOMESTEAD HEIGHTS 4TH FG WESTMOOR 2ND FG		0 0
BRX2205-0499 06/17/2022 BRX2205-0561 06/17/2022 BRX2205-0637 06/06/2022	48,000 7110 12TH ST 7,500 1836 21ST AVE	RESIDENTIAL EXISTING RESIDENTIAL EXISTING	GARAGE ADDITION ACCESSORY STRUCTURES METHAMPHETAMINE REMEDIATION BASEMENT FINISH	additional Garage for parking my truck and boat out of snow Install 2 egress windows in a basement	EAGLE CARPORTS INC. CM SHEPARD CONSTRUCTION INC Colorado Premier Restoration	9	NONE NONE	KNAUS SUB 2ND FG ELLINGERS SUB L21 MONT VIEW PARK		0 0
BRX2205-0639 06/17/2022 BRX2205-0643 06/02/2022	10,000 4129 30TH STREET RD 15,300 1124 10TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH REMODEL		Cori Ginin COMPLETE BASEMENT SYSTEMS	6	6	GATEWAY ESTATES 3RD FG GREELEY CITY		0 0
BRX2205-0672 06/07/2022 BRX2205-0679 06/02/2022	4,000 2041 WEDGEWOOD CT 10,000 2015 31ST ST	RESIDENTIAL EXISTING	SIDING SOFFIT FASCIA							
BRX2205-0696 06/07/2022 BRX2205-0750 06/03/2022 BRX2205-0751 06/07/2022	50,000 1202 52ND AVE	RESIDENTIAL EXISTING	FIRE OR FLOOD RESTORATION	replacing siding and painting the house Repair damaged roof due to falling tree	Manuel Castilo-owner ALL PHASE RESTORATION	9 18	74 2 7	GREELEY CITY WEDGWOOD PUD SOUTHMOOR VILLAGE 2ND FG		0 0
BRX2205-0761 06/13/2022 BRX2205-0762 06/02/2022	8,200 337 53RD AVE	RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING	REMODEL SIDING SOFFIT FASCIA FIRE OR FLOOD RESTORATION DECK REMODEL PATIO DECK COVER AWNING	replacing siding and painting the house Repair damaged noof due to falling tree 2 story deck Install exterior down where one does not currently exist. Porch Cover over Rear Concrete Stato	MAJOR WOODCRAFT LLC	9 18 15 1 28	74 2 7 9 14	WECKNICOD PUD AGE SPID FG SOUTHINGORD SEND FG SOUTHINGORD WEST FORE HOMESTEAD HEIGHTS ATH FG GEN EDEN AT KELLY FARM SUB		0 0 0 0 0 0 0 0
BRAZZUG-076Z 06/02/2022	8,200 337 53RD AVE 8,200 337 53RD AVE 35,140 6143 16TH ST 14,800 10415 18TH ST	RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING RESIDENTIAL EXISTING	FIRE OR FLOOD RESTORATION DECK REMODEL PATIO DECK COVER AWNING BASEMENT FINISH BASEMENT FINISH	replacing siding and painting his house Repair damaged not due to faing tree 2 day dock. 2 day dock. 2 day dock. 2 day dock. 2 day dock. 3 day dock dock and a day dock dock dock dock dock dock dock dock	Manusi Castilo-owner ALL PHASE RESTORATION MAJOR WOODCRAFT LLC ELEVATED HUMANITY MOUNTAIN STATES BUILDING SERVICES Wesley King R.C. DESIGN & CONSTRUCTION	9 18 15 1 28 20	74 2 7 9 14 1 5	WELSHINGOPPEL MEETING FG SOUTHWELSHING FG GOATHY CLEEN MEETING FOR THE MEET		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRX2205-0788 06/20/2022 BRX2205-0788 06/20/2022 BRX2206-0006 06/17/2022	1,300,2200 /H H AVE 8,000,307 5,8HD AVE 83,140,6143 16H H ST 1,480,01 10H5 16HH ST 1,205,037,2415T AVE 4,500,037,2415T AVE 4,500,0455 7,374 1750,651 50 1293	RESIDENTIAL EXISTING	RIRE OR FLOOD RESTORATION OCCK REMODEL PATIO DECK COVER AWNING BASEMENT FINISH BASEMENT FINISH PATIO DECK COVER AWNING UAGABERNY FINISH VALUE OF THE STREET	Install exterior door where one does not currently exist. Porch Cover over Rear Concrete Slab Basement Firish Partial basement firish Building a Porch Cover Patting in Bedoms and family room	MAJOR WOODCRAFT LC ELEVATED HUMANITY MOUNTAIN STATES BUILDING SERVICES Wesley King R.C. DESIGN & CONSTRUCTION Joel Villamed	9 18 15 1 1 28 20 20	74 2 7 9 14 1 5 5	COUNTRY CLUB WEST FORZ HOMESTEAD HEIGHTS 4TH FG GLEN EDEN AT KELLY FARM SUB FOR KILLY SARM SUB FOR KILLY SAR		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRX2205-0788 06/20/2022 BRX2205-0788 06/20/2022 BRX2206-0005 06/17/2022 BRX2206-0021 06/27/2022 BRX2206-0034 06/17/2022 BRX2206-0056 06/23/2022	1,500,600,000 TO AVE 3,500,600,500 TO AVE 3,500,600,500 TO AVE 4,500,600,500 TO AVE 4,500,600 TO AVE 4,	RESIDENTIAL EXISTING	USEAN DOEL PATIO DECK COVER AWNING BASSEMENT FRUSH BASSEMENT FRUSH BASSEMENT FRUSH PATIO DECK COVER AWNING BASSEMENT SPUSH BAS	Install artestor door where one does not currently exist. Point Cover over Hear Connoted Stab Basement Flirish Partial basement Rinsh Bastering at Porch Cover Hung in Bastering at Porch Cover Putting in Bastering at Porch Cover Putting in Bastering at Rinsh your Putting in Bastering at 18 partial basement Putting in Bastering at 18 partial basement Putting Basement Putting Basement Putting Basement	MAJOR WOODCRAFT LIC ELEVATED HAMABITY MOUNTAIN STATES BILLIONG SERVICES WISBLY KIRG WISBLY KIRG WISBLY KIRG LOOP TO THE STATES BILLIONG SERVICES UP TO THE STATES SHAPE STATES SHAPE STATES LOOP TO THE STATES SHAPE STATES LOOP TO THE STATES SHAPE STATES SHAPE SHAPE STATES SHAPE	9 18 15 1 1 28 20 20 5	4	COUNTRY CLUB WIGH FIGUR CONTRIVENCY CLUB WIGH FIGUR FOR THE BUR SHE CLUB WIGHT FOR THE BUR SHE CLUB WIGH FOR THE BUR SHE CLUB WIGH FOR TH		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRX2206-0788 66/20/2022 BRX2206-0788 66/20/2022 BRX2206-0005 66/17/2022 BRX2206-0021 06/27/2022 BRX2206-0034 06/17/2022 BRX2206-0056 66/23/2022 BRX2206-0060 06/16/2022 BRX2206-0060 06/16/2022 BRX2206-0060 06/16/2022	8.200527 SSPD AVE 55.100141 STR 157 14.20010415 ISTN 157 14.20010415 ISTN 157 14.20010415 ISTN 157 15.000250 24TH STREET FD 2022 10.004271 SSPH 157 STREET FD 2022 10.004271 SSPH 157 STREET FD 2022 11.4017410 ISTN 157 11.4017410 ISTN 157 50.000220 250 DT	RESIDENTIAL EXISTING	USEAN DOEL PATIO DECK COVER AWNING BASSEMENT FRUSH BASSEMENT FRUSH BASSEMENT FRUSH PATIO DECK COVER AWNING BASSEMENT SPUSH BAS	Install artestor door where one does not currently exist. Point Cover over Hear Connoted Stab Basement Flirish Partial basement Rinsh Bastering at Porch Cover Hung in Bastering at Porch Cover Putting in Bastering at Porch Cover Putting in Bastering at Rinsh your Putting in Bastering at 18 partial basement Putting in Bastering at 18 partial basement Putting Basement Putting Basement Putting Basement	MAJOR WOODCRAFT LIC ELEVATED HAMABITY MOUNTAIN STATES BILLIONG SERVICES WISBLY KIRG WISBLY KIRG WISBLY KIRG LOOP TO THE STATES BILLIONG SERVICES UP TO THE STATES SHAPE STATES SHAPE STATES LOOP TO THE STATES SHAPE STATES LOOP TO THE STATES SHAPE STATES SHAPE SHAPE STATES SHAPE	9 18 15 1 15 1 28 20 20 5 10 10 10	4	COUNTRY CLUB WIGH FIGUR CONTRIVENCY CLUB WIGH FIGUR FOR THE BUR SHE CLUB WIGHT FOR THE BUR SHE CLUB WIGH FOR THE BUR SHE CLUB WIGH FOR TH		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRX2205-0782 (602/2022 BRX2205-0788 (62/2022) BRX2205-0006 (677/2022 BRX2205-0012 (6627/2022 BRX2205-0034 (677/2022 BRX2205-0056 (62/2022) BRX2205-0056 (62/2022) BRX2205-0056 (62/2022) BRX2205-0056 (67/2022) BRX2205-0107 (677/2022) BRX2205-0107 (677/2022) BRX2205-0125 (677/2022) BRX2205-0132 (62/2022)	8.20(327 SSPD AVE 8.24(46)+13.5 STF1 ST 14.00(10415.187H ST 14.00(10415.187H ST 14.00(10415.187H ST 14.00(10415.187H ST 14.00(10415.187H ST 15.00(495.247H STREET RD 2002 1.06(4317.187H ST 11.06(7410.187H ST 11.06(7410.187H ST 8.00(2005.27H STREET RD 8.00(2005.27H STREET RD 8.00(2005.27H STREET RD	RESIDENTIAL EXISTING	RANDOSE PATO DESC COVER AWNING BASSIMET FRISH RANDOSE BASSIMET FRISH RANDOSE BASSIMET FRISH	mail claim does when you does not convert each. Support 1 side. Support	MACH WOODERFILE LEWYED HAND SERVICES WEST PER SE	9 18 15 1 1 28 20 20 5 10 10 19 2 2	4	COUNTRY CLUB WIGH FIGUR CONTRIVENCY CLUB WIGH FIGUR FOR THE BUR SHE CLUB WIGHT FOR THE BUR SHE CLUB WIGH FOR THE BUR SHE CLUB WIGH FOR TH		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
GRY 2006-0788 65-07-0022 BRY 2006-0039 66-07-0022 BRY 2006-0031 66-27-0022 BRY 2006-0031 66-27-0022 BRY 2006-0039 66-27-0022 BRY 2006-0096 66-23-0022 BRY 2006-0096 66-23-0022 BRY 2006-0096 66-23-0022 BRY 2006-0096 66-23-0022 BRY 2006-0128 66-23-0022 BRY 2006-018-006-018-002-006-018-002-018-006-018-002-018-006-018-002-018-006-018-002-018-006-018-002-018-006-018-002-018-006-018-002-018-006-018-002-018-006-018-002-018-006-018-002-018-006-018-002-018-006-018-002-018-006-018-002-018-006-018-002-018-006-018-002-018-008-00	EXCOLUT SPRICE AND EXCELLENGES	RESIDENTIAL EXISTING	REMODEL PATO DEEC COVER AWNENG PATO DEEC COVER AWNENG RESIDENT FREE	Intell selected does when one does not converty exist. Partial bearing freely. Partial partial bearing freely. Partial partial bearing freely. Partial partial bearing and bearing freely. Partial partial partial partial bearing freely.	MACHE MODIONAL TURN OF TURN O	9 118 115 11 228 20 20 35 10 10 10 19 22 14	4	COUNTRY CLUB WIGH FIGUR CONTRIVENCY CLUB WIGH FIGUR FOR THE BUR SHE CLUB WIGHT FOR THE BUR SHE CLUB WIGH FOR THE BUR SHE CLUB WIGH FOR TH		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
ENVIOLE OF THE 000 000 000 000 000 000 000 000 000 0	\$1,000 FOR ANY \$1,000	RESIDENTIAL EXISTING	RANDOSE PATO DESC COVER AWNING BASSIMET FRISH RANDOSE BASSIMET FRISH RANDOSE BASSIMET FRISH	model defined does when you do not not construct each	BALOW WOOCOMET LIN MOUNTAIN STATE BILLIONS SERVICES (RIGHE) ROS (R	9	4 5 5 1 NONE 2 8 8	COUNTRY CLUB WIST FIGE. COUNTRY CLUB WIST FIGE. FOR THE BUB WIST CLUB WIST FIG. FOR THE BUB WIST CLUB WIST CLUB WIST COUNTRY CLUB WIST CLUB WIST FOR THE BUB WIST CLUB WIST FOR THE BUB WI		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
### (1997) 1997 199	8.00(01) STORY AVE 8.00(01) STORY AVE 1.00(01) STORY STORY AVE 1.00(01) STORY STORY STORY 1.00(01) STORY STORY 1.	RESIDIONTIAL EXISTING RESIDENTIAL EXISTING	CALLOGE, PATO DEEK COVER ANNING PATO DEEK COVER ANNING EXERCITY FRIEND EXECUTY FRIEND EXEC	model defined does when you do not not construct each	BALOR WOODCOMPT LIC WASHINGTON TO THE CONTROL OF T	9 18 18 15 15 15 17 18 17 18 17 18 17 18 18 17 18 18 18 18 18 18 18 18 18 18 18 18 18	4 4 5 5 1 NONE 2 2 8 8 1 NONE 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COUNTRY CLAR WIST FIGUR CONTRIVEN CLAR WIST FIR		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BYX202-0-198	EDOS OF SPRICE AND A STATE OF	RESIDIONTIAL EXISTING RESIDENTIAL EXISTING	CALLOGE, PATO DEEK COVER ANNING PATO DEEK COVER ANNING EXERCITY FRIEND EXECUTY FRIEND EXEC	model defined does when you do not never be cold. Supported Firsts Supported First	MACHY MODOCRAFT LLE MACHY MODOCRAFT LLE MODOCRAFT STATES BELIDADS SERVICES MODERATOR STATES BELIDADS SERVICES MODERATOR STATES BELIDADS SERVICES MODERATOR STATES OUT MACH BELIDADS OUT MACH BEL	9 18 15 15 17 26 26 26 26 27 27 27 2	4 4 5 5 1 NONE 2 2 8 8 1 NONE 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COUNTRY CLAR WIST FIGUR CONTRIVEN CLAR WIST FIR		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
8942266 (198	### 100 STORY AND STORY AN	RESIDIONTIAL EXISTING RESIDENTIAL EXISTING	CALFOCK AND THE CONTRACTOR AND T	model defined does when you do not never be cold. Supported Firsts Supported First	MACHY MODOCRAFT LLE MACHY MODOCRAFT LLE MODOCRAFT STATES BELIDADS SERVICES MODERATOR STATES BELIDADS SERVICES MODERATOR STATES BELIDADS SERVICES MODERATOR STATES OUT MACH BELIDADS OUT MACH BEL	9 18 19 19 19 19 19 19 19 19 19 19 19 19 19	4 4 5 5 1 NONE 2 2 8 8 1 NONE 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COUNTRY CLAR WIST FIGUR CONTRIVEN CLAR WIST FIR		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRX2206-0260 06/20/2022 BRX2206-0314 06/27/2022 BRX2206-0356 06/28/2022	BEODIST SPIRS ATE BY LODDIST SPIRS ATE BY LODDIST SPIRS ATE EXPRESS ATES ATES LODDIST SPIRS ATES LODD	MEDIGIPITAL COST PAGE SESSIPITAL COST PAGE	CALLOGE, PATO DEEK COVER ANNING PATO DEEK COVER ANNING EXERCITY FRIEND EXECUTY FRIEND EXEC	model defined does when you do not never be cold. Supported Firsts Supported First	MACHE WOOCHEN'T LICE MACHINE STATE BULDON SERVICES MOSE ASS MOS	2 18 15 17 18 18 18 18 18 18 18 18 18 18 18 18 18	4 4 5 5 1 NONE 2 2 8 8 1 NONE 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COUNTRY CLAR WIST FIGUR CONTRIVEN CLAR WIST FIR		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRX2206-0314 06/27/2022 BRX2206-0356 06/28/2022 ELEC2206-0013 06/01/2022 ELEC2206-0046 06/03/2022	## 100 OF SHOP AND ## 1	MERIDAYILA, ENGYANG MERIDAYILA, ENGYANG MERIDAYIL	CRUTOSE PATO DECK COVER ANNING EXERCITY FRIEND EXERCIT	model defined does where you does not convert word. Segment Finish. Segm	BAACH WOOCOMET LILL MOUTHAN STATES BRUDNO SERVICES RIGHE YOU MOUTHAN STATES BRUDNO SERVICES RIGHE YOU MOUTHAN STATES BRUDNO SERVICES COT THAN STATES MOUTHAN STATES MOUTHAN SERVICES COT THAN SERVICES COMMENT SERV	18 15 17 18 18 18 18 18 18 18 18 18 18 18 18 18	4 4 5 1 1 NONE 2 8 8 1 NONE 11 4 4 1 7 1 7 17 NONE 5 9 9 PT 9 9	COMPATING CLAB WRIST FAGE COMPATING CLAB WRIST FAGE BY DETECTAN FACE AND THE STATE OF THE STAT		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRX2206-0314 06/27/2022 BRX2206-0356 06/28/2022 ELEC2206-0013 06/01/2022 ELEC2206-0046 06/03/2022	EXCOLOR SPRING AND EXCOLOR SPRIN	MERIDAYILA, ENGYANG MERIDAYILA, ENGYANG MERIDAYIL	CRUTOSE PATIO DESC. COVER ANNINO AND DESC. COVER ANNINO ASSENSIT PROBE ASS	model defined does where you does not convert word. Segment Finish. Segm	MACHE WOOCOMET LILL MOCHTAN STATES BRADNO SERVICES MOCHTAN S	18 18 18 18 18 18 18 18 18 18 18 18 18 1	4 4 5 1 1 NONE 2 8 8 1 NONE 11 4 4 1 7 1 7 17 NONE 5 9 9 PT 9 9	COMPATING CLAB WRIST FAGE COMPATING CLAB WRIST FAGE BY DETECTAN FACE AND THE STATE OF THE STAT		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
BRX2206-0314 06/27/2022 BRX2206-0356 06/28/2022 ELEC2206-0013 06/01/2022 ELEC2206-0046 06/03/2022	BALODIST SINKS ATE	MERIDAYILA, ENGYANG MERIDAYILA, ENGYANG MERIDAYIL	PANTO GENE COVER ANNING APPLIO GENE COVER ANNING ASSENSE PROBLEM ASSENS	inside delated does when you does not convertly evide. Emparty 17516. Empart	DALOW WOOCOMAT LINE MACHINE STATE BELIAND SERVICES MIGHT AND STATE SELECTION SERVICES MIGHT AND STATE SELECTION SERVICES MIGHT AND STATE SELECTION SERVICES COTT TAKE SELECTION	18 15 15 16 17 18 18 18 18 18 18 18 18 18 18 18 18 18	4 4 5 1 1 NONE 2 8 8 1 NONE 11 4 4 1 7 1 7 17 NONE 5 9 9 PT 9 9	COMPATING CLAB WRIST FAGE COMPATING CLAB WRIST FAGE BY DETECTAN FACE AND THE STATE OF THE STAT		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
9HX205-0250 (9527-0202 9HX205-0314 (9527-0202 9HX205-0315 (9527-0202 9HX205-0315 (9527-0202 9HX205-0315 (9528-0202 ELE-C205-0045 (9507-0202 ELE-C205-0045 (9507-0202 ELE-C205-0141 (9508-0202 ELE-C205-0141 (9508-0202 ELE-C205-0141 (9508-0202 ELE-C205-0045 (9508-0203 ELE-C205-0045 (9508-0203 EL	18079(211) SANU AYEE FED 12250(1728 SEEF AVE 1807) SEEF AVE 1807 SEEF AV	MERIDAYITAL KUSTANG MERIDA	CRUTOSE PATIO DESC COVER ANNINO PATIO DESC COVER ANNINO SESSIVE PROBLEM AND DESC COVER ANNINO AND DESCRIPTION OF THE ANNINO AND DESCRIPTION O	inside delated does when you does not convertly evide. Emparty 17516. Empart	MACHE WOODSHAFT LIST MACHINE STATES BALLONG SERVICES MACHINES THE BALLONG SERVICES LOSE THE BALLONG SERVICES MACHINES S	10 10 10 10 10 10 10 10 10 10 10 10 10 1	4 4 5 1 1 NONE 2 8 8 1 NONE 11 4 4 1 7 1 7 17 NONE 5 9 9 PT 9 9	COUNTRY CLAR WIST FIGE CONTRIVE CLAR WIST FIGE CONTRIVE CLAR WIST FIGE CONTRIVE CLAR CLAR CLAR CLAR CLAR CLAR CLAR CLAR		
BRX206-0491 6027022 BRX206-0414 6027022 BRX206-0406 306 6027022 BRX206-0406 306 6027022 ELEC226-0016 306 10202 ELEC226-0018 306 10202 ELEC226-010 506 10202 ELEC226-026 208 6016002 ELEC226-026 208 6016002 ELEC226-026 208 6016002 ELEC226-026 208 6016002	18079(211) SANU AYEE FED 12250(1728 SEEF AVE 1807) SEEF AVE 1807 SEEF AV	MERIDAYILA, ENGYANG MERIDAYILA, ENGYANG MERIDAYIL	PANTO GENE COVER ANNING APPLIO GENE COVER ANNING ASSENSE PROBLEM ASSENS	inside delated does when you does not convertly evide. Emparty 17516. Empart	MACHE WOODSHAFT LIST MACHINE STATES BALLONG SERVICES MACHINES THE BALLONG SERVICES LOSE THE BALLONG SERVICES MACHINES S	18 18 18 18 18 18 18 18 18 18 18 18 18 1	4 4 5 1 1 NONE 2 8 8 1 NONE 11 4 4 1 7 1 7 17 NONE 5 9 9 PT 9 9	COUNTRY CLAR WIST FIGE CONTRIVE CLAR WIST FIG. CONTRIVE CLAR WIST FIG		
BHX200-030 (Med 2007/00/2007) BHX200-030 (Med 2007/00/2007) BHX200-030 (Med 2007/00/2007) BLEC200-040 (Med 2007/00/2	4.775.445.5711.5716.1710.1711.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.445.5716.445.445.5716.445.5716.445.5716.445.5716.445.5716.445.5716.445.5716.4	MERIDAYITAL KUSTANG MERIDA	CRUTOSE PATIO DESC COVER ANNINO PATIO DESC COVER ANNINO SESSIVE PROBLEM AND DESC COVER ANNINO AND DESCRIPTION OF THE ANNINO AND DESCRIPTION O	Inside definite does when you does not converte word. Exempted 17516. Ex	MACHE WOODSHAFT LIST MACHINE STATES BALLONG SERVICES MACHINES THE BALLONG SERVICES LOSE THE BALLONG SERVICES MACHINES S	1	4 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COMMITTED CLASS WAS FIGURE CO		
BRAZ266-0060 (8/20/2022 BRAZ266-00364 (8/27/2022 BRAZ266-00364 (8/27/2022 BRAZ266-00364 (8/28/2022 ELEC/206-00446 (8/03/2022 ELEC/206-00446 (8/03/2022 ELEC/206-00447 (8/03/2022 ELEC/206-00447 (8/03/2022 ELEC/206-00447 (8/03/2022 ELEC/206-00447 (8/03/2022 ELEC/206-00447 (8/03/2022 ELEC/206-0047 (8/14/2022 ELEC/206-0047 (8/14/2022 ELEC/206-0048 (8/14/2022 ELEC/206-0048 (8/14/2022	4.775.445.5711.5716.1710.1711.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.445.5716.445.445.5716.445.5716.445.5716.445.5716.445.5716.445.5716.445.5716.4	MERIDAYILA, ENDYMOR SENDING SE	CRUTOSE PATIO DESC COVER ANNINO PATIO DESC COVER ANNINO SESSIVE PROBLEM AND DESC COVER ANNINO AND DESCRIPTION OF THE ANNINO AND DESCRIPTION O	inside delated does when you does not convertly evide. Emparty 17516. Empart	MACHE WOODSHAFT LIST MACHINE STATES BALLONG SERVICES MACHINES THE BALLONG SERVICES LOSE THE BALLONG SERVICES MACHINES S	18	4 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COMMITTED CLASS WAS FIGURE CO		
1814/2006-0114	4.775.445.5711.5716.1710.1711.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.445.5716.445.445.5716.445.5716.445.5716.445.5716.445.5716.445.5716.445.5716.4	MERIDAYILA, EUG PAGA MERIDAYIL	AND DESCRIPTIONS AND DE	Inside definite does when you does not converte word. Exempted 17516. Ex	MACHE WOODSHAFT LIST MACHINE STATES BALLONG SERVICES MACHINES THE BALLONG SERVICES LOSE THE BALLONG SERVICES MACHINES S	18	4 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COMPATION CALLS WEST FAGE COMPATION CALLS WEST FAGE DE TERLA TAX CALLS WEST FAGE TO SEE THE TAX CALLS WEST FAGE TO SEE THE TAX CALLS WEST FAGE CONTRIBUTED TO SEE THE TAX CALLS WEST FAGE CONTRI		
DRIVERS (\$11 t. 027.002) DRIVERS (\$15 t. 027.002) U. (\$200.002)	4.775.445.5711.5716.1710.1711.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.5711.5716.445.445.5716.445.445.5716.445.5716.445.5716.445.5716.445.5716.445.5716.445.5716.4	MERIDAYITAL EUROPAGA MERIDAYITAL EUROPAGA MERIDAYITAL KUSTYAN MERI	AND DESCRIPTIONS AND DE	Inside definite does when you does not converte word. Exempted 17516. Ex	MACHE WOODCOME! LIST MACHEN WOODCOME! LIST MACHEN STATES BALDING SERVICES MACHEN STATES BALDING SERVICES MACHEN STATES BALDING SERVICES MACHEN STATES LOSE INC. LOSE INC.	15 15 15 15 15 15 15 15	4 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	COMMITTED CLASS WAS FIGURE CO		
INCOME. 0.11	4.775.444 STIN STREET FO 2.200 1/20 HIN AND 5.000 2.200 1/20 HIN AND	MERIDAYILA, EUG PAGA MERIDAYIL	AND DESCRIPTIONS AND DE	Inside definite does when you does not converte word. Exempted 17516. Ex	DALOW WOOCOMAT LINE MACHINE STATE BELIAND SERVICES MIGHT AND STATE SELECTION SERVICES MIGHT AND STATE SELECTION SERVICES MIGHT AND STATE SELECTION SERVICES COTT TAKE SELECTION	10 10 10 10 10 10 10 10 10 10 10 10 10 1	7 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	COMPATION CALLS WEST FAGE COMPATION CALLS WEST FAGE DE TERLA TAX CALLS WEST FAGE TO SEE THE TAX CALLS WEST FAGE TO SEE THE TAX CALLS WEST FAGE CONTRIBUTED TO SEE THE TAX CALLS WEST FAGE CONTRI		

FLAT2205-0381	06/06/202	2 7,974	2706 23RD ST F	FLATWORK FLATWORK FLATWORK		existing driveway replaced,11 feet to the left extension	Rogelio Dominguez	4.	5	CASCADE PARK 4TH ADD PROMONTORY RESIDENTIAL 1ST FG	0	0	
FLAT2206-0159	06/07/2022 06/24/2022 06/17/2022	2 5,000 2 7,000 2 3,500	2706 23RD ST	LATWORK LATWORK		existing driveway replaced, 11 feet to the left extension Concrete back parto, 278 sept sent to make places of my house concrete. Sidewalk, laster, parto, driveway extension Sidewalk, laster, parto, driveway extension Remove and replaces, 1500 of convente driveway, restal of monostable service for landscaping new City Park restal new.	Rogello Dominguez Jesar's Concrete Inlaegi Hulicz Concrete	10	NONE	PROMOTORY RESIDENTIAL 1ST FG RESTYIEW 7TH ADD ORTHHIDGE ESTATES 1ST REPLAT	0	0	=
FLAT2206 0159 FLAT2206 0165 FLAT2206 0175	06/16/2022	2 3,300 2 18,000	4126 21ST STREET RD F 3733 22ND ST F	FLATWORK FLATWORK FLATWORK ANDSCAPING AND LAWN		Foundation for accessory building Remove and replace 1,500 s/f concrete driveway.	ANIDO CONCRETE	12 17	7 3	PRESTIVEW TH ALO ORTHPROGE STATES IST REPLAT WILLOWOOD 200 RG PROMANTIFY MAGNES CHOOL SPD FG BREELEY CITY BRE	0	0	
MECH2206-0001 MECH2206-0002	06/01/2022			ANDSCAPING AND LAWN MECHANICAL MECHANICAL	LANDSCAPE IRRIGATION TAP AIR CONDITIONING FURNACE		ZROW CREEK CONSTRUCTION LLC ZOOPER HEATING & COOLING AIR EXPERTS INC	1	95 NONE		0	0	=
MECH2206-0003 MECH2206-0031	06/01/2022	2 5,900 2 8,746	2021 23RD AVE N 2896 41ST AVE N 4250 16TH STREET LN 42 N	MECHANICAL MECHANICAL MECHANICAL	FURNACE FURNACE AND AIR CONDITIONING FURNACE AND AIR CONDITIONING	Hopiace turnace Remove and install 100K BTU Furnace AC and GARAGE heater (Hot Dawg) INSTALL FURNACE AND AC	AIRTECH HVAC SERVICES (AIR SOLUTION	2 6	1 3	COTTONWOOD VILLAGE SATEWAY ESTATES FORT	0	0	
MECH2206-0035 MECH2206-0045 MECH2206-0051	06/03/2022	2 6,915 2 1,982	4250 161H STHEET LN 42 N 2730 BUENA VISTA DR N 1641 ELDER AVE N 3914 6TH ST N	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING	ING IALL PORNACE AND IAC REplacing existing condenser INSTALL AC INSTALL AC	AT REATING AND AIR CONDITIONING SPEELEY FURNACE CO LLC VI HEATING AND AIR CONDITIONING VI HEATING AND AIR CONDITIONING	1	NONE NONE	REMAY HILLS SUE LASE OF TO HONOLOGY LILLSEE WATHER RESEARCH STEEL STEE	0	0	=
MECH2206-0052 MECH2206-0055	06/03/2022	2 2,039	3914 6TH ST N 332 49TH AVENUE PL N	MECHANICAL MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING FURNACE AND AIR CONDITIONING AIR CONDITIONING AIR CONDITIONING	INSTALL ELIDINACE AND AC	A LIEATING AND AID CONDITIONING	12	7 5		0	0	▤
MECH2206-0063 MECH2206-0070 MECH2206-0072	06/06/2022	2 8,053 2 10,000	3914 6TH ST	MECHANICAL MECHANICAL	AIR CONDITIONING HOOD	NO NUL 16 SEEP 2 NUL WC Replacing widting condenser Hood Installation 10521 16th St Rd 1620 104th Ave Ct	WAN HEATING & AC OF DENVER SREELEY FURNACE CO LLC Multi Services LLC SJ Construction of Northern Colorado, LLC	7	1	WESTMOOR 2ND FG COUNTRY CLUB ESTATES 5TH FG	0	0	=
MECH2206-0074 MECH2206-0075	06/06/2022 06/06/2022	2 3,000 2 3,000	10521 16TH STREET RD N 1620 104TH AVENUE CT N 1617 106TH AVE	MECHANICAL MECHANICAL MECHANICAL MECHANICAL MECHANICAL	HOOD AIR CONDITIONING AIR CONDITIONING AIR CONDITIONING	10521 16th St Rd 1620 104th Ave Ct 1617 105th Ave	I&J Construction of Northern Colorado, LLC lourney Homes, LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	0	0	
	06/06/2022	2 7,312 2 9,895	2826 22ND STREET RD N 3340 W 34TH ST N	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING FURNACE AND AIR CONDITIONING FIREPLACE-GAS STOVES	Replaced AC Replaced AC Replace Installation of gas line & fireplace	lourney Homes, LLC AND J CONSTRUCTION OF NOCOCLLC HRTECH HVAC SERVICES (AIR SOLUTION HR X-TREME EMMOSH HEATING & COOLING MS HEATING & AIR INC	5 6	10	PREJAMENT MAGNES SCHOOL 300 PG REACHER STATES AND PG ARRIVALE STATES STATES AND PG ARRIVALE STATES STATES STATES ARRIVALE STATES STATES STATES PREJAMENT STATES STATES STATES STATES PREJAMENT STATES STATES STATES STATES PREJAMENT STATES STATES STATES ARRIVAL STATES STATES STATES ARRIVAL STATES ARR	0	0	=
MECH2206-0088 MECH2206-0103 MECH2206-0109	06/07/2022	2 2,096 2 3,970 2 17,000	1423 28TH AVE N 1802 102ND AVENUE CT N	MECHANICAL MECHANICAL MECHANICAL	FIREPLACE-GAS STOVES AIR CONDITIONING FURNACE AND AIR CONDITIONING FURNACE	Installation of gas line & fireplace Install 16 seer 2 ton AC and condenser.	EMONS HEATING & COOLING MS HEATING & AIR INC	9	1 NONE	WESTVIEW 3RD ADD PROMONTORY IMAGINE SCHOOL 3RD FG	0	0	=
MECH2206-0118 MECH2206-0119	06/08/2022	2 4,877 2 15,884	4412 30TH ST N	MECHANICAL MECHANICAL MECHANICAL MECHANICAL MECHANICAL MECHANICAL MECHANICAL	FURNACE AIR CONDITIONING	Replacing existing furnace	SREELEY FURNACE CO LLC EMONS HEATING & COOLING HARTS HEATING & COOLING HARTS HEATING AND AIR CONDITIONING SREELEY FURNACE CO LLC LT OZ ZHEATING WAN HEATING & AC OF DENYER	5	1	SATEWAY SETATES 2ND FG WESTVIEW 3ND ADD	0	0	
MECH2206-0149 MECH2206-0151 MECH2206-0162	06/09/2022	2 4,500 2 10,000 2 10,000	631 36TH AVE N 2076 30TH ST N	MECHANICAL MECHANICAL MECHANICAL	FURNACE AND AIR CONDITIONING AIR CONDITIONING	Replacing existing furnace and a/c, and humidifier replace existing flut 5 ton	HART'S HEATING AND AIR CONDITIONING SREELEY FURNACE CO LLC	NONE	NONE	EDWARDS HOMES 6TH ADD SOUTHMOOR VILLAGE 2ND FG	0	0	=
MECH2206-0157 MECH2206-0160	06/10/2022	2 3,731 2 3,000	2811 40TH AVE N 10321 17TH ST N	MECHANICAL MECHANICAL MECHANICAL MECHANICAL	FURNACE AIR CONDITIONINS FURNACE AND AIR CONDITIONING	Regalation to IAC	WAN HEATING & A/C OF DENVER lourney Homes, LLC ALLEN PLUMBING & HEATING	3	2	AL FEMT ES JAI ES 200 FG AL FEMT ES JAI ES 200 FG DOUTHAGON WILLAGE SIN PG DOUTHAGON WILLAGE SIN	0	0	
MECH2206-0170 MECH2206-0176 MECH2206-0182	06/13/2022 06/13/2022 06/13/2022	2 13,364 2 14,223 2 13,850	2642 12TH AVENUE CT N 3121 56TH AVENUE CT N 6600 20TH ST 29	MECHANICAL MECHANICAL MECHANICAL	FURNACE AND AIR CONDITIONING		ALLEN PLUMBING & HEATING	11 39 5	23 3 3	-ARRS 5TH ADD WEST T BONE RANCH SUB 1ST FG 20VINGTON KNOLLS	0	0	=
MECH2206-0190 MECH2206-0196	06/14/2022 06/14/2022	2 2,305 2 4,352	100 OCH NA VENUE CT 100 OCH N	MECHANICAL MECHANICAL MECHANICAL MECHANICAL MECHANICAL MECHANICAL MECHANICAL MECHANICAL MECHANICAL	Furnace and air conditioning Air Conditioning RIBEPLACE GAS STOVES RIBENACE AIR AIR CONDITIONING	10021 1779. S removed existing furnise and replaced with new like furnise removed existing furnise and replaced with new like furnise removed existing furnise and replaced with new like furnise removed existing furnise and replaced with new like furnise RSTALL R. S RSTALL R.	ALLEN PLUMBENG & HEATENG L'I HEATING AND AIR CONDITIONING VESTERN FINER, PLACE SUPPLY VESTERN FINER, PLACE SUPPLY VENAN HEATING A AC OF DERWER REELEY FURNACE CO LLC GIS Machanical Sorious WAN HEATING A AC OF DERWER	7	1	COVINGTON KNOLLS ONEST GIEBA THE KELLY FARM SUB IST FG SREYSTORE AT FOXHILL LIT A VIST AND LIT A VIST AND ONEST GIEBA THE STANDING	0	0	=
MECH2206-0198 MECH2206-0200 MECH2206-0209	06/14/2022	2 9,981 2 3,983 2 7,243	2020 81 H AVE N 4945 8TH ST N 2318 72ND AVENUE CT N	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING AIR CONDITIONING	Hepisang existing tumace and condenser INSTALL 16 SEER 3 TOM A/C Replacing existing condenser	SHEELEY FURNACE CO LLC SWAN HEATING & AIC OF DENVER SREELEY FURNACE CO LLC	19 23 12	12	LLCA VISI A AUDIT. LLCA VISI A AUDIT. LLCASE TEAD HEIGHT S SUB FOXE PERMONTHY MAGRIE SCHOOL SPD FG SAMBORNS SUB OB LOOK I FOX PERMONTHY MAGRIE SCHOOL SPD FG AMBORNS SUB OB LOOK I FOX AMBORNS SUB OB LOOK I	0	0	
MECH2206-0210 MECH2206-0212	06/14/2022	2 4,043 2 5,978	1917 104TH AVENUE CT	MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING	Replace AC MINI SPLIT REPLACEMENT	MGI Mechanical Services SWAN HEATING & AJC OF DENVER	27	170	PROMONTORY IMAGINE SCHOOL 3RD FG SANSORNS SUB OF BLOCK 170 SOLUTION OF THE METER AND THE STREET	0	0	▤
MECH2206 0221 MECH2206 0224 MECH2206 0226	06/14/2022	2 4,405	10512 181H SI N	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING AIR CONDITIONING AIR CONDITIONING	INSTALL FURNACE AND AC Install 16 seer 2.5 ton AC and condenser. INSTALL AC	WI HEATING & AIR INC WI HEATING AND AIR CONDITIONING	4	5	POWNING CLUB WEST 4 IN POS POWNING THE SCHOOL SRD FG POLLING HILLS	0	0	=
MECH2206-0244 MECH2206-0247 MECH2206-0255	06/15/2022 06/15/2022	2 0.000	COLL ODD OT OOL	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING FURNACE AND AIR CONDITIONING AIR CONDITIONING	INSTALL AC Air Conditioning & Furnace Replacement Replacing existing furnace and condenser Remove existing AC and replace with new like AC	WANN HEATING & ACC OF DENOTED IN THEATING AND AIR CONDITIONING MS HEATING & AIR INC THEATING AND AIR CONDITIONING FFORDABLE HEATING & ACC SPEELEY PLENAGE COLLC LLEE PLUMBING & HEATING	13 18 921	NONE 7 NONE	SAMEORINS SUG OF BLOCKY TO COUNTRY CLUB WAS SUG OF BLOCKY TO COUNTRY CLUB WAS SUG OF BLOCKY TO COUNTRY CLUB WAS SUG OF BLOCKY TO CLUB WAS SUG OF BLOCKY	0	0	▤
MECH2206-0257 MECH2206-0259	06/15/2022	2 5,290 2 14,797	0311 301 31 324 III 1828 44TH AVENUE CT III 1828 44TH AVENUE CT III 1828 44TH AVENUE CT 1828 44TH AVENUE CT 1828 44TH AVENUE CT 1828 44TH AVENUE CT 1839 44T	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING FURNACE AND AIR CONDITIONING FURNACE AND AIR CONDITIONING	Install 16 see 2 Jon as and condess was revolutional for see 2 Jon as and condess was revolutional for see 2 Jon as and condess with new like furnisc remove existing furnisc and replace with new like furnisc remove existing furnisc and replace with new like furnisc restall a 6th BTU 80% ng Furnace Bealsea of the BTU 80% ng Furnace Bealsea of C	MS HEATING & AIR INC ALLEN PLUMBING & HEATING ALLEN PLUMBING & HEATING	4	1	COUNTRY CLUB ESTATES 3RD FG PRAKES CROSSING COMESTEAD REGISTS SUB FGR3	0	0	
MECH2206-0267 MECH2206-0274 MECH2206-0275 MECH2206-0277	06/16/2022 06/16/2022	2 16,508 2 3,623 2 7 10 ⁸	2321 72ND AVE N 1416 8TH ST N 5220 16TH ST N	MECHANICAL MECHANICAL MECHANICAL	FURNACE AND AIR CONDITIONING FURNACE AIR CONDITIONING	remove existing furniac and replace with new like furniac Install a 60k BTU 80% ng Furnace Benjaced &C	ILLEN PLUMBING & HEATING IMP HEAT doa LION HOME SERVICE INFECH HVAC SERVICES (AIR SOLUTION MOUNTAIN STATES HEAT & AIR INC	13 7 7	5 51 7	IOMESTEAD HEIGHTS SUB FG83 HUNTERS SUB DOUNTRY CLUB WEST 4TH FG TOWNHOUSE MINOR RPLT LA B1	0	0	=
MECH2206-0277 MECH2206-0278 MECH2206-0280	06/16/2022	2 5,500 2 6,500	3104 ROCK POINT CT N 2744 22ND STREET LN N 3950 12TH ST 29 N 3330 34TH AVENUE PL N	MECHANICAL MECHANICAL MECHANICAL	FORMACE AND AIR CONDITIONING FURNACE AIR CONDITIONING FURNACE AND AIR CONDITIONING AIR CONDITIONING AIR CONDITIONING FURNACE AND AIR CONDITIONING	regnaces AC Furnace and Air Conditioning Replacement-outside city limits Install AG Replace AC on the Replace AC & Furnace	AOUNTAIN STATES HEAT & AIR INC IST ACTION PLUMBING HEATING AND AIR IMERICAN AIR HEATING & AIC INF X.TERRE	4A 2	1	OWNSHOUSE MINOR RPT I 4 B I ASSCALOR PARK SOUTH WAD FG FLILAGE AT BITTERSWEET ARPHAGE ESTATES SPD FG	0	0	
MECH2206-0290 MECH2206-0290	06/17/2022	2 2,500 2 8,695 2 8,134	3350 121H ST 29 3330 34TH AVENUE PL 1528 29TH AVENUE CT	MECHANICAL	FURNACE AND AIR CONDITIONING	Haplace A/C & Furnace Travis Insante A/C/Coll	MEHICAN AIR HEATING & A/C AIR X-TREME AFFORDABLE HEATING & A/C	11 10	NONE 1	ARDAGE AT BITTEMBREET ARRIAGE ESTATES 3RD FG SHERWOOD PARK 1ST ADD	0	0	=
MECH2206-0310 MECH2206-0313	06/20/202	2 2,500 2 7,343	1528 29TH AVENUE CT M 1917 33RD AVE M 1709 13TH AVE M	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING AIR CONDITIONING	Replace existing air conditioning Replacing existing condenser	Iohn Heredia BREELEY FURNACE CO LLC	38 4	2 14	HARMOOD SHAND ADD CLIER HELS ADD COLLING HELS ADD COLLI	0	0	
MECH2206 0320 MECH2206 0323 MECH2206 0325	06/21/2022	2 6,43L 2 2,218 2 6,111	1/03 13 16 AVE	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING FURNACE AND AIR CONDITIONING	registed NUL is Furnisch registed NUL is Furnisch Registerin Reg	Betsy Harper POUDRE VALLEY AIR Nr Comfort, Inc.	11 49 A	NONE NONE	ANNER PARE STATE OF THE STATE O	0	0	=
MECH2206-0326 MECH2206-0328	06/21/2023 06/21/2023 06/21/2023	2 6,000 2 8,071	2534 C ST N 3346 19TH STREET RD N	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING FURNACE AND AIR CONDITIONING	13 seer 4 ton rotal an A/C and Furnace	ST ACTION PLUMBING HEATING AND AIR MP HEAT dos LION HOME SERVICE	1	1 4	NORWOOD SUB 2ND FG SOLLING HILLS 3RD ADD SOLSTIMON HILLS SRD ADD	0	0	
MECH2206-0332 MECH2206-0334 MECH2206-0352	06/21/202	2 3,466 2 7,151 2 4,800	1907 3131 31 N B17 E 24TH ST N 2012 35TH AVE N 4205 22ND ST N	MECHANICAL MECHANICAL MECHANICAL MECHANICAL	FURNACE AIR CONDITIONING AIR CONDITIONING AIR CONDITIONING	13 seer 4 for increase and the control of the contr	IIF COMITOT, INC. ST ACTION PLUMBING HEATING AND AIR MP HEAT das LION HOME SERVICE MP HEAT das LION HOME SERVICE MP HEAT das LION HOME SERVICE MCHANT TO ALL TO HOME SERVICE COLUNTAIN STATES HEAT & AIR INC WASH HEATING & ACC OF DENVER MCHANGEREE METERS MCHANGEREE METERS MCHANGEREE METERS MCHANGEREE MCHANGERE	20	3 NONE	PAPKINGON VALUAGE 131 PG PFL1 SPARKVIEW WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE CENTRE STREET AND EASEMENT DEDICATION PLAT, 1ST RPLT WESTLAKE VILLAGE	0	0	=
MECH2206-0363 MECH2206-0367 MECH2206-0376	06/22/202	2 3,950 2 8,697 2 3,000	4205 22ND ST N 5609 1ST ST N	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING AIR CONDITIONING	INSTALL 14 SEER 2 TON A/C install air conditioner 1602 103rd Ave Cl	SWAN HEATING & A/C OF DENVER Michael Wetzbarger	15 26	3	//RGINIA HILLS	0	0	=
MECH2206-0377 MECH2206-0381	06/22/2022	2 10,224 2 4,248	5609 181 ST	JECHANICAL	ARI CONDITIONING ARI CONDITIONING ARI CONDITIONING BUT CONDITIONING BUT CONDITIONING BUT CONDITIONING BUT CONDITIONING ARI CONDITIONING ARI CONDITIONING ARI CONDITIONING ARI CONDITIONING ARI CONDITIONING ARI CONDITIONING	Replacing existing furnace and condenser install an A/C install a Furnace and an A/C	ACHAIN WEGENERAL CONTROL OF THE CONT	5 8	3 21	PRODUM ALLS Y TESTLY YEARY SIGN TROY TS PROMOTED THAN THE STREAM OF THE	0	0	
MECH2206-0382 MECH2206-0387 MECH2206-0388	06/23/2022	2 11,757 2 3,600 2 6,439	6105 6TH STREET RD N 6623 7TH ST N 324 N 47TH AVENUE CT N	MECHANICAL MECHANICAL MECHANICAL	FURNACE AND AIR CONDITIONING AIR CONDITIONING AIR CONDITIONING	Install a Furnace and an A/C Replacing existing condenser Benjacing existing condenser	IMP HEAT doa LION HOME SERVICE SREELEY FURNACE CO LLC SREELEY FURNACE CO LLC	8	13	PUMPKIN RIDGE SUB ITTY CENTER WEST RESIDENTIAL 2ND FG WERER WEST STHERET	0	0	=
MECH2206-0390 MECH2206-0391 MECH2206-0405	06/23/2022	2 3,920 2 4,000	1822 104TH AVENUE CT N 1136 31ST AVE N	MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING	replace 2.5 ton, 13 seer ac install 1.5 ton	MS HEATING & AIR INC IST ACTION PLUMBING HEATING AND AIR	13	1	PROMONTORY IMAGINE SCHOOL 3RD FG WESTWOOD ADD	0	0	
MECH2206-0406 MECH2206-0434 MECH2206-0440	06/27/202 06/27/202	2 15,402 2 6,603 2 2,067		MECHANICAL	FORMACE AND AIR CONDITIONING AIR CONDITIONING AIR CONDITIONING AIR CONDITIONING	Registering wilding condenser session 2.5 flort, is gave as created 1.5 flor. restal it 5.5 ion restal milegals ducidises head pump with three intentior hea Registers existing furniAC REPLACE AIR CONDITIONER Remove oil equipment and install new as and condenser. (1015 1916) 181 http://doi.org/1015/1916/1916/1916/1916/1916/1916/1916/19	MS HEATING & AH INC AGI Mechanical Services (ORTHERN COLORADO AIR INC MS HEATING & AIR INC	15 7	NONE 6	WERR WEST STH PPUT	0	0	
MECH2206-0454 MECH2206-0456 MECH2206-0467	06/28/202 06/28/202 06/28/202 06/28/202	2 4,654 2 3,000 2 5,231	1908 102ND AVENUE CT N 10319 16TH STREET RD N	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING	Remove old equipment and install new ac and condenser. 10319 16th St Rd Removes	MS HEATING & AIR INC JOURNEY HOMES, LLC SPEELEY FURNAGE CO LLC MS HEATING & AIR INC JOURNEY HOMES LLC	,	2	PROMONTORY IMAGINE SCHOOL 3RD FG PROMONTORY IMAGINE SCHOOL 3RD FG	0	0	=
MECH2206-0458 MECH2206-0459	06/28/202	2 3,934	10203 18TH ST N 1600 102ND AVE N	MECHANICAL MECHANICAL	JAN CONDITIONING JAN CONDITIONING JAN CONDITIONING AND CONDITIONING AND CONDITIONING AND CONDITIONING AND CONDITIONING PREPERCE GAS STOVES FREE CONDITIONING	100317 resir of rice Reducing obsiding furnace Reducing obsiding furnace Reducing obsiding furnace Reducing obsiding furnace (500 102rd Ave 400 1028) 10329 17th St 10181 1058h Ave Ct	MIS HEATING & AIR INC lourney Homes, LLC		•	PRIMATINE FOR MARKINS SCHOOL, SHO FG PRIMATINE FOR MARKINS SCHOOL SHO FG	0	0	
MECH2206-0463 MECH2206-0463 MECH2206-0465	06/28/2022 06/28/2022	2 3,000 2 3,000 2 5,635	10329 17TH ST N 1618 105TH AVENUE CT N 2132 44TH AVE	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING AIR CONDITIONING EIREPLACE GAS STOVES	10329 17th St 1618 105th Ave Ct Install a new Quartaffre Evoursion II gas fireniane insert	lourney Homes, LLC I AND J CONSTRUCTION OF NOCO LLC IDWANCED COMEDRY	12	3	PROMONTORY IMAGINE SCHOOL 3RD FG	0	0	
MECH2206-0490 MECH2206-0497	06/28/2022 06/29/2022 06/29/2022	2 4,814 2 16,000	10428 19TH ST N 2101 59TH AVENUE CT N	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING FURNACE AND AIR CONDITIONING	Tel 81 Ubbin AWE CT Intratal new Quadrafire Excursion III gas fireplace insert install 16 seer 3 ton AC and condenser. replace 5 ton, 16 seer ac, replace 96% 100,000 btu gas furna (615 105th Ave Ct	I AND J CONSTRUCTION OF NOCO LLC ADVANCED COMFORT MS HEATING & AIR INC MS HEATING & AIR INC	11	1	/FIGNIA H.L.S FROMOM FILE ALLISON FARM 1ST FG FROMOMTORY MAGINE SCHOOL SHD FG ALLISON FARM 1ST FG FROMOMTORY MAGINE SCHOOL SHD FG	0	0	
MECH2206-0509 MECH2206-0512	06/30/202	2 12,000	5705 31ST ST N	MECHANICAL MECHANICAL MECHANICAL	AIR CONDITIONING	Tel 5 1 Ustri Ave Ct replacing 2.5 ton AC and 96% HE Furnace Replacing existing condenser Replaced AC	AND J CONSTRUCTION OF NOCO LLC IST ACTION PLUMBING HEATING AND AIR BREELEY FURNACE CO LLC	2	6	PROMONTORY IMAGINE SCHOOL 3RD FG	0	0	
MECH2206-0514 PLB2206-0023 PLB2206-0024	06/30/2022 06/01/2022 06/01/2022	2 6,40E 2 350	1905 104TH AVENUE CT	MECHANICAL PLUMBING PLUMBING	AIR CONDITIONING GAS PIPING GAS PIPING WATER HEATER BOILER	repair gas line leak	INITECH HVAC SERVICES (AIR SOLUTION TERRY'S PLUMBING TERRY'S PLUMBING LILEN PLUMBING & HEATING	5	6	WESTMOOR IST FG	0	0	▤
PLB2206-0027 PLB2206-0039	06/02/2022	2 7,272 2 3,800	4640 1ST ST P 1930 27TH AVE P	PLUMBING	WATER HEATER BOILER WATER SEWER REPAIR	regiscout no table. Remove adding what no table.	FERRY'S PLUMBING LLEN PLUMBING A HEATING FRENCH RIGHT LLC LLEN PLUMBING A HEATING URTECH HVAC SERVICES (AIR SOLUTION O'P NOTCH PLUMBING O'P NOTCH PLUMBING IS ROOME IS ROOME	14	10 NONE	PRANFORDS 24D ADD HEASANT RIN 18UB 24D FG DOTTONNOCO VALLAGE 24D FG EGARWOOGS BUB	0	0	
PLB2206-0042 PLB2206-0062 PLB2206-0066	06/03/2022 06/06/2022	2 2,623 2 1,500 2 901	1621 70TH AVE P 1612 15TH AVE P 2900 41ST AVE P	PLUMBING PLUMBING PLUMBING	WATER SEWER REPAIR WATER SEWER REPAIR WATER HEATER BOILER WATER HEATER BOILER GAS TEST	Remove existing wh and replace with new like wh Replaced water heater pas test for gas line	ALLER PLUMBING & HEATING MRTECH HVAC SERVICES (AIR SOLUTION TOP NOTCH PLUMBING	7 12 8	12 3	JEDARWOODS SUB WOORES AND ADD JATEWAY ESTATES FG#1	0	0	
PLB2206-0071 PLB2206-0081	06/06/2022	2 400 2 1,850	248 E 24TH ST P	PLUMBING PLUMBING	GAS TEST GAS TEST WATER SEWER REPAIR	Gas test sanitary sewer repair in private property	OP NOTCH PLUMBING lite Rooter	6	1	HILLSIDE 1ST ADD	0	0	
PLB2206-0137 PLB2206-0158 PLB2206-0163	06/09/2022 06/10/2022 06/10/2022	2 11,783 2 4,981 2 2,200	2901 23RD AVE P 1902 14TH AVE P 435 N 35TH AVE 210 P	PLUMBING PLUMBING PLUMBING	WATER SEWER SERVICE LINE WATER HEATER BOILER WATER HEATER BOILER WATER HEATER BOILER	Spot repair on a 34" water line Remove existing wh and replace with new like wh Install 40 callon mobile home water heater	NIG BOSS LC LLLEN PLUMBING & HEATING QUA PLUMBING AND HEATING LLEN PLUMBING & HEATING	8	11	CRANFORDS 2ND ADD STONEYBROOK SUB FG#1	0	0	=
PLB2206-0184 PLB2206-0189	06/13/2022	2 2,851 2 10,000	607 37TH AVE P 935 C ST P	PLUMBING PLUMBING PLUMBING	WATER HEATER BOILER GAS TEST WATER HEATER BOILER	Remove existing wh and replace with new like wh ust bought the house and needs the meter	ALLEN PLUMBING & HEATING NTEGRATED PLUMBING SYSTEMS	2 16	18 35	PAMPORDS 2ND ADD TONETBROOK SUB FORT OWNERS HOMES SIT ADD LANTON PARK BROWNERS SIT ADD SERVICE SIT ADD LANTON PARK BROWNERS AND BROWNERS SIT ADD	0	0	=
PLB2206-0285 PLB2206-0291	06/17/2022 06/17/2022 06/20/2022	2 2,500 2 4,221	110 14TH AVE P	PLUMBING	WALER BEALER BOULER WATER SEWER REPAIR WATER SEWER REPAIR WATER SEWER REPAIR WATER SEWER REPAIR	Repair and replace approximately 80- of sewer service pipe. Install a Navien tarkless Water Heater	NTEGRALED FLOMBING STSTEMS JOHN BLOMBIN SENJAMIN FRANKLIN PLUMBING	1 13	1 NONE	PROMPINE ACRES STH ADD HEALWISE A STYLED THE HEALWISE ACRES HANGES A STYLED THE HEALWISE ACRES HANTERS ACRES HANTE	0	0	=
PLB2206-0305 PLB2206-0309	06/20/2022	2 800 2 3,796	6282 2ND ST P 3316 4TH STREET RD P	PLUMBING	WATER SEWER REPAIR WATER SEWER REPAIR	In yard only repair Spot repair 2 way cleanout on sewer line in yard	Don Burman BENJAMIN FRANKLIN PLUMBING BOIG SIAF EXCAVATION BENJAMIN FRANKLIN PLUMBING	16 10	3	HUNTERS COVE GREELEY FRANKLIN SUB	0	0	▤
PLB2206-0331 PLB2206-0349	06/21/2022 06/21/2022	2 1,553 2 1,749	1612 19TH AVE 2024 19TH AVE 2024 19TH AVE 1001 29TH AVE 10	PLUMBING PLUMBING PLUMBING PLUMBING	GAS TEST WATER HEATER BOILER WATER HEATER BOILER	ask best for gas the Service of the service of the	BENJAMIN FRANKLIN PLUMBING Tockstar Plumbing	30 2004	3 NONE		0	0	
PLB2206-0354 PLB2206-0380 PLB2206-0395	06/22/2022 06/23/2022 06/23/2022	2 400 2 1,501 2 1,500	1817 10TH AVE P 903 30TH AVE P 5137 17TH ST P	PLUMBING PLUMBING PLUMBING	WATER HEATER BOILER WATER HEATER BOILER WATER HEATER BOILER	Gas test Install a 40 gal electric WH 50 gallon water heater replacement	FRUE PLUMBING LLC SENJAMIN FRANKLIN PLUMBING TOP NOTCH PLUMBING	2	1 2 9	CRAINFORD SREELEY POLICE HEADQUARTERS SUB COUNTRY CULB WEST 4TH FG	0	0	
PLB2206-0397 PLB2206-0398	06/24/2022 06/24/2022 06/24/2022	2 1,400	3775 25TH ST BLDG J #101-108, 201-208, 303-306 P 3775 25TH ST BLDG C #101-108, 201-208, 301-308 P	PLUMBING	WALEN HEALER BÜLLER WATER HEATER BÖLLER WATER HEATER BÖLLER WATER HEATER BÖLLER WATER HEATER BÖLLER WATER HEATER BÖLLER WATER HEATER BÖLLER	Apt #J-203-40 gallon water heater replacement Apt #C-208-40 gallon water heater replacement	JENJAMN FRANKLIN PLUMBING tockstar Plumbing FILE PLUMBING LIC SENJAMN FRANKLIN PLUMBING OF NOTICH PLUMBING OF NOTICH PLUMBING DE GREENS FLUMBING DE GREENS FLUMBING DE GREENS FLUMBING DE GREENS FLUMBING	1	PT PT	COUNTRY CLUB WEST 4TH FG SATEWAY PARK FG22 SATEWAY PARK FG22 SATEWAY PARK FG22 SATEWAY PARK FG32 SATEWAY PARK FG32 SATEWAY PARK FG32	0	0	
PLB2206-0400 PLB2206-0401	06/24/202 06/24/202	2 1,400 2 1,400 2 1,400	\$137 171H \$1 \$775 25TH \$1 BLDG J \$101.108, 201.208, 303.906 \$775 25TH \$1 BLDG G \$101.108, 201.208, 303.908 \$775 25TH \$1 BLDG G \$101.108, 201.208, 303.908 \$775 25TH \$1 BLDG G \$101.108, 201.208, 303.908 \$775 25TH \$1 BLDG \$101.108, 201.208, 303.906 \$775 25TH \$1 BLDG \$101.108, 201.208, 303.906 \$775 25TH \$1 BLDG \$101.108, 201.208, 301.308 \$775 25TH \$1 BLDG \$101.108, 201.208, 301.308 \$701.208,	PLUMBING PLUMBING	WATER HEATER BOILER WATER HEATER BOILER WATER HEATER BOILER WATER HEATER BOILER	Apt #D-303-40 gallon water heater replacement	PD GREEN'S PLUMBING	1	PT PT	SATEWAY PARK FG82	0	0	
PLB2206-0402 PLB2206-0404	06/24/2022	2 1,400	3775 25TH ST BLDG E #101-108, 201-208, 301-308 P	PLUMBING	WATER HEATER BOILER GAS PIPING	Apt #E-203-40 gallon water heater replacement Replace/repair underground gas pipe from meter to mobilehome	PD GREEN'S PLUMBING PETERSEN PLUMBING AND HEATING LLC FRENCH RIGHT LLC FRENCH RIGHT LLC	1	PT		0	0	▤
PLB2206-0436 PLB2206-0437	06/27/2022 06/27/2022	2 6,500 2 6,500	2033 26TH AVENUE CT P 2033 26TH AVENUE CT P	PLUMBING PLUMBING	GAS PIPING WATER SEWER REPAIR WATER SEWER REPAIR WATER SEWER REPAIR		RENCH RIGHT LLC	6	6	CASCADE PARK 2ND ADD	0	0	
PLB2206-0441 PLB2206-0444 PLB2206-0445	06/27/2023 06/27/2023 06/28/2023	2 1,500 2 1,400 2 1,400	2033 25TH AVENUE CT P 2033 25TH AVENUE CT P 2223 117TH AVE 3775 25TH ST BLDG J #101-108, 201-208, 303-306 P 3775 25TH ST BLDG J #101-108, 201-208, 303-306 P 3775 25TH ST BLDG J #101-108, 201-208, 303-306 P 4502 25TH ST BLDG J #101-108, 201-208, 303-306 P 4502 25TH ST 150 P	PLUMBING PLUMBING PLUMBING	WATER SEWER REPAIR WATER SEWER REPAIR WATER HEATER BOILER WATER HEATER BOILER	"SelViels FINE-PARK IN PHYLIN 1 YARD 1 SelViels FINE-PARK IN PHYLIN 1 YARD April 1 J. 200 - 4 Og palon water header replacement April 1 J. 200 - 4 Og palon year how water header replacement Replaceding existing believe replacement Replaceding existing believe replacement Replaced park of the selvier replacement Replaced park of the selvier replacement replaced park the selvier believe replacement replaced park the selvier believe replacement of the selvier replacemen	RENCH RIGHT LLC Site Rooter DI GREEN'S PLUMBING DI GREEN'S PLUMBING	1	1 PT PT	ASCINCE PARK WITH DED	0	0	
PLB2206-0462 PLB2206-0464	06/28/202	2 8,972 2 1,500	4556 1ST STREET RD P 4902 29TH ST 19D P	PLUMBING PLUMBING	WATER HEATER BOILER WATER HEATER BOILER WATER HEATER BOILER WATER HEATER BOILER	Replacing existing boiler Install a 40 gallon gas hot water heater	D GREEN'S PLUMBING BREELEY FURNACE CO LLC MERICAN RESIDENTIAL SERVICES	8 19D	3 NONE	PHEASANT RUN SUB 2ND FG PROSPECTS AT T BONE RANCH PHASE XV BLDG 19	0	0	
PLB2206-0491 PLB2206-0498 PLB2206-0500	06/29/2022 06/29/2022 06/30/2022	2 2,000 2 400 2 500	1808 22ND ST 1925 7TH AVE 1912 7TH AVE	PLUMBING PLUMBING PLUMBING	WATER HEATER BOILER GAS TEST GAS TEST	Install a tarkless water heater repair gas line Almos lockout test to reinstate gas	AMERICAN RESIDENTIAL SERVICES ADVANCED SERVICES CO LLC	31 13 41	NONE 10 11	WEAVER HEIGHTS SUB HPLT BRINGS SUB BRINGTON HEIGHTS IST ADD	0	0	
PLB2206-0503 PLB2206-0510	06/30/2022	2 156	201 12TH ST P 5705 31ST ST P 2517 14TH AVENUE CT P	PLUMBING	GAS TEST WATER HEATER BOILER WATER HEATER BOILER	replace 50 Gallon Water Heater	Bud Pierce RECYCLED PROPERTIES SIST ACTION PLUMBING HEATING AND AIR Rockstar Plumbing	8 2	135	REEDS SUB OF BISS FARRS SRD ADD	0	0	
PLB2206-0513 PLB2206-0515 PLB2206-0527	06/30/2022 06/30/2022 06/30/2022	2 1,993 2 500 2 500	2517 14TH AVENUE CT P 2667 MOUNTAIR IN P 3660 25TH ST 1-102 P 2700 14TH AVENUE CT F	PLUMBING PLUMBING PLUMBING ROOFING	WATER HEATER BOILER GAS PIPING WATER HEATER BOILER	Install 50 gallon gas water heater Replace a gas line Water heater installation at olubhouse	Rockstar Plumbing TT PLUMBING LLC T PLUMBING LLC NDEPENDENT ROOFING	1 104	1 NONE	SELAIR PARK 3RD ADD ONGSVIEW TOWNHOMES PHASE 1 BLDG 1 AND 2	0	0	
ROOF2206-0012	06/01/202					Tear off shingles and replace with Duration Storm Class 4	sernardo caceres	6 7	16	FARRS 4TH ADD ALTA VISITA ADD ADDRAGED	0	0	
ROOF2206-0025 ROOF2206-0028 ROOF2206-0041	06/02/2022 06/02/2022 06/02/2022	2 2,500 2 5,000 2 4,700	1315 3RD AVE R 1315 4TH AVE R	ROOFING ROOFING ROOFING		reroof Reroof tear off down to deck install felt vents reroof Headstart building	SUMMIT ROOFING SOLUTIONS LLC TRIPLE A ROOFING INC	2 NONE	144 145	AND VIEW TITELLS SUB 1ST RPLT DLIVER HOWARDS SUB OF B138 & 145	0	0	
ROOF2206 0049 ROOF2206 0050 ROOF2206 0068	06/03/2022 06/03/2022 06/06/2022	2 2,718 2 7,649 2 9,000	5605 26TH STREET RD F 117 50TH AVENUE CT F	ROOFING ROOFING ROOFING		Reroof	Sob Behrends Roofing Sob Behrends Roofing Topco Roofing LLC	9 30 NONE	8 14 NONE	AMPS 611-000 ARX 1972 AR	0	0	
ROOF2206-0106 ROOF2206-0111	06/07/2022	2 6,400 2 5,400	2771 28714 AVE F 2771 28714 AVE F 2400 11711 AV	ROOFING ROOFING		National Remove existing install new shingles Remove, shingle install, lett, drip, lowater and shingle Renor), install it 6s QC O'Storm and 3 Mod Bit Renor) textall it 6s QC O'Storm and 3 Mod Bit RenorI text off down to deck install felt vents	INCHOR ROOFING LLC SUMMIT ROOFING SOLUTIONS LLC	7 40	1 8	SOUTHRIDGE RPUT ACKLEYS SUB OF BS 1ST ADD ARLINGTON PK COMMERANG RUN COMMERANG RUN COMMERANG RUN	0	0	
HOOF2206-0116 ROOF2206-0117 ROOF2206-0130	06/08/2022 06/08/2022 06/09/2022 06/09/2022	2 10,000 2 9,014 2 7,000	415 N 35TH AVE 125 R 1106 33RD AVE	ROOFING ROOFING ROOFING			Bob Behrends Roofing	13 1 22	1 3	SOOMERANG RUN STONEYBROOK SUB FG#1 WESTWOOD 1ST ADD HEINZE GLENNERE CREST	0	0	
ROOF2206-0144 ROOF2206-0146 ROOF2206-0147	06/09/2022 06/09/2022	2 2,099 2 7,000	2125 23RD ST R 2224 72ND AVENUE CT R	ROOFING ROOFING		remove and replace existing roof Remont Using Malatries; Legacy asphalt shingles Reglacing roof covering of a residential building Remove old shingles and installed new shingles	Stonescape Steel Roofing NDEPENDENT ROOFING lanice Murphy	9 7	6 5	HEINZE GLEMMERE CREST HOMESTEAD HEIGHTS SUB FG#3 ARKVIEW PARKVIEW	0	0	
HOOF2206-0147	06/09/2022	2 5,500	ZZA1 APPLE AVE	SUUFING		Hemove ora shingles and installed new shingles		ni	0	AMKVIEW	0	0	

ROOF2206-0174	06/13/2022	9,485	7917 11TH STREET RD	ROOFING		Re-roof 26.62 squares with Timberline HDZ	SPRAGUE ROOFING 8	3	1	BOOMERANG RANCH 2ND FG	- 0	- 01	$\overline{}$
ROOF2206-0177	06/13/2022	7,002	326 21ST AVE	ROOFING		Re-roof 13.66 sources with Timberline HDZ	SPRAGUE ROOFING				0	- 0	$\overline{}$
ROOF2206-0183	06/13/2022	9,000	419 41ST AVE	ROOFING		Reroof: install 30 sq of OC Storm on 2 story res	ANCHOR ROOFING LLC	0	q	WESTMOOR ACRES 1ST FG	0	0	
BOOE3305-0194	06/14/2022	74,000	2350 3RD STREET RD	ROOFING			INDEPENDENT ROOFING 1			NORTH RANGE BEHAVIORAL HEALTH CENTER 1ST RPLT	- 0	- 0	-
ROOF2206-0206	00/14/2022	7,000	218 32ND AVE	ROOFING		re-Roof - Tear off down to deck - install felt vents	SUMMIT ROOFING SOLUTIONS LLC 2			NORTHVIEW SUB FG#1	- 0	- 0	-
ROOF2206-0246	06/14/2022	7,000	6219 6TH ST	ROOFING		Reroof using OCF Tru Def Duration Storm asphalt shingles	INDEPENDENT ROOFING		10	PIMPKIN RINGE SUR	- 0	- 0	-
		12,302	0219011101										-
ROOF2206-0253		5,301	4307 15TH STREET LN	ROOFING			CORNERSTONE ROOFING LLC	5	2	COUNTRY CLUB ESTATES 2ND RPLT TRACT B	U	U	
ROOF2206-0303	06/20/2022	6,500	1921 RESERVOIR RD	ROOFING		Re- Roof, leave existing layers of laminate comp shingles	SUMMIT ROOFING SOLUTIONS LLC 1		8	HEINZE GLENMERE CREST	0	0	
ROOF2206-0304		7,900	3210 69TH AVE	ROOFING			FAMILY TIES ROOFING AND EXTERIORS LLC	19	7	ST MICHAELS SUB	0	01	1
ROOF2206-0306		7,500	2511 29TH AVE	ROOFING		Reroof tear off down to deck install felt vents	SUMMIT ROOFING SOLUTIONS LLC 7	,	9	CASCADE PARK SOUTH	0	0	
ROOF2206-0308	06/20/2022	5,200	1125 WARD DR	ROOFING		R&R Asphalt roof &15# felt & drip edge	SANCHEZ BROS CUSTOM EXTERIORS				0	- 0'	
ROOF2206-0315	06/20/2022	8,400	4103 22ND ST	ROOFING		remove, shingle install, felt, drip, and shingle	KH ROOFING 7	,	7	VIRGINIA HILLS	0	- 0	$\overline{}$
ROOF2206-0316		11 781	2642 17TH AVE	ROOFING			ROOF WORX LLC	3	2	HILLSIDE ADD	0	0	-
		2,600	2311 231 H AVE 1125 WARD DR 4103 22ND ST 2842 17TH AVE 641 45TH AVENUE CT 430 13TH AVE	ROOFING		Roof Replacement	SLAUGHTER ROOFING		2	WESTMOOR ACRES 1ST FG OTLT D	- 0	- 0	-
ROOF2206-0324 ROOF2206-0353	06/22/2022	7 677	420 12TH AVE	ROOFING		Reroof the Main House & Garage	John Ambrose (Trusted Roofing)		12	GREELEY CITY	0	- 0	-
11001221000	2202-22-00	7,077	1826 23RD AVENUE CT	ROOFING			ADVANCED ROOFING TECHNOLOGIES	,	10	ROLLING HILLS			-
HUUF2206-0394	06/23/2022	5,097	1826 23HD AVENUE CT 225 DUNDEE AVE 2			Remove & replace shingles with Owens Coming TruDef			NONE	KOALA KOURT 1ST MINOR SUB 1ST AM PUD BOUNDARIES TECH CENTER BOOMERANG RUN STREE			-
ROOF2206-0408	06/24/2022	7,000	225 DUNDEE AVE 2	ROOFING		Replacing roof covering of a residential building Re-roof with TPO	Janice Murphy Kathy DeMatteo		NONE	ROALA KOURT 1ST MINOR SUB 1ST AM PUU BOUNDARIES TECH CENTER BOOMERANG RUN STREET			-
												U	
HOOF2206-0449				ROOFING		Reroof using Owens Corning Oakridge Asphalt shingles	INDÉPENDENT ROOFING	14		WOODBRIAR 2ND FG 1ST RPLT	. 0	. 0	1
			1637 GLENMERE BLVD	ROOFING			INDEPENDENT ROOFING 4	106	4	GLENMERE PARK	0	. 0	
ROOF2206-0468	06/28/2022	5,400	1224 24TH AVE	ROOFING		Install 18 sq of OC Duration on a 1 story 4:12 pitch	ANCHOR ROOFING LLC	9	2	WESTVIEW 1ST ADD	0	01	1
ROOF2206-0492	06/29/2022	3,400	2564 19TH AVE	ROOFING		Roof Replacement	SLAUGHTER ROOFING 3	37	5	HILLSIDE ADD	- 0	- 0	-
			1910 21ST AVENUE CT	ROOFING		remove and replace existing roof	Stonescape Steel Roofing 1	13	1	GLEN FAIR PARK	0	0	-
			1825 106TH AVE	SIGN	MINOR AND FACE REPLACEMENT	2 entry monument signs	Biltrite Sign Service Inc.			PROMONTORY IMAGINE SCHOOL 2ND FG	0	0	-
SIGN2205-0287			3810 10TH ST	SIGN	MINOR AND FACE REPLACEMENT	Individual It letter wall sign with logo box	Bitrite Sign Service Inc. 2	,	NONE	MARKET SQUARE SHOPPING CENTER	- 0	0	-
SIGN2205-0745			2449 25TH AVE	SIGN	MAJOR AND ELECTRICAL	Fascia and sign installation. Paint.	Owers Construction dba OCI Image Team			GATEWAY VILLAGE FG#1 1ST RPLT	4 592	0	-
CICNICOCE 0740	00:20/2022	72,303	LOOT ONLY AVE	SIGN	MAJOR AND ELECTRICAL			,	7	UNICHAL FILLAGE FOR TOTALET	11 170		-
SIGN2205-0746 SPV2204-0583	00/20/2022	72,853	DIAF OTTH AVE	PHOTOVOLTAIC	MAJUR AND ELECTRICAL	Fascia and sign installation. Paint.	Owers Construction dba OCI Image Team GLYDE SOLAR		7	CASCADE PARK 3RD ADD 2ND RPLT	11,176		-
or vzz04-0583	00/22/2022	24,654	2190 27 ITI AVE			Installation of a rooftop residential PV solar system		10	/		- 0	- 0	
SPV2204-0624	06/09/2022	28,245	812 E 21ST ST	PHOTOVOLTAIC			ION DEVELOPER LLC	3	6	BALSAM VILLAGE 2ND FG	0	0	
SPV2205-0101	06/16/2022	31,873	1427 44TH AVENUE CT 1857 13TH AVE	PHOTOVOLTAIC		22 MODULES ROOF MOUNTED PHOTOVOLTAIC SYSTEM 7.7 kW	FREEDOM FOREVER COLORADO LLC	2	2	COLLEGE GREEN 2ND FG RPLT OTLT A,B,C,D	0		
SPV2205-0119	06/08/2022	56,000	1857 13TH AVE	PHOTOVOLTAIC		Solar PV installation, roof mount, 8.36 kW DC, Battery	Apollo Energy 3	3	12	CRANFORDS 2ND ADD	0	01	1
SPV2205-0200	06/02/2022	26,793	2114 81ST AVE	PHOTOVOLTAIC		9.200 KW GRID-TIED, ROOF FLUSH, MOUNTED PV SYSTEM	SOLAR POWER PROS INC	9	4	OWL RIDGE MINOR SUB FINAL PLAT	- 0	- 0	-
SPV2205-0288	06/16/2022	37.561	8722 13TH ST RD	PHOTOVOLTAIC		Install a 7.370 kW grid fied, roof flush mount PV system	FREEDOM FOREVER COLORADO LLC			TRAILS AT SHEEP DRAW	0	0	-
SPV2205-0385	06/15/2022	36 500	8722 13TH ST RD 7217 MELBOURNE ST	PHOTOVOLTAIC		ROOF MOUNT, FLUSH MOUNT, GRID-TIED: 4.08kW Solar PV	SUNRUN INSTALLATION SERVICES INC	,	NONE	BOOMERANG RUN 1ST RPLT	0	0	-
SPV2205-0424	00/10/2022	00,000	DOLO LOTILLOT	PHOTOVOLTAIC			ION DEVELOPER LLC		IVOINE	TRAILS AT SHEEP DRAW	- 0	- 0	-
SPV2205-0424	06/06/2022	20,764	8812 13TH ST 2444 13TH ST	PHOTOVOLTAIC			1901 AD			WESTVIEW 3RD ADD	- 0		-
		21,252	2444 131H S1 8170 EAGLE DR			4.44U KW roomop solar PV	FREEDOM FOREVER COLORADO LLC	4	8	RIVER RUN AT POUDRE RIVER RANCH FG 2			-
SPV2205-0477			81/U EAGLE DH	PHOTOVOLTAIC				2	2		- 0	- 0	
SPV2205-0503	06/08/2022	39,744	4111 22ND ST	PHOTOVOLTAIC		8.28 kWDC, Rooftop, Flush Mount, PV Solar System, Grid Tied	Klick Solar LLC 5	5	7	VIRGINIA HILLS	0		
SPV2205-0566	06/02/2022	40,824	3103 56TH AVE	PHOTOVOLTAIC		9.72 kWDC, Rooftop, Flush Mount, PV Solar System, Grid Tied	Klick Solar LLC	21	3	WEST T BONE RANCH SUB 1ST FG	0		
SPV2205-0567				PHOTOVOLTAIC		7.92 kWDC, Rooftop, Flush Mount, PV Solar System, Grid Tied	Klick Solar LLC 3	32	6	SOUTHMOOR VILLAGE 2ND FG	0	01	1
SPV2205-0602	06/16/2022	53,452	7413 18TH ST	PHOTOVOLTAIC		Install a 10.800 kW grid tied, roof flush mount PV system	FREEDOM FOREVER COLORADO LLC		1	MOUNTAIN VISTA FG#1	- 0	- 0	-
SPV2205-0661	06/16/2022	25.856	7529 19TH ST	PHOTOVOLTAIC		Install a 4,800 kW grid tied, roof flush mount PV system	FREEDOM FOREVER COLORADO LLC	12	4	MOLINTAIN VISTA EG#2 RPLT A	0	0	-
SPV2205-0677	06/07/2022	22,560	2915 13TH ST	PHOTOVOLTAIC			1SOLAR		1	SHERWOOD PARK 1ST ADD	0	0	-
SPV2205-0712			320 43RD AVENUE CT	PHOTOVOLTAIC			FREEDOM FOREVER COLORADO LLC			PHEASANT RUN SUB	- 0	- 0	_
SPV2205-0737	06/08/2022		602 23RD AVE	PHOTOVOLTAIC		9.2 kW grid-tied, flush roof mount.	SANDBOX SOLAR E			HOUSTON HEIGHTS RPLT B5	- 0	- 0	-
SPV2205-0737	06/06/2022		4427 1ST ST	PHOTOVOLTAIC			BRS Field Ops. LLC			PHEASANT RUN SUB 2ND FG	- 0		-
	06/06/2022					Webb PV System 4.8 KW		3			- 0	- 0	
			1121 78TH AVENUE CT	PHOTOVOLTAIC			SUNRUN INSTALLATION SERVICES INC	r	/	BOOMERANG RANCH 2ND FG		U	
SPV2205-0753	06/07/2022		2447 APPLE AVE	PHOTOVOLTAIC			ION DEVELOPER LLC	10	6	PARKVIEW SOUTH	0		
SPV2205-0758	06/07/2022	26,402	3198 51ST AVE	PHOTOVOLTAIC		Installation of PV solar panels on existing residential roof	ION DEVELOPER LLC	15	5	T BONE RANCH SUB 2ND FG	0	01	1
SPV2205-0759			4231 14TH STREET LN	PHOTOVOLTAIC			ION DEVELOPER LLC				0	- 01	
SPV2205-0769	06/08/2022	44,928	4314 21ST STREET RD	PHOTOVOLTAIC		9.36 kWDC, Rooftop, Flush Mount, PV Solar System, Grid Tied	Klick Solar LLC	34	9	VIRGINIA HILLS	0	0	-
SPV2206-0009	06/08/2022	40.016	4627 1ST ST	PHOTOVOLTAIC		7.030 kW rooftop solar PV	1SOLAR 1		9	PHEASANT RUN SUB 2ND FG	0	0	-
SPV2206-0010	06/09/2022	70,000	2432 15TH AVE	PHOTOVOLTAIC		14.060 KW ROOFTOP SOLAR PV	1SOLAR S	•	8	FARRS 2ND ADD	0	0	
SPV2206-0057	06/16/2022		7730 11TH ST	PHOTOVOLTAIC			FREEDOM FOREVER COLORADO LLC		2	BOOMERANG RANCH 1ST FG	- 0	0	-
SPV2206-0057	06/16/2022	26,000	0122 22ND CT	PHOTOVOLTAIC		INSTALL ROOF MOUNTED SOLAR SYSTEM SIZE (DC): 15 X 415 = 6.22	FREEDOM FOREVER COLORADO LLC 2	22	È	OWL RIDGE MINOR SUB FINAL PLAT	 		-
SPV2206-0038	06/16/2022	20,900	8132 22ND ST 3925 22ND ST	PHOTOVOLTAIC		INSTALL ROOF MOUNTED SOLAR SYSTEM SIZE (DC): 15 X 415 = 6.22 INSTALL ROOF MOUNTED SOLAR SYSTEM SIZE (DC): 17 X 415 = 7.05	FREEDOM FOREVER COLORADO LLC	2	Š	WILLOWOOD 2ND FG			-
		31,196	3323 22NU 01					33	4				
SPV2206-0063	06/14/2022	21,735	10304 18TH ST 2606 12TH STREET RD	PHOTOVOLTAIC		Morales PV Solar Array 4 KW	BLUE RAVEN SOLAR			PROMONTORY IMAGINE SCHOOL 3RD FG	0	0	
SPV2206-0073	06/16/2022	25,396	2606 12TH STREET RD	PHOTOVOLTAIC		Installation of a 4.40kW DC roof-mounted PV solar array	Freedom Solar 4		NONE	GREELEY PLAZA 2ND RPLT	0	0	1
SPV2206-0083	06/17/2022			PHOTOVOLTAIC		Install a 7.600 kW grid tied, roof flush mount PV system	FREEDOM FOREVER COLORADO LLC	14	9	GATEWAY ESTATES 3RD FG	0	01	
SPV2206-0102	06/14/2022	36,765	122 13TH AVE	PHOTOVOLTAIC		PV Solar Roof Mount	Powur PBC 1		2	BILLINGS & SYLVESTER	0	0	
SPV2206-0109	06/17/2022	54.824	4211 22ND STREET RD	PHOTOVOLTAIC		Install a 12.400 kW grid tied, roof flush mount PV system	FREEDOM FOREVER COLORADO LLC	96	2	VIRGINIA HILLS 1ST RPLT	0	0	
SPV2206-0120	06/16/2022	28.245	18213TH AVE 4211 22ND STREET RD 1829 24TH AVE	PHOTOVOLTAIC		Installation of PV solar panels on existing residential roof	ION DEVELOPER LLC	27	8	ROLLING HILLS	0	0	-
SPV2206-0122	06/16/2022	19 790	1204 104TH AVENUE CT	PHOTOVOLTAIC		Installation of PV solar panels on existing residential roof	ION DEVELOPER LLC			PROMONTORY RESIDENTIAL 3RD FG	- 0	0	-
SPV2206-0122	06/17/2022	46 202	1018 78TH AVE	PHOTOVOLTAIC		Install a 8.900 kW grid fied, roof flush mount PV system	FREEDOM FOREVER COLORADO LLC			ROOMERANG RANCH IST EG	 		-
SPV2206-0145 SPV2206-0162	00/11/2022	40,289	DIOTONIO OT	PHOTOVOLTAIC		Install a 9.545 kW grid fied, roof flush mount PV system	FREEDOM FOREVER COLORADO LLC	,		DOWL RIDGE MINOR SUB FINAL PLAT	- 0		-
								10				- 0	
SPV2206-0164	06/21/2022	40,691	1801 74TH AVENUE CT	PHOTOVOLTAIC		Install a 8.400 kW grid tied, roof flush mount PV system	FREEDOM FOREVER COLORADO LLC	U	1	MOUNTAIN VISTA FG#1	0	0	
SPV2206-0197				PHOTOVOLTAIC			FREEDOM FOREVER COLORADO LLC	22	1	GLEN EDEN AT KELLY FARM SUB	0	0	
SPV2206-0202	06/24/2022		10308 19TH STREET RD	PHOTOVOLTAIC		Installation of PV solar panels on existing residential roof	ION DEVELOPER LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	0	01	
SPV2206-0225	06/22/2022		7725 11TH ST	PHOTOVOLTAIC			FREEDOM FOREVER COLORADO LLC	5	1	BOOMERANG RANCH 1ST FG	0	- 0	
SPV2206-0288	06/30/2022	37,460	2322 50TH AVE	PHOTOVOLTAIC			ION DEVELOPER LLC	7	2	LUNDVALL SUB 1ST ADD	0	0	-
SPV2206-0289	06/30/2022		1853 106TH AVE	PHOTOVOLTAIC		Installation of solar panels on existing residential roof.	ION DEVELOPER LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	0	0	
SPV2206-0292	06/30/2022	40 156	4998 32ND ST	PHOTOVOLTAIC		Install a 8.800 kW grid tied, roof flush mount PV system	FREEDOM FOREVER COLORADO LLC	5		T BONE RANCH SUB 1ST FG	- 0	- 0	-
SPV2206-0299	00.00.0000	24,004	DEDE CTILLET	PHOTOVOLTAIC			1SOLAR S	,	NONE	ROOT SUB		- 0	-
	00/30/2022	31,901	2020 01 FLOT				1SOLAR S	7	NUNE		- 0		_
SPV2206-0311	06/30/2022	37,011	2421 12TH ST	PHOTOVOLTAIC		6.660 Kw rooftop solar PV			0	WESTVIEW 2ND ADD			-
SPV2206-0330	06/20/2022		1706 701H AVE	PHOTOVOLTAIC		22 MODULES ROOF MOUNTED PHOTOVOLTAIC SYSTEM 8.8 kW	FREEDOM FOREVER COLORADO, LLC 2		5	CEDARWOODS SUB	0	0	1
		42,716,092											



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

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

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

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

SUB2021-0025	McColoskey 6th Commercial Subdivision	East of 71st Avenue and South of 10th Street	Subdivision to replat a tract into a lot	9/1/2021	Approved	Darrell Gesick
SUB2021-0022	Meyer Minor Subdivision, 1st Replat	South of 8th Street, East of Ash Avenue and North of the Poudre River	Replat 1 lot into 2 lots	7/22/2021	Approved	Darrell Gesick
PUD2021-0011	4555 Centerplace Drive PUD, 1st Amendment	4555 Centerplace Drive	PUD amendment for site plan changes	3/26/2021	Approved	Darrell Gesick
USR2021-0001	225 22nd Street- C-Store USR	225 22nd Street	Demo Existing buildings and construct a 5,200 square foot C-Store w/ Gas sales	1/12/2021	Approved	Darrell Gesick
USR2018-0021	SRC Oestman 13- 26 Pad/Facility	2085 N 47th Avenue	16 Oil wells and associated equipment Facility	10/23/2018	Approved	Darrell Gesick
USR2018-0023	SRC Stugart 6-20 Pad/Facility	7700 28th Street	32 Oil wells and associated equipment Facility	10/31/2018	Approved	Michael Franke
PUD2018-0010	Lake Bluff PUD	North of 10th Street, South of CR 62, East of 101st Avenue, West of 95th Avenue	Residential and Commercial lots	8/1/2018	Approved	Mike Garrott
\$ 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	Kristin Cote
S 28:15	Ironwood Business Park	Between 16th Street and 18th Street/East of 1st Avenue	13 Lot Industrial Subdivision (0.3 acre – 6 acre Lots)	12/16/2015	Approved	Darrell Gesick
PUD2019-0007	Poudre Heights Preliminary PUD	N. of 10th Street, w. of 95th Avenue and e. Missile Park Road	Mixed Use development - 59 acres industrial, 12 acres of commercial, 26 acres of mixed uses, 26 acres of open space and 122 acres of residential (including a middle school site)	6/20/2019	Approved	Mike Garrott
SPR2021-0020	University Schools - High School Addition	6525 18th Street	8,095 square foot addition	11/19/2021	Approved	Kristin Cote
WCF2020-0012	1229 D Street - Cell Tower	1229 D Street	Replace an existing light pole with a new light pole and cell antenna	9/29/2020	Approved	Elizabeth Kellums
DR2021-0001	920 47th Avenue - ATM Design Review	920 47th Avenue	Design Review for an ATM drive-up	2/19/2021	Approved	Kristin Cote
SPR2021-0019	Billie Martinez School Addition	341 14th Aven.	12,700 SF Classroom Addn.	11/16/2021	Approved	Kristin Cote
DR2021-0010	509 11th Avenue - Print Shop Design Review	509 11th Avenue	Change of use to allow a print shop	4/22/2021	Construction	Elizabeth Kellums
USR2021-0008	Greeley Rehab Hospital, USR	East of 71st Avenue and South of 10th Street	Use by special review for a Rehab Facility	9/1/2021	Construction	Darrell Gesick

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

DR2019-0031	7-11 Design Review	North of 4th Street and West of 35th Avenue	4,088 square foot c-store with gas sales	12/27/2019	Construction	Michael Franke
SPR2020-0004	2401 35th Avenue - Highschool Site Plan Review	2401 35th Avenue	Site Plan Review to remove existing 138,083 square foot Greeley West High School and replace with a 270,000 square foot high school	4/2/2020	Construction	Darrell Gesick
SPR2019-0033	5401 20th Street - Site plan Review	5401 20th Street	New 105,720 square foot Campus Welcome Center and 5,759 square foot addition to the Campus Student Center	12/3/2019	Construction	Michael Franke
USR2019-0008	Greeley Directional Oil and Gas USR, 3rd Amendment	South of Hwy 34 Bypass and East of Hwy 85 Bypass		4/1/2019	Construction	Darrell Gesick
USR 3:17	Journey Christian Church	4754 31st Street	5,500 SF 2-Story Building Addition	4/19/2017	Construction	Mike Garrott
DR2020-0016	7004 10th Street - Bank	7004 10th Street	Construct a 4,240 square foot bank facility	5/22/2020	Construction	April Medeiros
DR2020-0006	1645 1st Avenue Design Review	1645 1st Avenue	1,150 square feet office / warehouse building	2/13/2020	Construction	Darrell Gesick
SPR2022-0023	Tointon Academy Site Plan Review Minor Amendment	West of 71st Avenue and South of 4th Street	Storage building	3/23/2022	Construction	Elizabeth Kellums
SPR2022-0036	2901 1st Avenue SIte Plan Review, 1st Amendment	2901 1st Avenue	Storage building	4/29/2022	Design	Kristin Cote

			225,000 SF of			
USR2018-0014	1st Avenue	2824 1st	Warehouse/Shop/Small	4/13/2016	Construction	Mike Garrott
U3R2U10-UU14	Storage, LLC	Avenue	Office/RV/Executive and Self-	4/13/2016	Construction	Mike Galloll
			Storage			

Planne	Planner Contact Information								
Mike Garrott	970-350-9784								
Darrell Gesick	970-350-9822								
Elizabeth Kellums	970-350-9222								
Kristin Cote	970-350-9876								
April Medeiros	970-350-9241								
Michael Franke	970-350-9782								



Case #	Project	Location	Description	Submittal Date	Stage	City Planner
SPR2022-0048	Westgate Filing No. 1 Final PUD	South of 4th Street, East of 71st Avenue	216 Unit Apartment Complex	6/27/2022	Design	Kristin Cote
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	Kristin Cote
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
SPR2022-0022	Thompson Thrift Apartments	North of HWY 34 and South of Centerplace Drive	336 Apartment Units	4/18/2022	Design	Michael Franke
SUB2022-0007	Centerplace Phase III Subdivision, 1st Replat	N. of HWY 34 and S. of Centerplace Drive	Subdivision of land into 1 Lot for Multifamily Development	4/18/2022	Design	Michael Franke
ZON2022- 0004	Cobblestone Rezone	7460 W 28th Street	42.01 Acre rezone from Residential Estate and Commercial Low Denisty to Residential- High Denisty	3/2/2022	Design	Mike Garrott
SUB2022-0001	Centerplace North Filing #6	North of 24th Street Road and East of 42nd Avenue	30 townhome lots	1/7/2022	Design	Mike Garrott

Townhomes Site Plan	North of 24th Street Road and East of 42nd Avenue	30 townhome units	1/5/2022	Design	Mike Garrott
Alpine Flats Multi- family Site Plan Review	South of 20th Street and West of 50th Avenue	200 unit multifamily Development	12/9/2021	Design	Kristin Cote
Alpine Flats Subdivision	South of 20th Street and West of 50th Avenue	Replat 3 lots into 1 lot	12/9/2021	Design	Kristin Cote
Lake Bluff Final Plat	North of 10th Street and West of 95th Avenue	Platting 10 future Development Tracts and 19.72 Acres of Right-of-way	12/8/2021	Design	Darrell Gesick
Promontory Imagine School Second filing, second replat Multifamily	East of Promontory Parkway and South of 16th Street	480 unit multifamily development	11/10/2021	Design	Mike Garrott
Promontory Imagine School 2nd Filing, Second Replat	East of Promontory Parkway and South of 16th Street	Replat a future development track into a lot and right-a-way for a public street	11/10/2021	Design	Mike Garrott
13th Street Rezone	North of 13th Street, South of 10th Street, West of 59th Avenue	Rezone 37 Acres from H-A and C-D to MU-H	11/1/2021	Design	Mike Garrott
Hope Springs Preliminary PUD	North of 32nd Street, West of future 27th Avenue	N. of 32nd Street, W. of future 27th Avenue	4/28/2021	Design	Mike Garrott
Boomerang Ranch Forth Filing rezone	South of 10th Street, North of 12th Street and East of	Rezone a portion of a 27.77 acres from C-L to R-H	4/14/2021	Design	Darrell Gesick
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
Shreve Subdivision	7929 28th Street	Subdivide 1 lot into 3 lots	8/24/2020	Design	Darrell Gesick
Rockies Apartment Subdivision	1913 5th Street	Combine 3 parcels into 1 lot	5/22/2020	Design	Mike Garrott
	Review Alpine Flats Multi- family Site Plan Review Alpine Flats Subdivision Lake Bluff Final Plat Promontory Imagine School Second filing, second replat Multifamily Promontory Imagine School 2nd Filing, Second Replat 13th Street Rezone Hope Springs Preliminary PUD Boomerang Ranch Forth Filing rezone Rock Ridge Apartment Final Plat Shreve Subdivision Rockies Apartment	Townhomes Site Plan Review Alpine Flats Multi- family Site Plan Review Alpine Flats Subdivision Lake Bluff Final Plat Promontory Imagine School Second filing, second replat Multifamily Promontory Imagine School 2nd Filing, Second Replat 13th Street Rezone Hope Springs Preliminary PUD Boomerang Ranch Forth Filing rezone Rock Ridge Apartment Final Plat Review South of 20th Street and West of 50th Avenue South of 10th Street and West of 95th Avenue South of 10th Street and West of 95th Avenue North of 13th Street North of 13th Street, South of 10th Street, West of 59th Avenue North of 32nd Street, West of future 27th Avenue East of 65th Avenue, South of 12th Street and East of Bone Ranch Development Shreve Subdivision 7929 28th Street	Townhomes Site Plan Review Alpine Flats Multifamily Site Plan Review Alpine Flats Multifamily Site Plan Review Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats South of 20th Street and Subdivision Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats South of 20th Street and West of 50th Avenue North of 10th Street and West of 95th Avenue Promontory Imagine School Second filing, second replat Multifamily Promontory Imagine School 2nd Filing, Second Replat 13th Street Rezone North of 13th Street, South of 16th Street North of 13th Street, West of 59th Avenue Replat a future development track into a lot and right-a-way for a public street North of 13th Street, West of 59th Avenue North of 32nd Street, West of 59th Avenue Rock Ridge Apartment Final Plat South of 10th Street, North of 12th Street and East of Free Subdivision Rockies Apartment North of 24th Street and West of 50th Avenue South of 10th Street, West of 59th Avenue 30 townhome units 200 unit multifamily Development Replat 3 lots into 1 lot Replat 4 lot into 3 l	Townhomes Site Plan Review Alpine Flats Multi- family Site Plan Review Alpine Flats Multi- family Site Plan Review Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats Subdivision Lake Bluff Final Plat Lake Bluff Final Plat North of 10th Street and West of 95th Avenue Promontory Imagine School Second filing, second replat Multifamily Promontory Imagine School 2nd Filing, Second Replat North of 13th Street, South of 10th Street, South of 10th Street, South of 10th Street, West of 59th Avenue North of 13th Street, South of 10th Street, West of 59th Avenue North of 32nd Street, West of future 27th Avenue Replat a future development track into a lot and right-a-way for a public street North of 13th Street, South of 10th Street, West of 59th Avenue North of 32nd Street, West of future 27th Avenue Recone 37 Acres from H-A and C-D to MU-H North of 32nd Street, North of 12th Street and South of 10th Street, North of 12th Street and South of 10th Street, North of 12th Street and South of 10th Street, North of 12th Street and South of 10th Street, North of 12th Street and South of 10th Street, North of 12th Street and South of 10th Street, North of 12th Street and South of 10th Street, North of 12th Street and South of 10th Street, North of 12th Street and South of 10th Street, North of 12th Street and South of 10th Street, North of 12th Street and East of South of 10th Street, North of 12th Street and East of South of 10th Street, North of 12th Street and East of South of 10th Street, North Sone Ronch Development South of 10th Street Subdivision Rockies Apartment South Street Subdivide 1 lot into 3 lots Str24/2020 Rockies Apartment	Townhomes Site Plan Review Alpine Flats Multifamily Site Plan Review Alpine Flats Multifamily Site Plan Review Alpine Flats Multifamily Site Plan Review Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats South of 20th Street and West of 50th Avenue Alpine Flats South of 20th Street and West of 50th Avenue Platting 10 future Development Tracts and 19.72 Acres of Right-of-way Alpine Flats South of 10th Street and West of 95th Avenue Platting 10 future Development Tracts and 19.72 Acres of Right-of-way Alpine Flats South of 16th Street and Evelopment Invertice and 19.72 Acres of Right-of-way Alpine Flats South of 16th Street and Evelopment Invertice and 19.72 Acres of Right-of-way Alpine Flats Avenue Platting 10 future Bevelopment Tracts and 19.72 Acres of Right-of-way Alpine Flats Avenue Platting 10 future Bevelopment Invertice and 19.72 Acres of Right-of-way Alpine Flats Avenue Platting 10 future Bevelopment Invertice and 19.72 Acres of Right-of-way Alpine Flats Avenue Platting 10 future Bevelopment Invertice and 19.72 Acres of Right-of-way Alpine Flats Avenue Alpine Flats Avenue Platting 10 future Bevelopment Invertice and 19.72 Acres of Right-of-way Alpine Flats Avenue Alpine Flats Avenue Platting 10 future Bevelopment Invertice and 19.72 Acres of Right-of-way Alpine Flats Avenue Ale Unit Invertice and 19.72 Acres of Right-of-way Ale Unit Invertice and 19.72 Acres of Right-of-way Ale Unit Invertice and 19.72 Acres of Right-of-way Invertice Area of Street Acres of Right-of-way Ale Unit Invertice and 19

		-	-			
DR2020-0017	Rockies Apartments Multifamily Development	1913 5th Street	50 unit apartment complex	5/22/2020	Design	Mike Garrott
DR2019-0016	1131 8th Street - 5- plex	1131 8th Street	5 unit multifamily	6/26/2019	Design	Mike Garrott
SPR2021-0011	The Reserve @ West T- Bone Ranch Phase III Multi-family Site Plan Review	North of 29th Street and East of 58th Avenue	120 multifamily units on 5.92 acres	5/27/2021	Approved	Mike Garrott
SUB2021-0024	Leffler Minor Subdivision	15756 County Road 66	4-lot subdivision (large lots)	8/10/2021	Approved	Darrell Gesick
SUB2021-0006	Immaculata Plaza Minor Subdivision, 2nd replat	923 6th Street	Split 1 lot into 2	2/3/2021	Approved	April Medeiros
USR2020-0008	Immaculata II Apartment - USR	923 6th Street	30 Multifamily Units	12/23/2020	Approved	April Medeiros
SUB2021-0027	Westridge Subdivision, 5th Filing, 2nd Replat	West of 59th Avenue and South of 24th Street	Replat existing Subdivision right-of-ways and convert a tract into a lot	9/14/2021	Approved	Mike Garrott
SUB2020-0003	Clark Subdivision Filing No. 2 Final Plat	West of CR 31 and North of CR 66	29 single family large lot subdivision	4/21/2020	Approved	Mike Garrott
ZON2021- 0015	Leffler rezone	15756 County Road 66	Rezone from I-M to R-E (DCMP)	8/10/2021	Approved	Darrell Gesick
PUD2020-0002	Westgate Preliminary PUD Amendment	North of Hwy 34 Bypass and West of 71st Avenue	1 (15.97 acre) multifamily lot and 4 future Development Tracts	3/25/2020	Approved	Mike Garrott
SPR2020-0019	Fox Run Apartments	South of 13th Street and West of 59th Avenue	118 Multifamily Units	10/14/2020	Approved	Darrell Gesick
PUD2020-0007	The Cache	West of 83rd Avenue, 1 mile north of 10th Street and bisected 95th Avenue	Est. of Zoning for The Cache PUD, proposed mixed use development	6/15/2020	Approved	Mike Garrott
SUB2020-0035	Presbyterian Church,	2410 35th Avenue	3 lot subdivision	12/23/2020	Approved	Mike Garrott

SUB2021-0005	Broadview Park Subdivision, 1st Replat	809 30th Avenue	Split 1 lot into 2	1/13/2021	Approved	Elizabeth Kellums
USR2020-0006	Copper Platte Apartment - USR	2050 Greeley Mall Street	224 Multifamily Units	11/4/2020	Construction	Mike Garrott
SUB2020-0030	Cottages at Kelly Farm	North of 4th Street and East of 59th Avenue	31 residential units	10/20/2020	Construction	Darrell Gesick
SUB2020-0001	Clover Meadows, 2nd Replat (updated)	2900 C Street	8 Single family residential lots	1/10/2020	Construction	Mike Garrott
SPR2020-0003	29th Street Multifamily development	East of 65th Avenue, South of Hwy 34 and West of the T-Bone Ranch Development	732 unit multifamily Development	2/20/2020	Construction	Darrell Gesick
PUD2021-0017	Promontory Imagine School 3rd Filing, Final Plat	East of Promontory Parkway and South of 16th Street	362 single family lots, 1 2.077 acre for mixed use, 9.4 acre park and various outlots (drainage, open space and pocket parks)	5/17/2021	Construction	Mike Garrott
PUD2021-0007	Greeley West Multifamily Final PUD	North of Centerplace Drive, East of 42nd Avenue and West of 38th Avenue	304 Multifamily Units	2/11/2021	Construction	Mike Garrott
PUD2020-0009	Stoneybrook Lot 4 - Final PUD	West of 35th Avenue, North of Ditch #3 and South of C	142 Manufactured home sites	8/26/2020	Construction	Mike Garrott
SUB2019-0021	Grapevine Final Plat	North of 25th Street, South of 24th Street and West of 46th Avenue Court	64 attached townhome units	7/2/2020	Construction	Mike Garrott
USR2019-0018	1100 8th Avenue - 55 Resort	1100 8th Avenue	85 unit Multifamily	11/1/2019	Construction	Elizabeth Kellums
\$ 21:15	Northridge Estates	South of C Street and East of Northridge High School	230 Single Family Lots	7/15/2015	Construction	Mike Garrott

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

Planner Contact Information				
Mike Garrott	970-350-9784			
Darrell Gesick	970-350-9822			
Elizabeth Kellums	970-350-9222			
Kristin Cote	970-350-9876			
April Medeiros	970-350-9241			
Michael Franke	970-350-9782			