



# Planning Commission

**July 26, 2022 at 1:15 PM**

**1001 11th Avenue, City Center South, Greeley, CO 80631**

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## Agenda

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

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### 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)

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### END OF EXPEDITED AGENDA

7. 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 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 multi-family 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 to be re-zoned from residential medium and residential high to PUD, which would provide a less intense use of what is currently allowed on that piece of property. There is a one-acre 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.

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 32<sup>nd</sup> Street and 29<sup>th</sup> 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 32<sup>nd</sup> Street and east of future 29<sup>th</sup> 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.

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Erik Briscoe, Vice Chair

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Becky Safarik, Secretary

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# 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 35<sup>th</sup> 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 35<sup>th</sup> 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

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| <b>PLANNING COMMISSION SUMMARY</b> |
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**ITEM:** Rezone from C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) Zone District

**FILE NUMBER:** ZON2021-0017

**PROJECT:** 3115 35<sup>th</sup> Avenue Rezone

**LOCATION:** 3115 35<sup>th</sup> 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 35<sup>th</sup> 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 35<sup>th</sup> 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. MINERAL 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

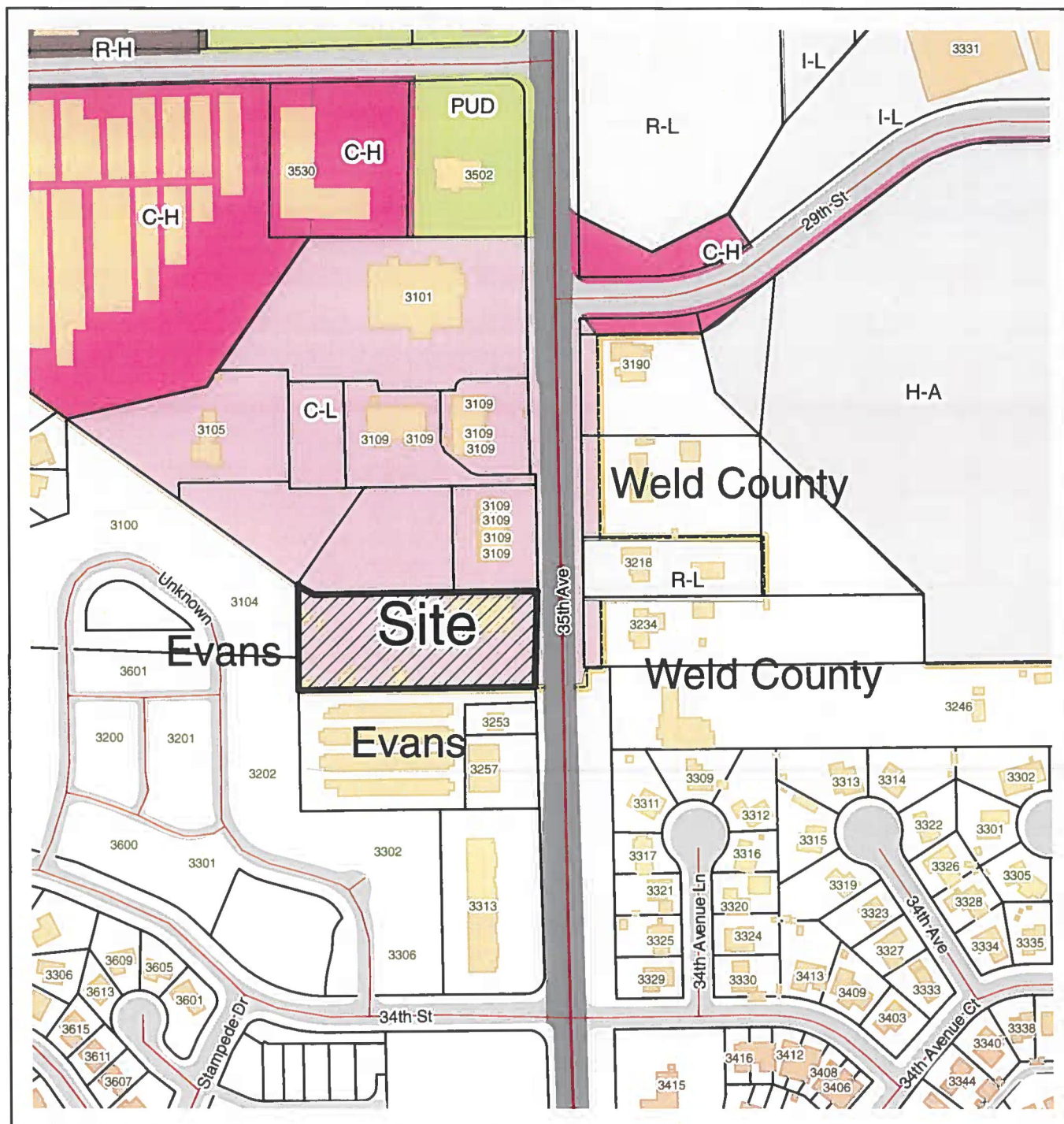
Attachment D – Rezone Boundary Map

Attachment E – Site Analysis Map

Attachment F – Zoning Suitability Map

Attachment G – Neighborhood Notification Boundary Map

# Zoning/Vicinity Map 3115 35th Avenue Rezone



## Legend

- Structure
- FEATURE\_SUBTYPE**
- Water Body
- Weld Parcels
- Road Centerline
- Roads

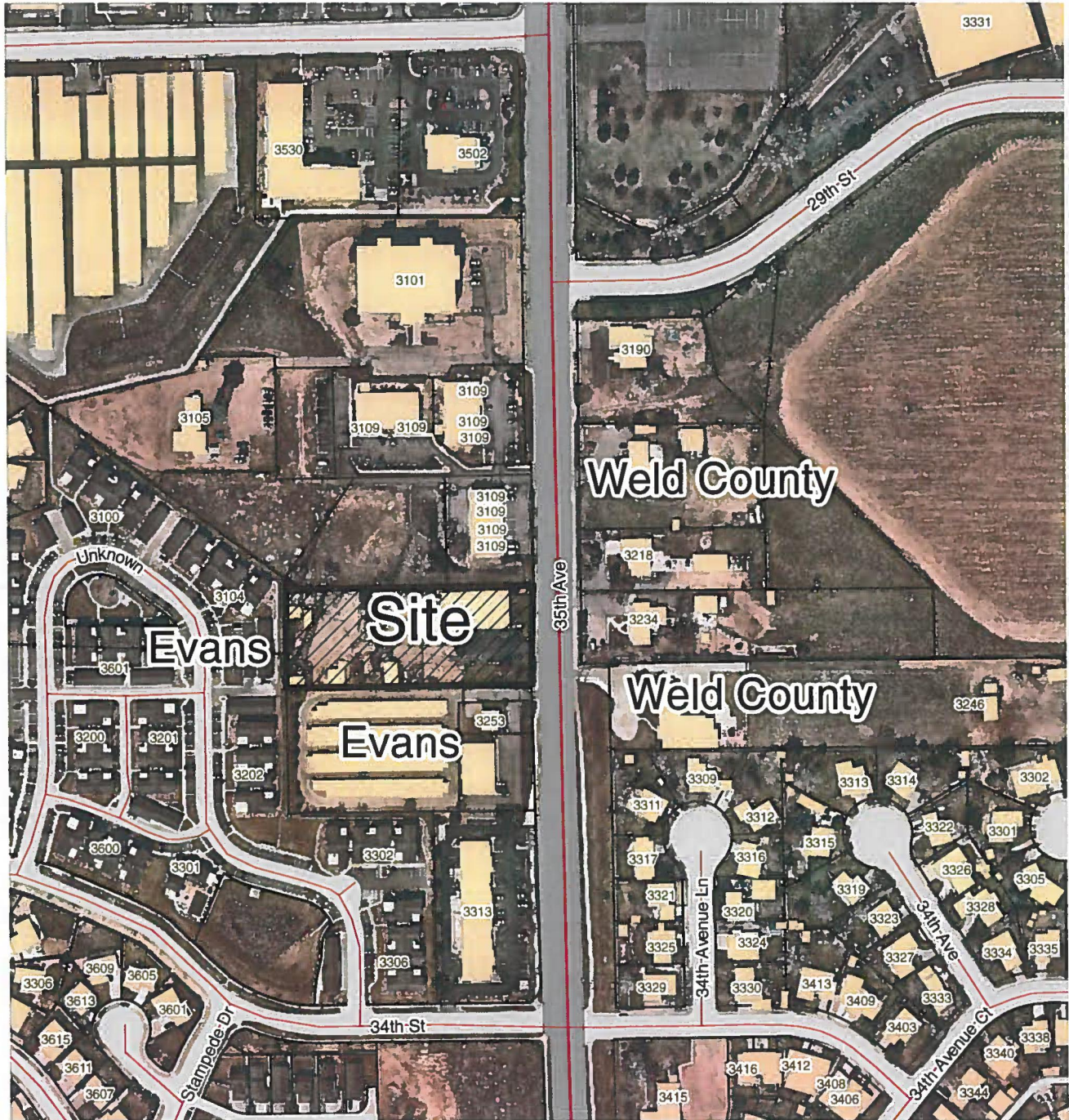
ZON2021-0017

0 400 800 Feet





# Photo Aerial Map 3115 35th Avenue Rezone



## Legend

- Structure
- FEATURE\_SUBTYPE**
- Water Body
- Weld Parcels
- Road Centerline
- Roads
- Origin Cache Mask

ZON2021-0017

0 400 800 Feet



Robert Stanley Properties LLC  
3115 35<sup>th</sup> 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 35<sup>th</sup> 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 35<sup>th</sup> 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 35<sup>th</sup> 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 35<sup>th</sup> Avenue  
Greeley, CO 80634

two-story office building—similar to the parked commercial trucks to the north. From 35<sup>th</sup> 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

CASE #: ZON2021-0017

LEGEND:

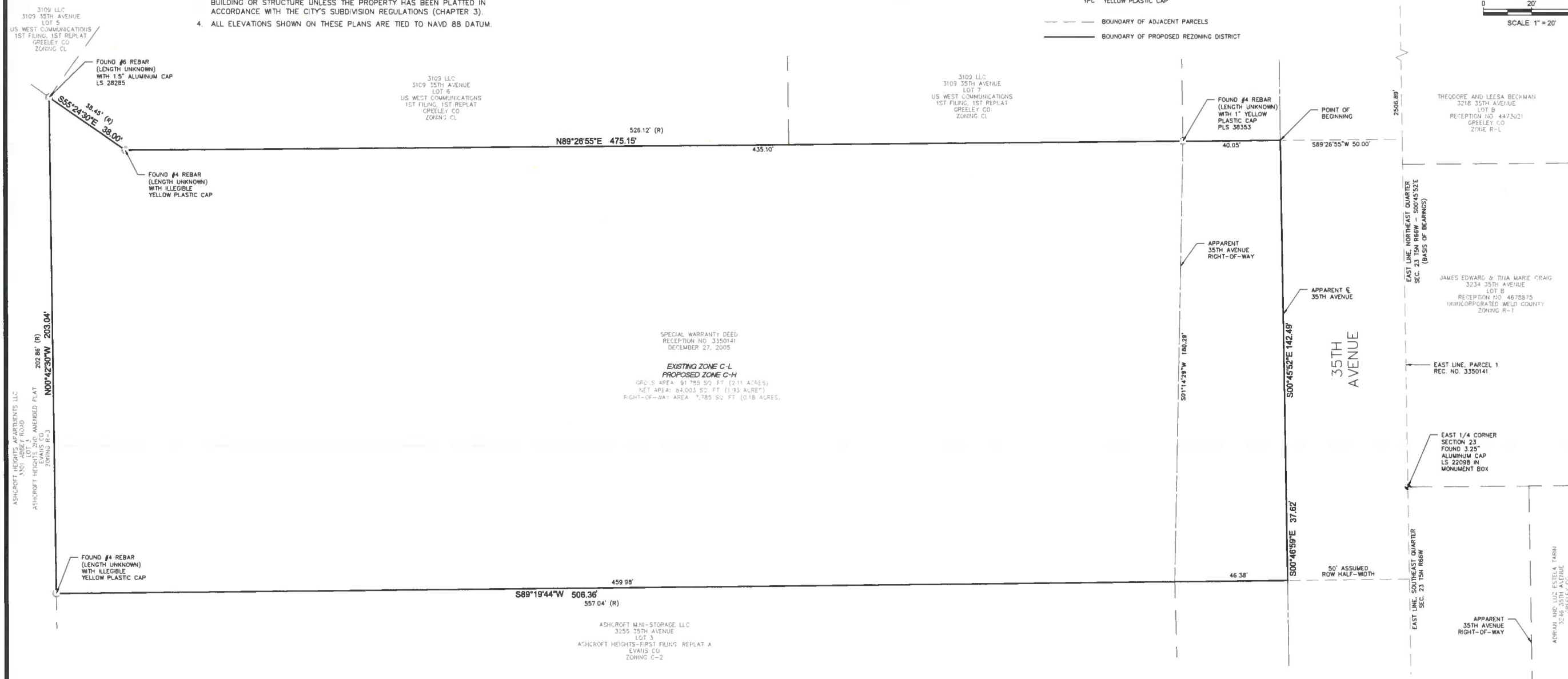
- NOTES:

1. APPROVAL OF THE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS (CHAPTER 3).
4. ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 83 DATUM.

- (R) RECORD INFORMATION  
AC ALUMINUM CAP  
YPC YELLOW PLASTIC CAP

--- BOUNDARY OF ADJACENT PARCELS  
 ===== BOUNDARY OF PROPOSED REZONING DISTRICT

POINT OF COMMENCEMENT  
NORTHEAST CORNER  
SECTION 23  
FOUND. NO 6 REBAR  
3.25" ALUM. CAP.



## REZONE LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER (E LINE, NE 1/4) OF SAID SECTION 23 AS HAVING AN ASSUMED BEARING OF SOUTH 00°45'52" EAST, AND WITH ALL BEARINGS CONTAINED HEREIN LYING RELATIVE THERETO:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23:

THENCE SOUTH 00°45'52" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (E LINE, NE 1/4) OF SAID SECTION 23, A DISTANCE OF 2508.89 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND IDENTIFIED AS PARCEL 1 IN DOCUMENT RECORDED DECEMBER 27, 2005 UNDER RECEPTION NUMBER 3350141 IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO:

THENCE DEPARTING THE EAST LINE OF SAID NORTHEAST QUARTER (E LINE, NE 1/4), AND PROCEEDING SOUTH 89°26'55" WEST, ALONG THE NORTH LINE OF SAID PARCEL 1 OF SAID RECEPTION NUMBER 3350141, A DISTANCE OF 50.00 FEET, MORE OR LESS, TO A POINT ON THE APPARENT CENTERLINE OF 35TH AVENUE AND THE POINT OF BEGINNING;

THENCE DEPARTING THE NORTH LINE OF SAID PARCEL 1 OF SAID RECEPTION NUMBER 3350141 AND PROCEEDING ALONG SAID APPARENT CENTERLINE, RUNNING PARALLEL WITH AND 50.00' FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE EAST LINE OF SAID PARCEL 1 OF SAID RECEPTION NUMBER 3350141, THE FOLLOWING 2 (TWO) COURSES AND DISTANCES: 1) SOUTH 00°45'52" EAST, A DISTANCE OF 142.49 FEET; 2) SOUTH 00°46'59" EAST, A DISTANCE OF 37.62 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID PARCEL 1 OF SAID RECEPTION NUMBER 3350141;

THENCE DEPARTING SAID APPARENT CENTERLINE AND PROCEEDING ALONG THE SOUTH, WEST AND NORTH LINES OF SAID PARCEL 1 OF SAID RECEPTION NUMBER 3350141, AS MONUMENTED, THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) SOUTH 89°19'44" WEST, A DISTANCE OF 506.36 FEET; 2) NORTH 00°42'30" WEST, A DISTANCE OF 203.04 FEET; 3) SOUTH 55°24'30" EAST, A DISTANCE OF 38.00 FEET; 4) NORTH 89°26'55" EAST, A DISTANCE OF 475.15 FEET, MORE OR LESS, TO A POINT ON THE APPARENT CENTERLINE OF 35TH AVENUE AND THE POINT OF BEGINNING;

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.

### BASIS OF BEARINGS:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS HAVING AN ASSUMED BEARING OF SOUTH 00°45'52" EAST, BEING MONUMENTED AS SHOWN, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**SURVEY NOTES:**

1. COFFEY ENGINEERING AND SURVEYING DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. COFFEY ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
2. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF REZONING THE LANDS AND AREA SHOWN HEREON.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE US SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TWO YEARS AFTER YOUR FIRST DISCOVERY OF 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.

#### REFERENCES:

1. SPECIAL WARRANTY DEED, BUSINESS RADIO COMMUNICATIONS, LLC TO ROBERT STANLEY PROPERTIES, LLC, WELD COUNTY RECORDS, RECEPTION 3350141, DATED DECEMBER 27, 2005.
2. US WEST COMMUNICATIONS 1ST FILING 1ST REPLAT, WELD COUNTY RECORDS, RECEPTION 4321279, DATED JULY 26, 2017.
3. ASHCROFT HEIGHTS- FIRST FILING, REPLAT A, WELD COUNTY RECORDS, RECEPTION 2738708, DATED DECEMBER 15, 1999.
4. ASHCROFT HEIGHTS- SECOND AMENDED PLAT, WELD COUNTY RECORDS, RECEPTION 3923135, DATED APRIL 8, 2013.



VICINITY MAP  
SCALE 1"=1000'

## OWNER:

ROBERT STANLEY PROPERTIES LLC  
3115 35TH AVE GREELEY, CO 80634-9415  
PHONE#: 970-576-6189

**SURVEYOR'S STATEMENT:**

I, CHASE J. CORBRIDGE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PROPERTY BOUNDARY MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

FOR AND ON BEHALF OF:  
COFFEY ENGINEERING & SURVEYING  
3855 PRECISION DRIVE, #140  
LOVELAND, CO 80538

CHASE J. CORBRIDGE  
COLORADO PLS 38405



| REVISED  |                           |       | REVISED |            |       |
|----------|---------------------------|-------|---------|------------|-------|
| DATE     | REQUEST BY                | CHECK | DATE    | REQUEST BY | CHECK |
| 09/25/21 | CITY OF GRIFFLEY COMMENTS | CPC   |         |            |       |
| 09/10/21 | CITY OF GRIFFLEY COMMENTS | CPC   |         |            |       |
| 09/09/21 | CITY OF GRIFFLEY COMMENTS | CPC   |         |            |       |
| 07/09/22 | CITY OF GRIFFLEY COMMENTS | CPC   |         |            |       |

|             |            |
|-------------|------------|
| Project:    | 2848.00    |
| Drawing:    | P3M-3      |
| Drafted By: | PJK/PA     |
| Date:       | 01/27/2021 |
| Rev. Date:  | 01/20/2022 |

3115 35TH AVENUE  
PROPERTY BOUNDARY MAP

CASE #: ZON2021-0017  
 SECTION 23 TSN R66W 6TH PM



SURVEY CONTROL NOTES

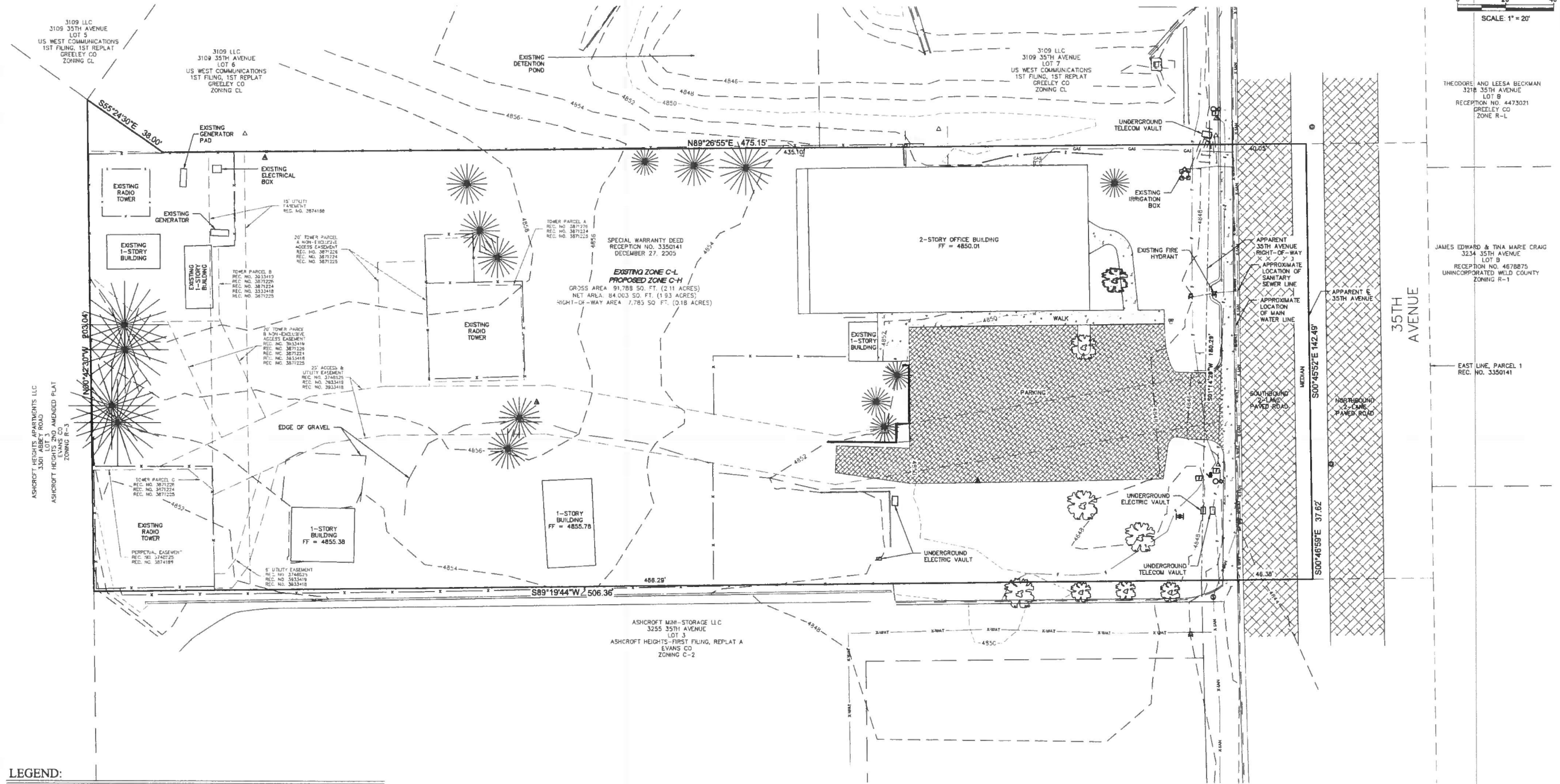
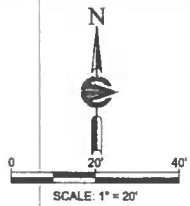
BASIS OF BEARING:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS HAVING AN ASSUMED BEARING OF SOUTH 00°45'52" EAST, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

SITE ANALYSIS MAP  
3115 35TH AVENUE

CASE #: ZON2021-0017

LOCATED IN SOUTHEAST QUARTER OF NORTHEAST QUARTER & NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 23, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



LEGEND:

- |                          |  |
|--------------------------|--|
| — (single post)          | EXISTING CATCH BASIN INLET             |
| — (circle with cross)    | EXISTING SANITARY SEWER CLEAN OUT      |
| — (square)               | CONCRETE                               |
| — (rectangle with cross) | ASPHALT                                |
| — (circle with dot)      | DECIDUOUS TREE W/CALIPER               |
| — (circle with cross)    | CONIFEROUS TREE W/CALIPER              |
| — (X)                    | FENCE                                  |
| — (dashed line)          | EXISTING CONTOUR                       |
| — (line with 'W')        | EXISTING WATER LINE (SEE NOTE 5)       |
| — (line with 'S')        | EXISTING SANITARY LINE (SEE NOTE 5)    |
| — (line with 'F')        | EXISTING FIBER OPTIC LINE (SEE NOTE 5) |
| — (line with 'G')        | EXISTING GAS LINE (SEE NOTE 5)         |
| — (line with 'E')        | EXISTING ELECTRIC LINE (SEE NOTE 5)    |
| — (dashed line)          | PROPERTY BOUNDARY                      |
| — (line with 'C')        | EXISTING CURB & GUTTER                 |
| — (triangle)             | SIGN (SINGLE POST)                     |
| — (circle with cross)    | GAS VALVE                              |
| — (square)               | ELECTRIC JUNCTION/TRANSFORMER BOX      |
| — (rectangle)            | FINISHED FLOOR ELEVATION               |
| — (circle with cross)    | IRRIGATION CONTROL VALVE               |
| — (circle)               | LIGHT POLE                             |
| — (circle with cross)    | MAILBOX                                |
| — (triangle)             | TELEPHONE PEDESTAL                     |
| — (square)               | CORP STOP                              |
| — (circle with cross)    | EXISTING FIRE HYDRANT                  |
| — (circle with cross)    | EXISTING WATER VALVE                   |
| — (arrow)                | DIRECT FLOW                            |
| — (arrow)                | OVERLAND FLOW                          |
| — (circle with cross)    | WATER METER BOX                        |
| — (circle with cross)    | EXISTING SANITARY SEWER MANHOLE        |
| — (circle with cross)    | EXISTING STORM WATER MANHOLE           |

GENERAL NOTES

1. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF REZONING THE LANDS AND AREA SHOWN HEREON.
2. ALL EXISTING STRUCTURES, AS SHOWN HEREON, ARE TO REMAIN. NO DEMOLITION OR REMOVAL(S) IS/ARE EXPECTED AT THIS TIME.
3. ONLY THOSE EASEMENTS AND/OR ENCUMBRANCES THAT ARE GEOMETRICALLY INDEPENDENT/INCONGRUOUS WITH THE EXTERIOR BOUNDARY OF THE PROPERTY ARE SHOWN.
4. NO OVERHEAD UTILITY LINES, AS MAY BE IMMEDIATELY OBVIOUS /APPARENT ARE SHOWN ON THIS DOCUMENT. ALL "EXISTING RADIO TOWERS", ARE STAND-ALONE STRUCTURES AND ARE NOT INTERCONNECTED.
5. ONLY THOSE SUB-SURFACE UTILITIES (AND/OR APPURTENANCES THERETO) AS IMMEDIATELY OBVIOUS/APPARENT, BEING LOCATED BY ASSORTED 811 PUBLIC/PRIVATE SERVICES ON OR AROUND MARCH 31, 2022 ARE SHOWN ON THIS DOCUMENT. NO OTHER SUCH STRUCTURES OR FACILITIES ARE BELIEVED TO IMPACT THE PROPERTY.

SURVEYOR'S STATEMENT:

I, CHASE J. CORBRIDGE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PROPERTY BOUNDARY MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

FOR AND ON BEHALF OF:  
COFFEY ENGINEERING & SURVEYING  
3855 PRECISION DRIVE, #140  
LOVELAND, CO 80538

CHASE J. CORBRIDGE  
COLORADO PLS 38405



3115 35TH AVENUE  
SITE ANALYSIS MAP

CASE #: ZON2021-0017

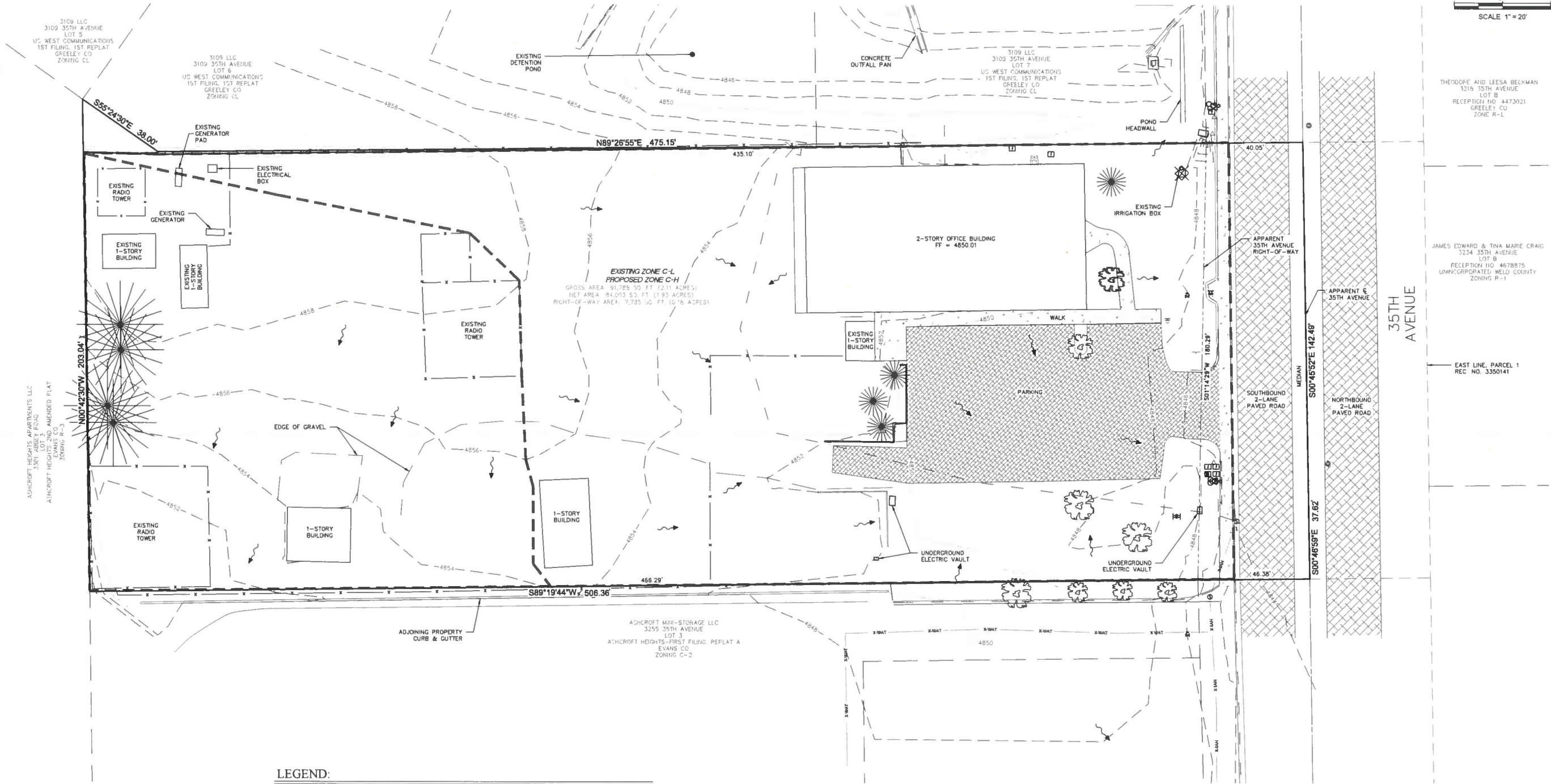
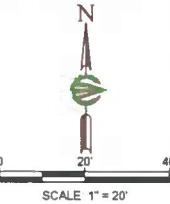
SE 1/4 OF NE 1/4, NE 1/4 OF SE 1/4 SECTION 23, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



Sheet:  
1 / 1

ZONING SUITABILITY MAP  
3115 35TH AVENUE

CASE # ZON2021-0017  
LOCATED IN SOUTHEAST QUARTER OF NORTHEAST QUARTER & NORTHEAST QUARTER OF SOUTHEAST QUARTER  
OF SECTION 23, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



| REVISION | DATE | REQUEST BY               | CHECK |
|----------|------|--------------------------|-------|
| 01/25/21 |      | CITY OF GREELEY COMMENTS | CJC   |
| 09/09/21 |      | CITY OF GREELEY COMMENTS | CJC   |
| 12/16/21 |      | CITY OF GREELEY COMMENTS | CJC   |
| 02/25/22 |      | CITY OF GREELEY COMMENTS | CJC   |

|            |            |             |            |
|------------|------------|-------------|------------|
| 3840       | 00         | ZSM-3       | P/K/D/A    |
| Project:   | Drawn by:  | Checked by: | Check by:  |
| Date:      | Date:      | Date:       | Date:      |
| 01/27/2021 | 01/27/2021 | 01/27/2021  | 01/27/2021 |

3115 35TH AVENUE  
ZONING SUITABILITY MAP  
CASE # ZON2021-0017  
SE 1/4 OF NE 1/4 & NE 1/4 OF SE 1/4, SECTION 23, T5N, R66W, 6TH P.M.,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SURVEY CONTROL NOTES

BASIS OF BEARING:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS HAVING AN ASSUMED BEARING OF SOUTH 00°45'52" EAST, BEING MONUMENTED AS SHOWN ON PROPERTY BOUNDARY MAP, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

LEGEND:

- |        |                                   |           |  |
|--------|-----------------------------------|-----------|--|
| — T —  | SIGN (SINGLE POST)                | ◇         | WATER METER BOX                          |
| — G —  | GAS VALVE                         | ⊗         | EXISTING SANITARY SEWER MANHOLE          |
| — E —  | ELECTRIC JUNCTION/TRANSFORMER BOX | ⊕         | EXISTING STORM WATER MANHOLE             |
| — FF — | FINISHED FLOOR ELEVATION          | ⊖         | EXISTING CATCH BASIN INLET               |
| — I —  | IRRIGATION CONTROL VALVE          | ⊙         | EXISTING SANITARY SEWER CLEAN OUT        |
| — L —  | LIGHT POLE                        | — C —     | CONCRETE                                 |
| — M —  | MAILBOX                           | — A —     | ASPHALT                                  |
| — P —  | TELEPHONE PEDESTAL                | — D —     | DECIDUOUS TREE                           |
| — S —  | CORP STOP                         | — C* —    | CONIFEROUS TREE                          |
| — F —  | EXISTING FIRE HYDRANT             | — X —     | FENCE                                    |
| — V —  | EXISTING WATER VALVE              | — 4850 —  | EXISTING CONTOUR                         |
| — O —  | OVERLAND FLOW                     | — X-WAT — | EXISTING WATER LINE LOCATED BY OTHERS    |
|        |                                   | — X-SAN — | EXISTING SANITARY LINE LOCATED BY OTHERS |
|        |                                   | — — —     | PROPERTY BOUNDARY                        |
|        |                                   | — — —     | EXISTING CURB & GUTTER                   |

GENERAL NOTES

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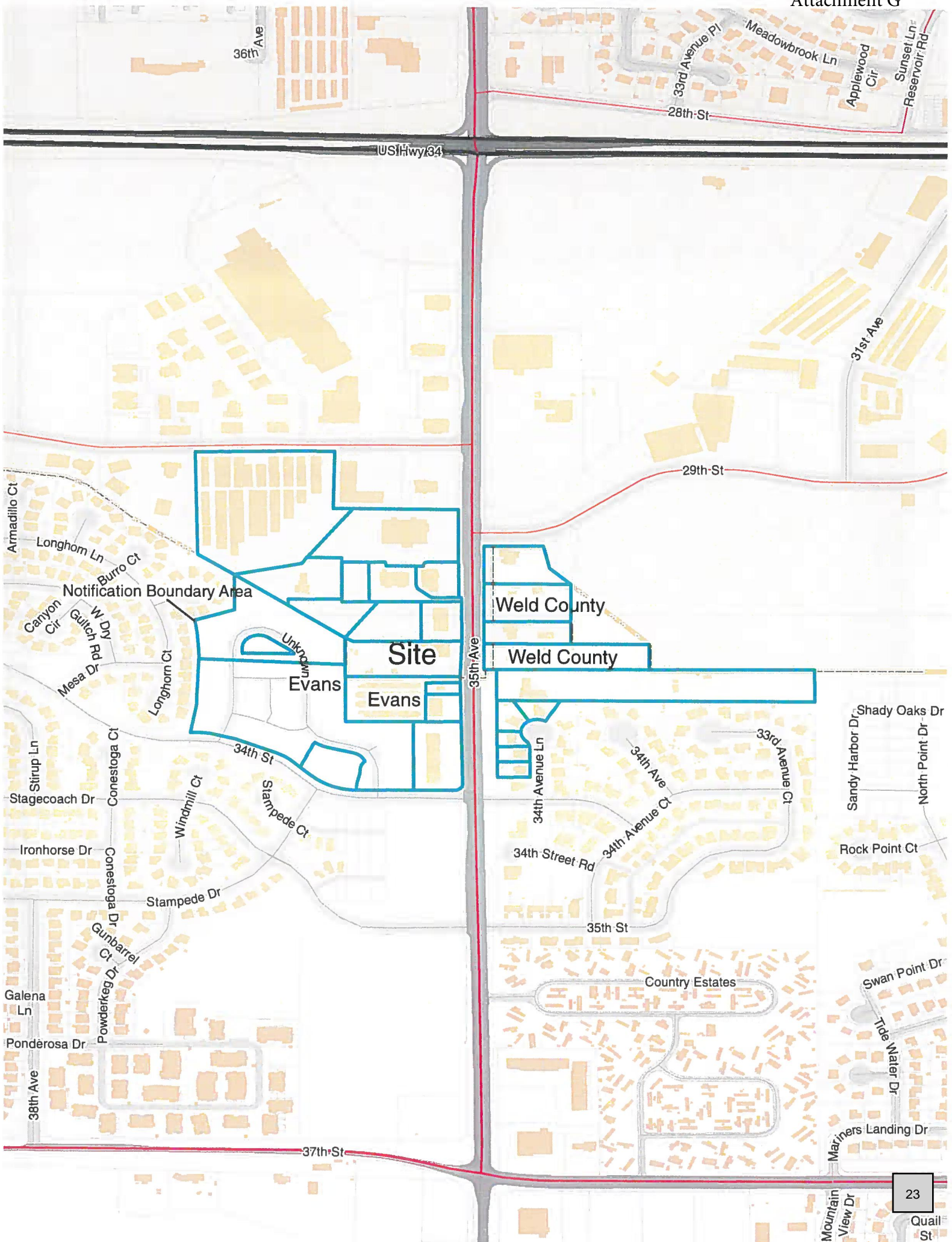
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FOR AND ON BEHALF OF:  
COFFEY ENGINEERING & SURVEYING  
3855 PRECISION DRIVE, #140  
LOVELAND, CO 80538  
CHASE J. CORBRIDGE  
COLORADO PLS 38405







# 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 18<sup>th</sup> 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 18<sup>th</sup> 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.

## **B. STAFF RECOMMENDATION**

Approval

## **C. LOCATION**

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

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.



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.

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.



### **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 off-site 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 18<sup>th</sup> 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 will 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**

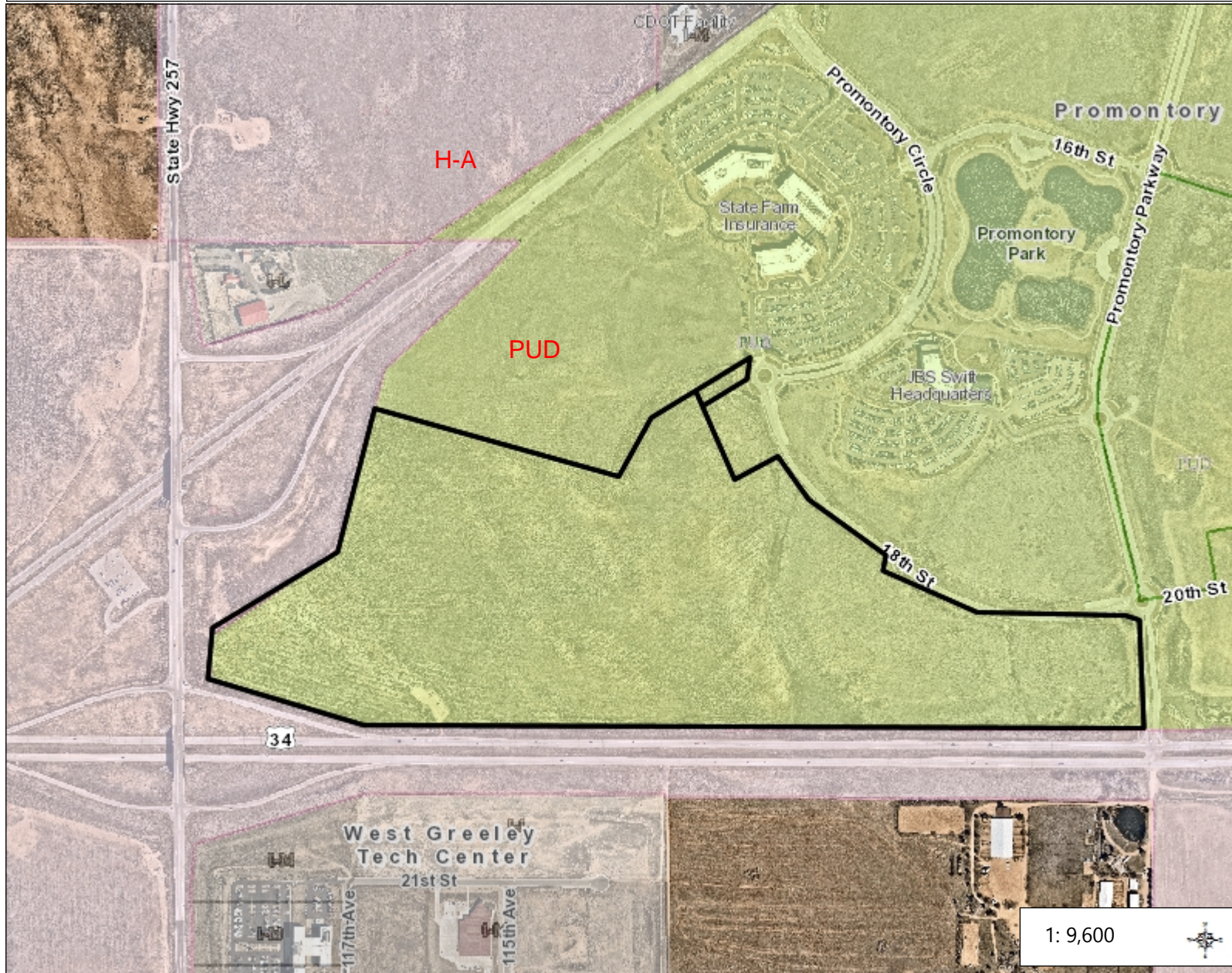
Attachment A – Zoning/Vicinity Map  
Attachment B – Project Narrative  
Attachment C - Application  
Attachment D – Proposed Preliminary Plat  
Attachment E – Excelsior PUD





**CITY OF GREELEY  
ORIGIN**

## Vicinity Map - Promontory Circle Improvements



### Legend

City Voting Wards

GreeleyBaseData.DBO.FIRMn

Greeley Fire Response Areas

☐ Weld Subdivisions

#### Zoning

- Conservation District (C-D)
- Commercial Low Intensity (C-L)
- Commercial High Intensity (C-H)
- Holding Agriculture (H-A)
- Industrial Low Intensity (I-L)
- Industrial Medium Intensity (I-M)
- Industrial High Intensity (I-H)
- Planned Unit Development (PUD)
- Residential Estate (R-E)
- Residential Low Density (R-L)
- Residential Medium Density (R-M)
- Residential High Density (R-H)
- Residential Mobile Home (RMH)

Colorado School Districts

High School Attendance Areas

Middle School Attendance Areas

Elementary School Attendance

### Notes

0.3 0 0.15 0.3 Miles

NAD\_1983\_HARN\_StatePlane\_Colorado\_North\_FIPS\_0501\_Feet  
© City of Greeley GIS 6/21/2022

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES

## Tract A and Lot 6, Promontory Circle Improvements

### Project Narrative

This application is to request a replat (1<sup>st</sup> 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 1<sup>st</sup> Replat Located in the South Half of Section 11, Township 5 North, Range 67 West of the 6<sup>th</sup> 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](mailto:robbie@northernengineering.com) if you have any questions or require additional information.

Sincerely,

**NORTHERN ENGINEERING SERVICES, INC.**



**Robbie Lauer**  
Project Manager





# Development Application

1100 10<sup>th</sup> Street Greeley, CO 80631

970-350-9780

[www.greeleygov.com](http://www.greeleygov.com)

|   |   |   |
|---|---|---|
| <b>APPLICANT NAME:</b><br>Same As Owner   | <b>ADDRESS:</b> Same as Owner<br><b>EMAIL:</b> Same as Owner                                      | <b>PHONE:</b><br>Same as Owner                                      |
| <b>OWNER(S) OF RECORD:</b><br>Tripoint Acquisition Group  | <b>ADDRESS:</b> 4221 Brighton Blvd Denver CO 80216<br><b>EMAIL:</b> rschwartz@rmspropertiesco.com | <b>PHONE:</b><br>303-898-2180                                       |
| <b>OWNER(S) OF RECORD:</b>  | <b>ADDRESS:</b><br><b>EMAIL:</b>  | <b>PHONE:</b>   |
| <b>POINT OF CONTACT:</b><br>Randy Schwartz  | <b>ADDRESS:</b> 9193 E Vassar Ave Denver CO 80231<br><b>EMAIL:</b> rschwartz@rmspropertiesco.com  | <b>PHONE:</b><br>303-898-2180                                       |
| <b>PARCEL / LOT INFORMATION</b>   |   |   |
| <b>Parcel ID Number</b>   | R4585407  |   |
| <b>Address or Cross Streets:</b>  | 18TH STREET AND PROMONTORY PKWY   |   |
| <b>Subdivision Name &amp; Filing No.:</b>   |   |   |
| <b>Related Case Numbers: (PUD, Rezoning, and/or Plat )</b>  |   |   |
| <b>EXISTING</b>   |   | <b>PROPOSED</b>   |
| <b>Zoning:</b>  | OFFICE/COMMERCIAL   | OFFICE/COMMERCIAL   |
| <b>Project Name:</b>  | PROMONTORY CIRCLE IMPROVEMENTS  |   |
| <b>Site Area (Acres &amp; Square Ft.):</b>  | 128.25 ACRES  | 128.25 ACRES  |
| <b>Floor Area Ratio (FAR):</b>  | N/A   |   |
| <b>Density (Dwelling Units/Acre):</b>   | N/A   |   |
| <b>Building Square Footage:</b>   | N/A   |   |
| <b>PROJECT TYPE</b>   |   |   |
| <input type="checkbox"/> Annexation   | <input type="checkbox"/> Minor Subdivision  | <input type="checkbox"/> Historic Register Nomination               |
| <input type="checkbox"/> Appeal   | <input type="checkbox"/> Condominium Plat   | <input type="checkbox"/> Historic Preservation Design Review        |
| <input type="checkbox"/> Entertainment Establishment  | <input type="checkbox"/> Easement Encroachment  | <input type="checkbox"/> Historic Preservation Financial Incentives |
| <input type="checkbox"/> Major Subdivision - Final Plat   | <input type="checkbox"/> Site Plan  | <input type="checkbox"/> Easement Dedication/Vacation               |
| <input checked="" type="checkbox"/> Major Subdivision - Preliminary Plat  | <input type="checkbox"/> Use by Special Review  | <input type="checkbox"/> Metropolitan District                      |
| <input type="checkbox"/> Rezoning   | <input type="checkbox"/> Planned Unit Development   | <input type="checkbox"/> ROW Dedication/Vacation                    |
| <input type="checkbox"/> Variance   | <input type="checkbox"/> Other  |   |
| <b>Pre-Application Meeting Date:</b> _____  |   |   |
| <b>Pre-Application Meeting Number:</b> PAM_ PAM2021-0027  |   |   |
| <p>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.</p> <p>I 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.</p> <p>Owner's Signature: <u>Randy Schwartz</u> Date: 4/11/22</p> |   |   |

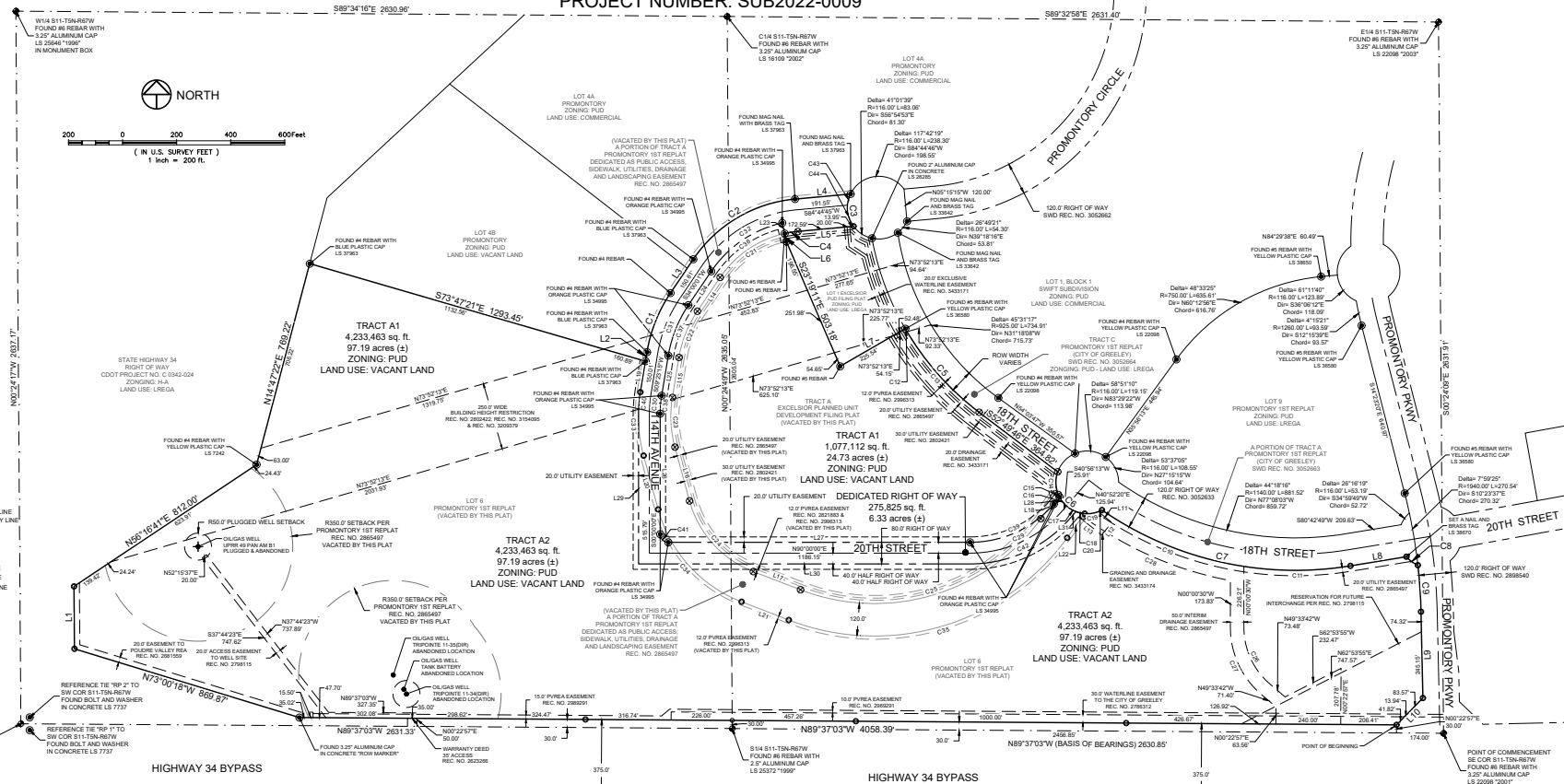


BEING A RESUBDIVISION OF TRACT A, EXCELSIOR PLANNED UNIT DEVELOPMENT FILING PLAT AND LOT 6, AND A PORTION OF TRACT A, PROMONTORY 1ST REPLAT LOCATED IN THE SOUTH HALF OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

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

| SYMBOL LEGEND |  |
|---------------|--|
|               | FOUND PROPERTY MONUMENT                                    |
|               | FOUND REBAR WITH 1" DIAMETER YELLOW PLASTIC CAP, PLS 26265 |
|               | FOUND SECTION CORNER                                       |
|               | FOUND REBAR WITH 1.5" DIAMETER ALUMINUM CAP, PLS 26265     |
|               | FOUND PROPERTY MONUMENT AS DESCRIBED                       |

| LINE LEGEND |                             |
|-------------|-----------------------------|
|             | EXISTING RIGHT OF WAY LINE  |
|             | DEDICATED RIGHT OF WAY LINE |
|             | SECTION LINE                |
|             | BOUNDARY LINE               |
|             | LOT LINE                    |
|             | VACATED LOT LINE            |
|             | EXISTING EASEMENT LINE      |
|             | VACATED EASEMENT LINE       |
|             | DEDICATED EASEMENT LINE     |



| LINE TABLE |        |
|------------|--------|
| LINE       | LENGTH |
| L1         | 230.91 |
| L2         | 33.90  |
| L3         | 150.81 |
| L4         | 206.54 |
| L5         | 145.79 |
| L6         | 30.00  |
| L7         | 229.32 |
| L8         | 226.02 |
| L9         | 319.47 |
| L10        | 139.33 |
| L11        | 63.84  |
| L12        | 60.00  |
| L13        | 97.80  |
| L14        | 150.81 |
| L15        | 150.00 |
| L16        | 206.21 |

| LINE TABLE |         |
|------------|---------|
| LINE       | LENGTH  |
| L17        | 187.12  |
| L18        | 110.39  |
| L19        | 116.00  |
| L20        | 208.21  |
| L21        | 187.12  |
| L22        | 110.39  |
| L23        | 40.00   |
| L24        | 150.81  |
| L25        | 126.00  |
| L26        | 445.79  |
| L27        | 116.10  |
| L28        | 33.30   |
| L29        | 656.79  |
| L30        | 1226.19 |
| L31        | 32.78   |

| CURVE TABLE |            |
|-------------|------------|
| CURVE       | DELTA      |
| C1          | 24°36'44"  |
| C2          | 50°44'44"  |
| C3          | 62°17'41"  |
| C4          | 7°38'42"   |
| C5          | 22°48'48"  |
| C6          | 137°54'02" |
| C7          | 43°54'04"  |
| C8          | 26°18'21"  |
| C9          | 5°05'54"   |
| C10         | 25°54'15"  |
| C11         | 17°59'48"  |
| C12         | 6°02'48"   |
| C13         | 22°03'58"  |
| C14         | 42°03'33"  |
| C15         | 9°34'38"   |

| CURVE TABLE |           |
|-------------|-----------|
| CURVE       | DELTA     |
| C16         | 20°11'44" |
| C17         | 20°08'53" |
| C18         | 18°21'40" |
| C19         | 25°38'03" |
| C20         | 7°09'25"  |
| C21         | 62°23'59" |
| C22         | 34°36'46" |
| C23         | 34°36'42" |
| C24         | 53°39'11" |
| C25         | 49°33'12" |
| C26         | 49°33'12" |
| C27         | 49°33'12" |
| C28         | 28°04'54" |
| C29         | 49°33'46" |
| C30         | 9°22'18"  |

| CURVE TABLE |           |
|-------------|-----------|
| CURVE       | DELTA     |
| C31         | 24°36'44" |
| C32         | 50°44'44" |
| C33         | 62°17'41" |
| C34         | 53°39'11" |
| C35         | 49°33'12" |
| C36         | 42°23'59" |
| C37         | 34°36'46" |
| C38         | 49°33'12" |
| C39         | 49°33'12" |
| C40         | 49°33'12" |
| C41         | 50°03'00" |
| C42         | 49°03'48" |
| C43         | 21°03'00" |
| C44         | 41°03'42" |

| LAND USE SUMMARY CHART |             |
|------------------------|-------------|
| Type                   | Area (s.f.) |
| Tract A1               | 1,077,112   |
| Tract A2               | 4,233,463   |
| ROW                    | 275,825     |
| TOTALS                 | 5,586,400   |

| EASEMENT TABLE            |                     |
|---------------------------|---------------------|
| Easement Type             | Use                 |
| Utility Easement (U.E.)   | Drainage Facilities |
| Drainage Easement (D.E.)  | Waterline           |
| Access Easement (A.E.)    | Waterline           |
| Waterline Easement (W.E.) | Waterline           |

| REVISIONS |                         |
|-----------|-------------------------|
| NO.       | DESCRIPTION             |
| 1         | PLAT PLANNING RECORDS   |
| 2         | SUBDIVISION NAME CHANGE |
| 3         | DATE                    |
| 4         | DATE                    |
| 5         | DATE                    |

| SECTION |                         |
|---------|-------------------------|
| NO.     | DESCRIPTION             |
| 1       | PLAT PLANNING RECORDS   |
| 2       | SUBDIVISION NAME CHANGE |
| 3       | DATE                    |
| 4       | DATE                    |
| 5       | DATE                    |

| PROJECT |                         |
|---------|-------------------------|
| NO.     | DESCRIPTION             |
| 1       | PLAT PLANNING RECORDS   |
| 2       | SUBDIVISION NAME CHANGE |
| 3       | DATE                    |
| 4       | DATE                    |
| 5       | DATE                    |

| SUBDIVISION PLAT |                         |
|------------------|-------------------------|
| NO.              | DESCRIPTION             |
| 1                | PLAT PLANNING RECORDS   |
| 2                | SUBDIVISION NAME CHANGE |
| 3                | DATE                    |
| 4                | DATE                    |
| 5                | DATE                    |

| TRACT TABLE |            |
|-------------|------------|
| TRACT       | PURPOSE    |
| Tract A1    | Open Space |
| Tract A2    | Open Space |

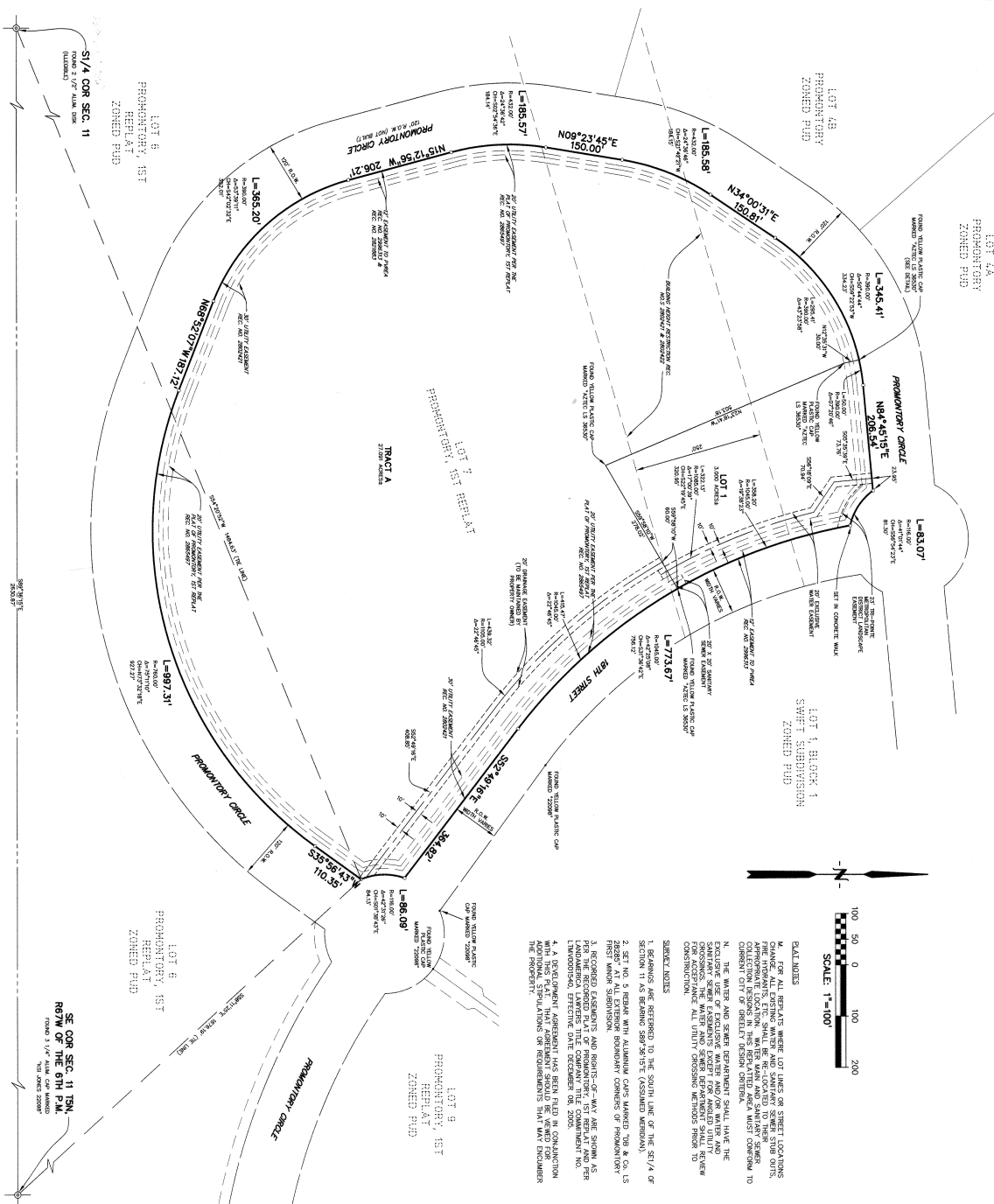
| TRACT TABLE |            |
|-------------|------------|
| TRACT       | PURPOSE    |
| Tract A1    | Open Space |
| Tract A2    | Open Space |

07-07-2022  
PRELIMINARY - NOT FOR CONSTRUCTION  
RECORDING - RECORDS FOR IMPLEMENTATION  
PROMONTORY LOOP RE-SUBDIVISION



EXCELSIOR PLANNED UNIT DEVELOPMENT FILING PLAT

A REPLAT OF LOT 7, PROMONTORY, 1ST REPLAT, LOCATED IN THE S1/2 OF SECTION 11,  
T5N, R67W OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
AREA = 30.091 ACRES, MORE OR LESS



1

1. FOR ALL REPLAYS AND LOT LINES OR STREET LOCATIONS, THE WATER AND SEWER DEPARTMENT SHALL REVIEW THE PLANS AND DETERMINE IF THE PROPOSED LOCATIONS, FIRE HYDRANT LOCATIONS SHALL BE LOCATED TO THEIR OUTS, APPROPRIATE LOCATION. WATER MAIN AND SANITARY SEWER COLLECTION DESIGN IN THIS REPLICATED AREA MUST CONFORM TO CURRENT CITY OF GREELEY DESIGN CRITERIA.

2. THE WATER AND SEWER DEPARTMENT SHALL HAVE THE EXCLUSIVE USE OF EXISTING WATER AND/OR WATER AND SANITARY SEWER EXISTENTS EXCEPT FOR ANGLER UTILITY CROSSINGS. THE WATER AND SEWER DEPARTMENT SHALL REVIEW ALL UTILITY CROSSING METHODS PRIOR TO CONSTRUCTION.

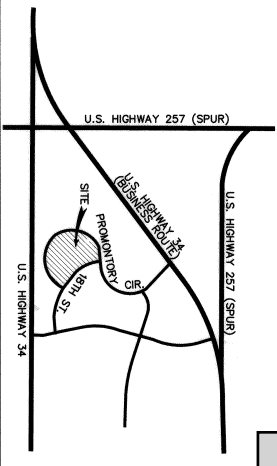
1. REGARDLESS OF THE SOURCE LINE OF THE SET/4 OF SECTION 11 AS BEARING 5892.36.15 (ASSUMED MEMBRAN).

2. SET NO. 5, BEARING WITH ALUMINUM CORNERS WARED "10" & CO. L.S. 202025" AT ALL EXTERIOR JOINTS AND CORNERS OF FIRST FLOOR SUBDIVISION.

3. REQUIRED ELEMENTS AND RIGHTS-OF-WAY ARE SHOWN AS PER THE RECORDED PLAT OF COMPANY, LIST REPLANT AND PER LANDMARKER, LAWYERS TITLE COMPANY, LIST REPLANT AND PER LANDMARKER, EFFECTIVE DATE DECEMBER 08, 2008.

4. A DEVELOPMENT AGREEMENT HAS BEEN FILED IN CONNECTION WITH THIS PROJECT. THE DEVELOPMENT AGREEMENT SETS FORTH ADDITIONAL STIPULATIONS OR REQUIREMENTS THAT MAY EMERGE FROM THE PROPERTY.

**VICINITY MAP**  
NOT TO SCALE



**OWNERS' APPROVAL AND DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, THAT TRIPONTE ACQUISITION GROUP, LLC, BEING THE SOLE OWNER IN FEE OF:

LOT 7, PROMONTORY, 1ST REPLAT, A SUBDIVISION IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF.

SIGNED THE 21 DAY of October, 2006.

TRIPINTE ACQUISITION GROUP, LLC  
David R. Slack, Esq. V.P.  
 Westfield Woods project, company inc, Manager

STATE OF COLORADO }  
COUNTY OF WELD }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 14th DAY OF October, 2006 BY Donald R. Slack  
AS CEO OF Progent Acquisition Group, LLC  
WebSite Development Co.-inc oo Managers  
MY COMMISSION EXPIRES: 4-7-08  
WITNESS MY HAND AND OFFICIAL SEAL: Caroline Daugherty  
NOTARY PUBLIC

CITY ENGINEER APPROVAL: \_\_\_\_\_

2006, BY THE CITY ENGINEER OF THE CITY OF GREECE

  
CITY ENGINEER

DIRECTOR OF COMMUNITY DEVELOPMENT


*Bluen D. Smith*  
COMMUNITY DEVELOPMENT DIRECTOR

**SURVEYORS' CERTIFICATE**

THE CORNER IN SHANKS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, INCLUDING ALL EXISTING RIGHT-OF-WAY EASEMENTS, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYORS, 28285

DATE OF PREPARATION: 9-6-96

 **Drexel & Co.**  
Engineers • Surveyors  
661 S. 4th Street  
Philadelphia, PA 19106-8034  
(973) 291-9446

THIRD-PRINT ACQUISITION GROUP, LLC  
1750 25th Avenue, Suite 305  
Greely, CO 80634  
CONTACT: JIM FANSON  
AND

THIRD-PRINT ACQUISITION GROUP, LLC  
1750 25th Avenue, Suite 305  
Greely, CO 80634  
CONTACT: JIM FANSON  
AND



# Planning Commission Agenda Summary

July 26, 2022

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

**Title:**

Centerplace North Subdivision 6<sup>th</sup> 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 42<sup>nd</sup> Avenue and north of 24<sup>th</sup> Street Road.

**Recommended Action:**

Approval

**Attachments:**

Attachment A –Vicinity Map

Attachment B – Narrative

Attachment C – Preliminary Plat

|                                    |
|------------------------------------|
| <b>PLANNING COMMISSION SUMMARY</b> |
|------------------------------------|

**ITEM:** Preliminary Plat

**FILE NUMBER:** SUB2022-0001

**PROJECT:** Centerplace North Subdivision 6<sup>th</sup> Filing Preliminary Plat

**LOCATION:** West of 42<sup>nd</sup> Avenue, north of 24<sup>th</sup> Street Road, and south of 23<sup>rd</sup> 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 42<sup>nd</sup> Avenue and north of 24<sup>th</sup> 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:

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

- 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.
- 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.
- 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 24<sup>th</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> Street is the nearest fire station; approximately 1.3 miles west from the subject site.

The nearest police station is located on 10<sup>th</sup> Street and 28<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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.

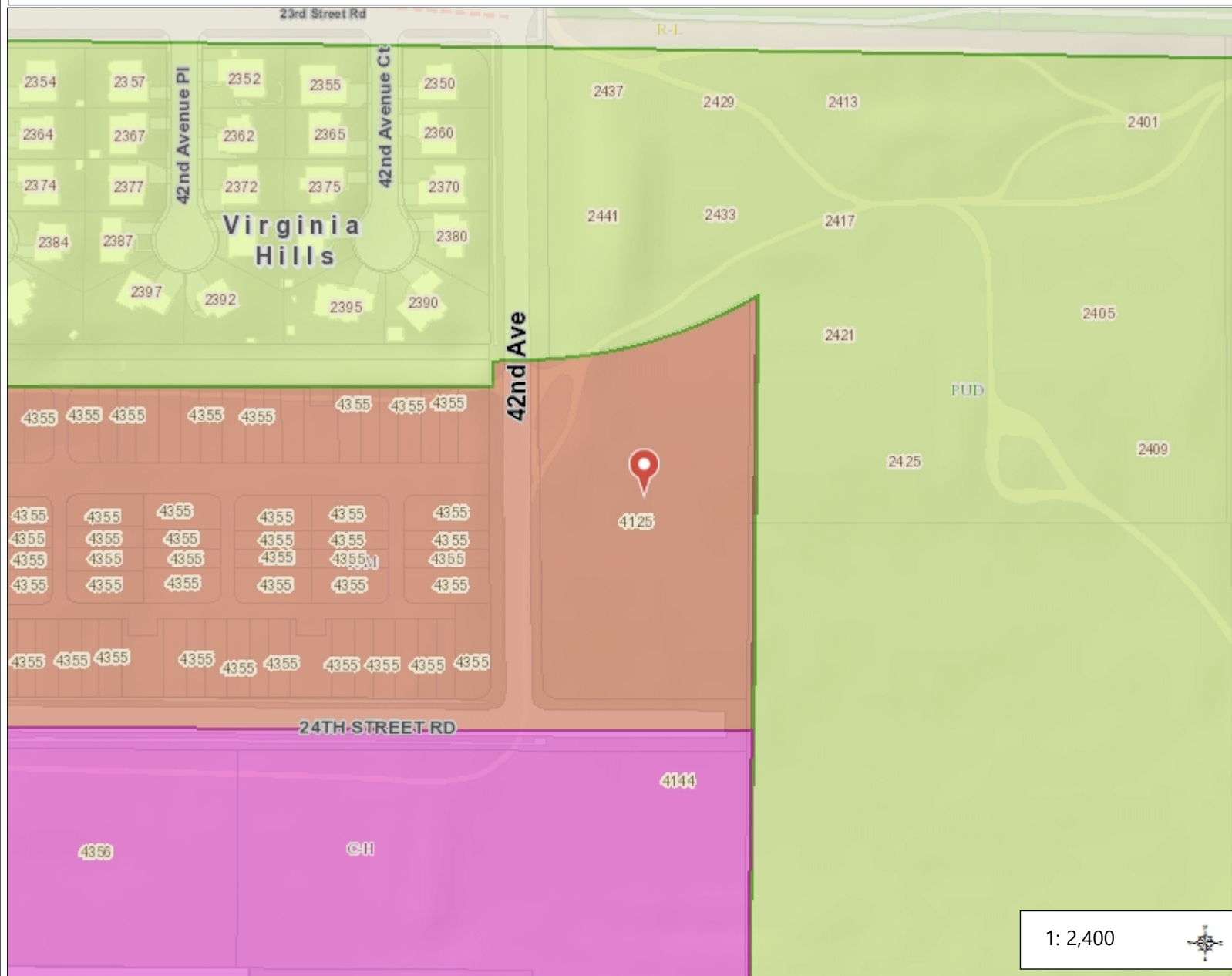
### **ATTACHMENTS**

Attachment A –Vicinity Map

Attachment B – Narrative

Attachment C – Preliminary Plat





## Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Zoning
  - Conservation District (C-D)
  - Commercial Low Intensity (C-L)
  - Commercial High Intensity (C-H)
  - Holding Agriculture (H-A)
  - Industrial Low Intensity (I-L)
  - Industrial Medium Intensity (I-M)
  - Industrial High Intensity (I-H)
  - Planned Unit Development (PUD)
  - Residential Estate (R-E)
  - Residential Low Density (R-L)
  - Residential Medium Density (R-M)
  - Residential High Density (R-H)
  - Residential Mobile Home (RMH)
- Fire Stations
- Greeley Fire Response Areas
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- Greeley City Outline
- Other City Outlines

## Notes

0.1 0 0.04 0.1 Miles

NAD\_1983\_HARN\_StatePlane\_Colorado\_North\_FIPS\_0501\_Feet  
© City of Greeley GIS 7/13/2022

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES



## **CENTERPLACE DEVELOPMENT NARRATIVE**

The location of the subject property is at the northeast corner of 42<sup>nd</sup> Avenue and 24<sup>th</sup> 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

# VECTOR

## DEVELOPMENT

- 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/>

<https://www.greeleytribune.com/news/greeley-city-council-votes-to-approve-ambitious-plan-for-housing/>

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

# VECTOR

## — DEVELOPMENT —

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.



# VECTOR

— DEVELOPMENT —

PRELIMINARY PLAT  
CENTERPLACE NORTH SUBDIVISION 6TH FILING

BEING A RESUBDIVISION 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:

- 1) Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the city until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and, provided that construction of said roadway is started within one year of the construction plan approval. The owner, developer and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the city accepts the responsibility for maintenance as stated above.
- 2) Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner, 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.).
- 3) Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the City of Greeley Standards, Requirements and Ordinances, but are not limited to, maintaining the specified stormwater detention/retention volumes, maintaining outlet structures, flow control devices and facilities needed to convey flow to said basins. The city shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the city shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten working days of receipt of notification by the city, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the city. If the owner fails to take corrective action within ten working days, the City may provide the necessary maintenance and assess the maintenance cost to the owner of the property.
- 4) Drainage liability. The city does not assume any liability for drainage facilities improperly designed or constructed. The city reserves drainage plans but consist, on behalf of any applicant, owner or developer, guarantees that final drainage design review and approval by the city will relieve said person, his successors and assign, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.
- 5) Landscaping maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner, homeowners' association or other entity other than the city is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and adjacent streets and sidewalks, and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner, the city, or the property owner of the subdivision, shall be responsible for maintaining all other open space areas associated with this development.
- 6) Sight distance. The clear vision zone of a corner lot shall be free from shrubs, ground covers, berms, fences, signs or structures, parked vehicles or other obstructions greater than 36 inches in height from the street level.
- 7) Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across of 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 available, at all times, for police, fire and emergency vehicles.
- 8) 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.
- 9) Design and construct the local drainage system as defined by the final drainage report and plan and the stormwater management plan.
- 10) Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned urban storm sewer or master planned major drainage way. The city will require that the connection of the minor and major systems provide capacity to convey only those flows (including off-site flows) serving the specific development site, to minimize overall capital costs. The city encourages applicant developments to plan in developing and constructing connection systems. Also, the city may choose to participate in a developer in the design and construction of the connection system.
- 11) Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the city and designed in the final drainage report and the stormwater management plan.
- 12) Maintenance easements. A maintenance easement is required for developments with zero side setbacks. If one structure is built on the lot line, in order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to provide maintenance to the structure and structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their property within the lot of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.
- 13) 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 relating to street lighting in this subdivision, together with rates, rules and regulations thereon provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on the with the public utilities commission.
- 14) Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three feet, tall mature growth, or other encumbrances located in water or sewer main easements.
- 15) Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of piping or other improved surfaces adjacent to the road of a water or sewer main shall be the responsibility of the homeowners' or condominium association. The water and sewer department will assist the trench to the surface, but not rebuild any surface improvements.

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.

| 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 % |

SURVEYOR'S CERTIFICATE

That I, Erik Jay Snyder, do hereby certify that I prepared this plat from an actual and accurate survey of this land, including all existing rights-of-way and easements, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado.

SNYDER LAND SURVEYING INC.

By: Erik Jay Snyder  
C.O. 15, 38555

Outlot Designations:

- Outlot A  
To be open space, drainage, parking, and access for the Centerplace North Subdivision 6th Filing Townhomes.
- Outlot B  
To be for Emergency Vehicle Access Easement dedicated to the City of Greeley by this plat.
- Outlot C  
To be for Drageage and Maintenance Easement owned and maintained by the Centerplace North Subdivision 6th Filing Townhomes H.O.A. and 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 plat.

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

OWNER / APPLICANT  
VECTOR DEVELOPMENT, LLC  
2402 WEST 49TH AVE. CT.  
GREELEY, COLORADO 80634  
mark@vectordevelopment.us

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

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

VICINITY MAP  
SCALE: 1"=130'



NOTES:

- 1) Basis of Bearings: Assumed the East Line of Tract B, CENTERPLACE NORTH SUBDIVISION as bearing North 00°49'46" East and with all bearings contained herein relative thereto, being monumented as shown herein.
- 2) 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 herein.
- 4) The lineal units used in preparing this survey are U.S. survey feet.
- 5) 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 25, 2016, NOT FIRMED.

Lot Usage:

30 Lots  
Average Square Footage – 2,254  
Total Square Footage – 67,626  
5 Outlots  
Total Square Footage – 71,776



DRAWN BY: EJS

CHECKED BY: TTS

APPROVED BY: EJS

REVISIONS:

PAGE(S): 1 OF

CLIENT: VECTOR CONSTRUCTION, LLC

TITLE: CENTERPLACE NORTH 6TH FILING

SCALE:

1"=30'

DATE: 20 MAY 2022

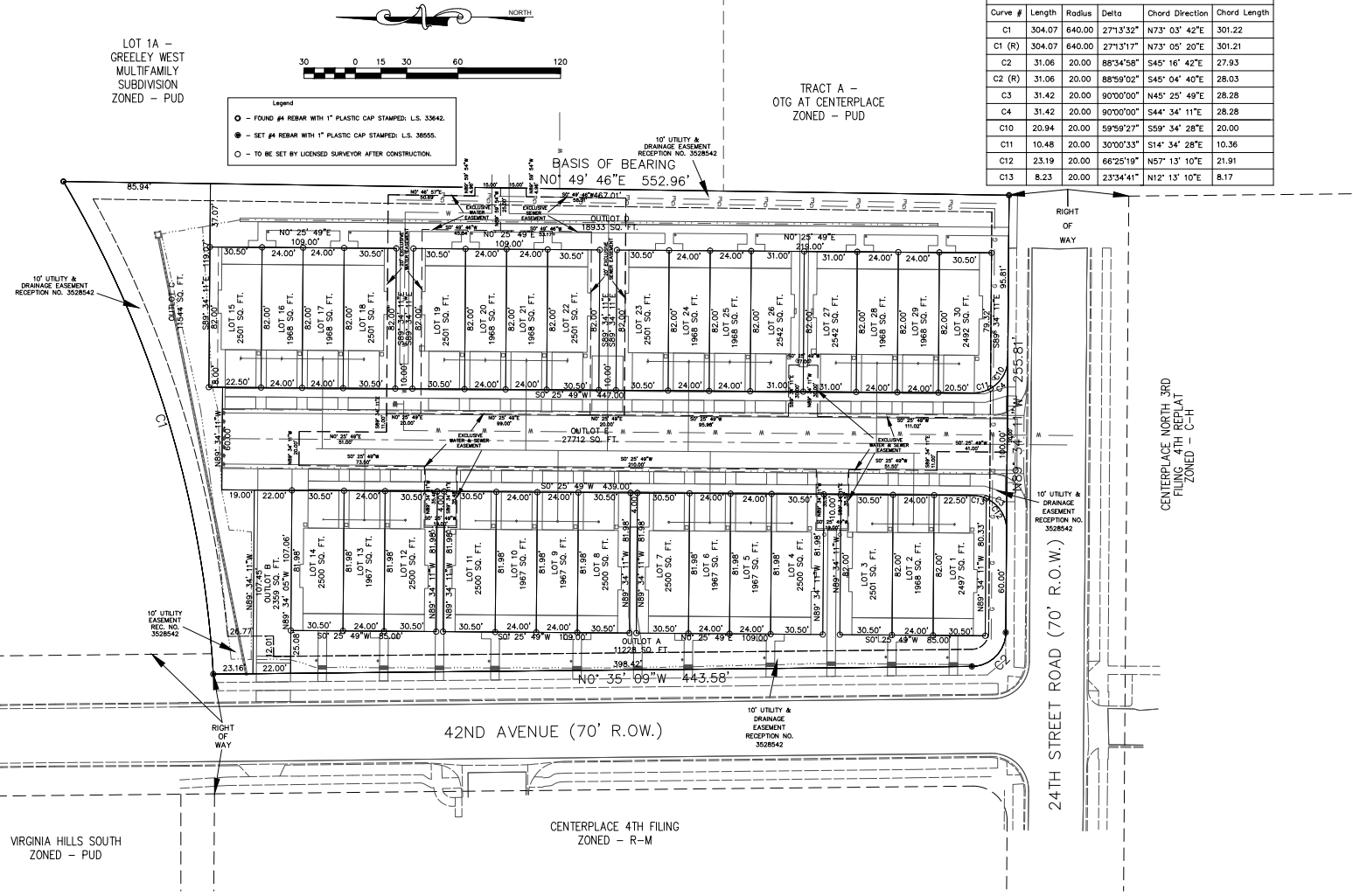
JOB NO: VECT-21-09-008

Snyder Land Surveying Inc.

Professional Land Surveyor  
Erik Jay Snyder: PLS 38555  
Or: 970-686-5567  
C.O. 15, 38555  
E: esnyder@snlsvy.com  
W: SnyderLandSurveying@Outlook.com

PRELIMINARY PLAT  
CENTERPLACE NORTH SUBDIVISION 6TH FILING

BEING A RESUBDIVISION 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.



| Curve Table |        |        |           |                 |              |
|-------------|--------|--------|-----------|-----------------|--------------|
| Curve #     | Length | Radius | Delta     | Chord Direction | Chord Length |
| C1          | 304.07 | 640.00 | 271°3'32" | N73° 03' 42"E   | 301.22       |
| C1 (R)      | 304.07 | 640.00 | 271°3'17" | N73° 05' 20"E   | 301.21       |
| C2          | 31.06  | 20.00  | 88°34'58" | S45° 16' 42"E   | 27.93        |
| C2 (R)      | 31.06  | 20.00  | 88°59'02" | S45° 04' 40"E   | 28.03        |
| C3          | 31.42  | 20.00  | 90°00'00" | N45° 25' 49"E   | 28.28        |
| C4          | 31.42  | 20.00  | 90°00'00" | S44° 34' 11"E   | 28.28        |
| C10         | 20.94  | 20.00  | 59°59'27" | S59° 34' 28"E   | 20.00        |
| C11         | 10.48  | 20.00  | 30°00'33" | S14° 34' 28"E   | 10.36        |
| C12         | 23.19  | 20.00  | 66°25'19" | N57° 13' 10"E   | 21.91        |
| C13         | 8.23   | 20.00  | 23°34'41" | N12° 13' 10"E   | 8.17         |

CLIENT: VECTOR CONSTRUCTION, LLC

TITLE: CENTERPLACE NORTH 6TH FILING

DATE: 20 MAY 2022

SCALE: 1"=30'

JOB NO: VECT-21-09-008

Snyder Land Surveying Inc.  
Professional Land Surveyor  
Erik Jay Snyder, PLS 36555  
Or: 970-686-5567  
Cell: 970-892-7916  
E: Ejsnyder@snyderlandsurveying.com  
W: SnyderLandSurveying.com

DRAWN BY: EJS

CHECKED BY: TTS

APPROVED BY: EJS

REVISIONS:

PAGE(S): 2 OF 51

# Planning Commission Agenda Summary

July 26, 2022

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

**Title:**

Promontory Imagine School 2<sup>nd</sup> Filing, 2<sup>nd</sup> 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 2<sup>nd</sup> Filing, 2<sup>nd</sup> 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. REQUEST

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 1 ½ 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:

- EH-2: Integrate healthy living into community planning and development.
  - The proposal provides open space and recreational amenities for future residents of the development.
- 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 cash-in-lieu payment versus school site dedication requirements.
- 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 trips 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 20<sup>th</sup> Street along the north of the site and use Promontory Parkway to head north or south to Highway 34 or the Highway 34 Bypass (10<sup>th</sup> Street).

At the request of the City's Traffic Division, the applicant is dedicating 103<sup>rd</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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 2<sup>nd</sup> Filing, 2<sup>nd</sup> 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<sup>nd</sup> Filing, 2<sup>nd</sup> Replat Preliminary Plat is not in compliance with Development Code Section 24-203 and therefore denies the preliminary subdivision plat as presented.

## **ATTACHMENTS**

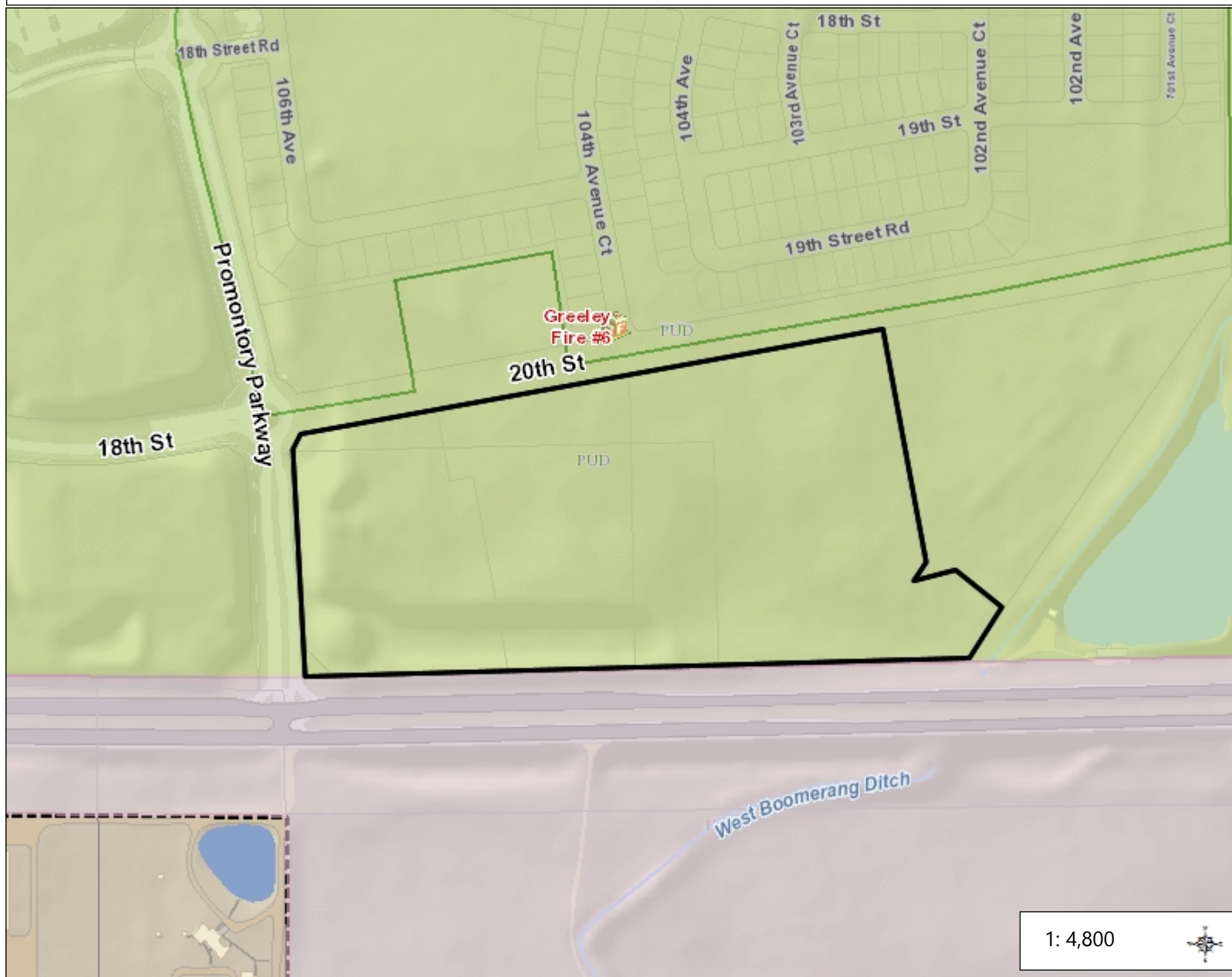
Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C – Preliminary Plat Document

Attachment D – Preliminary Landscape Plan Excerpt





### Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- ☐ Weld Subdivisions
- Zoning**
  - ☒ Conservation District (C-D)
  - ☐ Commercial Low Intensity (C-L)
  - ☐ Commercial High Intensity (C-H)
  - ☐ Holding Agriculture (H-A)
  - ☐ Industrial Low Intensity (I-L)
  - ☐ Industrial Medium Intensity (I-M)
  - ☐ Industrial High Intensity (I-H)
  - ☒ Planned Unit Development (PUD)
  - ☐ Residential Estate (R-E)
  - ☐ Residential Low Density (R-L)
  - ☐ Residential Medium Density (R-M)
  - ☐ Residential High Density (R-H)
  - ☐ Residential Mobile Home (RMH)
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- ☐ Greeley City Outline
- ☐ Other City Outlines
- Fire Stations
- Origin Cache Mask

### Notes

0.2 0 0.08 0.2 Miles

NAD\_1983\_HARN\_StatePlane\_Colorado\_North\_FIPS\_0501\_Feet  
© City of Greeley GIS 7/16/2022

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES

October 29, 2021

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

Re: Promontory Imagine School 2<sup>nd</sup> Filing – Multi Family

Dear City of Greeley Staff,

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



**Figure 1:** Outline of Promontory Imagine School 2<sup>nd</sup> 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 20<sup>th</sup> 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 multi-family 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 [robbie@northernengineering.com](mailto:robbie@northernengineering.com) or call me at 970-221-4158.

Sincerely,

**NORTHERN ENGINEERING SERVICES, INC.**



**Robbie Lauer**

Project 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.)

DEDICATION STATEMENT

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

Tracts B1 and B2 of Tract B, Promontory Imagine School Second Filing, First Replat, recorded July 20, 2021 at Reception No. 4737040 of the Records of Weld County and being situated within the Southwest Quarter (SW 1/4) of Section Twelve (12), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6<sup>th</sup> P.M.), City of Greeley, County of Weld, State of Colorado.

Said described parcel of land contains 1,326,889 square feet or 30.46 acres, more or less (±)

By: Larry S. Buckendorf as Authorized Agent of Promontory Holdings, LLC  
By: Randy M. Schwartz as Authorized Signatory of Welcko Land Investors, LLC

STATE OF COLORADO )  
COUNTY OF ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Larry S. Buckendorf, as Authorized Agent of Promontory Holdings, LLC.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_  
(S E A L)

Notary Public

STATE OF COLORADO )  
COUNTY OF ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Randy M. Schwartz, as Authorized Signatory of Welcko Land Investors, LLC.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_  
(S E A L)

Notary Public

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

EDR & Civil Inspections Manager

Date

COMMUNITY DEVELOPMENT DIRECTOR

Director of Community Development

Date

PLANNING COMMISSION APPROVAL

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

STANDARD NOTES:

- Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and provided that construction of said roadways is started within one (1) year of the construction plan approval. The owner(s), developer(s) and/or subdividers, their successors and/or assigns, shall be responsible for street maintenance until such time as the City accepts the responsibility for maintenance as stated above.
- Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowner's 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.)
- Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the development agreement. Requirements include, but are not limited to, maintaining the specified storm water detention/retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey flow to said basin. The City shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the City shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten (10) working days of receipt of notification by the City, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the City. If the owner fails to take corrective action within ten (10) working days, the City may provide the necessary maintenance and assess the maintenance cost to the owner of the property.
- 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.
- Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowner's 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.
- Sight distance. The clear vision zone of a corner lot, as determined by Section 24-126(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 homeowner's association will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.
- 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:
  - Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plan.
  - Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outlet storm sewer or master planned major drainage way. The City will require that the connection of the minor and major systems provide capacity to convey only those flows (including offsite flows) leaving the specific development site. To minimize overall capital costs, the City encourages adjacent developments to join in designing and constructing connection systems. Also, the City may choose to participate with a developer in the design and construction of the connection system.
  - Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the City and designed in the final drainage report and the storm water management plan.
- Maintenance easements. A maintenance easement is required for developments with zero side setbacks. If one (1) structure is built on the lot line. In order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five (5) feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.
- Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission.
- 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.
- 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 homeowner's or condominium association. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements.

NOTES:

- 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 at Reception No. 4786965 of the Records of Weld County to aid in Easement and Ownership research.
- 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) and monumented as shown on drawing.
- PROMONTORY IMAGINE SCHOOL SECOND FILING, SECOND REPLAT contains 1,326,889 square feet, or 30.461 acres, more or less.
- The linear unit of measure for this survey is U.S. Survey Feet.
- Horizontal Datum: Coordinate system is a Northern Engineering local coordinate system based on modified State Plane coordinates scaled at 1.00026470 (0.9997337) about (0,0). Linear measure is based on the U.S. Survey Foot.
- 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 Vocation within the bounds of said Tract B as shown within this mapping as well as to dedicate 60' of Public Right of Way with a 53' Radius Cul-de-sac. This plat proposes to create 1 Lot, 1 Tract and 1 Parcel for Public Right of Way Dedication.

DEVELOPER/APPLICANT

Journey Homes  
Larry Buckendorf  
7251 W. 20th Street, L-200  
Greeley, CO 80634  
(970) 352-7072

PLANNER/  
LANDSCAPE ARCHITECT

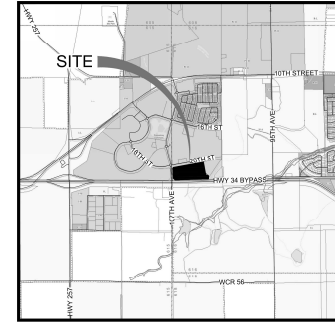
Ribby Design Inc.  
Alex Garvert  
419 Canyon Avenue, Suite 200  
Fort Collins, Colorado 80521  
(970) 224-6828

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  
(970) 488-1115



VICINITY MAP  
1" = 3000'

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 under my supervision, in accordance with the regulations of the State of Colorado.



For and on behalf of Northern Engineering Services, Inc.  
Aaron M. Lund  
Registered Professional Land Surveyor LS 88670

| LAND USE SUMMARY CHART |                          |         |                            |                       |
|------------------------|--------------------------|---------|----------------------------|-----------------------|
| PARCEL                 | AREA                     | PERCENT | USE                        | OWNERSHIP/MAINTENANCE |
| LOT 1                  | 647.901 S.F. 217.6 AC.   | 7.14%   | Utility, Access & Drainage | Property Owner        |
| TRACT A                | 334.975 S.F. 7.96 AC.    | 25.23%  | Vacant Land                | Property Owner        |
| ROW                    | 44,613 S.F. 1.01 AC.     | 3.35%   | Public Right of Way        | City of Greeley       |
| TOTAL                  | 1,326,889 S.F. 30.46 AC. | 100.00% |                            |                       |

| EASEMENT TYPE   |  | EASEMENT TABLE                                      |  | EASEMENT GRANTED TO SURFACE MAINTENANCE |  |
|---|--|---|--|---|--|
|   |  | USE   |  |   |  |
| Exclusive Sanitary Sewer Easement   |  | Sewer Utilities                                     |  | City of Greeley                         |  |
| Exclusive Water Easement  |  | Water Utilities                                     |  | City of Greeley                         |  |
| Emergency Access Easement (EAE)   |  | Fire and Emergency Access                           |  | City of Greeley                         |  |
| Emergency Access Easement and Exclusive Water Line & Sanitary Sewer Easement (EAE/WISE) |  | Water & Sewer Utilities and Fire & Emergency Access |  | City of Greeley                         |  |

| TRACT TABLE |                    |                |                       |
|-------------|--------------------|----------------|-----------------------|
| TRACT       | PURPOSE            | OWNERSHIP      | MAINTENANCE           |
| TRACT A     | Future Development | Property Owner | Property Owner        |
|             |                    | TOTAL          | 334,975 S.F. 7.96 AC. |

NOTICE:

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, or within five years after the date of recording of this survey, whichever is commenced more than ten years after the date of the certificate shown hereon.

SECTION:

12

TOWNSHIP:

5 N.

RANGE:

67 W.

SECTION:

12

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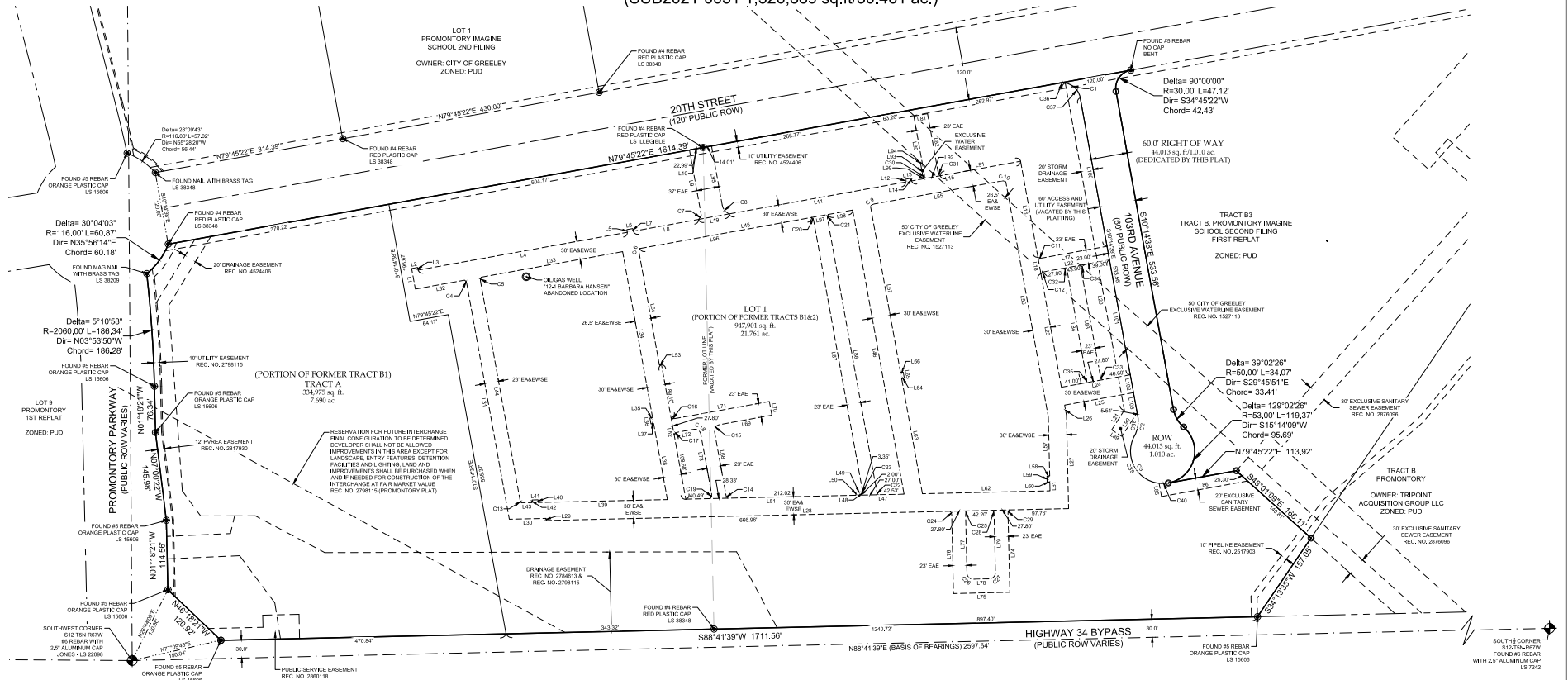
SECTION:

12



# 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.)



| CURVE | DELTA      | RADIUS | LENGTH | BEARING     | CHORD |
|-------|------------|--------|--------|-------------|-------|
| C1    | 90°00'00"  | 36.00  | 47.12  | S89°14'30"E | 42.43 |
| C2    | 38°02'26"  | 86.00  | 34.27  | S89°14'30"E | 33.41 |
| C3    | 129°02'26" | 53.00  | 116.37 | S39°43'02"E | 95.69 |
| C4    | 40°32'30"  | 10.00  | 7.08   | N00°30'30"W | 6.03  |
| C5    | 40°32'30"  | 10.00  | 7.08   | N10°01'37"E | 6.03  |
| C6    | 40°32'30"  | 10.00  | 7.08   | S10°01'37"W | 6.03  |
| C7    | 23°48'01"  | 20.00  | 8.31   | N33°26'42"E | 6.25  |
| C8    | 55°16'19"  | 20.00  | 16.42  | N08°12'17"W | 16.65 |
| C9    | 40°32'30"  | 10.00  | 7.08   | S89°20'30"W | 6.03  |
| C10   | 40°32'30"  | 10.00  | 7.08   | N00°30'30"W | 6.03  |
| C11   | 40°32'30"  | 10.00  | 7.08   | N10°01'37"E | 6.03  |
| C12   | 40°32'30"  | 10.00  | 7.08   | N89°20'30"E | 6.03  |
| C13   | 31°36'13"  | 10.00  | 5.52   | N08°02'40"W | 5.45  |
| C14   | 31°36'13"  | 10.00  | 5.52   | S08°02'40"E | 5.45  |
| C15   | 50°00'00"  | 10.00  | 15.71  | S34°45'22"W | 14.14 |
| C16   | 40°32'30"  | 10.00  | 7.08   | S79°48'27"E | 6.03  |
| C17   | 40°32'30"  | 10.00  | 7.08   | S89°20'30"W | 6.03  |
| C18   | 50°00'00"  | 10.00  | 15.71  | N00°14'30"W | 14.14 |
| C19   | 40°32'30"  | 10.00  | 7.08   | N14°29'48"E | 6.27  |
| C20   | 40°32'30"  | 10.00  | 7.08   | N00°30'30"W | 6.03  |

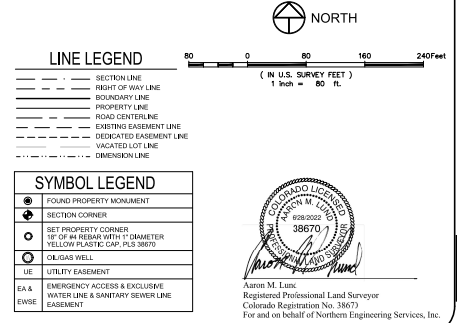
| CURVE | DELTA     | RADIUS | LENGTH | BEARING     | CHORD |
|-------|-----------|--------|--------|-------------|-------|
| C21   | 40°32'30" | 10.00  | 7.08   | S10°01'37"W | 6.03  |
| C22   | 31°36'13" | 10.00  | 5.52   | S08°02'40"E | 5.45  |
| C23   | 35°41'59" | 10.00  | 6.27   | N07°30'22"E | 6.13  |
| C24   | 40°32'30" | 10.00  | 7.08   | N21°34'30"W | 6.03  |
| C25   | 40°32'30" | 10.00  | 7.08   | N16°16'54"E | 6.03  |
| C26   | 40°32'30" | 10.00  | 7.08   | N16°16'54"E | 6.03  |
| C27   | 50°00'00" | 10.00  | 15.71  | N46°18'21"W | 14.14 |
| C28   | 40°32'30" | 10.00  | 7.08   | S43°41'30"W | 14.14 |
| C29   | 40°32'30" | 10.00  | 7.08   | S21°34'30"E | 6.03  |
| C30   | 40°32'30" | 10.00  | 7.08   | S16°16'54"E | 6.03  |
| C31   | 40°32'30" | 10.00  | 7.08   | N00°30'30"W | 6.03  |
| C32   | 50°00'00" | 10.00  | 15.71  | N00°14'30"W | 14.14 |
| C33   | 40°32'30" | 10.00  | 7.08   | N00°30'30"W | 6.03  |
| C34   | 89°59'54" | 10.00  | 15.71  | N34°40'19"E | 14.14 |
| C35   | 35°28'18" | 10.00  | 6.19   | N12°30'14"E | 6.10  |
| C36   | 19°28'18" | 30.00  | 10.20  | S89°20'30"W | 10.19 |

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 34.50  | N10°14'30"W |
| L2   | 10.00  | N79°48'27"E |
| L3   | 4.50   | S10°14'30"E |
| L4   | 350.82 | N79°48'27"E |
| L5   | 4.50   | N10°14'30"W |
| L6   | 10.00  | N79°48'27"E |
| L7   | 4.50   | S10°14'30"E |
| L8   | 106.47 | N79°48'27"E |
| L9   | 106.54 | N10°14'30"W |
| L10  | 22.99  | N00°14'30"E |
| L11  | 295.97 | S79°48'27"W |
| L12  | 4.50   | S10°14'30"E |
| L13  | 10.00  | N79°48'27"E |
| L14  | 4.50   | N10°14'30"W |
| L15  | 162.83 | N79°48'27"E |
| L16  | 181.10 | N10°14'30"W |
| L17  | 109.00 | S79°48'27"E |
| L18  | 77.89  | N10°14'30"W |
| L19  | 11.29  | N79°48'27"E |
| L20  | 546.48 | S10°14'30"E |

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L21  | 38.24  | S12°14'30"W |
| L22  | 100.00 | N00°14'30"E |
| L23  | 190.10 | N10°14'30"W |
| L24  | 366.63 | N10°14'30"W |
| L25  | 115.50 | S79°48'27"W |
| L26  | 17.09  | S10°14'30"E |
| L27  | 154.04 | S01°18'21"E |
| L28  | 862.32 | S88°41'30"W |
| L29  | 3.50   | N01°18'21"W |
| L30  | 5.30   | N01°18'21"W |
| L31  | 280.24 | N88°41'30"E |
| L32  | 225.58 | S10°14'30"E |
| L33  | 237.10 | N79°48'27"E |
| L34  | 108.44 | S10°14'30"E |
| L35  | 4.50   | S79°48'27"W |
| L36  | 10.00  | N10°14'30"E |
| L37  | 4.50   | N01°18'21"W |
| L38  | 127.44 | S10°14'30"E |
| L39  | 10.00  | N01°18'21"W |
| L40  | 4.50   | N01°18'21"W |

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L41  | 10.00  | S88°41'30"W |
| L42  | 4.50   | N01°18'21"E |
| L43  | 17.59  | S88°41'30"W |
| L44  | 366.63 | N10°14'30"W |
| L45  | 307.10 | S79°48'27"W |
| L46  | 476.51 | N10°14'30"W |
| L47  | 69.53  | N88°41'30"E |
| L48  | 5.30   | S01°18'21"E |
| L49  | 10.00  | N88°41'30"E |
| L50  | 16.00  | S10°14'30"E |
| L51  | 279.27 | N10°14'30"E |
| L52  | 106.53 | S10°14'30"E |
| L53  | 22.27  | N10°14'30"W |
| L54  | 176.80 | N10°14'30"W |
| L55  | 144.42 | S79°48'27"W |
| L56  | 451.43 | N10°14'30"E |
| L57  | 458.17 | S10°14'30"E |
| L58  | 20.00  | S79°48'27"E |
| L59  | 45.98  | N00°14'30"E |
| L60  | 134.70 | N79°48'27"E |
| L61  | 27.80  | S79°48'27"W |
| L62  | 15.69  | N10°14'30"W |
| L63  | 96.77  | N10°14'30"W |
| L64  | 25.42  | N89°20'23"E |
| L65  | 89.60  | N10°14'30"W |
| L66  | 288.20 | S79°48'27"W |
| L67  | 96.33  | S79°48'27"W |
| L68  | 41.70  | S79°48'27"E |
| L69  | 5.46   | S79°48'27"E |
| L70  | 246.07 | S10°14'30"E |

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L71  | 23.00  | S79°48'27"W |
| L72  | 98.00  | N10°14'30"W |
| L73  | 30.00  | S10°14'30"E |
| L74  | 33.52  | S10°14'30"E |



PROMONTORY IMAGINE SCHOOL  
SECOND FILING, SECOND REPLAT  
GREELEY, COLORADO

**NOTICE:**  
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**SECTION:**  
12  
**TOWNSHIP:**  
5 N  
**RANGE:**  
67 W

**NORTHERN ENGINEERING**  
SURVEYING & LAND DEVELOPMENT  
4000 14th Ave. N  
Greeley, CO 80639  
Phone: 970-335-1111  
Fax: 970-335-1112  
Email: info@northerneng.com

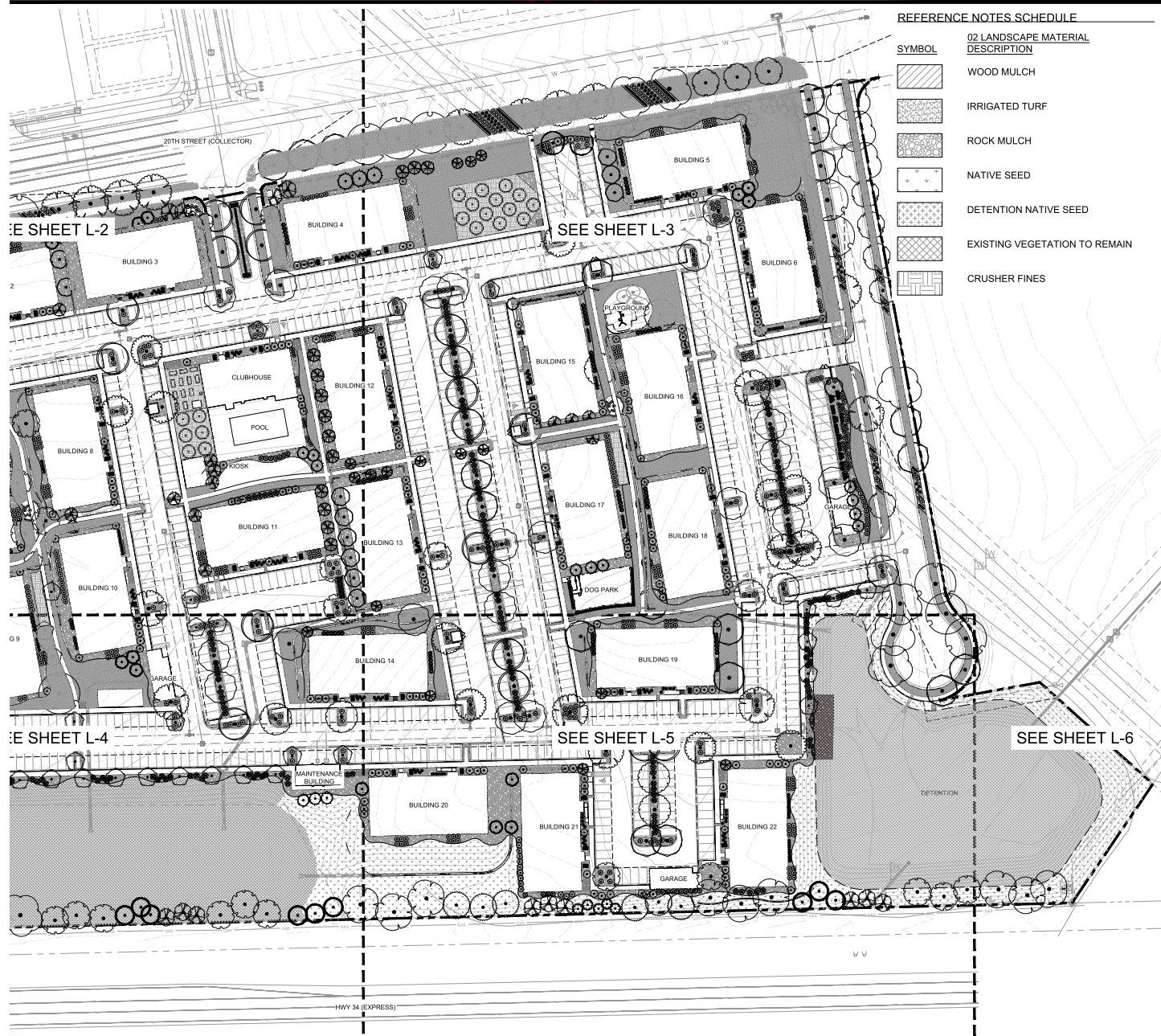
**DATE:**  
8/28/2023  
**FILED:**  
8/28/2023  
**BY:**  
A. Lums

**PROJECT:**  
PROMONTORY IMAGINE SCHOOL  
**CLIENT:**  
TRIPPOINT ACQUISITION GROUP LLC  
**OWNER:**  
TRIPPOINT ACQUISITION GROUP LLC

**PROJECT:**  
PROMONTORY IMAGINE SCHOOL  
**CLIENT:**  
TRIPPOINT ACQUISITION GROUP LLC  
**OWNER:**  
TRIPPOINT ACQUISITION GROUP LLC

**PROJECT:**  
PROMONTORY IMAGINE SCHOOL  
**CLIENT:**  
TRIPPOINT ACQUISITION GROUP LLC  
**OWNER:**  
TRIPPOINT ACQUISITION GROUP LLC





# PROMONTORY MULTI-FAMILY

## FINAL SITE PLAN

FORT COLLINS, CO  
PREPARED BY:



### LAND PLANNER

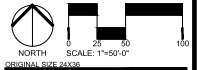
RIPLY DESIGN INC.  
RUSSELL LEE  
419 Canyon Ave. Suite 200  
Fort Collins, CO 80521  
p. 970.224.5828

### OWNER

CROW CREEK CONSTRUCTION: JOURNEY HOMES  
MORGAN KIDDER  
7251 W 20TH BL. L101 B  
Greeley, CO 80634  
p. 970.352.7072

### ENGINEER

NORTHERN ENGINEERING  
ROBBIE LAUER  
301 N. Hoover St. #100  
Fort Collins, CO 80521  
p. 970.221.4158



| ISSUED    |                       |            |
|-----------|-----------------------|------------|
| NO.       | DESCRIPTION           | DATE       |
| 01        | PRELIMINARY SITE PLAN | 02/23/2022 |
| 02        | PRELIMINARY SITE PLAN | 04/15/2022 |
| 03        | FINAL SITE PLAN       | 05/28/2022 |
| REVISIONS |                       |            |
| NO.       | DESCRIPTION           | DATE       |
|           |                       |            |
|           |                       |            |
|           |                       |            |

## OVERALL LANDSCAPE PLAN

SEAL:



PROJECT NO.: R21-099  
DRAWN BY: AG  
REVIEWED BY: RL  
DRAWING NUMBER:

# 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

|   | <u>No. of Permits</u> | <u>Valuation</u> |
|---|-----------------------|------------------|
| New Residential, Commercial, Addition & Remodel, Footing and Foundations and Misc.: | 396                   | \$42,716,092     |

### RESIDENTIAL

---

|                            | <u>No. of Permits/Buildings</u> | <u>No. Units</u> | <u>Valuation</u> |
|----------------------------|---------------------------------|------------------|------------------|
| 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

---

|                          | <u>No. of Permits</u> | <u>Valuation</u> |
|--------------------------|-----------------------|------------------|
| 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 38<sup>th</sup> Avenue, by Brinkman Construction, for a Total Valuation of \$630,000.*



## Building Inspection Division Construction Activity Comparative Analysis

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

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









[illegible]



## 2022 June Commercial Projects

Updated 7-22-2022

| 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 |

## 2022 June Commercial Projects

Updated 7-22-2022

|              |  |   |  |            |        |                   |
|--------------|--|---|--|------------|--------|-------------------|
| 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      |

## 2022 June Commercial Projects

Updated 7-22-2022

|              |  |  |   |            |        |                |
|--------------|--|--|---|------------|--------|----------------|
| 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   |



## 2022 June Commercial Projects

Updated 7-22-2022

|              |  |  |   |            |          |                |
|--------------|--|--|---|------------|----------|----------------|
| 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 existing 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 |

## 2022 June Commercial Projects

Updated 7-22-2022

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

## 2022 June Commercial Projects

Updated 7-22-2022

|              |  |   |   |            |              |                   |
|--------------|--|---|---|------------|--------------|-------------------|
| 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    |

## 2022 June Commercial Projects

Updated 7-22-2022

|              |   |  |  |           |              |                   |
|--------------|---|--|--|-----------|--------------|-------------------|
| 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      |

## 2022 June Commercial Projects

Updated 7-22-2022

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



## 2022 June Commercial Projects

Updated 7-22-2022

|              |                            |                    |   |           |              |              |
|--------------|----------------------------|--------------------|---|-----------|--------------|--------------|
| USR2018-0014 | 1st Avenue<br>Storage, LLC | 2824 1st<br>Avenue | 225,000 SF of<br>Warehouse/Shop/Small<br>Office/RV/Executive and Self-<br>Storage | 4/13/2016 | 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 |



## 2022 June Residential Projects

Updated 7-22-22

| 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 Density to Residential- High Density | 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      |

## 2022 June Residential Projects

Updated 7-22-22

|              |  |   |  |            |        |                |
|--------------|--|---|--|------------|--------|----------------|
| SPR2022-0001 | Centerplace Townhomes Site Plan Review                             | North of 24th Street Road and East of 42nd Avenue                             | 30 townhome units  | 1/5/2022   | Design | Mike Garrott   |
| SPR2021-0021 | Alpine Flats Multi-family Site Plan Review                         | South of 20th Street and West of 50th Avenue                                  | 200 unit multifamily Development   | 12/9/2021  | Design | Kristin Cote   |
| SUB2021-0036 | Alpine Flats Subdivision   | South of 20th Street and West of 50th Avenue                                  | Replat 3 lots into 1 lot   | 12/9/2021  | Design | Kristin Cote   |
| SUB2021-0034 | Lake Bluff Final Plat  | North of 10th Street and West of 95th Avenue                                  | Platting 10 future Development Tracts and 19.72 Acres of Right-of-way            | 12/8/2021  | Design | Darrell Gesick |
| SPR2021-0018 | Promontory Imagine School Second filing, second replat Multifamily | East of Promontory Parkway and South of 16th Street                           | 480 unit multifamily development   | 11/10/2021 | Design | Mike Garrott   |
| SUB2021-0031 | Promontory Imagine School 2nd Filing, Second Replat                | East of Promontory Parkway and South of 16th Street                           | Replat a future development track into a lot and right-a-way for a public street | 11/10/2021 | Design | Mike Garrott   |
| ZON2021-0016 | 13th Street Rezone   | North of 13th Street, South of 10th Street, West of 59th Avenue               | Rezone 37 Acres from H-A and C-D to MU-H   | 11/1/2021  | Design | Mike Garrott   |
| PUD2021-0012 | Hope Springs Preliminary PUD                                       | North of 32nd Street, West of future 27th Avenue                              | N. of 32nd Street, W. of future 27th Avenue                                      | 4/28/2021  | Design | Mike Garrott   |
| ZON2021-0005 | Boomerang Ranch Forth Filing rezone                                | South of 10th Street, North of 12th Street and East of                        | Rezone a portion of a 27.77 acres from C-L to R-H                                | 4/14/2021  | Design | Darrell Gesick |
| SUB2021-0008 | Rock Ridge Apartment Final Plat                                    | East of 65th Avenue, South of Hwy 34 and West of the T-Bone Ranch Development | 1 lot - 38.5 acres, 3 acre future development tract and ROW 29th Street          | 2/15/2021  | Design | Darrell Gesick |
| SUB2020-0010 | Shreve Subdivision   | 7929 28th Street  | Subdivide 1 lot into 3 lots  | 8/24/2020  | Design | Darrell Gesick |
| SUB2020-0011 | Rockies Apartment Subdivision                                      | 1913 5th Street   | Combine 3 parcels into 1 lot   | 5/22/2020  | Design | Mike Garrott   |

## 2022 June Residential Projects

Updated 7-22-22

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

## 2022 June Residential Projects

Updated 7-22-22

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

## 2022 June Residential Projects

Updated 7-22-22

|              |  |  |   |            |              |                |
|--------------|--|--|---|------------|--------------|----------------|
| 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 |
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| Kristin Cote                | 970-350-9876 |
| April Medeiros              | 970-350-9241 |
| Michael Franke              | 970-350-9782 |