



Remote Meeting Instructions for the November 17, 2020, City Council Meeting:

In order to comply with all health orders and State guidelines to stop the spread of the COVID-19 Coronavirus, **no physical location, including the City Council Chambers, will be set up for viewing or participating in this Council Meeting.**

You can view this Council Meeting by following the instructions below to watch the YouTube live stream. By utilizing this option to view the meeting, you will not be able to provide live input during the meeting. To provide live input, see the "In real time" instructions near the bottom of this page.

- From your laptop or computer, click the following link or enter it manually into your Web Browser: (www.youtube.com/CityofGreeley)
- Clicking the link above will take you to the City of Greeley's YouTube Channel.
- Once there, you will be able to view the meeting!

Citizen input and public comment for items appearing on this agenda as public hearings/quasi-judicial are valuable and welcome!

Anyone interested in participating and sharing public comments have a few of options:

Via email? – Submit to cityclerks@greeleygov.com

All comments submitted this way will be read into the record at the appropriate points during this meeting in real time. Comments can be submitted up to and throughout this meeting.

Via traditional Mail? - Address to the Greeley City Clerk's Office, 1000 10th Street, Greeley, CO 80631

All written comments must be received no later than the day of the meeting. Again, written comments received by mail will also be read into the record in real time.

In real time? – <https://greeleygov.zoom.us/j/91910136877>

Clicking the link above will give you access to the live meeting where you will become a virtual audience member and be able to speak under Citizen Input on items not already on the agenda or during a scheduled public hearing.

Please visit the City's website at <https://greeleygov.com/government/council> to view and download the contents of the November 17, 2020, City Council Meeting. You are also welcome to call the City Clerk's Office at 970-350-9740 with any special needs or questions that you may have.



Mayor
John Gates

Councilmembers

Tommy Butler
Ward I

Brett Payton
Ward II

Michael Fitzsimmons
Ward III

Dale Hall
Ward IV

Kristin Zasada
At-Large

Ed Clark
At-Large

A City Achieving
Community Excellence
Greeley promotes a
healthy, diverse economy
and high quality of life
responsive to all its
residents and
neighborhoods,
thoughtfully managing its
human and natural
resources in a manner
that creates and sustains
a safe, unique, vibrant
and rewarding
community in which to
live, work, and play.

City Council Agenda

November 17, 2020 at 6:00 PM

This meeting will be conducted remotely. (See previous page for participation instructions and/or to view the YouTube live stream.)

- [1.](#) Call to Order
- [2.](#) Pledge of Allegiance
- [3.](#) Roll Call
- [4.](#) Recognitions and Proclamations
- [5.](#) Citizen Input
- [6.](#) Approval of the Agenda
- [7.](#) Reports from Mayor and Councilmembers
- [8.](#) Initiatives from Mayor and Councilmembers

Consent Agenda

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Council or staff may request an item be "pulled" off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

- [9.](#) Acceptance of the Report of the October 13, 2020, City Council Worksession
- [10.](#) Acceptance of the Report of the October 20, 2020, Performance Review Committee meeting
- [11.](#) Approval of the City Council Proceedings of October 20, 2020
- [12.](#) Acceptance of the Report of the October 27, 2020, Performance Review Committee meeting
- [13.](#) Acceptance of the Report of the October 27, 2020, City Council Worksession
- [14.](#) Consideration of a resolution to approve an Intergovernmental Agreement with the Colorado Department of Transportation for construction of an extension of the Canal #3 Trail

- [15.](#) Consideration of a resolution of the Greeley City Council ratifying the Appointment of certain nominees to the Board of Trustees of the High Plains Library District
- [16.](#) Consideration of a resolution of the City of Greeley City Council authorizing entry into an Intergovernmental Agreement for Emergency Watershed Protection with the United States Department of Agriculture, Natural Resources Conservation Service
- [17.](#) Introduction and first reading of an Ordinance authorizing the acquisition of interests in real property located in the City of Greeley for road improvements by purchase or exercise of power of eminent domain pursuant to Section 7 of Article XVI, Section 15 of article II, and Sections 1 and 6 of Article XX of the Colorado Constitution and Colorado Revised Statute § 38-1-101, et seq. (O Street and 59th Avenue Intersection Improvement Project)
- [18.](#) Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from Gateway Park and Centerplace PUD's (Planned Unit Developments) to the Greeley West Multifamily PUD (Planned Unit Development), changing the underlying land use designations for approximately 13.31 acres of land located west of 38th Avenue, east of 42nd Avenue and directly south of Greeley West Park, known as the Greeley West Multifamily Rezone
- [19.](#) Motion to accept the recommendations regarding Annual Review Process for City of Greeley Employees reporting to the City Council
- [20.](#) Consideration to approve a change order in the amount of \$48,516.00 to the contract with Landmark Builders for additional scope associated with the remodel and safety improvements at the Bellvue water treatment plant's city owned operator residence, bringing the revised contract amount from \$158,678.00 to \$207,197.00

End of Consent Agenda

- [21.](#) Pulled Consent Agenda Items
- [22.](#) Public hearing and final reading of an ordinance adopting amendments to the Greeley Municipal Code, Appendix 18-B and Table 18.42-1 of Section 18.30.070, adding short-term rentals as an allowed land use
- [23.](#) A public hearing to consider an amendment to the Westgate Preliminary PUD (Planned Unit Development), on 84.44 acres located at the northwest corner of Highway 34 Bypass and 71st Avenue to modify the densities and performance standards listed in the 2016 approved PUD
- [24.](#) COVID-19 Update
- [25.](#) Consideration of a resolution of the City Council of the City of Greeley, Colorado, extending the City of Greeley Local Disaster Declaration of March 16, 2020 (updated on April 21, 2020, June 2, 2020, and August 11, 2020) related to the COVID-19 Pandemic.
- [26.](#) Consideration of a resolution of the City Council of the City of Greeley authorizing the declaration of a local disaster emergency (Cameron Peak and East Troublesome Wildfires)
- [27.](#) Consideration of an Executive Session to determine positions, develop strategy and instruct negotiators regarding collective bargaining with the Greeley Fire Fighters Union Local 888

- [28.](#) Scheduling of Meetings, Other Events
- [29.](#) Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances
- [30.](#) Adjournment

Council Agenda Summary

November 17, 2020

Agenda Item Number 1

Title

Call to Order

Council Agenda Summary

November 17, 2020

Agenda Item Number 2

Title

Pledge of Allegiance

Council Agenda Summary

November 17, 2020

Agenda Item Number 3

Title

Roll Call

Summary

Mayor Gates

Councilmember Butler

Councilmember Payton

Councilmember Hall

Councilmember Fitzsimmons

Councilmember Clark

Councilmember Zasada

Council Agenda Summary

November 17, 2020

Agenda Item Number 4

Title

Recognitions and Proclamations

Summary

Councilmember Fitzsimmons will present the What's Great about Greeley Report.

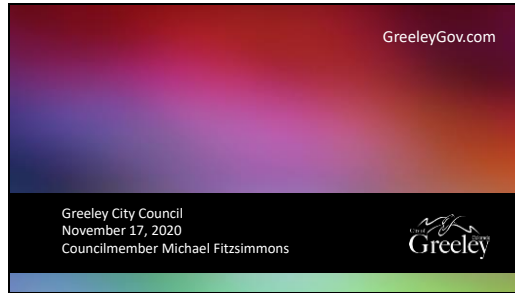
Mayor Gates will present a proclamation recognizing November 25 – December 10, 2020 as 16 Days of Activism Against Gender Violence which advocates to end gender violence and to eliminate the detrimental consequences gender violence has on the well-being of our citizens.

Attachments

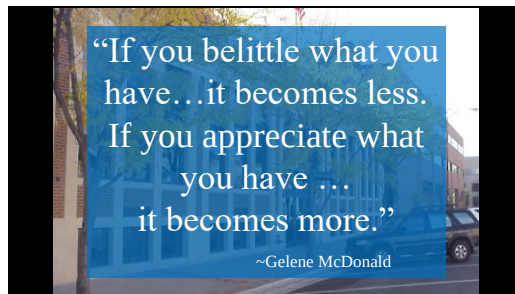
November 17, 2020 What's Great about Greeley Report

16 Days of Activism Against Gender Violence Proclamation

Slide 1



Slide 2



At each Council Meeting, we recognize the people, organizations and businesses that make Greeley Great.

Tonight it's my turn to announce the recognitions. I'll start with a quote, "If you belittle what you have, it becomes less. If you appreciate what you have, it becomes more." With these announcements we are appreciating the good work of our residents, showing support for their efforts, and encouraging everyone to share the word that Greeley is Great.

Slide 3



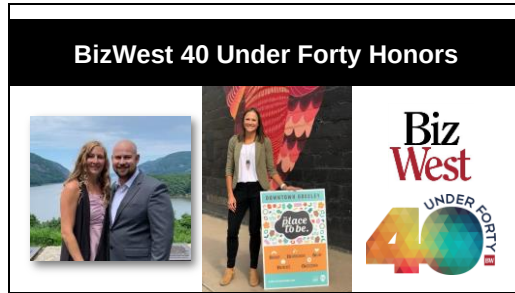
Congratulations to the Frontier Academy boys cross country team for winning their second consecutive 3A State Championship. In addition, senior Sylas Chambers and sophomore Abuzaid Fanning earned Class 3A boys first-team selections and Wolverine coach Brett Shanklin was named the 3A boys Coach of the Year.

Slide 4



Greeley West tennis player, Nico Jamison, has been named Northern Colorado Conference Player of the Year and received first-team selection on the Class 4A All-Northern Conference team. He was also named to the first-team all-state team by CHSAANow.com. Also earning all-conference first-team honors for the Spartans were Ben Williams, Ashtyn DeNovellis, Alex Dhupar, Blaine Cullen, Brendan McCune and Hunter Clark. And not to be outdone, West tennis coach Ryan Pace was named the conference's Coach of the Year. Go Spartans!

Slide 5



Congratulation to Bianca Fisher, Executive Director of Greeley's DDA and Matt Estrin of 477 Distilling for being selected by BizWest as "40 under Forty" superstars! The Northern Colorado 40 under Forty recognizes emerging business leaders under 40 years of age who are making a mark on their communities through professional success and volunteer activities.

Slide 6



WeldWerks Brewing is one of 33 honorees this year for National Philanthropy Day in Colorado. This award, given out annually by the Association of Fundraising Professionals Colorado Chapter, seeks to recognize the activities of donors, volunteers, foundations, leaders, corporations, and others engaged in philanthropic work within our communities. National Philanthropy Day® is a grassroots movement that began in 1986 with President Ronald Reagan.

Slide 7



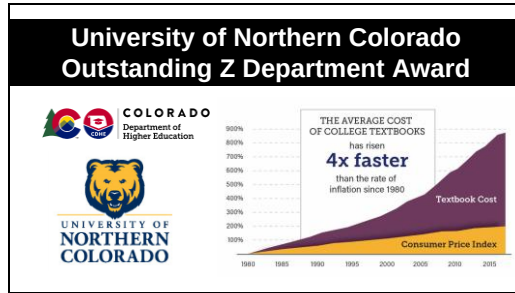
Congratulations to the residents of Greeley for placing 5th in the Wyland National Mayor's Challenge of Water Conservation for communities of 100,000-299,999. Greeley has placed in the top 10 since the beginning of the challenge in 2012. Thanks to everyone for pledging to conserve water, energy and other natural resources even during the COVID crisis. Nationally, we pledged to save over 1 billion gallons of water.

Slide 8



Greeley West and University of Northern Colorado alumni Adriane Flower won the Mrs. Hawaii America crown. She'll head to the Mrs. America pageant in January 2021.

Slide 9



The University of Northern Colorado's School of Mathematical Science has been awarded the Outstanding Z Department award as part of Colorado Governor Jared Polis' Zero Textbook Cost Challenge which encourages Colorado institutions of higher education to increase access, equity and affordability for college students by expanding the use of open educational resources.

Slide 10



Greeley Central and its approximately 20 unified sports athletes were presented a banner acknowledging the school as a National Unified Champion School by Special Olympics. Unified Sports combines an approximately equal number of students with and without intellectual disabilities on the same team.

Slide 11



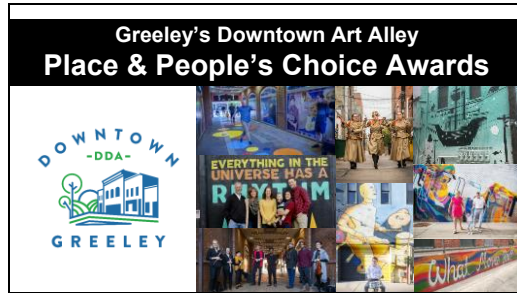
The Greeley Wastewater Treatment and Reclamation Facility received a National Association of Clean Water Agencies Peak Performance Silver Award. The association awards this honor to agencies who achieved excellence in operational performance and permit compliance. Greeley's Wastewater Treatment and Reclamation Facility treats and discharges more than 7 million gallons of water daily.

Slide 12



Greeley was the presenting sponsor at the BizWest Confluence Colorado Water Summit. The conference examined the economic issues surrounding the scarcity of water affecting Northern Colorado, rising water prices, and the many facets of water availability, cost, conservation, development and supply. Water & Sewer Director Sean Chambers was a featured speaker.

Slide 13



Congratulations to the Downtown Development Authority and the City of Greeley Art Commission for winning Downtown Colorado Inc's 2020 Governor's Award for Excellence in the "Place" and "People's Choice" categories for the Art Alley. It's the Place to Be.

Slide 14



And that's What's Great about Greeley.



16 DAYS OF ACTIVISM AGAINST GENDER VIOLENCE

WHEREAS, we, as citizens of this community, recognize the worldwide problem of violence against women occurs even here in Greeley, Colorado; and

WHEREAS, gender violence is traumatic to the body, mind, and spirit and can prevent people from being fully active participants at home and in the world; and

WHEREAS, the health of parents and caregivers is critical to the overall health and wellbeing of their families and the larger community; and

WHEREAS, gender violence costs the nation billions of dollars annually in medical expenses, police and court costs, shelters and foster care, sick leave, absenteeism and non-productivity; and

WHEREAS, in spite of some progress, we need only to look at our newspapers or watch a television newscast to see the unfortunate truth that gender violence has not yet been eliminated here in Greeley, nor around the world; and

WHEREAS, we support efforts of individuals and join organizations, such as Zonta Club of Greeley, to raise awareness, stimulate discussion, and advocate for local solutions that will curb gender violence; and

WHEREAS, these local people join thousands of others from around the world to assert that the right of women and men to be free of violence is a fundamental human right. The International campaign **Zonta says No to Violence against Women** is part of that effort.

NOW THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, Colorado, do hereby proclaim the 16 days between International Day to Eliminate Violence Against Women on November 25th and International Human Rights Day on December 10th as the **16 Days of Activism Against Gender Violence**. During these 16 days, all citizens are urged to support work to end gender violence and to eliminate the detrimental consequences gender violence has on the wellbeing of our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 17th day of November, 2020.

John Gates
Mayor

Council Agenda Summary

November 17, 2020

Agenda Item Number 5

Title

Citizen Input

Summary

During this 15 minute portion of the meeting, anyone may address the Council on any item of City Business appropriate for Council consideration that is not already listed on this evening's agenda. Individual comments read into the record will be limited to 3 minutes and must include the name and address of the person submitting the comments for the record.

Council Agenda Summary

November 17, 2020

Agenda Item Number 6

Title

Approval of the Agenda

Council Agenda Summary

November 17, 2020

Agenda Item Number 7

Title

Reports from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may offer announcements or reports on recent events and happenings. These reports should be a summary of the Councilmember's attendance at assigned board/commission meetings and should include key highlights and points that may require additional decision and discussion by the full Council at a future time.

Council Agenda Summary

November 17, 2020

Agenda Item Number 8

Title

Initiatives from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may bring before the Council any business that the member feels should be deliberated upon by the Council. These matters need not be specifically listed on the Agenda, but formal action on such matters shall be deferred until a subsequent Council meeting.

Initiatives will generally fall into three categories:

- 1) A policy item for Council deliberation and direction for a future Worksession, Committee meeting, or regular/special Council meeting;
- 2) A request to the City Manager for information or research;
- 3) A request involving administrative processes or procedures.

At the close of this portion of the meeting, the Mayor will confirm Council's consensus that the individual requests be pursued.

Attachments

Status Report of Council Initiatives and Related Information

Greeley City Council

Status Report of Council Initiatives

Council Request	Council Meeting, Worksession, or Committee Meeting Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Assigned to:
None			

Consent Agenda

November 17, 2020

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Once the Clerk has read each Consent Agenda item into the record, along with Council's recommended action, Council or staff may request the item be "pulled" off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

The Consent Agenda includes Items No. 9 through 20 and their recommended actions.

Council's Recommended Action

To approve Items No. ____ through ____ or

To approve Items No. ____ through ____ with the exceptions of No.(s) ____

Council Agenda Summary

November 17, 2020

Agenda Item Number 9

Key Staff Contact: Anissa Hollingshead, City Clerk, 970-350-9742

Title:

Acceptance of the Report of the October 13, 2020, City Council Worksession

Summary:

A City Council Worksession was held on October 13, 2020, virtually utilizing the Zoom Platform.

Decision Options:

1. To accept the Report as presented; or
2. Amend the Report if amendments or corrections are needed, and accept as amended.

Council's Recommended Action:

A motion to accept the Report as presented.

Attachments:

October 13, 2020 Report

2020 City of Greeley, Colorado
COUNCIL WORKSESSION REPORT
 October 13, 2020

1. CALL TO ORDER

The virtual meeting was called to order at 6:00 p.m. by Mayor Gates via the City's Zoom platform.

2. PLEDGE OF ALLEGIANCE

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. ROLL CALL

Cheryl Aragon, Deputy City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Tommy Butler, Ed Clark, Michael Fitzsimmons, Dale Hall, Brett Payton and Kristin Zasada.

4. REPORTS FROM MAYOR AND COUNCILMEMBERS

Councilmember Butler shared a reminder that ballots are out and that City Hall is a 24-hour drop box.

5. COVID – 19 UPDATE

Dan Frazen, Emergency Manager, reported that the information Council received in their agenda packet is based on the previous Friday's data. He shared that it shows an increase in COVID cases and that the Governor has described it as "not great". He did state that Weld County is not tracking with that trend, which is good.

He went on to state that he included some information about Center for Disease Control (CDC) guidelines as it relates to Halloween and trick or treating activities.

Mr. Frazen shared hospital statistics which show that NCMC has 11 patients, which UC Health has 2, which is where these numbers have been hovering the last few weeks.

He also shared that the City Employee Cabin is still standing, but that areas around City reservoirs have been tortured, so some mitigation will be needed.

6. BUSINESS ATTRACTION/TARGET INDUSTRIES

Benjamin Snow, Economic Health & Housing (EHH) Director, and Phil McCready, Economic Development Manager, were present.

Mr. Snow reported that the Economic Development Marketing and Attraction is an important part of our economic growth strategy and that our local EHH team is active in leveraging local assets to attract new business investment to Greeley.

He went on to state that economic development attraction is the process of inventorying the community and translating the findings into a plan to attract companies that will diversify and build the local/regional

economy. The strategy of attraction is to identify those companies that match the community's assets and development goals. Taking this classic approach helps our team in designing and implementing a marketing program geared towards attracting prospective firms to the community.

Mr. McCready reviewed top industries and highlighted growth over the last ten years, as well as took a look forward to 2030 and provided a spotlight summary of top employment sectors in Greeley.

Mr. Snow noted that knowing this data and detail helps to leverage State and regional industry sectors, and that it's good to know where our localized strengths are, but will always continue to seek out all kinds of companies and a variety of industrial users.

In reviewing the plan to develop a strategic employment centers plan for 2020 – 2021, he noted that it is similar to what was done in 2018-2019.

Councilmember Zasada inquired about talks about what will be done with the Mall now that J.C. Penney is going out of business, and Mr. Snow advised that he and his staff are tracking with this 40,000 square foot building and working collaboratively with Community Development on all possibilities.

Councilmember Zasada asked about opportunities to rehab spaces rather than incentives to build new, and Mr. Snow stated that the City is definitely offering those opportunities, and noted that it does bring some challenges since there are other uses in or near a space that may not be compatible.

Councilmember Clark shared that we may be hanging our hats on the energy industry, and wondered if the City is overinvested there. He shared a desire to focus on a more educated workforce as well.

Mr. Snow stated that this is a fair observation, and stated that they do talk about diversifying.

Councilmember Butler stated that it is important to know that utilities are on board with any economic development plan, and expressed concerns that talks with Comcast have stalled.

Roy Otto, City Manager, indicated that some follow up will be done about those conversations.

In response to a question from Councilmember Zasada about how many graduates leave Greeley or stay in Greeley after graduation, Mr. Snow advised that he and his staff do connect with UNC, so this information can be obtained.

7. OVERVIEW OF THE RECODIFICATION OF GREELEY'S CODE OF ORDINANCES

Anissa Hollingshead, City Clerk, reported that the recodification will be coming forward to Council in the coming weeks. This process insures that it is as up to date and is as user friendly for stakeholders as possible.

In terms of foundational information, she shared that the City contracts with a specialized publisher, MuniCode Corporation, to consolidate the City's general legislation and organize it by topics into a Code of Ordinances – also referred to as the Code or Greeley Municipal Code. This process, called codification, also includes the addition of frequent changes, or supplementation, as changes are made to the Code

through Council's adoption of new ordinances.

She went on to state that although the content of most ordinances is durable for many years, it is advised that municipalities perform a comprehensive review of the Code, known as recodification, about every 15 years.

In addition to a legal review, organizational improvements of sections and chapters were identified. MuniCode's work product was received by the City on January 31, 2019.

Ms. Hollingshead advised that the City Clerk's Office and the City Attorney's Office reviewed the details of MuniCode's recommendations, researched options, and communicated with department heads to reach consensus on a response to MuniCode's proposed list of changes. MuniCode then incorporated the changes into a draft version of the recodification and prepared an ordinance to authorize the changes, once approved by Council. Introduction of the ordinance is listed on Council's future meeting schedule for November 17, 2020.

In addition to the overall refreshing of the Code, Ms. Hollingshead stated that there were secondary benefits of this project. Department heads identified several Charter changes that will be explored, and each made a commitment for an in-depth review of the chapters for which they are the content experts. A number of administrative process changes related to the ordinance process were also recommended to the City Manager.

Finally, as the project got closer to completion, she shared that the decision was made to authorize MuniCode to reorganize and renumber the City's Code. This is an enormous change, but one that staff feels will result in a more modern Code, one that will allow for easy expansion and amendment, be easier for users and the public to navigate from the City's on-line platform, and be more consistently structured with Colorado Revised Statutes. In addition, the Code's numbering is now the same as that of the Charter.

She noted that staff has met with all City departments to discuss this major shift and language has been built into the re-codified document for needed legal coverage while existing supplies of forms (such as traffic tickets) with old chapter and section numbers are exhausted.

She acknowledged the work that each City department invested in this project.

Councilmembers gave general guidance to proceed with the ordinance to affect these changes.

8. PRELIMINARY FLOODPLAIN RISK MAP ON CACHE LA POUDE RIVER UPDATE

Andrew Fisher, reported that the City of Greeley is a member of the National Flood Insurance Program (NFIP), established by the National Flood Insurance Act of 1968. The NFIP provides reduced flood insurance for citizens and makes the community eligible for disaster relief grants from FEMA. As an NFIP member, the City must adopt all Flood Insurance Rate Maps within the City's jurisdiction and regulate to applicable City, State and Federal floodplain regulations.

He went on to state that a revision to the Cache la Poudre River floodplain model and flood insurance rate

maps is scheduled to become regulatory in Spring 2022. This revision was initiated by the Colorado Water Conservation Board, a division of the State of Colorado Department of Natural Resources.

The new floodplain maps were released as Preliminary in September 2020. City staff intends to update City Council with the timeline and impacts of these preliminary maps.

Additionally, he stated that City staff identified key areas in the City that project to experience large impacts from these projected mapping changes. These locations include Island Grove Regional Park; Clayton Neighborhood and Rodarte Center; East 8th Street; Water Reclamation Treatment Facility; 35th Avenue; River Run at Poudre River Ranch.

He noted that there are three changes to the maps that will be brought forward, and in responding to a question from Councilmember Zasada about her concerns for property owners, he stated that no one wants to give 100 different appeals, so the City collects, vets, and assists in putting together one appeal packet for any property owner concerns and that there may be a cost to the property owner depending on various aspects of the appeal.

Mr. Fisher went on to advise that in January, the City contracted with a consultant to scrutinize these locations. The consultant was charged with ensuring the best possible outcome for the City by ensuring the final adopted maps are not only as accurate as feasible but also minimize regulatory impact to public and private property in the City.

He stated that City staff intends to also present preliminary results from evaluating these six locations as a result of the consultants work.

9. WATER SUPPLY ALTERNATIVES AND TERRY RANCH WATER PROJECT UPDATE

Sean Chambers, Water & Sewer Director, reported that the City of Greeley has an extensive water system and a reliable water supply made possible by the foresight and planning of past City leaders. Greeley residents have made several generational investments over the past century to secure their water future.

He shared that Greeley is expected to grow to over 260,000 people within the next 50 years, and requires additional water supplies to meet future water needs and provide for economic sustainability. Adding new water storage (e.g., reservoirs) is crucial; storage acts like a bank account allowing the City to save water during wet periods for use during droughts.

He went on to state that Greeley has sought to increase storage through the enlargement of Milton Seaman Reservoir since the early 2000s. Enlarging Milton Seaman Reservoir is a smart project with several advantages; however, due to the environmental impacts of the enlargement, Greeley is required to obtain an extensive list of federal, state, and local permits. Greeley has not yet received any permits, and it is uncertain whether permits can be secured. Federal permitting is a very long and expensive process. Moreover, construction costs for the project have sharply risen in recent years. Federal permitting requires evaluation of alternatives to enlarging Milton Seaman Reservoir. One such alternative identified is the Terry Ranch Project.

The Terry Ranch Project, he advised, would develop approximately 1,200,000 acre-feet of non-tributary groundwater from an underground aquifer located in northwest Weld County. For comparison, the City

of Greeley currently uses about 25,000 acre-feet per year. Non-tributary means this groundwater is not connected to surface streams and reservoirs and is instead solely an underground water source. Unlike most groundwater used in and around Greeley, non-tributary groundwater is deeper, and can be used and reused many times

Mr. Chambers shared that the City is using an innovative, low risk purchase arrangement to acquire this water and storage. Rather than paying money upfront, the City is issuing the seller, Wingfoot Water Resources (Wingfoot), water supply credits. Each credit will be worth one acre-foot of water supply redeemable to meet the City's raw water dedication requirements – payments in the form of water or cash required of developers or builders to construct in the City. The water supply credits are only redeemable within the City of Greeley. Wingfoot will benefit by being able to sell credits to developers and builders. Greeley benefits by not having to pay for the project all at once. This arrangement shares financial risks between the City of Greeley and Wingfoot, and will result in lower water rates for Greeley water customers.

He concluded by stating that extensive inspection efforts are underway to verify that the Terry Ranch Project is suitable for Greeley's water needs.

Harold Evans, Water & Sewer Board Chair, noted the extensive amount of due diligence given to this project and that staff has responded to every concern and question posed by the Board, including the addition of a third party independent peer review. He stated that this is a generational project that the City is going to get right. He added that this project is a great opportunity for Greeley and acquisition should proceed.

Mick Todd, Vice Chairman of the Water & Sewer Board, stated that this looks to be a really good project and expressed his support of it.

Councilmember Clark shared that he would like to hear more often from the members of the Water & Sewer board relative to water acquisition so that the Council can stay educated and can better respond to constituent concerns.

10. SCHEDULING OF MEETINGS AND OTHER EVENTS

Councilmembers were reminded of the October 18, 2020 Diversity and Inclusion Training set to begin at 8:30 a.m. via the City's Zoom platform.

11. ADJOURNMENT

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 7:55 p.m.

Cheryl Aragon, Deputy City Clerk

Council Agenda Summary

November 17, 2020

Agenda Item Number 10

Key Staff Contact: Anissa Hollingshead, City Clerk, 970-350-9742

Title:

Acceptance of the Report of the October 20, 2020, Performance Review Committee meeting

Summary:

A meeting of the Performance Review Committee was held on October 20, 2020, virtually utilizing the Zoom Platform.

Decision Options:

1. To accept the Report as presented; or
2. Amend the Report if amendments or corrections are needed, and accept as amended.

Council's Recommended Action:

A motion to accept the Report as presented.

Attachments:

October 20, 2020 Report

City of Greeley, Colorado
CITY COUNCIL SUBCOMMITTEE
Review Procedures for Council Direct Reports
 October 20, 2020

The session began at 5:01 p.m. and was held remotely via the City's Zoom platform.

Those present were Mayor John Gates and Councilmembers Michael Fitzsimmons and Brett Payton. Also present were Cheryl Aragon, Deputy City Clerk; Maria Gonzalez-Estevez, Human Resources Director; Abbie Ponitowski, Assistant to the City Manager; and Paul Fetherston, Deputy City Manager.

Ms. Gonzales-Estevez reviewed the two-year proposed process and timeline for reviewing each of Councils' direct reports. She noted that the Judicial Review Board process for the Municipal Court Judge has already launched for this time around, but that timeline will be accelerated for next year.

She noted that the proposed process includes an electronic component for Council via Infinity HR, the system used for general employees, and that there will be training for Councilmembers on this process to assure that they are comfortable with the new platform.

Discussion ensued about the frequency of some additional check ins for each direct report throughout the year. The Committee considered quarterly and mid-year check ins, and settled on, as a compromise, two additional checks ins beyond the initial one in February, and will conduct those in June and October, roughly.

The 360 review for the City Manager and the City Attorney was also discussed, and the thought would be to alternate between the two of them each year as a cost-savings measure. They discussed various options for conducting these 360 reviews and really seemed to support the option of hiring an outside agency or consultant that would incorporate feedback from 20-30 stakeholders, both inside and outside of the organization about performance. They indicated that this approach seemed more objective.

Ms. Poniatowski stated that the Council can really design this process in a way that meets the needs of the review. This will also help manage costs, will make it meaningful for all and will be a fairly easy process to launch. It was also noted that this process allows for a more frequent review and base touch on goals set during that initial review, which allows for some shifts in priorities as needed, and really sets things up so that nothing should be a surprise to anyone.

Mr. Fetherston advised that staff will work on solidifying this proposal, which will go to the full Council, and also review it with the Councils' three direct reports prior to the next Subcommittee meeting, which was set for Tuesday, October 27, 2020, beginning at 5:00 p.m.

There being no further business to discuss at this meeting, it was adjourned at 5:44 p.m.

Cheryl Aragon, Deputy City Clerk

Council Agenda Summary

November 17, 2020

Agenda Item Number 11

Key Staff Contact: Anissa Hollingshead, City Clerk, 350-9742

Title:

Approval of the City Council Proceedings of October 20, 2020

Summary:

A meeting of the City Council was held on October 20, 2020, virtually utilizing the Zoom Platform.

Decision Options:

1. To approve the proceedings as presented; or
2. Amend the proceedings if amendments or corrections are needed, and approve as amended.

Council's Recommended Action:

A motion to approve the City Council proceedings as presented.

Attachments:

October 20, 2020 Proceedings

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
 October 20, 2020

1. Call to Order

Mayor John Gates called the remote meeting to order at 6:00 p.m. via Zoom Meetings.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. Roll Call

Jerry Harvey, Assistant City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Tommy Butler, Ed Clark, Michael Fitzsimmons, Dale Hall, Brett Payton and Kristin Zasada.

4. Recognitions and Proclamations

Councilmember Hall presented the What's Great About Greeley Report.

5. Citizen Input

Mr. Harvey read two emails into the record. One was from Vanessa Gossett regarding recycling, and the other was from Pat Malavasic regarding the potential Terry Ranch water project.

6. Approval of Agenda

The agenda was approved as presented.

7. Reports from Mayor and Councilmembers

There were no reports from the Mayor or Councilmembers.

8. Initiatives from Mayor and Councilmembers

Councilmember Clark requested that Council be briefed regarding the on-going negotiations with the Fire Union.

Consensus was reached by Council regarding this initiative.

***** Consent Agenda *****

9. Acceptance of the Report of the October 6, 2020, Performance Review Committee meeting

The Council action recommended was to accept the Report.

10. Approval of the City Council Proceedings of October 6, 2020

The Council action recommended was to approve the Proceedings.

11. **Consideration of a resolution of the Greeley City Council authorizing the City to enter into an Intergovernmental Agreement with Colorado Department of Transportation, Division of Transit and Rail, entitled “2020 – 5339 SU: Two (2) 40’CNG Bus Expansions”**

The Council action recommended was to adopt the resolution. **(Resolution No. 52, 2020)**

12. **Consideration of a resolution amending the Capital Funding and Pledge Agreement by and among the City of Greeley, Greeley Downtown Development Authority, and Lincoln Park Hotel, LLC**

This item was pulled from the Consent Agenda.

13. **Consideration of a resolution establishing the 2020 tax levy and directing the certification of the same to the Board of County Commissioners**

The Council action recommended was to adopt the resolution. **(Resolution No. 54, 2020)**

14. **Consideration of a resolution of the City of Greeley Council authorizing the City to enter into an Intergovernmental Agreement with the State of Colorado and to serve as the fiscal agent for the Northeast All Hazard Region Homeland Security Grant Program for the 2020 grant award**

The Council action recommended was to adopt the resolution. **(Resolution No. 55, 2020)**

15. **Consideration of a resolution authorizing an Intergovernmental Agreement between the City of Loveland, the City of Fort Collins, and the City of Greeley for sharing of judicial services**

The Council action recommended was to adopt the resolution. **(Resolution No. 56, 2020)**

16. **Consideration of a resolution authorizing the City of Greeley to enter into a Grant Agreement between the City of Greeley and the State of Colorado, Division of Local Affairs, regarding receipt of grant funding provided by the Peace Officers Mental Health Support Grant Program**

The Council action recommended was to adopt the resolution. **(Resolution No. 57, 2020)**

17. **Introduction and first reading of an ordinance adopting amendments to the Greeley Municipal Code, Appendix 18-B and Table 18.42-1 of Section 18.30.070, adding short-term rentals as an allowed land use**

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for November 17, 2020.

***** End of Consent Agenda *****

Councilmember Payton moved, seconded by Councilmember Zasada to approve the items 9-11 and items 13-17 on the Consent Agenda and their recommended actions. The motion carried: 7-0

18. Pulled consent agenda items

Councilmember Fitzsimmons recused himself and left the meeting at 6:16 p.m.

12. Consideration of a resolution amending the Capital Funding and Pledge Agreement by and among the City of Greeley, Greeley Downtown Development Authority, and Lincoln Park Hotel, LLC

Ben Snow, Economic Health and Housing Director, provided a brief history of the agreement and the request related to this item to amend the Capital Funding and Pledge Agreement.

In response to a question from Councilmember Butler, Mr. Snow reiterated that this action is not a property tax deferral.

Roy Otto, City Manager, added that this action will not have any impacts on the City's 2021 or 2022 budgets, and he explained why this item has come before Council instead of being an administrative action.

The Mayor and other Councilmembers expressed their disappointment with the BizWest article regarding this topic because of its inaccuracies and expressed their support for this item.

Councilmember Butler moved, seconded by Councilmember Payton to adopt the resolution. The motion carried: 6-0 (Councilmember Fitzsimmons Recused) **(Resolution No. 53, 2020)**

19. Public hearing and final reading of an ordinance adopting the Budget for 2021

Councilmember Fitzsimmons returned to the meeting at 6:29 p.m.

Robert Miller, Interim Finance Director, highlighted the 2021 Budget Schedule and Council's priorities. He continued by describing the 2021 resources; provided overviews of the 2021 budget, expenditures by department, operational and position savings and reductions, and investments; and described the 2021 major capital funds highlights, 2021 capital project highlights, 2021 utility rate changes, and available general fund reserves. Mr. Miller concluded by providing a brief summary of the 2021 budget.

Trent Howell, Chair of the Citizen Budget Advisory Committee (CBAC), provided the prospective of CBAC regarding the budget noting it was approved unanimously by the Committee.

Councilmember Zasada inquired regarding the reasoning for water rates increasing as well as the impacts of the ongoing wildfires on Greeley's water supply. Sean Chambers, Water and Sewer Director, explained that rate adjustments are driven by capital projects and regulations from the State and Federal level as well as investments into the water & sewer infrastructure. He added, regarding the impacts of wildfires, that the City is not sure what the watershed impacts are going to be yet, but overall the water treatment will likely be more expensive in the future because of the water quality issues.

Mayor Gates opened the public hearing at 6:45 p.m., and none was provided.

Councilmember Clark moved, seconded by Councilmember Zasada to adopt the ordinance and publish with reference to title only. The motion carried: 7-0 (**Ordinance No. 23, 2020**)

Mayor Gates thanked staff for hard work creating this budget.

20. Public hearing and final reading of an ordinance adopting the General and Seasonal/Hourly Employee Pay Plans for 2021

Maria Gonzalez Estevez, Human Resources Director, explained that there would be no presentation for this item but would be happy to answer any questions. No questions were asked.

Mayor Gates opened the public hearing at 6:47 p.m., and none was provided.

Councilmember Fitzsimmons moved, seconded by Councilmember Butler to adopt the ordinance and publish with reference to title only. The motion carried: 7-0 (**Ordinance No. 24, 2020**)

21. Public hearing and final reading of an ordinance to consider a change of zone from I-L (Industrial Low Intensity) to R-H (Residential High Density) zoning for .29 acres of property located at 1530 4th Avenue, known as the 1530 4th Avenue Rezone, and changing the official zoning map to reflect the same

Caleb Jackson, Planner, provided a background of the request. He continued by describing the properties and uses surrounding this property; discussed the notice and feedback process used for this item; and highlighted the rezone criteria and the recommendation from Planning Commission.

In response to a question from Councilmember Butler, Mr. Jackson explained that the applicant plans on building two or three units on the property.

Thomas Canzona, the applicant, explained that this rezone will allow him to build affordable housing on this lot.

Mayor Gates opened the public hearing at 6:55 p.m., and none was provided.

Councilmember Zasada moved, seconded by Councilmember Hall to find that, based on the application received and the preceding analysis, the proposed rezone from I-L (Industrial Low Intensity) to R-H (Residential High Density) meets Development Code Sections 18.30.050(c)(3) a, b, e, f, g and h; and, therefore, the rezoning is approved. The motion carried: 7-0

Councilmember Zasada moved, seconded by Councilmember Hall to adopt the ordinance and publish with reference to title only. The motion carried: 7-0 (**Ordinance No. 25, 2020**)

22. Public hearing to consider the 2021 Community Development Block Grant budget

Mr. Snow explained that a public hearing is required for this item by the Department of Housing and Urban Development before it can be approved. No other presentation was provided.

Mayor Gates opened the public hearing at 6:58 p.m., and none was provided.

Councilmember Fitzsimmons moved, seconded by Councilmember Zasada to accept the recommendation

of the Greeley Urban Renewal Authority and approve the Community Development Block Grant Budget as presented. The motion carried: 7-0

23. Consideration of a resolution authorizing the City to enter into an Allotment Contract between The Windy Gap Firming Project Water Activity Enterprise, Municipal Subdistrict, Northern Colorado Water Conservancy District, and The City of Greeley, acting by and through its Water Enterprise, for capacity in The Windy Gap Firming Project

Mr. Chambers provided a Windy Gap firming project (WGFP) overview and background of the project. He also described the WGFP Chimney Hallow construction project; discussed the fiscal impacts to Greeley; highlighted the terms of the allotment contract; and concluded by providing staff recommendations.

In response to a question from Councilmember Fitzsimmons, Mr. Chambers explained that the construction timeline depends in part on the resolution of a court case but construction will last about 4.5 years once it begins.

Councilmember Hall moved, seconded by Councilmember Fitzsimmons to adopt the resolution. The motion carried: 7-0. **(Resolution No. 58, 2020)**

24. Appointment of applicants to the Downtown Development Authority, Greeley Art Commission, and Historic Preservation Commission

Downtown Development Authority – Andy Feinstein

Greeley Art Commission – Robb Casseday, Thomas DeVore, and Sandy Magnuson

Historic Preservation Commission – Doran Azari

25. Scheduling of meetings, other events

There were no additional meetings or events scheduled.

26. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Clark moved, seconded by Councilmember Zasada to approve the above authorizations, and the motion carried: 7-0

27. Adjournment

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 7:14 p.m.

John Gates, Mayor

Jerry Harvey, Assistant City Clerk

Council Agenda Summary

November 17, 2020

Agenda Item Number 12

Key Staff Contact: Anissa Hollingshead, City Clerk, 970-350-9742

Title:

Acceptance of the Report of the October 27, 2020, Performance Review Committee meeting

Summary:

A meeting of the Performance Review Committee was held on October 27, 2020, virtually utilizing the Zoom Platform.

Decision Options:

1. To accept the Report as presented; or
2. Amend the Report if amendments or corrections are needed, and accept as amended.

Council's Recommended Action:

A motion to accept the Report as presented.

Attachments:

October 27, 2020 Report

City of Greeley, Colorado
CITY COUNCIL SUBCOMMITTEE
Review Procedures for Council Direct Reports
 October 27, 2020

The session began at 5:00 p.m. and was held remotely via the City's Zoom platform.

Mayor Gates led the Pledge of Allegiance to the American Flag.

Those present were Mayor John Gates and Councilmembers Michael Fitzsimmons and Brett Payton. Also present were Roy Otto, City Manager; Doug Marek, City Attorney; Mark Gonzales, Municipal Judge; Anissa Hollingshead, City Clerk; Maria Gonzalez-Estevez, Human Resources Director; Stacey Aurzada, Deputy City Attorney; and Paul Fetherston, Deputy City Manager.

Paul Fetherston provided an overview of the work done in preparation for this meeting. Previously, staff committed to following up with the three Council employees to review the draft process so they are familiar with it, and also to get some of their feedback. There were three areas of discussion where feedback was received. The first one was related to conducting 360 degree evaluations. He paused to allow the three Council employees to provide their feedback regarding this proposed element.

Mr. Marek noted the importance of 360 reviews is paramount in three regards, including: hearing back from clients (directors, etc.), hearing from employees, hearing from members of council; he noted potential concerns, including: new directors with differing levels of experience and knowledge of operations and services, as well as potential challenges with candor from direct reports unless anonymity was preserved.

Mayor Gates stated in discussions thus far the determination has been that 360 reviews would not pertain to the judge, given the work that is done by the Judicial Review Board already in his evaluation. Judge Gonzalez responded and noted that he is open to having a 360 review as part of his process, and it is one he is familiar with from prior roles, so he is open to whatever the determination of the Council is in moving forward.

Mayor Gates then turned to Mr. Otto for his thoughts. Mr. Otto shared he believes 360 reviews are a healthy thing to do, and reflective of what is being pursued across the organization. He noted his concern is with anonymous versus non-anonymous participation, and the desire to build accountability within the executive team, and coming alongside one another, while 360s provide an opportunity to make a concern known once a year instead of sharing those issues as they arise. He referenced an article from Dr. Antoinette Allen about psychological safety including info about ineffectiveness of 360 reviews in generating behavioral change, unless they are highly participatory. He then addressed some of the changes that have been instituted with the executive team to build a better structure, including midyear reviews and norming of reviews, and how he would like to see this sort of thing instituted as a next step as part of the follow up from this year's reviews as part of the sturdy guardrails of accountability. He also noted there may be some changes in state law about what is discloseable versus not discloseable.

Councilmember Payton spoke regarding wanting this to be a beneficial process all around.

Mayor Gates asked Mr. Otto if we didn't do 360 reviews if the rest of the process would stand on its

own. Mr. Otto noted that he believes 360 reviews are a great concept, and the concern is how that is handled after to develop the culture that embraces that, and we aren't there yet. How do we through modeling what is going on with the Council to the direct reports, how does that then help us do the same thing amongst the other executive leadership to help us all get better. No one does this perfectly, and we are all human beings, but in trying to figure out how we are more forthright and action oriented, this is where we need help from our HR professionals.

Mr. Fetherston stated the greatest option to get to the optimal 360 that is being talked about is to work with a consultant to identify steps to be taken as a set plan to get us there.

Ms. Gonzalez-Estevez stated her agreement, and noted it is important to take this first step.

There was discussion about how to make 360 reviews as constructive as possible. Mr. Fetherston committed to staff developing three options for 360 reviews to bring back to the full Council for its consideration when final action on this work for the current year is brought forward.

The second issue brought up by Mr. Fetherston was how Council will choose to handle pay increases for these employees. He noted the 2021 budget does not anticipate any pay increases unless contractually obligated. This group previously did not get an increase for 2020.

Mayor Gates stated he will talk to each council member individually to get a sense of where they are at on this topic. Mr. Fetherston also noted this would be flagged as an issue for the Council to speak about in the agenda summary for this topic when it comes to the full body.

Mr. Fetherston identified the third topic for today's consideration is regarding which documents from the review process are discloseable. He introduced Deputy City Attorney Stacey Aurzada to speak to this.

Ms. Aurzada noted CORA (Colorado Open Records Act) has an exception for personnel records. Recent case law has better defined personnel data, and for the most part it refers to highly sensitive information, like SSN #, benefit info, etc. She also noted there is another section in CORA about materials prepared for Council's deliberative process, which could possibly be applicable in this realm, however withholding under those grounds requires additional findings.

Mr. Fetherston noted that those were the three items of feedback to share. Mayor Gates invited any final feedback from the three direct reports, who all expressed their general support for this work.

Ms. Gonzalez-Estevez stated she would be preparing a detailed SOP on the mechanics of the process, as well as a training for the full Council. Mr. Fetherston also shared the self-evaluation forms would be sent to the three direct Council employees now to begin that part of the process.

There being no further business to discuss at this meeting, it was adjourned at 5:28 p.m.

Anissa Hollingshead, City Clerk

Council Agenda Summary

November 17, 2020

Agenda Item Number 13

Key Staff Contact: Anissa Hollingshead, City Clerk, 970-350-9742

Title:

Acceptance of the Report of the October 27, 2020, City Council Worksession

Summary:

A City Council Worksession was held on October 27, 2020, virtually utilizing the Zoom Platform.

Decision Options:

1. To accept the Report as presented; or
2. Amend the Report if amendments or corrections are needed, and accept as amended.

Council's Recommended Action:

A motion to accept the Report as presented.

Attachments:

October 27, 2020 Report

City of Greeley, Colorado
COUNCIL WORKSESSION REPORT
 October 27, 2020

1. CALL TO ORDER

The virtual meeting was called to order at 6:00 p.m. by Mayor Gates via the City's Zoom platform.

2. PLEDGE OF ALLEGIANCE

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. ROLL CALL

Anissa Hollingshead, City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Tommy Butler, Ed Clark, Michael Fitzsimmons, Dale Hall, Brett Payton and Kristin Zasada.

4. REPORTS FROM MAYOR AND COUNCILMEMBERS

Councilmember Butler reported on a virtual town hall held the previous Saturday with North Range Behavioral Health, as well as the Youth Commission meeting the prior evening.

Mayor Gates welcomed new Finance Director John Karner, who greeted the Council.

5. DEVELOPMENT IMPACT FEE STUDY

Brad Mueller, Community Development Director, presented as set forth in the PowerPoint in the record with an update of development impact fees and plant investment fees, including reporting back to the Council on the feedback provided by Council at prior work sessions. Mr. Mueller noted he would do the first and last parts of the presentation, with the involved consultant firm providing the remainder of the presentation, and noted the goal for tonight is to identify the Council's preferred policy path. The initial portion of the presentation focused on the decision points before the council as well as background on why the fee study was undertaken.

Mr. Mueller turned the presentation over to Todd Cristiano with Raftelis, as the project director. He focused on providing more information on the follow up done on Council feedback.

Councilmember Zasada asked about the assumption of the correlation between square footage and number of occupants; Mr. Cristiano confirmed that the assumption is being made that higher square footages equate with more occupants most often.

Mr. Mueller went on to speak more to the correlation between unit size and occupancy level. Mr. Cristiano noted as well that Greeley-specific data was used in calculating average household sizes. In response to a question from Councilmember Clark, Mr. Cristiano clarified that data came from the American Community Survey (ACS) produced by the Census Bureau, and specifically the PUMS data set of the ACS.

Councilmember Hall asked about multi-family size of residence, and asked if charges were per unit or by building size. Mr. Cristiano clarified it was per unit.

Councilmember Hall followed up with additional questions regarding how to compare how current citizens have paid fees and the fees occupants of new development would pay. Mr. Mueller responded with clarification that his assertion was not meant to imply that existing residents paid the same level of impact fees, but rather sought to quantify the impact of the costs of new development in order to maintain the existing levels of service for everyone.

Councilmember Zasada asked whether square footage for setting fee categories includes basements in the calculation or only above ground footage. Mr. Cristiano clarified basement square footage if it is finished. Councilmember Zasada expressed her concern that the 1800 square foot threshold is too small if basements are included, as few homes are smaller than that. City Manager Roy Otto clarified that multi-family units are also included in those fee categories.

Councilmember Butler asked about whether fees being compared are current fees in other jurisdictions or potential proposed fees. It was clarified these are current fees known at this time. Mr. Otto added that he knows some jurisdictions, including specifically Windsor, are considering fee updates at this time. Mr. Cristiano noted he knows Loveland updates fee schedule annually, but doesn't know if they are on an indexed rate or not.

Additional discussion amongst the Council ensued about how other fees or costs are captured, as well as the definition and shared understanding of maximum supportable fees. In response to a question, Mr. Otto clarified that the information about the level of subsidy needed if the maximum supportable fees were not adopted was calculated based on the approved 5-year capital improvement program (CIP).

The presentation was turned back to Mr. Mueller and the conclusion of the slides focused on responding to prior feedback from the Council.

Councilmember Hall asked about Timnath and how it appears they are supporting residential fees through higher non-residential fees. Mr. Mueller and Mr. Cristian indicated more research would be needed to answer that, and indicated they will look into that disparity in a little more depth.

When looking at the potential scenario of subsidizing needed funds from other funds in lieu of the maximum supportable impact fees, Councilmember Zasada asked about the rate of utility fees in other communities. Erik Dial, Utility Finance Manager, responded that while he couldn't answer off the top of his head, he could say that our planned fees are in line with our neighboring communities. Councilmember Zasada noted that might be good info to have, to look at how we compare to surrounding communities if we were to go that direction. Mr. Otto noted the information about comparative monthly bills prior to going forward to a public hearing.

At the conclusion of the presentation, Mr. Mueller highlighted the decision tree for the Council to consider and opened for questions.

Councilmember Clark indicated he was good with paring down the 5 year CIP projects and living within our means. He also asked if we are locked into the 5 year process to review these fees, as is being done with this study. Mr. Otto responded that right now yes, that is the requirement, but it is an ordinance and it can be modified if the Council chooses, although it is a professional best practice to have some sort of regular evaluation of these sorts of fees.

Councilmember Hall asked for clarification of whether some of these potential reduced services or projects already being looked at for funding through Keep Greeley Moving and other sales tax increases planned. Mr. Mueller responded that while they are, they would need to be made smaller. Mr. Otto added that the bottom line is that Keep Greeley Moving has some dollars that are intended to be teamed with impact fees, where growth pays its fair share.

Councilmember Butler stated he tends to think we should have the maximum supportable fee, which is a misnomer, as it is really just what stuff costs, and we shouldn't subsidize it. He noted a preference for path 1, not necessarily with the village incentive, stating he doesn't want to see fees go up for people because growth isn't paying its fair share.

Councilmember Zasada proposed following path 2, keeping fees as they are now. She noted the most telling slide was the one regarding median home values. Greeley is growing, and growing a lot, and it is expensive. All of these costs are cutting into profits, meaning building smaller homes on smaller lots, balancing a burden of the need for housing with the need for the type of community we are building, with a need to incentivize builders to build a variety of homes because Greeley needs it all. She stated if supply is increased, prices will go down and she does not believe the maximum supportable fee level is economically feasible, instead asking staff to really nitpick it and look at what really needs to go up.

Councilmember Butler stated that keeping these fees the same will result in a \$3 million budget shortfall, without knowing where that comes from. Someone has to pay for it.

Councilmember Clark asserted that we need to make tough decisions, sharpen our pencils, and some projects won't get done. He stated he is not in favor of raising water fees, but is in favor of cutting some projects, agreeing with going with path 2, and making tough decisions with capital projects.

Councilmember Butler stated he would argue that underfunding infrastructure has consequences too, and we can't just say to people we aren't going to have the infrastructure people deserve.

Councilmember Zasada stated she hopes we aren't planning projects and funding solely with new construction, because what happens then with another crash? It needs to be a small percentage, not a big one. Mr. Otto pointed out we won't have the demand for new infrastructure either, though, if more people aren't coming here.

Mayor Gates noted that current fees are higher than competing communities, and his posture is it has always been about fees, and it continues to be, and this did not convince him. Mr. Mueller noted there is the choice to set a reduced fee, and there are additional slides available which show what would be the result of about an 18% reduction.

Mayor Gates polled the council and there was consensus for path 2.

Councilmember Hall asked for clarification about what Director Mueller meant by reducing our fees. In response, Mueller clarified it would be a reduction from the maximum supportable fee.

Councilmember Zasada asked if we stay where we are at, what is the next step Council needs to do? Mr. Otto replied then the Council does not have to adopt the study. Under current ordinance, the study must

be done every 5 years, but there is no requirement to adopt it. If the study is rejected, fees will go to the preset adjustment in the current fee schedule, and clarified staying at the same level as today would require literally lowering the fee.

Councilmember Butler asked if the City would be switching to the four tiers suggested. Mr. Otto replied not if you the study is rejected. The tiers would only come into play if the study was accepted, with variances depending upon the selected path.

To assist with questions from the Council on this, Director Mueller went back to the decision tree and walked through that, then shared a chart with different fee level options. In response to questions about what action by the Council would keep fees the same, Mr. Mueller noted that would mean not adopting the study and keeping things as they are.

Councilmember Butler asserted that the study should be adopted, and if the consensus is not to adopt the maximum level, that's fine. Mr. Otto noted in that instance it would be necessary to know how much Council wants to reduce the fees, or alternatively, if the consensus is to keep things as they are, then don't adopt the study.

Mayor Gates noted the consensus is to not accept the study.

Councilmember Butler clarified that meant that going forward, there would be no public hearing or other action, and instead the same fees would be in place with the same rise for inflation.

Councilmember Hall stated he was interested in knowing what other cities are doing with the residential versus nonresidential fees, and if there are other ways to equalize the process and have development pay its own way.

Councilmember Butler noted he also wants to see more options, so infrastructure is not underfunded.

Councilmember Clark asked Councilmember Hall to restate his point. Hall noted other municipalities like Timnath had residential fees a lot lower than nonresidential fees, and expressed a desire to know why. Mr. Otto clarified that it sounded like there is a desire to understand how other communities go about setting their rates, which staff can investigate and bring back to the Council to help inform how to do this sort of evaluation going forward. This includes coming back with information about that, to help inform if the Council wants to stick with a five year study review.

6. DEVELOPMENT CODE UPDATE

Community Development Director Brad Mueller presented as set forth in the PowerPoint in the public record. He noted Carol Kuhn and Chris Brewster were also in the meeting as project leads to answer questions and help with presentation. Mr. Brewster is with Gould Evans, and is the project lead for them working with the City on this. He noted they also team with Ayres Associates in Cheyenne, WY. Brewster walked through what will be coming up over the next year as this project on the development code is completed. There were no questions on the presentation.

7. SCHEDULING OF MEETINGS AND OTHER EVENTS

No additional meetings or events were scheduled.

8. ADJOURNMENT

There being no further business to come before the Council, Mayor Gates adjourned the meeting at :8:13 p.m.

Anissa Hollingshead, City Clerk

Council Agenda Summary

November 17, 2020

Agenda Item Number 14

Key Staff Contact: Andy McRoberts, Culture, Parks and Recreation Director, 970-350-9425

Title:

Consideration of a resolution to approve an Intergovernmental Agreement with the Colorado Department of Transportation for construction of an extension of the Canal #3 Trail

Summary:

In early 2020, the City applied for funding through the North Front Range MPO Multi-Modal Options Fund (Resolution 04, 2020) to build phases 2 and 3 of the Canal #3 Trail, also known as the Broadview Acres Trail. In June 2020, the project was awarded funding in the amount of \$350,000 to be matched with local funds of \$350,000 (NFR MPO Resolution 2020-12). Funds have been identified in the 2019/2020 Capital Improvement Plan for construction of this trail, and includes contributions from Poudre River Trail Corridor, Inc. and Weld County School District 6. The project will be overseen through a contract with Colorado Department of Transportation.

The attached resolution is to authorize the City to enter into the Intergovernmental Agreement between the City of Greeley and the Colorado Department of Transportation.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$350,000
What is the annual impact?	Minimal maintenance costs post-construction which are already budgeted within Natural Areas and Trails.
What fund of the City will provide Funding?	General Fund
What is the source of revenue within the fund?	Overall revenues
Is there grant funding for this item?	Yes
If yes, does this grant require a match?	Yes
Is this grant onetime or ongoing?	Onetime
Additional Comments:	

Legal Issues:

The City Attorney's Office has reviewed the Agreement and affirms its approval.

Other Issues and Considerations:

None

Applicable Council Priority and Goal:

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

Resolution

Intergovernmental Agreement (Exhibit A - Contract)

#3 Canal Trail Vicinity Map

THE CITY OF GREELEY, COLORADO
RESOLUTION _____ 2020

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN
INTERGOVERNMENTAL AGREEMENT WITH THE COLORADO DEPARTMENT OF
TRANSPORTATION FOR THE CONSTRUCTION OF PHASE 2 AND 3 OF THE GREELEY
#3 CANAL TRAIL**

WHEREAS, State funds have been made available through the Colorado Department of Transportation (CDOT) Multi-Modal Options Fund, for the construction of 0.86 additional miles of the existing Greeley #3 Canal Trail (aka Broadview Acres Trail), south of 4th Street to Madison Elementary School (Phase 2) and from 35th Avenue west to the Larson Trail (Phase 3); and

WHEREAS, CDOT will provide 50% of the identified project funding (\$350,000), and the City of Greeley's responsibility is the remaining 50% of project funding (\$350,000); and

WHEREAS, the City has received funds totaling \$39,000 from Weld County School District 6 (\$14,000) and Poudre River Trail Corridor, Inc. (\$25,000), resulting in matching funds of \$311,000 needed from the City for its 50% of project funding; and

WHEREAS, in order to obtain the project funds from CDOT, the City must comply with CDOT requirements, including the general administration and supervision of the project through the Intergovernmental Agreement (IGA) 23945 MMOF #331002249, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, pursuant to Colorado Revised Statutes §29-1-203, governments may cooperate or contract with one another to provide any function, service or facility lawfully authorized to each of the cooperating or contracting units of government; and

WHEREAS, pursuant to Section 2.07.040 of the Greeley Municipal Code, the City has the authority to enter into cooperative or joint activities with other governmental bodies if approved by resolution; and

WHEREAS, it is in the best interest of the citizens of the City to enter into this IGA.

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

Section 1. The City Council hereby authorizes the Mayor to enter into the IGA.

Section 2. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of November, 2020.

ATTEST:

GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

State \$LAWRK (MMOF)
PROJECT: MTF M570-062 (23945),
Greeley #3 Canal Trail, Phase 2 & 3

REGION: 4
DZ

CONTRACT

THIS CONTRACT made this ____ day of _____ 20____, by and between the State of Colorado for the use and benefit of the Colorado Department of Transportation hereinafter referred to as the State and CITY OF GREELEY hereinafter referred to as the “Contractor” or the “Local Agency.”

RECITALS

1. Authority exists in the law and funds have been budgeted, appropriated and otherwise made available and a sufficient uncommitted balance thereof remains available for payment of project and Local Agency costs in Fund Number 400, Function: MTF, GL Acct: 4511000010, WBS Element: 23945.20.10 or Cost Center: 400, (Contract Encumbrance Amount: \$0.00.)
2. Required approval, clearance and coordination have been accomplished from and with appropriate agencies.
3. Pursuant to 43-2-104.5 C.R.S. as amended, the State may contract with Local Agencies to provide maintenance and construction of highways that are part of the state (or local agency) highway system.
4. Local Agency anticipates a project for CDOT to oversee the City of Greeley in completing the Greeley #3 Canal Trail, Phase 2 & 3 and by the date of execution of this contract, the Local Agency and/or the State has completed and submitted a preliminary version of CDOT form #463 describing the general nature of the Work. The Local Agency understands that before the Work begins, the Local Agency must receive an official written “Notice to Proceed” prior to commencing any part of the Work. The Local Agency further understands, before the Work begins, the form #463 may be revised as a result of design changes made by CDOT, in coordination with the Local Agency, in its internal review process. The Local Agency desires to perform the Work described in form #463, as it may be revised.
5. The Local Agency has requested that State funds be made available for project MTF M570-062 (23945), Greeley #3 Canal Trail, Phase 2 & 3 referred to as the “Project” or the “Work.” Such Work will be performed in Greeley, Colorado, specifically described in **Exhibit A**.
6. The State has funds available and desires to provide 50.00% of the funding for the work. Local Agency will provide the other 50.00%. State funds **may be** awarded pursuant to Multimodal Transportation Options Funding (“MMOF”). MMOF means money transferred from the general fund to the fund pursuant to C.R.S. §§24-75-219 (5)(a)(III) and (5)(b)(III) and any other money that the general assembly may appropriate or transfer to the fund. These funds are subject to an expiration date.
7. The Local Agency desires to comply with all state and other applicable requirements, including the State’s general administration of the project through this contract, in order to obtain state funds for the project.
8. The Local Agency has estimated the total cost of the work and is prepared to accept the state funding for the work, as evidenced by an appropriate ordinance or resolution duly passed and adopted by the authorized representatives of the Local Agency, which expressly authorizes the Local Agency to enter into this contract and to complete the work under the project. A copy of this ordinance or resolution is attached hereto and incorporated herein as **Exhibit B**.
9. This contract is executed under the authority of §§ 29-1-203, 43-1-110; 43-1-116, 43-2-101(4)(c) and 43-2-144, C.R.S. and **Exhibit B**.
10. The Local Agency is adequately staffed and suitably equipped to undertake and satisfactorily complete some or all of the Work.
11. The Local Agency can more advantageously perform the Work.

THE PARTIES NOW AGREE THAT:

Section 1. Scope of Work

The Project or the Work under this contract shall consist of CDOT to oversee the City of Greeley in completing the Greeley #3 Canal Trail, Phase 2 & 3, in Greeley, Colorado, as more specifically described in **Exhibit A**.

Section 2. Order of Precedence

In the event of conflicts or inconsistencies between this contract and its exhibits, such conflicts or inconsistencies shall be resolved by reference to the documents in the following order of priority:

1. Special Provisions contained in **Section 27** of this contract
2. This contract
3. **Exhibit A** (Scope of Work)
4. **Exhibit B** (Local Agency Resolution)
5. **Exhibit C** (Funding Provisions)
6. **Exhibit D** (Option Letter)

Section 3. Term

This contract shall be effective upon approval of the State Controller or designee, or on the date made, whichever is later. It shall terminate on September 01, 2030, or sooner if any of the State's funding expires, or is sooner terminated or unless performance is extended in accordance with this Contract.

Section 4. Project Funding Provisions

- A. The Local Agency has estimated the total cost of the work and is prepared to accept the state funding for the work, as evidenced by an appropriate ordinance or resolution duly passed and adopted by the authorized representatives of the Local Agency, which expressly authorizes the Local Agency to enter into this contract and to complete the work under the project. A copy of this ordinance or resolution is attached hereto and incorporated herein as **Exhibit B**.
- B. The parties hereto agree that this contract is contingent upon all funds designated for the project herein being made available from state sources, as applicable. Should these sources fail to provide necessary funds as agreed upon herein, the contract may be terminated by either party, provided that any party terminating its interest and obligations herein shall not be relieved of any obligations which existed prior to the effective date of such termination or which may occur as a result of such termination.
- C. Funding will be detailed in **Exhibit C** of the funding provisions.

Section 5. Project Payment Provisions

- A. The State will reimburse the Local Agency for incurred costs relative to the project following the State's review and approval of such charges, subject to the terms and conditions of this Contract. Provided however, that charges incurred by the Local Agency prior to the date this contract is executed by the State Controller will not be charged by the Local Agency to the project, and will not be reimbursed by the State.
- B. The State will reimburse the Local Agency's reasonable, allocable, allowable costs of Performance of the Work, not exceeding the maximum total amount described in **Exhibit C**. The applicable principles described in 49 C.F.R. 18 Subpart C and 49 C.F.R. 18.22 shall govern the allowability and allocability of costs under this contract. The Local Agency shall comply with all such principles. To be eligible for reimbursement, costs by the Local Agency shall be:
 1. In accordance with the provisions of **Section 5** and with the terms and conditions of this contract;
 2. Necessary for the accomplishment of the Work;
 3. Reasonable in the amount for the goods and services provided;
 4. Actual net cost to the Local Agency (i.e. the price paid minus any refunds, rebates, or other items of value received by the Local Agency that have the effect of reducing the cost actually incurred);
 5. Incurred for Work performed after the effective date of this contract;
 6. Satisfactorily documented.
- C. The Local Agency shall establish and maintain a proper accounting system in accordance with generally accepted accounting standards (a separate set of accounts, or as a separate and integral part of its current accounting scheme) to assure that project funds are expended and costs accounted for in a manner consistent with this contract and project objectives.
 1. All allowable costs charged to the project, including any approved services contributed by the Local Agency or others, shall be supported by properly executed payrolls, time records, invoices, contracts or vouchers evidencing in detail the nature of the charges.
 2. Any check or order drawn up by the Local Agency, including any item which is or will be chargeable against the project account shall be drawn up only in accordance with a properly signed voucher then on file in the office of the Local Agency, which will detail the purpose for which said check or order is drawn. All checks, payrolls, invoices, contracts, vouchers, orders or other accounting documents shall be clearly identified, readily accessible, and to the extent feasible, kept separate and apart from all other such documents.
- D. If the Local Agency is to be billed for CDOT incurred costs, the billing procedure shall be as follows:

1. Upon receipt of each bill from the State, the Local Agency will remit to the State the amount billed no later than 60 days after receipt of each bill. Should the Local Agency fail to pay moneys due the State within 60 days of demand or within such other period as may be agreed between the parties hereto, the Local Agency agrees that, at the request of the State, the State Treasurer may withhold an equal amount from future apportionment due the Local Agency from the Highway Users Tax Fund and to pay such funds directly to the State. Interim funds, until the State is reimbursed, shall be payable from the State Highway Supplementary Fund (400).
 2. If the Local Agency fails to make timely payment to the State as required by this section (within 60 days after the date of each bill), the Local Agency shall pay interest to the State at a rate of one percent per month on the amount of the payment which was not made in a timely manner, until the billing is paid in full. The interest shall accrue for the period from the required payment date to the date on which payment is made.
- E. The Local Agency will prepare and submit to the State, no more than monthly, charges for costs incurred relative to the project. The Local Agency's invoices shall include a description of the amounts of services performed, the dates of performance and the amounts and description of reimbursable expenses. The invoices will be prepared in accordance with the State's standard policies, procedures and standardized billing format to be supplied by the State. If the project is funded by MMOF, then billing for all work must be submitted 30 days prior to end of State fiscal year. The State fiscal year ends June 30th. MMOF projects must submit final billing for all work 30 days prior to the end of the State fiscal year that funds expire. If MMOF are used, and the State knows that the funds will expire, the State shall promptly notify Local Agency of the expiration date. The State will promptly notify the Local Agency if that expiration date changes.
- F. To be eligible for payment, billings must be received within 60 days after the period for which payment is being requested and final billings on this contract must be received by the State within 60 days after the end of the contract term.
1. Payments pursuant to this contract shall be made as earned, in whole or in part, from available funds, encumbered for the purchase of the described services. The liability of the State, at any time, for such payments shall be limited to the amount remaining of such encumbered funds.
 2. In the event this contract is terminated, final payment to the Local Agency may be withheld at the discretion of the State until completion of final audit.
 3. Incorrect payments to the Local Agency due to omission, error, fraud or defalcation shall be recovered from the Local Agency by deduction from subsequent payment under this contract or other contracts between the State and Local Agency, or by the State as a debt due to the State.
 4. Any costs incurred by the Local Agency that are not allowable under 49 C.F.R. 18 shall be reimbursed by the Local Agency, or offset against current obligations due by the State to the Local Agency, at the State's election.

Section 6. Option Letter Modification

An option letter may be used to authorize the Local Agency to begin a phase without increasing total budgeted funds, increase or decrease the encumbrance amount as shown on Exhibit C, and/or transfer funds from one phase to another. Option letter modification is limited to the specific scenarios listed below. The option letter shall not be deemed valid until signed by the State Controller or an authorized delegate.

- A. Option to begin a phase and/or increase or decrease the encumbrance amount.
- The State may authorize the Local Agency to begin a phase that may include Design, Construction, Environmental, Utilities, ROW Incidentals or Miscellaneous (this does not apply to Acquisition/Relocation or Railroads) as detailed in **Exhibit A** and at the same terms and conditions stated in the original Agreement, with the total budgeted funds as shown on **Exhibit C** remaining the same. The State may increase or decrease the encumbrance amount for a particular phase by replacing the original funding exhibit (**Exhibit C**) in the original Agreement with an updated **Exhibit C-1** (subsequent exhibits to Exhibit C-1 shall be labeled C-2, C-3, etc.). The State may exercise this option by providing a fully executed option to the Local Agency within thirty (30) days before the initial targeted start date of the phase, in a form substantially equivalent to **Exhibit D**. If the State exercises this option, the Agreement will be considered to include this option provision.
- B. Option to transfer funds from one phase to another phase.
- The State may permit the Local Agency to transfer funds from one phase (Design, Construction, Environmental, Utilities, ROW Incidentals or Miscellaneous) to another as a result of changes to state, federal, and local match. The original funding exhibit (**Exhibit C**) in the original Agreement will be replaced with an updated **Exhibit C-**

1 (subsequent exhibits to **Exhibit C-1** shall be labeled **C-2, C-3, etc.**) and attached to the option letter. The funds transferred from one phase to another are subject to the same terms and conditions stated in the original Agreement with the total budgeted funds remaining the same. The State may unilaterally exercise this option by providing a fully executed option to the Local Agency within thirty (30) days before the initial targeted start date of the phase, in a form substantially equivalent to **Exhibit D**.

C. Option to do both Options A and B.

The State may authorize the Local Agency to begin a phase as detailed in **Exhibit A**, and encumber and transfer funds from one phase to another. The original funding exhibit (**Exhibit C**) in the original Agreement will be replaced with an updated **Exhibit C-1** (subsequent exhibits to **Exhibit C-1** shall be labeled **C-2, C-3, etc.**) and attached to the option letter. The addition of a phase and encumbrance and transfer of funds are subject to the same terms and conditions stated in the original Agreement with the total budgeted funds remaining the same. The State may unilaterally exercise this option by providing a fully executed option to the Local Agency within thirty (30) days before the initial targeted start date of the phase, in a form substantially equivalent to **Exhibit D**.

Section 7. State and Local Agency Commitments

The Scope of Work in **Exhibit A** describes the Work to be performed and assigns responsibility of that Work to either the Local Agency or the State. The “Responsible Party” referred to in this contract means the Responsible Party as identified in the Scope of Work in **Exhibit A**.

A. Design [if applicable]

1. If the Work includes preliminary design or final design (the “Construction Plans”), or design work sheets, or special provisions and estimates (collectively referred to as the “Plans”), the responsible party shall comply with the following requirements, as applicable:
 - a. perform or provide the Plans, to the extent required by the nature of the Work.
 - b. prepare final design (Construction Plans) in accord with the requirements of the latest edition of the American Association of State Highway Transportation Officials (AASHTO) manual or other standard, such as the Uniform Building Code, as approved by CDOT.
 - c. prepare special provisions and estimates in accord with the State’s Roadway and Bridge Design Manuals and Standard Specifications for Road and Bridge Construction or Local Agency specifications if approved by CDOT.
 - d. include details of any required detours in the Plans, in order to prevent any interference of the construction work and to protect the traveling public.
 - e. stamp the Plans produced by a Colorado Registered Professional Engineer.
 - f. provide final assembly of Plans and contract documents.
 - g. be responsible for the Plans being accurate and complete.
 - h. make no further changes in the Plans following the award of the construction contract except by agreement in writing between the parties. The Plans shall be considered final when approved and accepted by the parties hereto, and when final they shall be deemed incorporated herein.
2. If the Local Agency is the responsible party:
 - a. The local agency shall comply with the requirements of the Americans With Disabilities Act (ADA), and applicable federal regulations and standards as contained in the document “ADA Accessibility Requirements in CDOT Transportation Projects”.
 - b. It shall afford the State ample opportunity to review the Plans and make any changes in the Plans that are directed by the State to comply with State requirements.
 - c. It may enter into a contract with a consultant to do all or any portion of the Plans and/or of construction administration. Provided, however, that if federal-aid funds are involved in the cost of such work to be done by a consultant, that consultant contract (and the performance/provision of the Plans under the contract) must comply with all applicable requirements of 23 CFR Part 172 and with any procedures implementing those requirements as provided by the State. If the Local Agency does enter into a contract with a consultant for the Work:
 - (1) it shall submit a certification that procurement of any design consultant contract complied with the requirements of 23 CFR 172.5(1) prior to entering into contract. The State shall either approve or deny such procurement. If denied, the Local Agency may not enter into the contract.
 - (2) it shall ensure that all changes in the consultant contract have prior approval by the State. Such changes in the contract shall be by written supplement agreement. As soon as the contract with the consultant has been awarded by the Local Agency, one copy of the executed contract shall be submitted to the State. Any amendments to such contract shall also be submitted.

- (3) it shall require that all consultant billings under that contract shall comply with the State's standardized billing format. Examples of the billing formats are available from the CDOT Agreements Office.
 - (4) it (or its consultant) shall use the CDOT procedures described in **Exhibit A** to administer that design consultant subcontract, to comply with 23 CFR 172.5(b).
 - (5) it may expedite any CDOT approval of its procurement process and/or consultant contract by submitting a letter to CDOT from the certifying Local Agency's attorney/authorized representative certifying compliance with 23 CFR 172.5(b).
 - (6) it shall ensure that its consultant contract complies with the requirements of 49 CFR 18.36(i) and contains the following language verbatim:
 - (a) "The design work under this contract shall be compatible with the requirements of the contract between the Local Agency and the State (which is incorporated herein by this reference) for the design/construction of the project. The State is an intended third party beneficiary of this contract for that purpose."
 - (b) "Upon advertisement of the project work for construction, the consultant shall make available services as requested by the State to assist the State in the evaluation of construction and the resolution of construction problems that may arise during the construction of the project."
 - (c) "The consultant shall review the construction contractor's shop drawings for conformance with the contract documents and compliance with the provisions of the State's publication, Standard Specifications for Road and Bridge Construction, in connection with this work."
 - (d) The State, in its discretion, will review construction plans, special provisions and estimates and will cause the Local Agency to make changes therein that the State determines are necessary to assure compliance with State requirements.
- B. Construction [if applicable]
1. If the Work includes construction, the responsible party shall perform the construction in accordance with the approved design plans and/or administer the construction all in accord with the Scope of Work in **Exhibit A**. Such administration shall include project inspection and testing; approving sources of materials; performing required plant and shop inspections; documentation of contract payments, testing and inspection activities; preparing and approving pay estimates; preparing, approving and securing the funding for contract modification orders and minor contract revisions; processing contractor claims; construction supervision; and meeting the Quality Control requirements as described in the Scope of Work in **Exhibit A**.
 2. The State shall have the authority to suspend the Work, wholly or in part, by giving written notice thereof to the Local Agency, due to the failure of the Local Agency or its contractor to correct project conditions which are unsafe for workers or for such periods as the State may deem necessary due to unsuitable weather, or for conditions considered unsuitable for the prosecution of the Work, or for any other condition or reason deemed by the State to be in the public interest.
 3. If the Local Agency is the responsible party:
 - a. it shall appoint a qualified professional engineer, licensed in the State of Colorado, as the Local Agency Project Engineer (LAPE), to perform that administration. The LAPE shall administer the project in accordance with this contract, the requirements of the construction contract and applicable State procedures.
 - b. if bids are to be let for the construction of the project, it shall advertise the call for bids upon approval by the State and award the construction contract(s) to the low responsible bidder(s) upon approval by the State.
 - (1) The Local Agency has the option to accept or reject the proposal of the apparent low bidder for work on which competitive bids have been received. The Local Agency must declare the acceptance or rejection within 3 working days after said bids are publicly opened.
 - (2) By indicating its concurrence in such award, the Local Agency, acting by or through its duly authorized representatives, agrees to provide additional funds, subject to their availability and appropriation for that purpose, if required to complete the Work under this project if no additional federal-aid funds will be made available for the project. This paragraph also applies to projects advertised and awarded by the State.
 - c. If all or part of the construction work is to be accomplished by Local Agency personnel (i.e. by force account), rather than by a competitive bidding process, the Local Agency will ensure that all such force account work is accomplished in accordance with the pertinent State specifications and requirements with 23 CFR 635, Subpart B, Force Account Construction.

- (1) Such work will normally be based upon estimated quantities and firm unit prices agreed to between the Local Agency and the State in advance of the Work, as provided for in 23 CFR 635.204(c). Such agreed unit prices shall constitute a commitment as to the value of the Work to be performed.
- (2) An alternative to the above is that the Local Agency may agree to participate in the Work based on actual costs of labor, equipment rental, materials supplies and supervision necessary to complete the Work. Where actual costs are used, eligibility of cost items shall be evaluated for compliance with 48 CFR Part 31.
- (3) Rental rates for publicly owned equipment will be determined in accordance with the State's Standard Specifications for Road and Bridge Construction § 109.04.
- (4) All force account work shall have prior approval of the State and shall not be initiated until the State has issued a written notice to proceed.

C. State's obligations

1. The State will perform a final project inspection prior to project acceptance as a Quality Control/Assurance activity. When all Work has been satisfactorily completed, the State will sign a final acceptance form.
2. Notwithstanding any consents or approvals given by the State for the Plans, the State will not be liable or responsible in any manner for the structural design, details or construction of any major structures that are designed by or are the responsibility of the Local Agency as identified in the Scope of Work in **Exhibit A**, within the Work of this contract.

Section 8. ROW Acquisition and Relocation

If the Project includes right of way, prior to this project being advertised for bids, the Responsible Party will certify in writing to the State that all right of way has been acquired in accordance with the applicable state and federal regulations, or that no additional right of way is required.

Any acquisition/relocation activities must comply with: all applicable federal and state statutes and regulations, including but not limited to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (P.L. 91-646) and the Uniform Relocation Assistance and Real Property Acquisition Policies for Federal and Federally Assisted Programs as amended (49 CFR Part 24); CDOT's Right of Way Manual; and CDOT's Policy and Procedural Directives.

Allocation of Responsibilities are as follows:

- Federal participation in right of way acquisition (3111 charges), relocation (3109 charges) activities, if any, and right of way incidentals (expenses incidental to acquisition/relocation of right of way – 3114 charges);
- Federal participation in right of way acquisition (3111 charges), relocation (3109 charges) but no participation in incidental expenses (3114 charges); or
- No federal participation in right of way acquisition (3111 charges) and relocation activities (3109 expenses).

Regardless of the option selected above, the State retains oversight responsibilities. The Local Agency's and the State's responsibilities for each option is specifically set forth in CDOT's Right of Way Manual. The manual is located at http://www.dot.state.co.us/ROW_Manual/.

If right of way is purchased for a state highway, including areas of influence of the state highway, the local agency shall immediately convey title to such right of way to CDOT after the local agency obtains title.

Section 9. Utilities

If necessary, the Responsible Party will be responsible for obtaining the proper clearance or approval from any utility company, which may become involved in this Project. Prior to this Project being advertised for bids, the Responsible Party will certify in writing to the State that all such clearances have been obtained.

Section 10. Railroads

In the event the Project involves modification of a railroad company's facilities whereby the Work is to be accomplished by railroad company forces, the Responsible Party shall make timely application to the Public Utilities Commission requesting its order providing for the installation of the proposed improvements and not proceed with that part of the Work without compliance. The Responsible Party shall also establish contact with the railroad company involved for the purpose of complying with applicable provisions of 23 CFR 646, subpart B, concerning federal-aid projects involving railroad facilities, including:

- A. Executing an agreement setting out what work is to be accomplished and the location(s) thereof, and that the costs of the improvement shall be eligible for federal participation.
- B. Obtaining the railroad's detailed estimate of the cost of the Work.
- C. Establishing future maintenance responsibilities for the proposed installation.

- D. Proscribing future use or dispositions of the proposed improvements in the event of abandonment or elimination of a grade crossing.
- E. Establishing future repair and/or replacement responsibilities in the event of accidental destruction or damage to the installation.

Section 11. Environmental Obligations

The Local Agency shall perform all Work in accordance with the requirements of the current federal and state environmental regulations including the National Environmental Policy Act of 1969 (NEPA) as applicable.

Section 12. Maintenance Obligations

The Local Agency will maintain and operate the improvements constructed under this contract at its own cost and expense during their useful life, in a manner satisfactory to the State. The Local Agency will make proper provisions for such maintenance obligations each year. Such maintenance and operations shall be conducted in accordance with all applicable statutes, ordinances and regulations which define the Local Agency's obligations to maintain such improvements. The State will make periodic inspections of the project to verify that such improvements are being adequately maintained.

Section 13. Record Keeping

The Local Agency shall maintain a complete file of all records, documents, communications, and other written materials, which pertain to the costs incurred under this contract. The Local Agency shall maintain such records for a period of three (3) years after the date of termination of this contract or final payment hereunder, whichever is later, or for such further period as may be necessary to resolve any matters which may be pending. The Local Agency shall make such materials available for inspection at all reasonable times and shall permit duly authorized agents and employees of the State to inspect the project and to inspect, review and audit the project records.

Section 14. Termination Provisions

This contract may be terminated as follows:

- A. Termination for Convenience. The State may terminate this contract at any time the State determines that the purposes of the distribution of moneys under the contract would no longer be served by completion of the project. The State shall effect such termination by giving written notice of termination to the Local Agency and specifying the effective date thereof, at least twenty (20) days before the effective date of such termination.
- B. Termination for Cause. If, through any cause, the Local Agency shall fail to fulfill, in a timely and proper manner, its obligations under this contract, or if the Local Agency shall violate any of the covenants, agreements, or stipulations of this contract, the State shall thereupon have the right to terminate this contract for cause by giving written notice to the Local Agency of its intent to terminate and at least ten (10) days opportunity to cure the default or show cause why termination is otherwise not appropriate. In the event of termination, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports or other material prepared by the Local Agency under this contract shall, at the option of the State, become its property, and the Local Agency shall be entitled to receive just and equitable compensation for any services and supplies delivered and accepted. The Local Agency shall be obligated to return any payments advanced under the provisions of this contract.
Notwithstanding the above, the Local Agency shall not be relieved of liability to the State for any damages sustained by the State by virtue of any breach of the contract by the Local Agency, and the State may withhold payment to the Local Agency for the purposes of mitigating its damages until such time as the exact amount of damages due to the State from the Local Agency is determined.
If after such termination it is determined, for any reason, that the Local Agency was not in default or that the Local Agency's action/inaction was excusable, such termination shall be treated as a termination for convenience, and the rights and obligations of the parties shall be the same as if the contract had been terminated for convenience, as described herein.
- C. Termination Due to Loss of Funding. The parties hereto expressly recognize that the Local Agency is to be paid, reimbursed, or otherwise compensated with federal and/or State funds which are available to the State for the purposes of contracting for the Project provided for herein, and therefore, the Local Agency expressly understands and agrees that all its rights, demands and claims to compensation arising under this contract are contingent upon availability of such funds to the State. In the event that such funds or any part thereof are not available to the State, the State may immediately terminate or amend this contract.

Section 15. Legal Authority

The Local Agency warrants that it possesses the legal authority to enter into this contract and that it has taken all actions required by its procedures, by-laws, and/or applicable law to exercise that authority, and to lawfully authorize its undersigned signatory to execute this contract and to bind the Local Agency to its terms. The person(s) executing this contract on behalf of the Local Agency warrants that such person(s) has full authorization to execute this contract.

Section 16. Representatives and Notice

Each individual identified below is the principal representative of the designating Party. All notices required to be given hereunder shall be hand delivered with receipt required or sent by certified or registered mail to such Party's principal representative at the address set forth below. In addition to but not in lieu of a hard-copy notice, notice also may be sent by e-mail to the e-mail addresses, if any, set forth below. Either Party may from time to time designate by written notice substitute addresses or persons to whom such notices shall be sent. Unless otherwise provided herein, all notices shall be effective upon receipt.

If to State

If to the Local Agency

CDOT Region: 4	City of Greeley
Jake Schuch	Karen Scopel
Project Manager	Project Manager
10601 West 10th Street	321 N 16th Avenue
Greeley, CO 80634	Greeley, CO 80631
970-350-2205	970-301-0970

Section 17. Successors

Except as herein otherwise provided, this contract shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Section 18. Third Party Beneficiaries

It is expressly understood and agreed that the enforcement of the terms and conditions of this contract and all rights of action relating to such enforcement, shall be strictly reserved to the State and the Local Agency. Nothing contained in this contract shall give or allow any claim or right of action whatsoever by any other third person. It is the express intention of the State and the Local Agency that any such person or entity, other than the State or the Local Agency receiving services or benefits under this contract shall be deemed an incidental beneficiary only.

Section 19. Governmental Immunity

Notwithstanding any other provision of this contract to the contrary, no term or condition of this contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as now or hereafter amended. The parties understand and agree that liability for claims for injuries to persons or property arising out of negligence of the State of Colorado, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of § 24-10-101, et seq., C.R.S., as now or hereafter amended and the risk management statutes, §§ 24-30-1501, et seq., C.R.S., as now or hereafter amended.

Section 20. Severability

To the extent that this contract may be executed and performance of the obligations of the parties may be accomplished within the intent of the contract, the terms of this contract are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof.

Section 21. Waiver

The waiver of any breach of a term, provision, or requirement of this contract shall not be construed or deemed as a waiver of any subsequent breach of such term, provision, or requirement, or of any other term, provision or requirement.

Section 22. Entire Understanding

This contract is intended as the complete integration of all understandings between the parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or effect whatsoever, unless

embodied herein by writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a writing executed and approved pursuant to the State Fiscal Rules.

Section 23. Survival of Contract Terms

Notwithstanding anything herein to the contrary, the parties understand and agree that all terms and conditions of this contract and the exhibits and attachments hereto which may require continued performance, compliance or effect beyond the termination date of the contract shall survive such termination date and shall be enforceable by the State as provided herein in the event of such failure to perform or comply by the Local Agency.

Section 24. Modification and Amendment

This contract is subject to such modifications as may be required by changes in federal or State law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this contract on the effective date of such change as if fully set forth herein. Except as provided above, no modification of this contract shall be effective unless agreed to in writing by both parties in an amendment to this contract that is properly executed and approved in accordance with applicable law.

Section 25. Disputes

Except as otherwise provided in this contract, any dispute concerning a question of fact arising under this contract which is not disposed of by agreement will be decided by the Chief Engineer of the Department of Transportation. The decision of the Chief Engineer will be final and conclusive unless, within 30 calendar days after the date of receipt of a copy of such written decision, the Local Agency mails or otherwise furnishes to the State a written appeal addressed to the Executive Director of the Department of Transportation. In connection with any appeal proceeding under this clause, the Local Agency shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute hereunder, the Local Agency shall proceed diligently with the performance of the contract in accordance with the Chief Engineer's decision. The decision of the Executive Director or his duly authorized representative for the determination of such appeals will be final and conclusive and serve as final agency action. This dispute clause does not preclude consideration of questions of law in connection with decisions provided for herein. Nothing in this contract, however, shall be construed as making final the decision of any administrative official, representative, or board on a question of law.

Section 26. Statewide Contract Management System

If the maximum amount payable to Contractor under this Contract is \$100,000 or greater, either on the Effective Date or at any time thereafter, this **§Statewide Contract Management System** applies. Contractor agrees to be governed, and to abide, by the provisions of CRS §24-102-205, §24-102-206, §24-103-601, §24-103.5-101 and §24-105-102 concerning the monitoring of vendor performance on state contracts and inclusion of contract performance information in a statewide contract management system.

Contractor's performance shall be subject to Evaluation and Review in accordance with the terms and conditions of this Contract, State law, including CRS §24-103.5-101, and State Fiscal Rules, Policies and Guidance. Evaluation and Review of Contractor's performance shall be part of the normal contract administration process and Contractor's performance will be systematically recorded in the statewide Contract Management System. Areas of Evaluation and Review shall include, but shall not be limited to quality, cost and timeliness. Collection of information relevant to the performance of Contractor's obligations under this Contract shall be determined by the specific requirements of such obligations and shall include factors tailored to match the requirements of Contractor's obligations. Such performance information shall be entered into the statewide Contract Management System at intervals established herein and a final Evaluation, Review and Rating shall be rendered within 30 days of the end of the Contract term. Contractor shall be notified following each performance Evaluation and Review, and shall address or correct any identified problem in a timely manner and maintain work progress.

Should the final performance Evaluation and Review determine that Contractor demonstrated a gross failure to meet the performance measures established hereunder, the Executive Director of the Colorado Department of Personnel and Administration (Executive Director), upon request by the Department of Transportation and showing of good cause, may debar Contractor and prohibit Contractor from bidding on future contracts. Contractor may contest the final Evaluation, Review and Rating by: **(a)** filing rebuttal statements, which may result in either removal or correction of the evaluation (CRS §24-105-102(6)), or **(b)** under CRS §24-105-102(6), exercising the debarment protest and appeal rights provided in CRS §§24-109-106, 107, 201 or 202, which may result in the reversal of the debarment and reinstatement of Contractor, by the Executive Director, upon showing of good cause.

Section 27. COLORADO SPECIAL PROVISIONS (COLORADO FISCAL RULE 3-3).

These Special Provisions apply to all contracts except where noted in italics.

A. STATUTORY APPROVAL. §24-30-202(1), C.R.S.

This Contract shall not be valid until it has been approved by the Colorado State Controller or designee. If this Contract is for a Major Information Technology Project, as defined in §24-37.5-102(2.6), then this Contract shall not be valid until it has been approved by the State's Chief Information Officer or designee.

B. FUND AVAILABILITY. §24-30-202(5.5), C.R.S.

Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. GOVERNMENTAL IMMUNITY.

Liability for claims for injuries to persons or property arising from the negligence of the State, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

D. INDEPENDENT CONTRACTOR

Contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. **Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.**

E. COMPLIANCE WITH LAW.

Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. CHOICE OF LAW, JURISDICTION, AND VENUE.

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. PROHIBITED TERMS.

Any term included in this Contract that requires the State to indemnify or hold Contractor harmless; requires the State to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109 C.R.S. Any term included in this Contract that limits Contractor's liability that is not void under this section shall apply only in excess of any insurance to be maintained under this Contract, and no insurance policy shall be interpreted as being subject to any limitations of liability of this Contract.

H. SOFTWARE PIRACY PROHIBITION.

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at

law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST. §§24-18-201 and 24-50-507, C.R.S.

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor's services and Contractor shall not employ any person having such known interests.

J. VENDOR OFFSET AND ERRONEOUS PAYMENTS. §§24-30-202(1) and 24-30-202.4, C.R.S.

[Not applicable to intergovernmental agreements] Subject to §24-30-202.4(3.5), C.R.S., the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for: **(i)** unpaid child support debts or child support arrearages; **(ii)** unpaid balances of tax, accrued interest, or other charges specified in §§39-21-101, *et seq.*, C.R.S.; **(iii)** unpaid loans due to the Student Loan Division of the Department of Higher Education; **(iv)** amounts required to be paid to the Unemployment Compensation Fund; and **(v)** other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to Contractor in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Contractor by deduction from subsequent payments under this Contract, deduction from any payment due under any other contracts, grants or agreements between the State and Contractor, or by any other appropriate method for collecting debts owed to the State.

K. PUBLIC CONTRACTS FOR SERVICES. §§8-17.5-101, *et seq.*, C.R.S.

[Not applicable to agreements relating to the offer, issuance, or sale of securities, investment advisory services or fund management services, sponsored projects, intergovernmental agreements, or information technology services or products and services] Contractor certifies, warrants, and agrees that it does not knowingly employ or contract with an illegal alien who will perform work under this Contract and will confirm the employment eligibility of all employees who are newly hired for employment in the United States to perform work under this Contract, through participation in the E-Verify Program or the State verification program established pursuant to §8-17.5-102(5)(c), C.R.S., Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract or enter into a contract with a Subcontractor that fails to certify to Contractor that the Subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract. Contractor **(i)** shall not use E-Verify Program or the program procedures of the Colorado Department of Labor and Employment ("Department Program") to undertake pre-employment screening of job applicants while this Contract is being performed, **(ii)** shall notify the Subcontractor and the contracting State agency or institution of higher education within 3 days if Contractor has actual knowledge that a Subcontractor is employing or contracting with an illegal alien for work under this Contract, **(iii)** shall terminate the subcontract if a Subcontractor does not stop employing or contracting with the illegal alien within 3 days of receiving the notice, and **(iv)** shall comply with reasonable requests made in the course of an investigation, undertaken pursuant to §8-17.5-102(5), C.R.S., by the Colorado Department of Labor and Employment. If Contractor participates in the Department program, Contractor shall deliver to the contracting State agency, Institution of Higher Education or political subdivision, a written, notarized affirmation, affirming that Contractor has examined the legal work status of such employee, and shall comply with all of the other requirements of the Department program. If Contractor fails to comply with any requirement of this provision or §§8-17.5-101, *et seq.*, C.R.S., the contracting State agency, institution of higher education or political subdivision may terminate this Contract for breach and, if so terminated, Contractor shall be liable for damages.

L. PUBLIC CONTRACTS WITH NATURAL PERSONS. §§24-76.5-101, *et seq.*, C.R.S.

Contractor, if a natural person eighteen (18) years of age or older, hereby swears and affirms under penalty of perjury that Contractor **(i)** is a citizen or otherwise lawfully present in the United States pursuant to federal law, **(ii)** shall comply with the provisions of §§24-76.5-101, *et seq.*, C.R.S., and **(iii)** has produced one form of identification required by §24-76.5-103, C.R.S. prior to the Effective Date of this Contract.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Section 28. SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT

*** Persons signing for the Local Agency hereby swear and affirm that they are authorized to act on the Local Agency's behalf and acknowledge that the State is relying on their representations to that effect.**

THE LOCAL AGENCY CITY OF GREELEY _____ John Gates, Mayor ATTEST: _____ Cheryl Aragon, Interim City Clerk _____ Date APPROVED AS TO SUBSTANCE: _____ Roy Otto, City Manager	STATE OF COLORADO Jared S. Polis Department of Transportation By: _____ Stephen Harelson, P.E., Chief Engineer (For) Shoshana M. Lew, Executive Director Date: _____
APPROVED AS TO AVAILABILITY OF FUNDS: _____ Robert Miller, Interim Finance Director APPROVED AS TO LEGAL FORM: _____ Douglas Marek, City Attorney	STATE OF COLORADO LEGAL REVIEW Philip J. Weiser, Attorney General By: _____ Signature – Assistant Attorney General Date: _____

ALL AGREEMENTS REQUIRE APPROVAL BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State Agreements. This Agreement is not valid until signed and dated below by the State Controller or delegate. The Local Agency is not authorized to begin performance until such time. If the Local Agency begins performing prior thereto, the State of Colorado is not obligated to pay the Local Agency for such performance or for any goods and/or services provided hereunder.

STATE OF COLORADO STATE CONTROLLER Robert Jaros, CPA, MBA, JD By: _____ Colorado Department of Transportation Date: _____

EXHIBIT A – SCOPE OF WORK MMOF

The Colorado Department of Transportation (CDOT) will oversee the City of Greeley when the City of Greeley completes the Greeley #3 Canal Trail, Phase 2 & 3 (Hereinafter referred to as #this work#). CDOT and the City of Greeley believe it will be beneficial to perform this work to provide a shared use path in north central Greeley. The trail will connect the existing SE terminus on 4th Street to Madison Elementary School, as well as the west terminus at 35th Avenue to the Larson Trail.

The design phase is currently underway. The construction work is anticipated to begin in 2021. The project is funded with Multi-Modal Options Funding (MMOF). MMOF funding expenditures shall be invoiced by June 1st of the year they expire.

THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK

EXHIBIT B – LOCAL AGENCY RESOLUTION

LOCAL AGENCY
ORDINANCE
or
RESOLUTION

(if applicable)

EXHIBIT C – FUNDING PROVISIONS**MTF M570-062 (23945) MMOF****A. Cost of Work Estimate**

The Local Agency has estimated the total cost the Work to be \$700,000.00, which is to be funded as follows:

1. BUDGETED FUNDS				
a.	State Funds (50.00% of Participating Costs)			\$350,000.00
b.	Local Agency Matching Funds (50.00% of Participating Costs)			\$350,000.00
TOTAL BUDGETED FUNDS				\$700,000.00
2. ESTIMATED PAYMENT TO LOCAL AGENCY				
a.	State Funds Budgeted			\$350,000.00
TOTAL ESTIMATED PAYMENT TO LOCAL AGENCY				\$350,000.00
3. FOR CDOT ENCUMBRANCE PURPOSES				
a.	Total Encumbrance Amount			\$350,000.00
b.	Less ROW Acquisition 3111 and/or ROW Relocation 3109			\$0.00
Net to be encumbered as follows:				\$350,000.00
<i>Note: No funds are currently available. Additional funds will become available after execution of an Option letter (Exhibit B) or formal Amendment.</i>				
WBS Element 23945.10.50	Performance Period Start*/End Date N/A / N/A	Misc.	3404	\$0.00
WBS Element 23945.20.10	N/A / N/A	Const.	3301	\$0.00

*The Local Agency should not begin work until all three of the following are in place:

- 1) Phase Performance Period Start Date; 2) The execution of the document encumbering funds for the respective phase; and
- 3) Local Agency receipt of the official Notice to Proceed. Any work performed before these three milestones are achieved will not be reimbursable.

B. Matching Funds

The matching ratio for this Work is 50.00% State funds to 50.00% Local Agency funds, it being understood that such ratio applies only to the \$700,000.00 of total budgeted funds, it being further understood that all non-participating costs are borne by the Local Agency at 100%. If the total cost of performance of the Work is less than \$700,000.00, then the amounts of Local Agency and State funds will be decreased in accordance with the funding ratio described herein.

C. Maximum Amount Payable

The maximum amount payable to the Local Agency under this Agreement shall be \$350,000.00 (for CDOT accounting purposes, the State funds of \$350,000.00 will be encumbered, but the Local Agency matching funds of \$350,000.00 will NOT be encumbered), unless such amount is increased by an appropriate written modification to this Agreement executed before any increased cost is incurred. It is understood and agreed by the parties hereto that the total cost of the Work stated hereinbefore is the best estimate available, based on the design data as approved at the time of execution of this Agreement, and that such cost is subject to revisions (in accord with the procedure in the previous sentence) agreeable to the parties prior to bid and award.

The maximum amount payable shall be reduced without amendment when the actual amount of the Local Agency's awarded contract is less than the budgeted total of the State funds and the Local Agency matching funds. The maximum amount payable shall be reduced through the execution of an Option Letter as described in Section 6 of this contract.

EXHIBIT D – OPTION LETTER

SAMPLE OPTION LETTER

State Agency Department of Transportation		Option Letter Number ZOPTLETNUM
Local Agency ZVENDORNAME		Agreement Routing Number ZSMARTNO
Agreement Maximum Amount		
Initial term		
State Fiscal Year ZFYY_1	\$ ZFYA_1	
Extension terms		
State Fiscal Year ZFYY_2	\$ ZFYA_2	Agreement Effective Date
State Fiscal Year ZFYY_3	\$ ZFYA_3	The later of the effective date or ZSTARTDATEX
State Fiscal Year ZFYY_4	\$ ZFYA_4	
State Fiscal Year ZFYY_5	\$ ZFYA_5	
Total for all state fiscal years	\$ ZPERSVC_MAX_ AMOUNT	Current Agreement Expiration Date ZTERMDATEX

1. OPTIONS:

- A. Option to unilaterally authorize the Local Agency to begin a phase which may include Design, Construction, Environmental, Utilities, ROW incidentals or Miscellaneous ONLY (does not apply to Acquisition/Relocation or Railroads) and to update encumbrance amounts (a new Exhibit C must be attached with the option letter and shall be labeled C-1, future changes for this option shall be labeled as follows: C-2, C-3, C-4, etc.).
- B. Option to unilaterally transfer funds from one phase to another phase (a new Exhibit C must be attached with the option letter and shall be labeled C-1, future changes for this option shall be labeled as follows: C-2, C-3, C-4, etc.).
- C. Option to unilaterally do both A and B (a new Exhibit C must be attached with the option letter and shall be labeled C-1, future changes for this option shall be labeled as follows: C-2, C-3, C-4, etc.).

2. REQUIRED PROVISIONS:

Option A

In accordance with Section 6, A of the Original Agreement referenced above, the State hereby exercises its option to authorize the Local Agency to begin a phase that will include *(describe which phase will be added and include all that apply – Design, Construction, Environmental, Utilities, ROW incidentals or Miscellaneous)* and to encumber previously budgeted funds for the phase based upon changes in funding availability and authorization. The encumbrance for *(Design, Construction, Environmental, Utilities, ROW incidentals or Miscellaneous)* is *(insert dollars here)*. A new **Exhibit C-1** is made part of the original Agreement and replaces **Exhibit C**. *(The following is a NOTE only, please delete when using this option. Future changes for this option for Exhibit C shall be labled as follows: C-2, C-3, C-4, etc.).*

Option B

In accordance with Section 6, B of the Original Agreement referenced above, the State hereby exercises its option to authorize the Local Agency to transfer funds from *(describe phase from which funds will be moved)* to *(describe phase to which funds will be moved)* based on variance in actual phase costs and original phase estimates. A new **Exhibit C-1** is made part of the original Agreement and replaces **Exhibit C**.

Option C

In accordance with Section 6, C of the Original Agreement referenced above, the State hereby exercises its

option to authorize the Local Agency to begin a phase that will include (*describe which phase will be added and include all that apply – Design, Construction, Environmental, Utilities, ROW incidentals or Miscellaneous*); 2) to encumber funds for the phase based upon changes in funding availability and authorization; and 3) to transfer funds from (*describe phase from which funds will be moved*) to (*describe phase to which funds will be moved*) based on variance in actual phase costs and original phase estimates. A new **Exhibit C-1** is made part of the original Agreement and replaces **Exhibit C**.

(*The following language must be included on ALL options*):

The Agreement Maximum Amount table on the Contract’s Signature and Cover Page is hereby deleted and replaced with the Current Agreement Maximum Amount table shown above.

3. OPTION EFFECTIVE DATE:

The effective date of this option letter is upon approval of the State Controller or delegate.

APPROVALS:

State of Colorado:

Jared S. Polis, Governor

By: _____ Date: _____

Executive Director, Colorado Department of Transportation

ALL CONTRACTS MUST BE APPROVED BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State Contracts. This Agreement is not valid until signed and dated below by the State Controller or delegate. Contractor is not authorized to begin performance until such time. If the Local Agency begins performing prior thereto, the State of Colorado is not obligated to pay the Local Agency for such performance or for any goods and/or services provided hereunder.

State Controller

Robert Jaros, CPA, MBA, JD

By: _____

Date: _____

Council Agenda Summary

November 17, 2020

Agenda Item Number 15

Key Staff Contact: Anissa Hollingshead, City Clerk, 970-350-9742

Title:

Consideration of a resolution of the Greeley City Council ratifying the Appointment of certain nominees to the Board of Trustees of the High Plains Library District

Summary:

The High Plains Library District Board of Trustees is comprised of seven trustee seats, two of which are currently up for replacement. The Trustee Selection Committee met on October 16, 2020 to interview candidates. Upon voting, the Trustee Selection Committee is recommending the following individuals for appointment to the High Plains Library District Board of Trustees:

REGION 1: Erie, Frederick and Firestone; Teresa Curtis, 4-year term, 2021-2024

REGION 5: Ault, Eaton, Nunn, Pierce and Carr; Mary Heberlee, 4-year term, 2021-2024.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Ratification of the appointment of each trustee requires a two-thirds vote of the Greeley City Council and of every other "establishing body" of the High Plains Library District. Failure of any "establishing body" to take action on the ratification of an appointment within 60 days of the recommendation of the Trustee Selection Committee is considered a ratification of that appointment.

Other Issues and Considerations:

None.

Applicable Council Priority and Goal:

Economic Health & Development: Foster and maintain public and private investment in business development.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

Resolution

THE CITY OF GREELEY, COLORADO

RESOLUTION _____, 2020

**A RESOLUTION OF THE GREELEY CITY COUNCIL RATIFYING THE
APPOINTMENT OF CERTAIN NOMINEES TO THE BOARD OF TRUSTEES OF
THE HIGH PLAINS LIBRARY DISTRICT**

WHEREAS, the City Council of Greeley, Colorado is vested with the authority of administering the affairs of Greeley, Colorado, and

WHEREAS, the High Plains Library District was created by action of eight “Establishing Bodies”, namely, the Town of Ault, the Town of Eaton, the City of Evans, the City of Fort Lupton, the City of Greeley, the Town of Hudson, the RE-8 School District Board of Education, and the Weld County Board of County Commissioners, all of the State of Colorado, and

WHEREAS, the High Plains Library District Board of Trustees is comprised of seven trustee seats, six of which are currently up for replacement, and

WHEREAS, C.R.S. § 24-90-108(2)(c) provides that the Establishing Bodies have authority to ratify trustees recommended for appointment to the High Plains Library Board of Trustees, and

WHEREAS, pursuant to C.R.S. § 24-90-108(2)(c), recommendation of replacement library trustees must be made by a committee held for that purpose, and

WHEREAS, pursuant to that Joint Motion and Stipulation to Approve Settlement and Dismiss Remaining Claims entered into by the Establishing Bodies and ordered by the Court in Weld County District Court Case No. 2014 CV 30358, a trustee selection committee (the “Committee”) met on October 16, 2020 to interview trustee candidates, and

WHEREAS, on October 16, 2020, the Committee voted by majority vote to recommend the following individuals for appointment to the High Plains Library District Board of Trustees, for the term lengths specified below:

REGION 1: Region 1. Erie, Frederick and Firestone

Teresa Curtis, 4-year term, 2021-2024

REGION 5: Ault, Eaton, Nunn, Pierce and Carr

Mary Heberlee, 4-year term, 2021-2024

WHEREAS, the above-named individuals appears to be qualified to serve as a trustee on the High Plains Library District Board of Trustees and represent adequately the various interests within the High Plains Library District.

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

Section 1. Ratification:

That the appointments of;

- a) Teresa Curtis to serve as Region 1 Trustee
- b) and Mary Heberlee to serve as Region 5 Trustee

on the High Plains Library District Board of Trustees for a 4-year term is hereby ratified.

Section 2. This Resolution shall become effective immediately.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS 17th DAY OF NOVEMBER, 2020.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

Council Agenda Summary

November 17, 2020

Agenda Item Number 16

Key Staff Contact: Sean Chambers, Water & Sewer Director, 970-350-9815

Title:

Consideration of a resolution of the City of Greeley City Council authorizing entry into an Intergovernmental Agreement for Emergency Watershed Protection with the United States Department of Agriculture, Natural Resources Conservation Service

Summary:

The Cameron Peak Fire started in the Poudre Canyon on August 13th and has burned over 208,000 acres. Greeley's water supplies and infrastructure will be significantly impacted by this fire and therefore expeditiously securing funds is essential for mitigation and recovery. In response, Greeley has applied for the Emergency Watershed Protection Program (EWP) through the Natural Resource and Conservation Service (NRCS) which provides funds to mitigate impacts to watersheds from natural disasters. This Intergovernmental Agreement (IGA) with the NRCS outlines the terms and conditions associated with being a EWP financial sponsor. The Water and Sewer Board recommended City Council approval at their October 21, 2020 Board meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$575,000
What is the annual impact?	Unknown
What fund of the City will provide Funding?	404-Water Operating Fund
What is the source of revenue within the fund?	Water rates
Is there grant funding for this item?	Yes
If yes, does this grant require a match?	Yes
Is this grant onetime or ongoing?	Onetime
Additional Comments:	The EWP contract is for \$575,000 of which \$475,000 is reimbursable.

Legal Issues:

Section 3-5 of the Greeley City Charter and Section 02.07.040 of the Greeley Municipal Code authorize the City to enter into contracts with other governmental entities for the performance of cooperative or joint activities. The City Attorney's Office has reviewed and approved the IGA as to form.

Other Issues and Considerations:

None

Applicable Council Priority and Goal:

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

Resolution
Intergovernmental Agreement
PowerPoint

THE CITY OF GREELEY, COLORADO

RESOLUTION ___, 2020

**A RESOLUTION OF THE CITY OF GREELEY CITY COUNCIL AUTHORIZING ENTRY
INTO AN INTERGOVERNMENTAL AGREEMENT FOR EMERGENCY WATERSHED
PROTECTION WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE,
NATURAL RESOURCES CONSERVATION SERVICE**

WHEREAS, the Cameron Peak Fire has severely burned over 200,000 acres of public and private land in Larimer County; and

WHEREAS, emergency watershed protection measures must be undertaken immediately to mitigate ongoing threats to City of Greeley municipal water supply and infrastructure; and

WHEREAS, the Natural Resources Conservation Service has agreed to provide financial and technical assistance funding to the City of Greeley for such measures via its Emergency Watershed Protection Program, as is more particularly described in the Intergovernmental Agreement for Emergency Watershed Protection attached hereto and incorporated herein as Exhibit A (“Emergency Watershed Protection IGA”); and

WHEREAS, the City of Greeley is authorized by Section 3-5 of the Greeley City Charter and Section 02.07.040 of the Greeley Municipal Code to enter into contracts with other governmental entities for the performance of cooperative or joint activities, such as those contemplated by the Emergency Watershed Protection IGA; and

WHEREAS, it is in the best interest of the citizens of the City of Greeley for the City to enter into the Emergency Watershed Protection IGA.

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

Section 1. The City of Greeley, Colorado is hereby authorized to enter into the Intergovernmental Agreement for Emergency Watershed Protection with the United State Department of Agriculture, Natural Resources Conservation Service, a copy of which is attached hereto and incorporated herein as Exhibit A.

Section 2. City staff and legal counsel are hereby authorized to make modifications to the agreement, including amendments to and extensions of the agreement as appropriate to facilitate the receipt of additional funding, provided that the material substance of the agreement remains unchanged.

Section 3. All prior actions undertaken by City staff and legal counsel associated with the Intergovernmental Agreement for Emergency Watershed Protection with the United State Department of Agriculture, Natural Resources Conservation Service are hereby ratified.

Section 4. This resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF
NOVEMBER 2020.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor



U.S. Department of Agriculture
Natural Resources Conservation Service

NRCS-ADS-093

NOTICE OF GRANT AND AGREEMENT AWARD

1. Award Identifying Number NR218B05XXXXC001	2. Amendment Number	3. Award /Project Period NRCS Signature - 05/13/2021	4. Type of award instrument: Cooperative Agreement
5. Agency (Name and Address) Natural Resources Conservation Service Denver Federal Center, Building 56, Room 2604 PO Box 25426 Denver, CO 80225-0426		6. Recipient Organization (Name and Address) GREELEY, CITY OF CITY ATTORNEY'S OFFICE 1000 10TH STREET GREELEY CO 80631-3808 DUNS: 112066225 EIN:	
7. NRCS Program Contact Name: Todd Boldt Phone: (970) 215-9897 Email: todd.boldt@usda.gov	8. NRCS Administrative Contact Name: MOIRA SANFORD Phone: (614) 255-2495 Email: MOIRA.SANFORD@USDA.GOV	9. Recipient Program Contact Name: Jennifer Petrzelka Phone: 970-350-9859 Email: jennifer.petrzelka@greeleygov.com	10. Recipient Administrative Contact Name: Jennifer Petrzelka Phone: 970-350-9859 Email: jennifer.petrzelka@greeleygov.com
11. CFDA 10.923	12. Authority 33 U.S.C. 701b-1	13. Type of Action New Agreement	14. Program Director Name: Jennifer Petrzelka Phone: 970-350-9859 Email: jennifer.petrzelka@greeleygov.com
15. Project Title/ Description: EWP CO 5084 City of Greeley, Mesa County, DSR 08-03-20-5084-001 Colorado 2020 Fires - Cameron Peak, debris removal and streambank stabilization (6000016217)			
16. Entity Type: C = City or township Government			
17. Select Funding Type			
Select funding type:	☒ Federal	☒ Non-Federal	
Original funds total	\$475,000.00	\$100,000.00	
Additional funds total	\$0.00	\$0.00	
Grand total	\$475,000.00	\$100,000.00	
18. Approved Budget			

Personnel	\$0.00	Fringe Benefits	\$0.00
Travel	\$0.00	Equipment	\$0.00
Supplies	\$0.00	Contractual	\$0.00
Construction	\$400,000.00	Other	\$75,000.00
Total Direct Cost	\$475,000.00	Total Indirect Cost	\$0.00
		Total Non-Federal Funds	\$100,000.00
		Total Federal Funds Awarded	\$475,000.00
		Total Approved Budget	\$575,000.00

This agreement is subject to applicable USDA NRCS statutory provisions and Financial Assistance Regulations. In accepting this award or amendment and any payments made pursuant thereto, the undersigned represents that he or she is duly authorized to act on behalf of the awardee organization, agrees that the award is subject to the applicable provisions of this agreement (and all attachments), and agrees that acceptance of any payments constitutes an agreement by the payee that the amounts, if any, found by NRCS to have been overpaid, will be refunded or credited in full to NRCS.

Name and Title of Authorized Government Representative Randolph Randall Acting State Conservationist	Signature RANDOLPH RANDALL	Date Digitally signed by RANDOLPH RANDALL Date: 2020.10.22 13:35:03 -06'00'
Name and Title of Authorized Recipient Representative Sean Chambers Water & Sewer Director	Signature 	Date Oct. 21, 2020

NONDISCRIMINATION STATEMENT

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW., Washington, DC 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

PRIVACY ACT STATEMENT

The above statements are made in accordance with the Privacy Act of 1974 (5 U.S.C. Section 522a).

Statement of Work

Purpose

The purpose of this agreement is for the United States Department of Agriculture, Natural Resources Conservation Service, hereinafter referred to as the "NRCS", to provide technical and financial assistance to the City of Greeley, hereinafter referred to as the "Sponsor", for EWP Project # 5084 in Larimer County, Colorado for implementation of recovery measures, that, if left undone, pose a risk to life and/or property.

Objectives

The design and installation of EWP measures as detailed in the individual Damage Survey Reports (DSR) and described here:

- DSR 5084-001 - Erosion & sedimentation prevention, debris removal, structure protection from the threat of future flooding due to the Cameron Peak Fire.

Budget Narrative

A. The estimated costs for the Project:

1. Total Estimated Project Budget: \$575,000

The budget includes:

Financial Assistance (FA) Costs:

Construction Costs (80% NRCS \$400,000 + 20% Sponsor \$100,000): \$500,000

Technical Assistance (TA) Costs:

100% NRCS (not to exceed): \$75,000

2. NRCS reimburses up to 80 percent of eligible construction costs and Sponsor pays 20 percent of construction costs. NRCS will contribute up to \$75,000 for contract administration and construction management costs. It is possible that technical and administrative costs will exceed this amount, requiring the Sponsor to contribute resources to complete technical and administrative work

3. NRCS funding for this project is provided to the Sponsor in two separate NRCS funding accounts, one for financial assistance (FA) and one for technical assistance (TA). FA costs are associated with construction activities; TA costs are associated with services. These expenditures shall be accounted for separately in order for expenses to be eligible for reimbursement.

4. NRCS will provide FA for actual costs as reimbursement to the Sponsor for approved on-the-ground construction costs, subject to above limits. If costs are reduced, reimbursement will be reduced accordingly. Construction costs are associated with the installation of the project measures including labor, equipment and materials.

5. NRCS will provide TA reimbursement to the Sponsor for technical and administrative costs directly charged to the project, subject to the above limits. If costs are reduced, reimbursement will be reduced accordingly. These costs include

a. engineering costs include, but not limited to, developing a project design that includes construction drawings and specifications, an operation and maintenance plan, a quality assurance/inspection plan and an engineer's estimate of the project installation costs in addition to providing necessary quality assurance during construction.

b. contract administration costs include, but not limited to, soliciting, evaluating, awarding and administering contracts for construction and engineering services, including project management, verifying invoices and record keeping.

6. The Sponsor will contribute funds toward the total construction costs in either direct cash expenditures, the value of non-cash materials or services, or in-kind contributions. The value of any in-kind contribution shall be agreed to in writing prior to implementation.

Responsibilities of the Parties:

A. Sponsor will—

1. Accomplish construction of the EWP project measures by contracting, in-kind construction services, or a combination of both.
2. Ensure and certify by signing this agreement that its cost share obligation is from a non-Federal source.
3. Comply with the terms and conditions of this agreement and the attached general terms and conditions except those that are not applicable to State and local governments.
4. Acquire adequate real property rights (land and water), permits and licenses in accordance with local, state, and Federal laws necessary for the installation of EWP project measures at no cost to NRCS prior to construction. This includes any rights associated with required environmental mitigation. Costs related to land rights and permits are the Sponsor's responsibility and ineligible for reimbursement.
5. Accept all financial and other responsibility for excess costs resulting from their failure to obtain, or their delay in obtaining, adequate land and water rights, permits and licenses needed for the Project.
6. Provide the agreed-to portion of the actual, eligible and approved construction cost. These costs may be in the form of cash, in-kind construction services, or a combination of both. Final construction items that are eligible construction costs will be agreed upon during the pre-design conference. These costs consist of costs from contracts awarded to contractors and eligible Sponsor in-kind construction costs for materials, labor, and equipment. The Sponsor shall provide NRCS documentation to support all eligible construction costs. Construction costs incurred prior to the Sponsor and NRCS signing this agreement are ineligible and will not be reimbursed.
7. Be responsible for 100 percent of all ineligible construction costs and 100 percent of any unapproved upgrade to increase the level of protection over and above that described in the engineering plans.
8. Account for and report FA and TA expenditures separately in order for expenses to be eligible for reimbursement. NRCS funding for this project is provided to the Sponsor in two separate NRCS funding accounts, one for TA and one for FA, requiring this separation.
9. The contracts for design services and construction described in this Agreement shall not be awarded to the Sponsor or to any firm in which any Sponsor's official or any member of such official's immediate family has direct or indirect interest in the pecuniary profits or contracts of such firms. Reference 2 CFR § 200.318 regarding standards of conduct covering conflicts of interest and governing the performance of its employees engaged in the selection, award, and administration of contracts.
10. For in-kind construction services (materials, labor, and/or equipment supplied by the Sponsor), develop a Plan of Operations describing the construction services to be performed including estimated quantities and values. The Plan of Operations shall be concurred in by NRCS at the pre-design conference. In-kind construction services for equipment shall not exceed published FEMA equipment rates unless otherwise documented and concurred in advance by NRCS.
11. The following documentation is required to support the Sponsor's request for reimbursement of in-kind construction services:
 - a. Invoices covering actual costs of materials used in constructing the eligible EWP project measures.
 - b. Records documenting the type, quality, and quantities of materials actually used in constructing the eligible EWP project measures.
 - c. Daily time records for each employee showing name, classification, wage rate, hours, and dates actually employed for constructing the eligible EWP project measures.
 - d. Equipment operating records showing the type and size of equipment, hourly rate, actual hours of operation and dates used to install the eligible EWP project measures. Equipment idle time is not eligible in-kind construction services, even if on the job site, and should not be included in the equipment operating records.
12. Ensure that any special requirements for compliance with environmental and/or cultural resource laws are incorporated into the project.
13. The Sponsor must secure at its own expense all Federal, State, and local permits and licenses necessary for completion of the work described in this agreement as well as any necessary natural resource rights and provide copies of all permits and licenses obtained to NRCS.

14. Will arrange and pay for any necessary location, removal, or relocation of utilities. EWP program regulations prohibit NRCS from reimbursing the Sponsor or otherwise paying for any such costs; nor do the costs qualify as a Sponsor cost-share contribution.

15. Ensure that technical and engineering standards and specifications of NRCS are adhered to during construction of the Project, as interpreted by NRCS State Conservation Engineer. Provide NRCS State Conservation Engineer and Program/Technical Contact progress reports as necessary and agreed to. Progress reports should include technical on-site inspections of work accomplished for the period, work planned, results of material tests, deficient work products and/or tests with corrective actions taken, modifications anticipated, technical problems encountered, contractual issues and other relevant information.

16. Ensure that all contractors on NRCS assisted projects are performing their work in accordance with OSHA regulations and the Contract Work Hours and Safety Standards Act (40 USC 3701-3708) as supplemented by Department of Labor regulations (29 CFR Part 5). The Sponsor is responsible for periodically checking the contractor's compliance with safety requirements.

17. Provide a Colorado registered PE-certified as-built drawings and quantities for the project. A copy of the as-built drawings will be submitted to the NRCS State Conservation Engineer and Program/Technical Contact.

18. Pay the contractor(s) for work performed in accordance with the agreement and submit a SF-270, "Request for Advance or Reimbursement" to the Program/Technical Contact with all documentation to support the request. Final payment request shall be submitted within 90 calendar days of completion of the EWP project measures. Payments will be withheld until all required documentation is submitted and complete.

a. The required supporting documentation for reimbursement of construction costs include invoices and proof of payment to the contractor showing the items and quantities installed and certified by the engineer of record along with any supporting documentation such as quantity calculations, rock weight tickets, etc.

b. The required supporting documentation for reimbursement of in-kind construction expenses will include employee time sheets, employee hourly rate, equipment operating logs, equipment hourly rate, and material quantities and invoices.

c. The required documentation for reimbursement of technical and administrative services will be invoices and proof of payment to consultants and/or employee time sheets along with the employee's hourly rate, hours worked, and date work was performed.

19. Ensure that information in the System for Award Management (SAM) is current and accurate until the final financial report (SF-425) under this award or final payment is received, whichever is later.

20. Take reasonable and necessary actions to dispose of all contractual and administrative issues arising out of the contract(s) awarded under this Agreement. This includes, but is not limited to disputes, claims, protests of award, source evaluation, and litigation that may result from the Project. Such actions will be at the expense of the Sponsor, including any legal expenses. The Sponsor will advise, consult with, and obtain prior written concurrence of NRCS on any litigation matters in which NRCS could have a financial interest.

21. Sponsor must indemnify and hold NRCS harmless to the extent permitted by State law for any costs, damages, claims, liabilities, and judgments arising from past, present, and future acts or omissions of the Sponsor in connection with its acquisition and management of the Emergency Watershed Protection Program pursuant to this agreement. Further, the Sponsor agrees that NRCS will have no responsibility for acts and omissions of the Sponsor, its agents, successors, assigns, employees, contractors, or lessees in connection with the acquisition and management of the Emergency Watershed Protection Program pursuant to this agreement that result in violation of any laws and regulations that are now or that may in the future become applicable.

22. Retain all records dealing with the award and administration of the contract(s) for 3 years from the date of the Sponsor's submission of the final request for reimbursement or until final audit findings have been resolved, whichever is longer. If any litigation is started before the expiration of the 3-year period, records are to be retained until the litigation is resolved or the end of the 3-year period, whichever is longer. Make such records available to the Comptroller General of the United States or his or her duly authorized representative and accredited representatives of the Department of Agriculture or cognizant audit agency for the purpose of making audit, examination, excerpts, and transcriptions.

23. Be liable to the NRCS for damages sustained by the NRCS as a result of the contractor failing to complete the work within the specified time. The damages will be based upon the additional costs incurred by the NRCS resulting from the contractor not completing the work within the allowable performance period. These costs include but are not limited to personnel costs, travel, etc. The NRCS will have the right to withhold such amount out of any monies that may be then due or that may become due and payable to the Sponsor. This liability is not applicable to the extent that the contract

performance time is extended by court judgment unless such judgment results from actions of the Sponsor not concurred in by NRCS.

24. Take necessary legal action, including bringing suit, to collect from the contractor any monies due in connection with the contract, or upon request of NRCS, assign and transfer to NRCS any or all claims, demands, and causes of action of every kind whatsoever that the Sponsor has against the contractor or his or her sureties.

25. Submit performance reports on an annual basis to ezFedGrants or to the Farm Production and Conservation (FPAC) Grants and Agreements Division staff via email to: FPAC.BC.GAD@usda.gov. Reports are due 30 calendar days after the reporting period and are based on the agreement period of performance start date.

26. Submit SF-425 Financial Reports on a semi-annual basis to ezFedGrants or to the Farm Production and Conservation (FPAC) Grants and Agreements Division via email to: FPAC.BC.GAD@usda.gov. Reports are due 30 calendar days after the reporting period on July 31 and January 31. Please note that financial reporting is based on the calendar year.

27. Submit payment requests to ezFedgrants or to the Farm Production and Conservation(FPAC) Grants and Agreements Division via email to: FPAC.BC.GAD@usda.gov on a monthly or quarterly basis. Refer to the General Terms and Conditions for more information regarding payment requests.

28. The recipient (including subrecipients) is responsible for compliance with the prohibition on certain telecommunications and video surveillance services or equipment identified in 2 CFR 200.216. See Public Law 115-232, Section 889 for additional information. In accordance with 2 CFR 200.216, the recipient (including subrecipients) is prohibited from obligating or expending loan or grant funds for covered telecommunications equipment or services to:

- (1) procure or obtain, extend or renew a contract to procure or obtain;
- (2) enter into a contract (or extend or renew a contract) to procure; or
- (3) obtain the equipment, services or systems.

29. In accordance with 2 CFR 200.340, the recipient understands this agreement may be terminated in whole or in part as follows:

- (1) By the Federal awarding agency or pass-through entity, if a recipient fails to comply with the terms and conditions of a Federal award;
- (2) By the Federal awarding agency or pass-through entity, to the greatest extent authorized by law, if an award no longer effectuates the program goals or agency priorities;
- (3) By the Federal awarding agency or pass-through entity with the consent of the recipient, in which case the two parties must agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated; or
- (4) By the recipient upon sending to the Federal awarding agency or pass-through entity written notification setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if the Federal awarding agency or pass-through entity determines in the case of partial termination that the reduced or modified portion of the Federal award or subaward will not accomplish the purposes for which the Federal award was made, the Federal awarding agency or pass-through entity may terminate the Federal award in its entirety.

B. NRCS will—

1. Assist Sponsor in establishing design parameters; determine eligible construction costs during the pre-design conference.

2. Designate a Government representative (GR) to serve as liaison with the Sponsor and identify that person's contact information with this executed agreement.

3. Review, comment and concur in preliminary and final plans, specifications, O&M Plan, Plan of Operations (if required) and QAP.

4. Make periodic site visits during the installation of the EWP project measures to review construction progress, document conformance to engineering plans and specifications, and provide any necessary clarification on the Sponsor's responsibilities.

5. Upon notification of the completion of the EWP project measures, NRCS shall promptly review the performance of the Sponsor to determine if the requirements of this agreement and fund expenditures as agreed have been met.

6. Make payment to the Sponsor covering NRCS' share of the cost upon receipt and approval of Form SF-270 and supporting documentation, withholding the amount of damages sustained by NRCS as provided for in this agreement. In the event there are questions regarding the SF 270 and supporting documentation, NRCS will contact the Sponsor in a

timely manner to resolve concerns.

C. MUTUALLY AGREED

1. The furnishing of financial, administrative, and/or technical assistance above the original funding amount by NRCS is contingent on there being sufficient unobligated and uncommitted funding in the Emergency Watershed Protection Program that is available for obligation in the year in which the assistance will be provided. NRCS may not make commitments in excess of funds authorized by law or made administratively available. Congress may impose obligational limits on program funding that constrains NRCS's ability to provide such assistance.
2. In the event of default of a construction contract awarded pursuant to this agreement, any additional funds properly allocable as construction costs required to ensure completion of the job are to be provided in the same ratio as construction funds are contributed by the parties under the terms of this agreement. Any excess costs including interest resulting from a judgment collected from the defaulting contractor, or his or her surety, will be prorated between the Sponsor and NRCS in the same ratio as construction funds are contributed under the terms of the agreement.
3. Additional funds, including interest properly allocable as construction costs as determined by NRCS, required as a result of decision of the CO or a court judgment in favor of a claimant will be provided in the same ratio as construction funds are contributed under the terms of this agreement. NRCS will not be obligated to contribute funds under any agreement or commitment made by the Sponsor without prior concurrence of NRCS.
4. The State Conservationist may make adjustments in the estimated cost to NRCS set forth in this agreement for constructing the EWP measures. Such adjustments may increase or decrease the amount of estimated funds that are related to differences between such estimated cost and the amount of the awarded contract or to changes, differing site conditions, quantity variations, or other actions taken under the provisions of the contract. No adjustment will be made to change the cost sharing assistance provided by NRCS as set forth in this agreement, nor reduce funds below the amount required to carry out NRCS' share of the contract.
5. Except for item 4. above (last sentence), this document may be revised as mutually agreed through a written amendment duly executed by authorized officials of all signatory parties to this agreement.
6. NRCS, at its sole discretion, may refuse to cost share should the Sponsor, in administering the contract, elect to proceed without obtaining concurrence as set out in this agreement.
7. Once the project is completed and all requests for reimbursement submitted, any excess funding remaining in the agreement will be de-obligated from the agreement.
8. If inconsistencies arise between the language in the Statement of Work (SOW) in the agreement and the general terms and conditions, the language in the SOW takes precedence.

Expected Accomplishments and Deliverables

1. Prepare design, construction specifications, and drawings in accordance with standard engineering principles that comply with NRCS programmatic requirements; and/or contract/install the designed construction. Any design services will be by a professional State of Colorado registered engineer. Sponsor will obtain NRCS review and concurrence on the design, construction plans, and specifications. The Sponsor must ensure description of work is reviewed, concurred, and approved by NRCS. A copy of the final signed and sealed plans and specifications shall be provided to the NRCS State Conservation Engineer.
2. Contract for services and construction in accordance with the Code of Federal Regulations (CFR), 2 CFR § 200.317 through 200.326, applicable State regulations, and the Sponsor's procurement regulations, as appropriate. (See general terms and conditions attached to this agreement for a link to the CFR.) In accordance with 2 CFR § 200.326, contracts must contain the applicable provisions described in Appendix II to Part 200. Davis-Bacon Act would not apply under this Federal program legislation.
3. Provide copies of site maps to appropriate Federal and State agencies for environmental review. Sponsor will notify NRCS of environmental clearance, modification of construction plans, or any unresolved concerns as well as copies of all permits, licenses, and other documents required by Federal, state, and local statutes and ordinances prior to solicitation for installation of the EWP project measures. All modifications to the plans and specifications shall be reviewed and concurred on by NRCS.
4. Prepare and submit to the NRCS State Conservation Engineer for NRCS concurrence an Operation and Maintenance (O&M) Plan, if applicable, prior to commence of work. The O&M Plan shall describe the activities the Sponsor will do to ensure the project performs as designed. Upon completion of the project measures, the Sponsor shall assume responsibility for O&M.

5. Prior to commencement of work and/or solicitation of bids, submit to the NRCS State Conservation Engineer for NRCS review and concurrence a Quality Assurance Plan (QAP). The QAP shall outline technical and administrative expertise required to ensure the EWP project measures are installed in accordance with the plans and specifications, identify individuals with the expertise, describe items to be inspected, list equipment required for inspection, outline the frequency and timing of inspection (continuous or periodic), outline inspection procedures, and record keeping requirements. A copy of the final QAP shall be provided to NRCS prior to commencement of construction.

6. Provide construction inspection in accordance with the QAP.

7. Arrange for and conduct final inspection of completed project with NRCS to determine whether all work has been performed in accordance with contractual requirements. Provide a State of Colorado registered PE certification that the Project was installed in accordance with approved plans and specifications.

Resources Required

As stated in this agreement.

Milestones

Milestones shall include, but not limited to, the following items:

1. Pre-construction design conference within 30 days of signing agreement.
2. Submit to NRCS a schedule with time lines of major items to be completed within 30 days of the pre-design conference.
3. Acquire needed landowner permissions prior to start of construction and provide proof to NRCS.
4. Obtaining permits and provide to NRCS prior to the start of construction.
5. Completing any necessary surveys.
6. Completing draft engineering plans and specifications for NRCS review and concurrence.
7. Completing final engineering plans and specifications for NRCS review and approval.
8. Completing quality assurance plan for NRCS review and approval.
9. Solicit bids and provide to NRCS.
10. Award contract and provide to NRCS.
11. Submit Request for Reimbursement (SF-270) with supporting documentation every 30 days.
12. Date of estimated completion of construction
13. Complete agreement close-out activities

GENERAL TERMS AND CONDITIONS

Please reference the below link(s) for the General Terms and Conditions pertaining to this award:

U.S. DEPARTMENT OF AGRICULTURE FARM PRODUCTION AND CONSERVATION

GENERAL TERMS AND CONDITIONS GRANTS AND COOPERATIVE AGREEMENTS

The Farm Production and Conservation (FPAC) mission area encompasses the following USDA agencies: Natural Resources Conservation Service (NRCS), Farm Service Agency (FSA), Risk Management Agency (RMA), the Commodity Credit Corporation (CCC), and the FPAC Business Center.

I. APPLICABLE REGULATIONS

a. As a condition of this award, the recipient assures and certifies that it has and/or will comply and require subrecipients to comply with the requirements contained in the following statutes and regulations, as applicable. The full text of Code of Federal Regulations references may be found at <https://www.gpo.gov/fdsys/browse/collectionCfr.action?collectionCode=CFR> and <http://www.ecfr.gov/>.

(1) 2 CFR Part 25, "Universal Identifier and System of Award Management" (2) 2 CFR Part 170, "Reporting Subaward and Executive Compensation Information" (3) 2 CFR Part 175, "Award Term for Trafficking in Persons" (4) 2 CFR Part 180, "OMB Guidelines to Agencies On Governmentwide Debarment And Suspension (Nonprocurement)" (5) 2 CFR Part 182, "Governmentwide Requirements for Drug-Free Workplace (Financial Assistance)" (6) 2 CFR Part 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards" (7) 2 CFR Part 400, "Uniform Administrative Requirements, Cost Principles, And Audit Requirements for Federal Awards" (8) 2 CFR Part 417, "Nonprocurement Debarment and Suspension" (9) 2 CFR Part 418, "New Restrictions on Lobbying" (10) 2 CFR Part 421, "Requirements for Drug-Free Workplace (Financial Assistance)" (11) 2 CFR Part 422, "Research Institutions Conducting USDA-Funded Extramural Research; Research Misconduct"

b. Allowable project costs will be determined in accordance with the authorizing statute, the purpose of the award, and, to the extent applicable, to the type of organizations receiving the award, regardless of tier. The following portions of the Code of Federal Regulations are hereby incorporated by reference. The full text of Code of Federal Regulations references may be found at <https://www.gpo.gov/fdsys/browse/collectionCfr.action?collectionCode=CFR> and <http://www.ecfr.gov/>.

(1) 2 CFR Part 200, "Uniform Administrative Requirements, Cost Principles And Audit Requirements For Federal Awards" (2) 48 CFR Part 31, "Contract Cost Principles and Procedures" c. For corporate recipients, by accepting this award the recipient acknowledges: (1) that it does not have a Federal tax delinquency, meaning that it is not subject to any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, and (2) that it has not been convicted of a felony criminal violation under any Federal law within 24 months preceding the award, unless a suspending and debarment official of the USDA has considered suspension or debarment of the recipient corporation based on these convictions and/or tax delinquencies and determined that suspension or debarment is not necessary to protect the interests of the Government. If the recipient fails to comply with these provisions, the agency will annul this agreement and may recover any funds the recipient has expended in violation of the above cited statutory provisions.

II. UNALLOWABLE COSTS

The following costs are not allowed:

a. Costs above the amount authorized for the project. b. Costs incurred after the award period of performance end date. c. Costs not identified in the approved budget or approved budget revisions. d. Profit resulting from Federal financial assistance. Recipients may not earn and keep income resulting from an award. e. Costs of promotional items and memorabilia, including models, gifts, and souvenirs. f. Compensation for injuries to persons or damage to property arising from project activities.

This list is not exhaustive. For general information about the allowability of particular items of costs, please see 2 CFR Part 200, "Subpart E - Cost Principles", or direct specific inquiries to the administrative contact identified in the award.

The allowability of some items of costs may be difficult to determine. To avoid disallowance or dispute of such costs, the recipient may seek prior approval before incurring them. See 2 CFR 200.407. III. PRIOR APPROVAL REQUIREMENTS

Certain items of cost and award revisions require the prior written approval of the awarding agency. The following are the most common situations requiring prior approval. However, this list is not exhaustive, and the recipient is also bound by any other prior approval requirements identified in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

a. Pre-award costs.—To receive reimbursement for costs incurred prior to the award date, recipients must request written approval before incurring the costs. This restriction also applies to costs intended to meet cost-share requirements. FPAC agencies will not approve expenses incurred more than 90 calendar days before the period of performance start date. All costs incurred before the period of performance start date, even if approved, are at the recipient's risk (i.e., the Federal awarding agency is under no obligation to reimburse such costs if for any reason the recipient does not receive a Federal award or if the Federal award is less than anticipated and inadequate to cover such costs). b. Revisions to scope, objective, or deliverables.—When it is necessary to modify the scope, objective, or deliverables of an award, the recipient authorized signatory must submit a written request and justification for the change along with the revised scope, objective, or deliverables of the award to the administrative contact. The request should contain the following information: 1. Grant or agreement number 2. Narrative explaining the requested modification to the project scope, objectives, or deliverables 3. A description of the revised scope, objectives, or deliverables

c. Additions or changes to subawards and contracts.—The subawarding, transferring, or contracting out of any work under a Federal award not identified in the original award budget or any changes to subaward or contracts requires prior written approval. The recipient must submit a justification for the proposed subaward/contract, a statement of work to be performed, and a detailed budget for the subaward/contract to the administrative contact. This provision does not apply to the acquisition of supplies, material, equipment, or general support services. d. Change in a key person specified in the application or award.—When there is a change in key personnel, the recipient must request prior written approval for the substitution or change. The request must identify the replacement personnel and provide his or her qualifications.

e. Absence or change in project leadership.—If the approved project director or principal investigator disengages from the project for more than three months or reduces time devoted to the project by 25 percent or more, the recipient must notify the administrative contact in writing, identifying who will be in charge during the project director's absence. The notification must include the qualifications of the replacement.

f. Budget revisions.—Recipients must request prior written approval for deviations from the approved budget in the instances described below. For all budget revisions, the recipient must submit a new SF 424A or 424C and budget narrative to support the request. 1. The inclusion of costs that require prior approval in accordance with Subpart E—Cost Principles of this part or 45 CFR part 75 Appendix IX, "Principles for Determining Costs Applicable to Research and Development under Awards and Contracts with Hospitals," or 48 CFR part 31, "Contract Cost Principles and Procedures," as applicable. 2. Where the cumulative amount of transfers of funds among direct cost categories or programs, functions, and activities exceeds or is expected to exceed 10 percent of the total budget as last approved by the Federal awarding agency, and where the Federal share of the project exceeds the simplified acquisition threshold. 3. The transfer of funds budgeted for participant support costs to other categories of expense requires prior written approval. Participant support costs means direct costs for items such as stipends or subsistence allowances, travel allowances, and registration fees paid to or on behalf of participants or trainees (but not employees) in connection with conferences or training projects. 4. Changes in the approved cost-sharing or matching provided by the recipient. 5. Additional Federal funds needed to complete the project. 6. Changes to negotiated indirect cost rates during the award period of performance. 7. Equipment purchases not specifically identified in the approved budget.

g. No-Cost Extensions of Time.—When a no-cost extension of time is required, the recipient authorized signatory must submit a written request to the FPAC administrative contact. Except in very limited circumstances, a no-cost extension of time cannot exceed 12 months. FPAC cannot approve requests for no-cost extensions received after the expiration of the award. In addition, time may not allow extension requests submitted less than 30 calendar days before the period of performance end date to be processed, so recipients are encouraged to submit requests as soon as possible. FPAC agencies cannot approve no-cost extensions requested merely to expend remaining funds. The request must contain the following: 1. Amount of additional time requested 2. Explanation for the need for the extension 3. A summary of progress to date and revised milestones

IV. PAYMENTS

a. Recipients must request reimbursement or advances using a properly completed and executed SF-270, submitted with supporting documentation to either the ezFedGrants system or to the e-mail address specified in the statement of work. FPAC agencies will make payment to the recipient on a reimbursable or advance basis in accordance with the frequency specified in the statement of work.

b. Recipients requesting advances should request payments in amounts necessary to meet their current needs pursuant

to procedures contained in the Federal administrative provisions and 31 CFR Part 205. At the end of each advance period, the recipient must provide a justification (i.e., documentation) showing the amount of advanced funds spent.

c. The method of payment between the recipient and its contractors will be in accordance with the policies and procedures established by the recipient except that the contractors may not use the USDA Office of Financial Management/National Finance Center method to request payments. If the recipient makes advance payments to contractors, the recipient must ensure that the timing of such payments is designed to minimize elapsed time between the advance payment and the disbursement of funds. Recipients must not submit requests from their contractors for review or approval.

d. Accounting records for all costs incurred under this award must be supported by source documentation. Such documentation includes, but is not limited to, canceled checks, paid bills, payroll records, and subaward documents. Labor cost charges to this award must be based upon salaries actually earned and the time actually worked on this award. All project costs must be incurred within the approved project period of this award, including any approved no-cost extension of time. Costs that cannot be supported by source documentation or that are incurred outside of the approved project period and budget may be disallowed and may result in award funds being returned to the Federal Government by the recipient. The level of detail and documentation required to be provided to support any individual payment request is at the discretion of the Government.

e. Recipients must pay all costs incurred (i.e., liquidate obligations) under the award not later than 90 calendar days after the period of performance end date.

V. FINANCIAL REPORTING

a. Recipients must submit a Federal Financial Report (FFR), SF 425 in accordance with the schedule included in the award statement of work. Recipients must submit reports to either the ezFedGrants system or to the email address specified in the statement of work. Failure to submit reports as required may result in suspension or termination of award.

b. The recipient must submit a final financial report no later than 90 days after the period of performance end date. c. The FPAC awarding agency will withhold payments under this award if the recipient is delinquent in submitting required reports.

VI. PERFORMANCE MONITORING AND REPORTING

a. The recipient is responsible for monitoring day-to-day performance and for reporting to FPAC. If the project involves subaward/contractual arrangements, the recipient is also responsible for monitoring the performance of project activities under those arrangements to ensure that approved goals and schedules are met.

b. The recipient must submit a written progress report at the frequency specified in the statement of work to either the ezFedGrants system or to the email address specified in the statement of work. Each report must cover— 1. A comparison of actual accomplishments with the goals and objectives established for the reporting period and, where project output can be quantified, a computation of the costs per unit of output.

2. The reasons why goals and objectives were not met, if appropriate.

3. Additional pertinent information including, where appropriate, analysis and explanation of cost overruns or high unit costs.

c. The recipient must submit a final performance report within 90 calendar days of the period of performance end date. d. The FPAC awarding agency will withhold payments under this award if the recipient is delinquent in submitting required reports.

VII. AUDIT REQUIREMENTS

The recipient is responsible for complying with audit requirements in accordance with 2 CFR 200, Subpart F. A recipient entity that expends \$750,000 or more during the recipient's fiscal year in Federal awards must have a single or program-

specific audit conducted for that year.

VIII. SPECIAL PROVISIONS

a. The recipient assures and certifies that it will comply with the minimum-wage and maximum- hour provisions of the Federal Fair Labor Standards Act.

b. Employees of FPAC agencies will participate in efforts under this agreement solely as representatives of the United States. They may not participate as directors, officers, employees, or otherwise serve or hold themselves out as representatives of the recipient. They also may not assist the recipient with efforts to lobby Congress or to raise money through fundraising efforts. Further, FPAC employees must report to their immediate supervisor any negotiations with the recipient concerning future employment and must refrain from participation in projects or agreements with such recipients.

c. Employees of the recipient will not be considered Federal employees or agents of the United States for any purposes under this agreement. d. Except in very limited circumstances (e.g., construction agreements), no agreement period of performance can exceed a total of five years, including extensions. e. Recipients who engage or assist in scientific related activities on behalf of USDA must uphold the principles of scientific integrity established by Departmental Regulations 1074-001, Scientific Integrity. Covered activities include engaging in, supervising, managing, and reporting scientific work; analyzing and publicly communicating information resulting from scientific work; and utilizing information derived from scientific work in policy and decision making. f. Recipients of awards under covered programs (as defined in Executive Order 13858, January 31, 2019) are hereby notified that they are encouraged to use, to the greatest extent practicable, iron and aluminum as well as steel, cement, and other manufactured products produced in the United States in every contract, subcontract, purchase order, or subaward that is chargeable under the award. "Covered program" means a program that provides financial assistance for the alteration, construction, conversion, demolition, extension, improvement, maintenance, construction, rehabilitation, or repair of an infrastructure project in the United States. However, it does not include programs for which a domestic preference is inconsistent with law or programs providing financial assistance that are subject to comparable domestic preferences. g. The recipient and its employees are prohibited from promoting, recommending, or discussing the availability of specific commercial products or services with FPAC agency clients in the course of carrying out activities under this agreement, including any products or services offered by the recipient, except as may be specifically allowed in the agreement.

IX. PATENTS, INVENTIONS, COPYRIGHTS, AND ACKNOWLEDGMENT OF SUPPORT AND DISCLAIMER

a. Allocation of rights of patents, inventions, and copyrights must be in accordance with 2 CFR Part 200.315. This regulation provides that small businesses normally may retain the principal worldwide patent rights to any invention developed with USDA support.

b. In accordance with 37 CFR Section 401.14, each subject invention must be disclosed to the Federal agency within 2 months after the inventor discloses it in writing to contractor personnel responsible for patent matters. Invention disclosure statements pursuant to 37 CFR Section 401.14(c) must be made in writing to:

Farm Production and Conservation Business Center Grants and Acquisitions Division 1400 Independence Avenue, SW.
Room 6819 South Building Washington, DC 20250

c. USDA receives a royalty-free license for Federal Government use, reserves the right to require the patentee to license others in certain circumstances, and requires that anyone exclusively licensed to sell the invention in the United States must manufacture it domestically.

d. The following acknowledgment of USDA support must appear in the publication of any material, whether copyrighted or not, and any products in electronic formats (World Wide Web pages, computer programs, etc.) that is substantially based upon or developed under this award:

"This material is based upon work supported by the U.S. Department of Agriculture, under agreement number [recipient should enter the applicable award number here]."

In addition, all publications and other materials, except scientific articles or papers published in scientific journals, must include the following statement:

"Any opinions, findings, conclusions, or recommendations expressed in this publication are those of the author(s) and do not necessarily reflect the views of the U.S. Department of Agriculture. In addition, any reference to specific brands or types of products or services does not constitute or imply an endorsement by the U.S. Department of Agriculture for those products or services."

e. All publications printed with Federal Government funds will include the most current USDA nondiscrimination statement, available from the Public Affairs Division, Civil Rights Division, or on the USDA home page. If the material is too small to permit the full nondiscrimination statement to be included, the material must, at a minimum, include the statement:

“USDA is an equal opportunity provider and employer.”

The recipient is responsible for ensuring that an acknowledgment of USDA is made during news media interviews, including popular media such as radio, television, and news magazines, that discuss work funded by this award in a substantial way.

X. COST-SHARING REQUIREMENTS

a. If the award has specific cost-sharing requirements, the cost-sharing participation in other projects may not be counted toward meeting the specific cost-share requirement of this award and must come from non-Federal sources unless otherwise stated in the applicable program authorizing statute. b. Cost share must be documented on each SF 425 and SF 270 and in source documentation as it is provided by the recipient or third party. The required cost-share or matching ratio must be met by the end of the agreement period of performance; however, it does not have to be maintained for every payment request.

c. Should the recipient become aware that it may be unable to provide the cost-sharing amount identified in this award, it must— 1. Immediately notify the FPAC administrative contact of the situation. 2. Specify the steps it plans to take to secure replacement cost sharing. 3. Indicate the plans to either continue or phase out the project in the absence of cost sharing. If the recipient's plans are not acceptable to FPAC, the award may be subject to termination. FPAC modifications to proposed cost sharing revisions are made on a case-by-case basis. Failure by the recipient to notify FPAC in accordance with this section may result in the disallowance of some or all the costs charged to the award, the subsequent recovery by FPAC of some of the FPAC funds provided under the award, and possible termination of the award. It may constitute a violation of the terms and conditions of the award so serious as to provide grounds for subsequent suspension or debarment.

d. The recipient must maintain records of all project costs that are claimed by the recipient as cost sharing as well as records of costs to be paid by FPAC. If the recipient's cost participation includes in-kind contributions, the basis for determining the valuation for volunteer services and donated property must be documented.

e. Recipients must provide notification to the agency administrative contact when adding or replacing sources of cost-share contributions.

XI. PROGRAM INCOME

Program income is the gross revenue generated by a Federally funded activity earned during the performance period of the award. Program income may be earned by recipients from fees charged for conference or workshop attendance, from rental fees earned from real property or equipment acquired with Federal funds, or from the sale of commodities or items developed under the grant or cooperative agreement. It must fall within the guidelines at 2 CFR 200.307. Unless identified and addressed in the award, the recipient must provide notification to the administrative contact and request the manner it would like to treat the income (i.e., deductive or additive). Program income may be used to meet recipient cost-share requirements with the approval of the Government. All program income must be reported on the applicable SF 270 and SF 425.

XII. NONEXPENDABLE EQUIPMENT

Recipients purchasing equipment or products with funds provided under this award are encouraged to purchase only American-made equipment and products. Title to nonexpendable equipment purchased with award funds will vest in the recipient upon completion of the award project and acceptance by FPAC of required final reports. When equipment is no longer needed by the recipient and the per-unit fair market value is less than \$5,000, the recipient may retain, sell, or dispose of the equipment with no further obligation to FPAC. However, if the per-unit fair market value is \$5,000 or more, the recipient must submit a written request to the FPAC administrative contact for disposition instructions.

XIII. LIMIT OF FEDERAL LIABILITY

The maximum financial obligation of FPAC to the recipient is the amount of funds indicated in the award as obligated by FPAC. However, if an erroneous amount is stated on the approved budget, or any supporting document relating to the award, FPAC will have the unilateral right to make the correction and to make an appropriate adjustment in the FPAC share of the award to align with the Federal amount authorized.

XIV. MODIFICATIONS AND TERMINATIONS

The parties may amend this award through an exchange of correspondence between the authorized signatory of each or via formal amendment document. The award is subject to termination if FPAC determines that the recipient has failed to comply with the terms and conditions of the award. If the award is terminated, the guidelines at 2 CFR 200.339-42 will govern the obligations of the parties.

XV. PRIVACY ACT AND PROHIBITION AGAINST CERTAIN INTERNAL CONFIDENTIALITY AGREEMENTS

a. Activities performed under this award may involve access to confidential and potentially sensitive information about governmental and landowner issues. The term "confidential information" means proprietary information or data of a personal nature about an individual, or information or data submitted by or pertaining to an organization. This information must not be disclosed without the prior written consent of FPAC.

b. The recipient's personnel will follow the rules and procedures of disclosure set forth in the Privacy Act of 1974, 5 U.S.C. Section 552a, and implementing regulations and policies with respect to systems of records determined to be subject to the Privacy Act. The recipient's personnel must also comply with privacy of personal information relating to natural resources conservation programs in accordance with section 1244 of Title II of the Farm Security and Rural Investment Act of 2002 (Public Law 107-171).

c. The recipient agrees to comply with the "Prohibition Against Certain Internal Confidentiality Agreements:"

1. You may not require your employees, contractors, or subrecipients seeking to report fraud, waste, or abuse to sign or comply with internal confidentiality agreements or statements prohibiting or otherwise restricting them from lawfully reporting that waste, fraud, or abuse to a designated investigative or law enforcement representative of a Federal department or agency authorized to receive such information. 2. You must notify your employees, contractors, or subrecipients that the prohibitions and restrictions of any internal confidentiality agreements inconsistent with paragraph (1) of this award provision are no longer in effect. 3. The prohibition in paragraph (1) of this award provision does not contravene requirements applicable to any other form issued by a Federal department or agency governing the nondisclosure of classified information. 4. If FPAC determines that you are not in compliance with this award provision, FPAC: i. Will prohibit your use of funds under this award, in accordance with sections 743 and 744 of Division E of the Consolidated Appropriations Act, 2016, (Pub. L. 114-113) or any successor provision of law; ii. May pursue other remedies available for your material failure to comply with award terms and conditions. XVI. ACKNOWLEDGMENT OF SECTION 1619 COMPLIANCE

The recipient agrees to comply with FPAC guidelines and requirements regarding the disclosure of information protected under Section 1619 of the Food, Conservation, and Energy Act of 2008 (PL 110-246), 7 U.S.C. 8791 as described below.

a. Responsibilities. 1. Acceptance of this award indicates acknowledgment and understanding that the recipient is legally bound by Federal statute to comply with the provisions of Section 1619 and that the recipient will not subsequently disclose information protected by section 1619 to any individual or organization that is not directly covered by this award. Any such subsequent disclosure of the protected information (except as permitted under Section 1619) will be considered a violation of Section 1619. The recipient will be held responsible should disclosure of the protected information occur.

2. Acceptance of this award legally binds every owner, manager, supervisor, employee, contractor, agent, and representative of the recipient to comply with the provisions in Section 1619. The recipient must consult with FPAC prior to providing protected information to an entity or individual outside of the recipient and as necessary to implement the program to ensure that such release is permissible.

3. The recipient will use the protected information only to perform work that is directly connected to this award. Use of the protected information to perform work that is not directly connected to this award is expressly prohibited.

4. The recipient must internally restrict access to the protected information to only those individuals who have a demonstrated need to know the protected information to perform work under this award.

5. The provisions in Section 1619 are continuing obligations. Even when the recipient is no longer a recipient, or when individuals currently affiliated with the recipient become no longer so affiliated, every person having been provided access to the protected information will continue to be legally bound to comply with these provisions.

6. The recipient must notify all managers, supervisors, employees, contractors, agents, and representatives about this provision and the requirements of Section 1619. Notifications about the existence of this provision must be made to those individuals who are new to the organization and periodic notifications must be sent throughout the organization (as well as to all contractors and agents) to remind all about the ongoing and continuing requirements.

7. When the recipient is unsure whether particular information is covered or protected by Section 1619, the recipient must consult with FPAC to determine whether the information must be withheld.

8. Use of the protected information for any purpose is expressly prohibited after the period of performance end date of this award. Upon the award end date, any protected information provided under this award must be immediately destroyed or returned to FPAC. The recipient must provide to FPAC written certification that the protected information (paper copy, electronic copy, or both) has been properly destroyed, removed from any electronic storage media, or both.

9. Any State's "sunshine law," "open records act" or other version of the Freedom of Information Act is superseded by section 1619 under the Supremacy Clause of the U.S. Constitution. Accordingly, information protected from disclosure by section 1619 must not be released under such State laws.

b. Protected Information.

1. Examples of the types of information prohibited by disclosure under Section 1619 include, but are not limited to, the following:

i. State identification and county number (where reported and where located). ii. Producer or landowner name, business full address, phone number, Social Security Number, and similar personal identifying information. iii. Farm, tract, field, and contract numbers. iv. Production shares and share of acres for each Farm Serial Number (FSN) field. v. Acreage information, including crop codes. vi. All attributes for Common Land Units (CLUs) in USDA's Geospatial Information System. vii. Any photographic, map, or geospatial data that, when combined with other maps, can be used to identify a landowner. viii. Location of conservation practices.

2. Section 1619 allows disclosure of "payment information (including payment information and the names and addresses of recipients of payments) under any Department program that is otherwise authorized by law" (emphasis added). The names and payment information of producers generally may be provided to the public; however, the recipient shall consult with FPAC if there is any uncertainty as to the provision of such information.

3. Section 1619 also allows disclosure of otherwise protected information if "the information has been transformed into a statistical or aggregate form without naming any—(i) individual owner, operator, or producer; or (ii) specific data gathering site." The recipient must consult with FPAC as to whether specific information falls within this exception prior to relying on this exception.

c. Violations. The recipient will be held responsible for violations of this provision and Section 1619. A violation of this provision by the recipient may result in action by FPAC, including termination of the underlying Federal award.

d. Effective Period. The requirements of this provision is effective on the date of the final signature and will continue until FPAC notifies the recipient that it is no longer required based on changes in applicable Federal law.

XVII. AWARD CLOSEOUT

a. Award closeout is the process by which FPAC determines that all required project activities have been performed satisfactorily and all necessary administrative actions have been completed. b. The recipient must submit, no later than 90 calendar days after the end date of the period of performance, all financial, performance, and other reports as required by the terms and conditions of the agreement, including documentation showing that match or cost-share requirements have been met. The awarding agency may approve extensions when requested by the recipient. c. Unless the awarding agency authorizes an extension, the recipient must liquidate all obligations incurred under the agreement not later than 90 calendar days after the end date of the period of performance. d. Recipients must submit all requests for reimbursements no later than 90 calendar days after the end date of the period of performance. e. The recipient must promptly refund any balances of unobligated cash that the awarding agency paid in advance or paid and that are not authorized to be retained by the recipient for use in other projects. See OMB Circular A-129 and see §200.345 Collection of amounts due, for requirements regarding unreturned amounts that become delinquent debts. f. Recipients must retain all records pertaining to the agreement in accordance with 2 CFR 200.333-337 and any additional requirements included in the agreement statement of work. g. Recipients must follow disposition requirements for property acquired with award funds in accordance with 2 CFR 200.310-316.

**THE CITY OF GREELEY,
a Colorado home rule municipal corporation**

DocuSigned by:
By: Roy Otto
D93D100AE64B4E6...
City Manager

Date: 10/22/2020

Approved as to Legal Form:

DocuSigned by:
By: Doug Marek
FE617506B21B4AA...
City Attorney

As to Availability of Funds:

DocuSigned by:
By: Robert Miller
3CE4090199AB441...
Director of Finance

Emergency Watershed Protection Program IGA for Cameron Peak Fire Mitigation



**Presented to
City Council**

November 17, 2020

Summary

- Greeley is seeking federal funding assistance for post-fire watershed recovery
- Emergency Watershed Protection (EWP) from the Natural Resources Conservation Service (NRCS)
 - Provides 80% reimbursement
- Funding will be co-managed by others in basin (e.g., Larimer County and Fort Collins), but Greeley will be manager and fiscal agent
- Stakeholders are also applying for other funding sources:
 - FEMA, Colorado Water Conservation Board, and others

EWP Program Agreement

- Reimbursement agreement (IGA)
Executed in phases
 - Phase 1 is urgent for mitigation before winter
- Council likely to receive several future amendments for consideration
- Water & Sewer Board approved and recommended IGA to Council (10/21)
- The City Manager execute agreement for City Council ratification



EWP Agreement

- Initial Project Budget=\$575,000
 - Field Activities
 - 80% NRCS = \$400,000
 - 20% local match = \$100,000
 - Technical Assistance
 - 100% NRCS = \$75,000
- Subsequent amendments will request additional funds for expanded recovery as more is learned about burn areas



Terms Obligating Greeley

- Operational Obligations
 - Obtain access and permits
 - Develop Plan of Operations to be approved by NRCS
 - Submit performance and fiscal reports
 - Coordinate reimbursement from basin partners
- Financial Obligations
 - Greeley and partners responsible for 20% match and project costs in excess of reimbursement



Recommendation

- Burn area mitigation and recovery needs are urgent
- EWP funds are essential to performing post-fire mitigation work

Therefore;

- **Staff recommends City Council approve agreement by resolution**



Camron Peak Burn Area: 10/30/2020

QUESTIONS ?



Council Agenda Summary

November 17, 2020

Agenda Item Number 17

Key Staff Contact: Joel Hemesath, Public Works Director, 970-350-9795

Title:

Introduction and first reading of an Ordinance authorizing the acquisition of interests in real property located in the City of Greeley for road improvements by purchase or exercise of power of eminent domain pursuant to Section 7 of Article XVI, Section 15 of article II, and Sections 1 and 6 of Article XX of the Colorado Constitution and Colorado Revised Statute § 38-1-101, et seq. (O Street and 59th Avenue Intersection Improvement Project)

Summary:

This ordinance authorizes the acquisition of property interests by purchase or by exercise of power of eminent domain, if deemed necessary, required to construct the O Street and 59th Avenue Intersection Improvement Project.

The O Street and 59th Avenue Intersection Improvement Project has been prioritized to be constructed in 2022 through the City's Capital Improvement Project prioritization process. The City's 2035 Transportation Master Plan identified both O Street and 59th as regional roads. The intersection has seen additional growth in traffic over the past several years and is in need of intersection improvements to reduce delay and increase safety. Key elements of the project include the construction of a roundabout to meet current and future demands, as well as, undergrounding of electric utilities. The City is constructing this project in coordination with Weld County who has committed to funding 25% of the project. As well, this project will receive partial grant funding in 2022 from the State of Colorado as part of a Surface Transportation Block Grant, which will require all phases of the project comply with all Colorado Department of Transportation (CDOT) specifications and procedures as outlined in the CDOT Right of Way Manual.

The Project will require the acquisition of tracts of fee simple right of way, permanent easements, and temporary construction easements from properties adjacent to the intersection. As a State-funded transportation project, acquisitions must conform to provisions of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, as amended (Public Law 91-646). City staff have begun discussions with owners within the project area. As the Project progresses, staff will continue to work with owners to meet the goals of the project, address site considerations, and acquire the property interests necessary for the project. Staff fully intend to negotiate in good faith and follow a uniform acquisition process for all affected owners. Authorization for the acquisition of property interests by purchase or by exercise of power of eminent domain, if deemed necessary, is needed to meet the schedule and budget

requirements of the project, as well as, comply with federally-funded project acquisition requirements.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	To be negotiated
What is the annual impact?	None
What fund of the City will provide Funding?	312 - Transportation
What is the source of revenue within the fund?	Road Development Fees
Is there grant funding for this item?	Yes
If yes, does this grant require a match?	Yes - \$276,000
Is this grant onetime or ongoing?	Onetime
Additional Comments:	Grant match and construction are funded in 2022. The grant award will be for \$1,329,000.

Legal Issues:

The Colorado Constitution and the Greeley Municipal Code authorize the City to acquire interests in real property for public purposes, including by eminent domain when deemed necessary.

Other Issues and Considerations:

None

Applicable Council Priority and Goal:

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and final reading for December 1, 2020.

Attachments:

1. Conceptual Plan Drawing – O Street and 59th Avenue Intersection Improvement Project
2. Ordinance
3. Exhibit A to Ordinance – Property Ownership Map

THE CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2020

AN ORDINANCE AUTHORIZING THE CITY OF GREELEY TO ACQUIRE INTERESTS IN REAL PROPERTY LOCATED IN GREELEY, COLORADO FOR ROAD IMPROVEMENTS AND ASSOCIATED FACILITIES BY PURCHASE OR EXERCISE OF THE POWER OF EMINENT DOMAIN, PURSUANT TO SECTION 7 OF ARTICLE XVI, SECTION 15 OF ARTICLE II, AND SECTIONS 1 AND 6 OF ARTICLE XX OF THE COLORADO CONSTITUTION AND COLORADO REVISED STATUTES § 38-1-101, ET SEQ. (O STREET AND 59TH AVENUE INTERSECTION IMPROVEMENT PROJECT)

WHEREAS, the City of Greeley (“City”) is a Colorado home-rule municipality authorized by Article II, Section 15, and Article XX, Sections 1 and 6 of the Colorado Constitution, as affirmed by the City’s Charter, Sections 1-3, to exercise the power of eminent domain to acquire real property to construct, operate and maintain transportation systems and other public works and everything required to do so, with the payment of just compensation; and,

WHEREAS, Article 15 of Title 31, and Article I of Title 38, Colorado Revised Statutes, provide statutory authority and procedures for the exercise of the power of eminent domain by the City; and

WHEREAS, the City has determined that the public infrastructure improvements to O Street and 59th Avenue by the City are needed for improved traffic flow and safety of the intersection; and

WHEREAS, in order to complete the project the City must acquire additional real property; and

WHEREAS, the project will receive partial funding from the State of Colorado as part of a Surface Transportation Block Grant; and

WHEREAS, as a State-funded project, the acquisitions must conform to the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970; and

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

Section 1. The City Council hereby finds and determines that it is in the interest of the health, safety and welfare of the public, serves a public purpose, and is necessary, to acquire, through the exercise of the power of eminent domain, the property generally described on Exhibit A attached hereto and incorporated by reference herein, for improvements to O Street and 59th Avenue (“Property”), for improved traffic flow and safety of the intersection.

Section 2. Should City staff be unsuccessful in negotiating a mutual agreement for the purchase of the Property, the City Council hereby directs City staff to begin acquisition by eminent domain, including, but not limited to, obtaining immediate possession of the Property, pursuant to the above-named statutes.

Section 3. The City Council hereby ratifies any previous actions by City staff in providing notice of the City's intent to acquire the Property and extending an offer to purchase the Property. Nothing contained in this ordinance shall be construed as precluding or preventing continued good faith negotiations by City staff in an effort to purchase the Property.

Section 4. This ordinance shall take effect five (5) days after its final publication as provided by the City’s Charter, Section 3-16.

PASSED AND ADOPTED, SIGNED AND APPROVED this _____ day of _____, 2020.

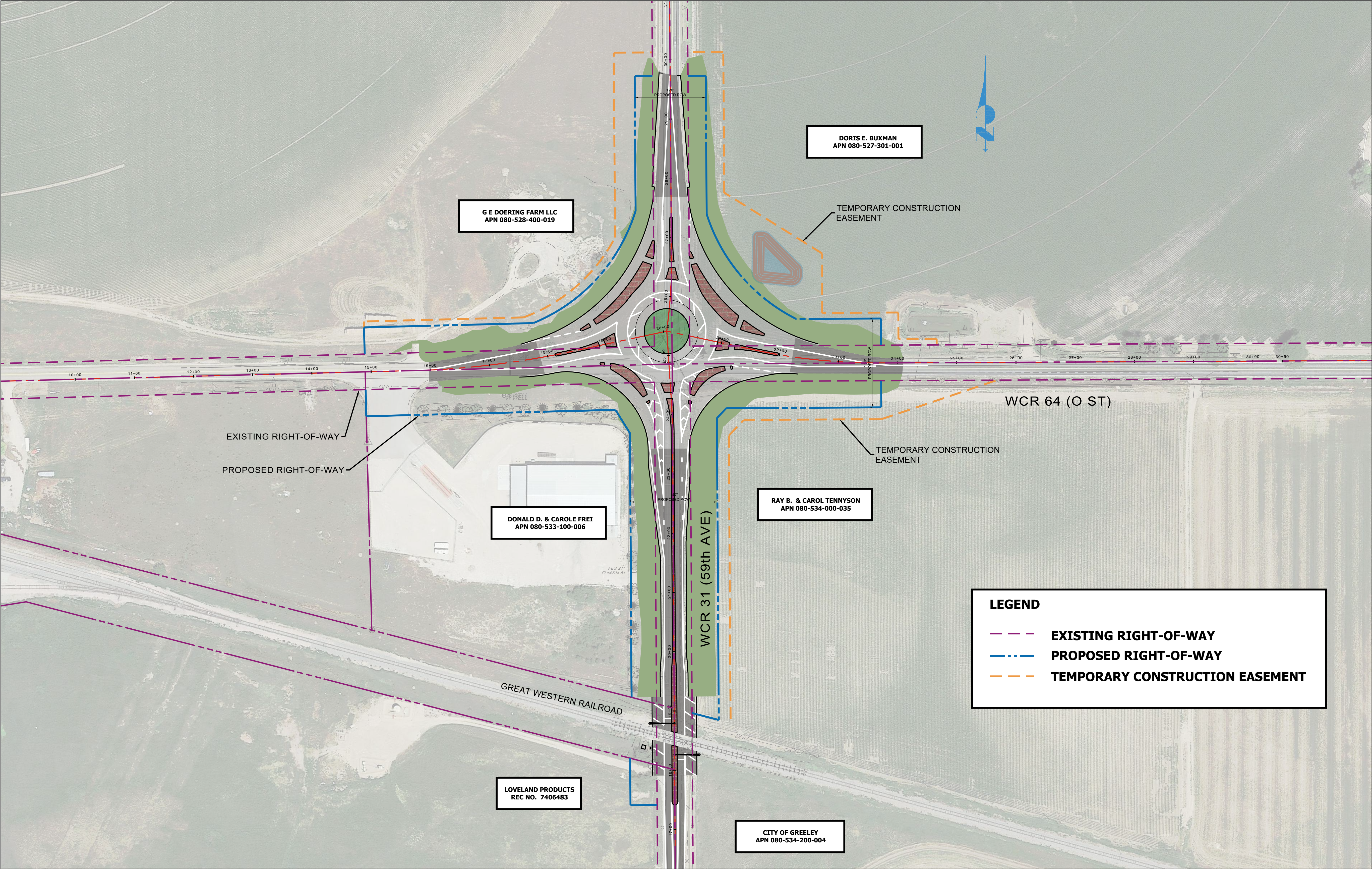
ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

Attachment: Exhibit A – Property Ownership Map



O STREET & 59th AVENUE INTERSECTIONS IMPROVEMENTS
CONCEPTUAL ROUNDABOUT AND AT-GRADE CROSSING LAYOUT

Council Agenda Summary

November 17, 2020

Agenda Item Number 18

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Kira Stoller, Planner, 970-336-4050

Title:

Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from Gateway Park and Centerplace PUD's (Planned Unit Developments) to the Greeley West Multifamily PUD (Planned Unit Development), changing the underlying land use designations for approximately 13.31 acres of land located west of 38th Avenue, east of 42nd Avenue and directly south of Greeley West Park, known as the Greeley West Multifamily Rezone

Summary:

The City of Greeley is considering a request to rezone approximately 13.31 acres of land from PUD (Gateway Park & Centerplace) to PUD (Greeley West Multifamily).

The Planning Commission will consider this request on November 10, 2020.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a quasi-judicial process.

Other Issues and Considerations:

None noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and final reading for December 1, 2020.

Attachments:

Ordinance

Vicinity Map

Planning Commission Summary (Staff Report) (November 10, 2020)

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2020

CASE NO. ZON2020-0007

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM GATEWAY PARK AND CENTERPLACE PUD'S (PLANNED UNIT DEVELOPMENTS) TO THE GREELEY WEST MULTIFAMILY PUD (PLANNED UNIT DEVELOPMENT), CHANGING THE UNDERLYING LAND USE DESIGNATIONS FOR APPROXIMATELY 13.31 ACRES OF LAND LOCATED WEST OF 38TH AVENUE, EAST OF 42ND AVENUE AND DIRECTLY SOUTH OF GREELEY WEST PARK, KNOWN AS THE GREELEY WEST MULTIFAMILY REZONE

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

Section 1. The following described property located in the City of Greeley is hereby changed from the zoning districts referred to as the Gateway Park PUD and Centerplace PUD, to the Greeley West Multifamily PUD zoning for 13.31 acres of property, in the City of Greeley, County of Weld, State of Colorado:

See attached legal description

Section 2. The boundaries of the pertinent zoning district as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF _____, 2020.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor

Legal Description

A parcel of land being Lot 1 of OTG at Centerplace recorded September 15, 2014 as Reception No. 4045666 of the Records of Weld County, and those portions of 38th Avenue and 42nd Avenue adjoining to said Lot 1, all situate in the Southeast Quarter (SE1/4) of Section Fourteen (14), Township Five North (T.5N.), Range Sixty-six West (R.66W.), Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, more particularly described as follows:

BEGINNING at the Center Quarter Corner of said Section 14 and assuming the North line of the Southeast Quarter of said Section 14 to bear South 87° 49' 59" East a distance of 2946.70 feet with all other bearings contained herein relative thereto:

THENCE South 87° 49' 59" East along the North line of the Southeast Quarter of said Section 14 and along the Westerly prolongation of the Northerly line of said Lot 1 a distance of 992.77 feet to the intersection of the Easterly prolongation of the Northerly line of Lot 1 and the centerline of 38th Avenue;

THENCE South 00° 15' 29" East along said centerline of 38th Avenue a distance of 647.97 feet to the Easterly prolongation of the Southerly line of Lot 1, OTG at Centerplace;

The following Three (3) courses are along the Southerly and Westerly lines of said Lot 1.

THENCE North 89° 30' 34" West a distance of 680.40 feet to the most Southerly Southwest corner of Lot 1;

THENCE North 01° 19' 06" East along the Westerly line of said Lot 1 a distance of 306.68 feet to the beginning point of a curve, non-tangent to this course;

THENCE along the arc of a curve concave to the Northwest and along the most Westerly Southerly line of said Lot 1 a distance of 336.07 feet, said curve has a Radius of 640.00 feet, a Delta of 30° 05' 10" and is subtended by a chord bearing South 75° 00' 36" West a distance of 332.22 feet to the centerline of 42nd Avenue and to the endpoint of said curve;

THENCE North 00° 05' 35" West along a line parallel with and 40.00 feet Westerly of the most Westerly line of said Lot 1 a distance of 459.01 feet to the Center Quarter Corner of said Section 14 and to the POINT OF BEGINNING.

Said described parcel of land contains 13.31 acres, more or less.

Vicinity Map



Legend

-  Subject Site
-  Parcels

Greeley West Multifamily Rezone & Preliminary PUD ZON2020-0007 & PUD2020-0006

0 0.075 0.15 0.3 Miles



PLANNING COMMISSION SUMMARY

ITEMS: 1) Rezone the Gateway Park PUD (Planned Unit Development) and the Centerplace PUD to Greeley West Multifamily PUD
2) Approval of a Preliminary PUD Plan

FILE NUMBER: ZON2020-0007 & PUD2020-0006

PROJECT: Greeley West Multifamily Rezone & Preliminary PUD

LOCATION: West of 38th Avenue, east of 42nd Avenue and directly south of Greeley West Park

APPLICANT: Sam Coutts of Ripley Design, on behalf of Natalie Dustman of McWhinney Real Estate Development

CASE PLANNER: Kira Stoller, Planner II

PLANNING COMMISSION HEARING DATE: November 10, 2020

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 Sections 18.30.050(c)(3) and 18.32.040(b) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request from Sam Coutts of Ripley Design, on behalf of Natalie Dustman of McWhinney Real Estate Development, to rezone approximately 13.31 acres of land from PUD (Gateway Park & Centerplace) to PUD (Greeley West Multifamily) and a Preliminary PUD Plan for approximately 12.44 acres of property located west of 38th Avenue, east of 42nd Avenue and directly south of Greeley West Park (*see Attachment A – Vicinity Map*).

A. REQUEST

The applicant is requesting approval to rezone two existing PUDs to a new Preliminary PUD, in order to establish one cohesive PUD plan for approximately 12.44 acres of land, to be known as the Greeley West Multifamily PUD (*Attachment B – Applicant Narrative*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: R-L (Residential Low Density)

South: PUD (Gateway Park)

East: PUD (Gateway Park)

West: R-M (Residential Medium Density) & PUD (Virginia Hills South)

Surrounding Land Uses:

North: Greeley West Park

South: Vacant land

East: Multi-family housing

West: Single & multi-family housing

Site Characteristics:

The subject site is approximately 12.44 acres in size (*see Attachment C – Property Boundary Map*). The property has not been previously developed, aside from an oil and gas operation, which was abandoned in the last few years. The site is currently vacant, apart from a small number of trees that are scattered across the property (*see Attachment D – Site Analysis Map*).

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” uses and the Final PUD (Case No. Z 8:82) approved the site for oil and gas development. A number of PUDs have existed on the property overtime, but the site is presently governed by two different approvals, due to a change in the alignment of 24th Street. Approximately 5.25 acres on the northwest portion of the property is currently governed by the Gateway Park PUD, which was established in 1985 (Case No. Z 3:83). This PUD designated the subject site as being for residential uses of varying densities (10 to 30 dwelling units per acre). The second PUD approval, which currently governs the remaining approximately 7.19 acres of the site, is the Centerplace PUD that was approved in 2000 (Case No. PUD 16:00). The Centerplace Preliminary PUD designated the subject site for high density multifamily uses, which allows for all uses permitted in the R-H (Residential High Density) zone district. The current code states that high-density residential development typically contains a gross density of 10 to 20 dwelling units per acre. The corresponding Final PUD was approved in 2002 and platted the subject site as a tract, but did not further outline any use or design regulations (Case No. PUD 2:02).

The applicant is requesting approval to rezone the two existing PUDs to create a new Preliminary PUD, and establish one PUD plan for the site with cohesive development standards. The proposed PUD plan for the Greeley West Multifamily PUD would allow for a mix of residential, commercial and

institutional uses, as well as limited industrial uses (*see Attachment E – Preliminary PUD Plan*). The applicant proposes to develop the subject site with a multifamily development, which would consist of 298 dwelling units. As proposed, the density would be to approximately 24 dwelling units per acre, which is equal to the overall density that is already permitted on the site under the existing PUD approvals. The development would include a clubhouse, detached garages and a number of outdoor amenity areas for residents to enjoy. Additionally, pedestrian connectivity is provided to Greeley West Park, which is located directly north of the subject site.

The Greeley West Multifamily PUD proposes a variety of standards that differ from the base Development Code regulations, but which encourage innovative design and incentivize usable open space. The usable open space is 10% more than what the code requires, in exchange for an increased density. To help transition from the existing single-family development northwest of the subject site, any buildings fronting 42nd Avenue would be limited to a height of 30 feet, while the remaining structures would be allowed a maximum elevation of 45 feet. The proposed PUD plan does not specify any architectural standards, but the preliminary building elevations for the site include four different structure types with similar design elements. Landscaping requirements would focus on water-wise design and native materials and reduced setbacks are supplemented by enhanced streetscapes. Additionally, stormwater is proposed to be treated by the use of a raingarden.

E. APPROVAL CRITERIA

1. In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 18.30.050 applicable to the rezoning of land:

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

Staff Comment: The subject site is currently governed by two different PUDs, due to an outdated alignment for 24th Street. This makes it difficult to propose a cohesive development for the property, because the varying standards between the two plans are not easily combined. While the subject property has remained vacant (likely somewhat due to the aforementioned factors), the surrounding area has experienced immense change in the recent past. A large amount of the growth has been concentrated on commercial retail uses and fast casual dining, however, other institutional and residential development has begun to be constructed as well. Because this neighborhood is designated as a mixed use high intensity area on the Land Use Guidance Map, encouraging additional residential development in the area would help to support the surrounding commercial uses, with additional customers who would not have to be vehicle dependent.

The proposal complies with this criterion.

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

Staff Comment: The two existing PUDs that apply to the subject site have both been in place for over fifteen years. The Gateway Park PUD was established in 1985 and the Centerplace PUD was established in 2000. Despite the existence of these two PUDs, the property has not been previously developed, aside from the abandoned oil and gas facilities.

The proposal complies with this criterion.

c. Are there clerical or technical errors to correct?

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

This criterion is not applicable to this request.

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

Staff Comment: There are abandoned oil and gas facilities on the subject site that would impact development. The applicant is proposing a 50 foot setback from the abandoned facilities to any new buildings. Staff is unaware of any other environmental impacts on the property that were not considered during the original zoning of the property.

This criterion is not applicable to this request.

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

Staff Comment: Although the proposed rezone is not necessary to provide land for a community related use, which was not previously anticipated, the two PUD plans that apply to the subject site were adopted prior to the adoption of the *Imagine Greeley Comprehensive Plan (2018)*. Establishing a new PUD for the property would help to ensure that the site develops in a manner that is consistent with the goals and objectives of the City's current comprehensive plan, whereas maintaining the existing PUD approvals might make it difficult to develop the site at all, because there are inconsistent standards between the two plans. This rezone request makes

it possible for the two existing PUD approvals to be combined into one unified plan for the subject site.

The proposal complies with this criterion.

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

Staff Comment: The proposed PUD would have an impact on the immediate neighborhood, through increased traffic and the visual change of developing the vacant site. However, it should be noted that these factors are already possible under the existing site zoning because the previously established PUDs, which currently apply to the subject property, also planned for high density residential development. Police and Fire already provide service to the area, while water and sewer service is available in close proximity to the site. The PUD plan proposes three direct pedestrian connection points to Greeley West Park (located directly north of the site) which would likely result in increased use of this facility. Additionally, 38th Avenue would be improved with additional turn and bike lanes. The details of the utility and roadway improvements would be addressed as part of the Final PUD.

The proposal complies with this criterion.

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

Staff Comment: The subject site is currently zoned PUD and the applicant proposes to maintain this designation. However, a new Preliminary PUD plan with revised use and design standards is to be established for the property. This rezone criterion is similar to one of the conditions governing the creation of a Preliminary PUD and additional details regarding the proposed PUD plan's consistency with the Imagine Greeley Comprehensive Plan are detailed below (see item 2b).

The proposal complies with this criterion.

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

Staff Comment: There is not a previously approved zoning suitability plan for the property.

This criterion is not applicable to this request.

2. In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 18.30.050 applicable to the rezoning of land:

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

Staff Comment: The subject site is approximately 12.44 acres and meets the minimum size to be considered for the establishment of a PUD.

The proposal complies with this criterion.

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

Staff Comment: The proposed PUD plan is consistent with the following Imagine Greeley Comprehensive Plan policies:

Objective EH-2.5 Walkability & Bikability: Plan and design neighborhoods so that employment, schools, shopping, parks, transit stops, and other facilities are within a 10 minute safe walk of housing wherever feasible.

Objective EH-2.6 Built Environment: Encourage the construction of built environments that support health and active living, such as mixed-use centers, corridors, and neighborhoods that support walkability, providing safe options for active transportation, and considering the safety and comfort of all users when designing streets, parks, and other public spaces.

Objective GC-1.2 Form of Growth: Encourage a compact urban form over sprawl or leap-frog development.

Objective GC-1.6 Transitions to Parks and Open Lands: Ensure that new development abutting land that is intended to remain undeveloped, such as parks, open lands, environmentally sensitive areas, and agricultural land with conservation easements, provides for transitions in uses and intensity that mitigate impacts on these adjacent areas.

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.

Objective NR-4.3 Landscaping and Plant Species: Promote the use of landscaping with species appropriate to the local climate conditions.

Objective TM-1.2 Pedestrian Movements: Ensure pedestrian movement and accessibility is considered in the design and construction of all public and private development projects. Ample and safe sidewalks and other pedestrian pathways within and between developments should be provided.

Staff Comment: The Greeley West Multifamily PUD proposes a compact form of growth which is sensitive to the surrounding area. Providing additional high density residential along the Centerplace corridor would enhance the mixed-use center that has been developing in the vicinity. Residents would be within walking distance of various shopping options, as well as a park, school, public transit and other facilities. Additionally, the applicant proposes to provide enhanced landscaping consisting of water-wise plants on the site.

The proposal complies with this criterion.

c. Upon the specific request of the landowner or upon the recommendation of the Planning Commission or City Council, the two-acre requirement in Subsection (1) above may be waived if, after considering the proposed development requested, the City Council finds that such waiver would be beneficial to the City and foster the objectives of this Code and the Land Use Chapter of the City's Comprehensive Plan.

Staff Comment: This criterion is not applicable to this request.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site was originally platted as a portion of Tract C of the Centerplace Subdivision on December 16, 2002 (rec # 3015394). The existing 12.44 acre lot was created via a replat of Tract C, under a subdivision known as OTG at Centerplace, which was recorded on September 15, 2014 (rec # 4045666).

2. HAZARDS

An old oil and gas facility impacts the subject site and a 50 foot setback from the abandoned well has been designated on the PUD plan to protect the surrounding development. Staff is unaware of any other hazards on the property.

3. WILDLIFE

The subject site is not located within an area of ecological significance. However, there are some prairie dogs inhabiting the property, which would need to be relocated or humanely removed by the developer. This matter would be evaluated further during the Final PUD process.

FLOODPLAIN

The property is not located within any flood zones.

4. DRAINAGE AND EROSION

The property would be graded to drain in a similar manner to the existing conditions, with water generally flowing from southwest to northeast. Stormwater would be directed to a rain garden that is proposed on the northeast corner of the site to provide water quality treatment. Thereafter, water would be conveyed to a storm pipe, which would release flows to Greeley West Park, directly north of the proposed development. No stormwater detention is planned with the project, as sufficient capacity already exists within the neighboring park. A stormwater management plan for erosion and sediment control would be reviewed as part of the Final PUD.

5. TRANSPORTATION

The subject site has frontage along 38th and 42nd Avenues and one point of direct access to the development is proposed on each of these existing roadways. Greeley-Evans Transit (GET) provides service to the area along 38th Avenue, 24th Street (east of the site) and Centerplace Drive. The proposed multifamily project necessitates widening 38th Avenue to accommodate a left turn lane into the development, as well as bike lanes on either side of the road. This requires the dedication of additional right-of-way, which would occur as part of the Final PUD process.

A traffic memorandum (*see Attachment F - Traffic Memo*) evaluating the short-term traffic impacts of the proposed project was submitted as part of the Preliminary PUD application. Based on this analysis, it is not anticipated that the increased traffic would result in different levels of service (LOS) from the current conditions. The only exception to this is for the southbound left turn lane at 38th Avenue and Centerplace Drive, which currently operates under LOS E and is expected to operate under LOS F during afternoon peak hours. The additional traffic projected at this location is not sufficient to warrant signalization of the intersection. The City's Traffic Engineer reviewed the traffic memo and does not have any substantial concerns at this point. A more detailed long-term analysis is to be submitted and reviewed as part of the Final PUD.

G. SERVICES

1. WATER

The City of Greeley provides water services to the area. The applicant intends to make two connections to existing water lines in order to serve the proposed development via a water main loop, which would run along the outer drive aisles of the site. One connection would be made to the water main in 24th Street (located east of the subject site) and a second connection would be made to a water main in 42nd Avenue.

2. SANITATION

The City of Greeley provides sanitary services to the area. The sewer service is also proposed to come from two locations. One connection would be made to the existing main in 42nd Street. The second location is still to be determined, but three different options exist. The first option would be to connect to an existing main in 24th Street (east of the property), however this would require modifying some of the existing storm infrastructure in the area. If this connection is not deemed feasible, one alternative would be to tie into the private sewer main at Serenity Village Apartments (located on the east side of 38th Avenue). Going this route would require approval from the property owner of the private main, as well as the establishment of an easement, and the City would require the main to be converted to public use. If neither of the aforementioned options work out, the last alternative would be to install a lift station and force main. The specifics of the sewer design would be resolved as part of the Final PUD.

3. EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #5 is located along 47th Avenue, less than one mile west of the subject site.

4. PARKS AND OPEN SPACES

No public parks or regional open space areas are impacted or proposed as part of this request. However, as is the case with all multi-family developments, Park & Trail Development Fees would be required (2020 fee = \$7534/unit). Cash-in-lieu for parkland dedication does not apply to this project because the site was previously platted.

5. SCHOOLS

No schools are proposed or located on the subject site. The site is served by Meeker Elementary School, Brentwood Middle School, and Greeley West High School. Because the project was submitted prior to the City's adoption of an intergovernmental agreement with Weld County School District 6, to facilitate the adequate provision of schools in conjunction with the growth of residential land development, no land dedication or cash-in-lieu for schools would be required for this project.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Visual impacts would be reviewed as part of the Final PUD process. The applicant has proposed enhanced landscaping along 38th and 42nd Avenue to account for reduced setbacks. Additionally, the buildings proposed along 42nd Avenue would be limited to a maximum height of 30 feet, to limit the visual impact to the existing neighbors.

2. NOISE

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

I. PUBLIC NOTICE AND COMMENT

Letters regarding a remote neighborhood meeting for the proposed Rezone and Preliminary PUD were mailed on July 7, 2020, to property owners within 500 feet of the site pursuant to Development Code Requirements, which allows the City to require a meeting, where the applicant preliminarily presents a land use proposal to the immediate neighborhood. As a note, the original application for this project included an additional 9.99 acre tract of land located directly south of the subject site, which was to contain commercial land uses. The neighborhood meeting discussed the project proposal under this initial scope (referred to as the Centerplace Drive Mixed-use PUD) and the applicant revised their application to only encompass the northern 12.44 acre lot at a later date.

The remote neighborhood meeting took place, via Zoom on July 16, 2020, and was attended by a number of neighboring residents. Some individuals also contacted City staff with questions and concerns ahead of the meeting (*see Attachment G - Public Input*). The general issues raised pertained to increased noise and traffic to the surrounding area as a result of the increased density. A number of individuals voiced frustrations about the speed at which drivers currently travel through the Virginia Hills neighborhood (northwest of the subject site) and wanted to know whether the City would implement any kind of traffic calming. City staff responded by indicating that traffic calming efforts, such as speed bumps or raised cross walks, are generally no longer supported by Public Works. Another attendee asked about the location of the entrances to the development and requested that any access to 42nd Avenue be located to avoid the glare of car headlights into adjacent homes. Shortly after the neighborhood meeting, the applicant worked to relocate the western entrance further to the south, to reduce the potential for any vehicle headlights to impact the homes on the west side of 42nd Avenue.

Letters regarding the public hearing for the proposed Rezone and Preliminary PUD were mailed on October 26, 2020, to property owners within 500 feet of the site. Notice signs were posted on the site on October 30, 2020. Public notice was also published in the newspaper on November 4, 2020. No comments have been received to date, November 4, 2020.

J. MINERAL ESTATE OWNER NOTIFICATION

The applicant mailed the required notice regarding the initial public hearing for the proposed PUD to all mineral rights owners on October 9, 2020. Staff received no corresponding inquiries to date, November 4, 2020.

K. PLANNING COMMISSION RECOMMENDED MOTIONS

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from Planned Unit Development (PUD) to Planned Unit Development (PUD) meets Development Code Section 18.30.050(c)(3) a, b, e, f and g and therefore, recommend approval of the rezone to City Council.
2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Greeley West Multifamily Preliminary PUD Plan meets Development Code Section 18.32.040(b) and therefore recommends approval to City Council.

ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Applicant Narrative

Attachment C – Property Boundary Map

Attachment D – Site Analysis Map

Attachment E – Preliminary PUD Plan

Attachment F – Traffic Memo

Attachment G – Public Input

Vicinity Map



Legend

-  Subject Site
-  Parcels

Greeley West Multifamily Rezone & Preliminary PUD ZON2020-0007 & PUD2020-0006

0 0.075 0.15 0.3 Miles





Greeley West Multifamily Preliminary PUD

Project Narrative – 10/15/2020

Introduction

McWhinney is a comprehensive real estate development, investment and management firm who got their start in Northern Colorado and has now grown to serve Denver, Omaha, Portland and southern California. With decades of experience in multifamily development, McWhinney is excited to bring their expertise and brand to the Greeley market.

The applicant is proposing to create a new Planned Unit Development on Lot 1 of the OTG at Centerplace subdivision. The project is bounded by Tract A of the OTG at Centerplace subdivision to the south, 38th Avenue to the east, 42nd Avenue to the west and the Greeley West Park to the north. The site is currently zoned PUD, although via two separate PUD's documents. The Centerplace Concept Plan and Preliminary PUD planned most of the site for high density multifamily and low intensity commercial in July of 2000. The northwestern portion of the site is still governed by the Gateway PUD based on the outdated conceptual alignment of 24th Street. This package includes multiple applications: a request to rezone the property from PUD to PUD to create one cohesive master plan for the area; a Preliminary Planned Unit Development; and several easement dedications. Refer to the separate Easement Dedication Narrative for more information on the several easements being dedicated and vacated.

Master Plan and Site Design

The attached application provides a Master Plan, Illustrative Site, and Illustrative Landscape Plan. The Master Plan is intended to be the guiding planning document for the development of Lot 1. It depicts general access locations, setback requirements, allowable uses, building heights, open space requirements, landscape requirements and density regulations. The Master Plan allows a mix of commercial, residential, industrial, and institutional uses. The PUD identifies several design standards as being different than current Development Code standards which better achieve Imagine Greeley's vision for the area. The attached PUD Review Criteria Analysis letter outlines the justification for those changes.

The Preliminary PUD achieves the land use goals of the Master Plan via a proposed multifamily project on Lot 1. The project presents 298 dwelling units on approximately 12 acres for a density of roughly 24 dwelling units per acre. The project also includes a clubhouse, several outdoor amenity areas and detached garages located throughout the site. It is the applicant's goal to obtain land use approval quickly and efficiently. Given that, this site plan is preliminary in nature and the outdoor amenities shown are conceptual, shown as an idea of what type of program



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

o: 970.224.5828 | w: ripleydesigninc.com

RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521

elements will be included with the Final PUD application. The detailed design of the outdoor amenity areas will occur after the public hearings for the Rezone and Preliminary PUD.

The project provides two vehicular accesses: the eastern access from 38th Avenue and the western access from 42nd Avenue. Interior vehicular circulation is proposed mainly as a loop around the perimeter with one drive aisle bisecting the site. Traffic calming crosswalks have been added to the northern drive aisle to mitigate and deter cut-through traffic between 38th Avenue and 42nd Avenue. A thirty-foot-wide emergency access easement has been provided in a loop around the development for perimeter and aerial access requirements. Pedestrian circulation is proposed to follow the parking layout as well as numerous walks through common open spaces. Three enhanced pedestrian connections will also be provided from the site to the Greeley West Park to the north.

The western access to the site is from 42nd Avenue. This access point has been moved south in order to limit the development's light, noise and traffic impacts to the adjacent single family to the north. The development centers the entry from 38th Avenue on a clubhouse which will also contain the leasing and management staff. The multifamily buildings are located so that each has access to parking and fronts common open space. They are grouped together towards the interior of the site in effort to maximize the usability of the green space and provide ample connectivity between spaces and view corridors. Over four acres has been designated as open space, with roughly two and a half acres being usable and outdoor amenity space.

The projects comply with City parking standards utilizing rates for studio, one-bedroom and two-bedroom units, as well as guest parking with a total of 525 parking spaces being provided. Included in that total is 42 detached and 10 attached garage spaces. Parking is located around the perimeter of the site. Parking setbacks vary from ten to twenty feet throughout the site depending on the landscape buffer in each location. Landscape buffers are provided along the perimeter of each property boundary to screen the parking lot and detached garages. An enhanced landscape will be provided along the right-of-way for 42nd and 38th Avenues to ensure an attractive frontage is presented to the public.

Utilities and Drainage

The project plans to provide a watermain through the project site comprised of a large loop running in the outer drive aisles. The loop will be a combination of 8" and 12" lines. Domestic water meters, fire lines and fire hydrants will all pull from this loop. Two connections for the water loop will be provided. The first connection is currently planned to be taken from an existing water main in 24th Street, east of the Centerplace project. Our second point of connection will come from a connection to the existing water main in 42nd Avenue.

Sewer service will also be taken from two locations. The first location is an existing main in 42nd Street. That connection will serve the most western buildings. The second sewer service connection will likely be in 24th Street as well. This connection is still in discussion with City staff and will require some modifications to the existing storm infrastructure in 24th Street. In the event that this connection cannot be made, a connection can be made to a sewer main in the Serenity Apartments that is



currently a private main. Accessing this main will require permission from the apartments along with an easement, and the main would need to be converted to a public main.

In the event that modifications to the existing storm infrastructure is not allowed in 24th Street and that the connection cannot be made to the apartment main, the project will likely look to a small lift station and force main, however this solution is not desired by the applicant or staff.

The site will be graded to drain in a similar manner to the existing site, with flows generally travelling around the outer drive aisles and moving from the southwest to the northeast. Stormwater will be conveyed to a rain garden located within landscape area on the north east side of the project. This rain garden will provide water quality treatment for the site. Flows will be conveyed via the rain garden to a storm pipe in the northeast corner of the site that will release flows into the park to the north. No detention is planned for the site as it is accounted for in the Greeley West Park.

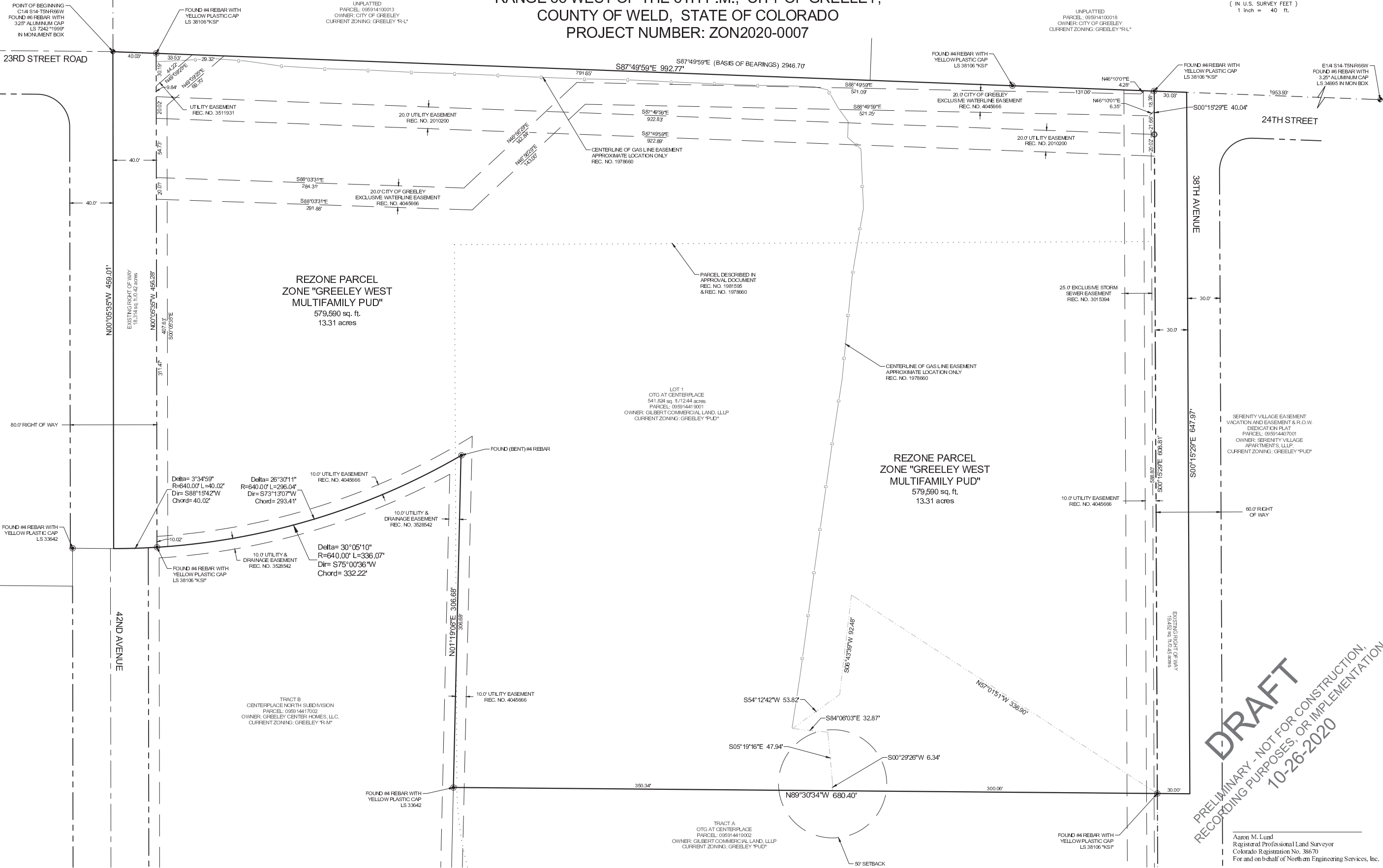
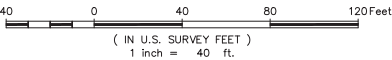
Architectural Design

The PUD does not present overall specific architectural guidelines for future development. Instead it defers to Greeley's Development Code, as amended. As for the preliminary design for Lot 1, the goal architecturally is to create interest around the entirety of the building footprint. The site is made up of three different three-story building types along with a two-story building designed to resemble a townhome. All buildings will be built, owned, and maintained as multifamily products and will not have individual fee simple lots. Each building will have a similar architectural style that will complement each other and work together as a cohesive site plan. The buildings have entries located along the drives and parking areas in most areas and in some cases on the short ends of the buildings to increase ease of access from the walk system throughout. The majority of the unit plans have balconies to create a varied exterior wall plane and aid in articulation along each façade as well as offering outdoor space for most residents.



GREELEY WEST MULTIFAMILY PUD PROPERTY BOUNDARY MAP

LOT 1, OTG AT CENTERPLACE
AND ADJACENT HALF-WIDTH OF RIGHT OF WAY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY,
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ZON2020-0007



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

SECTION:	14
TOWNSHIP:	5 N
RANGE:	66 W of the 6th PM

NORTHERN ENGINEERING

NE

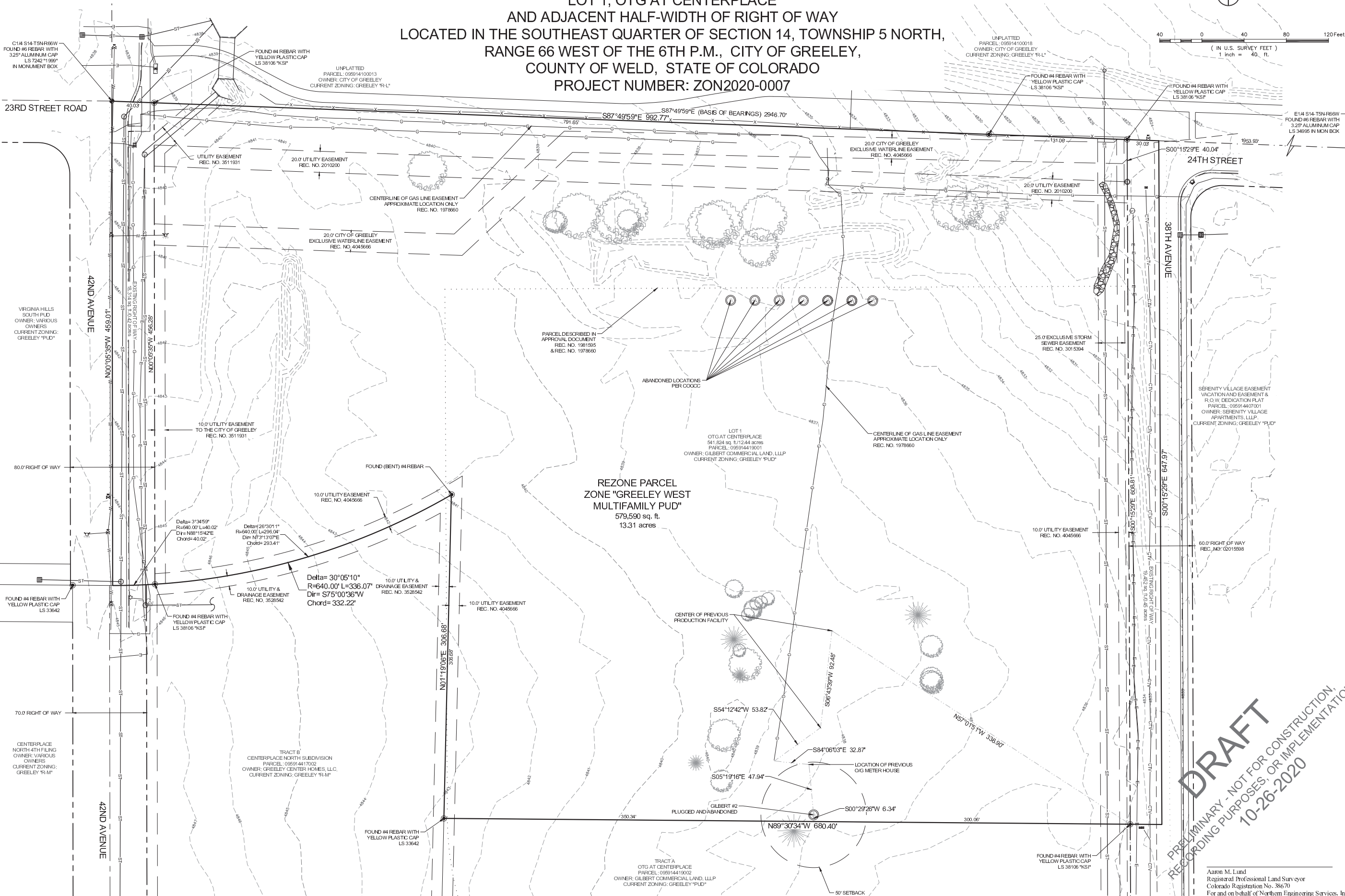
PROJECT: 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 217

GREELEY WEST MULTIFAMILY PUD SITE ANALYSIS MAP

LOT 1, OTG AT CENTERPLACE
AND ADJACENT HALF-WIDTH OF RIGHT OF WAY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY,
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ZON2020-0007



40 0 40 80 120 Feet
(IN U.S. SURVEY FEET)
1 inch = 40. ft.



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. If no event may any action based upon any defect in this survey is commenced more than ten years after the date of the certificate shown hereon.

SECTION:

14

TOWNSHIP:

5 N

RANGE:

66 W of the 6th PM

**NORTHERN
ENGINEERING**



DATE:

09/03/2020

PROJECT:

1719-001

CLIENT:

A. Lund

SCALE:

1" = 40'

REVIEWED BY:

A. Lund

DRAWN BY:

A. Lund

GREELEY WEST MULTIFAMILY PUD
LOT 1, OTG AT CENTERPLACE
GREELEY, COLORADO

DRAFT
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES, OR IMPLEMENTATION
10-26-2020

Aaron M. Lund
Registered Professional Land Surveyor
Colorado Registration No. 38670
For and on behalf of Northern Engineering Services, Inc.



LAND PLANNER

RIPLEY DESIGN INC.
San Collins, FLA
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MOW-HINNEY
Natalie Dushman
1800 W. 36th Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N. Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108



NORTH

ORIGINAL SIZE 24x36

ISSUED		
No.	DESCRIPTION	DATE
01	PRELIMINARY PUD - ROUND 1	05/07/2020
02	PRELIMINARY PUD - ROUND 2	07/29/2020
03	PRELIMINARY PUD - ROUND 3	09/23/2020
04	PRELIMINARY PUD HEARING	10/16/2020

REVISIONS		
No.	DESCRIPTION	DATE

COVER

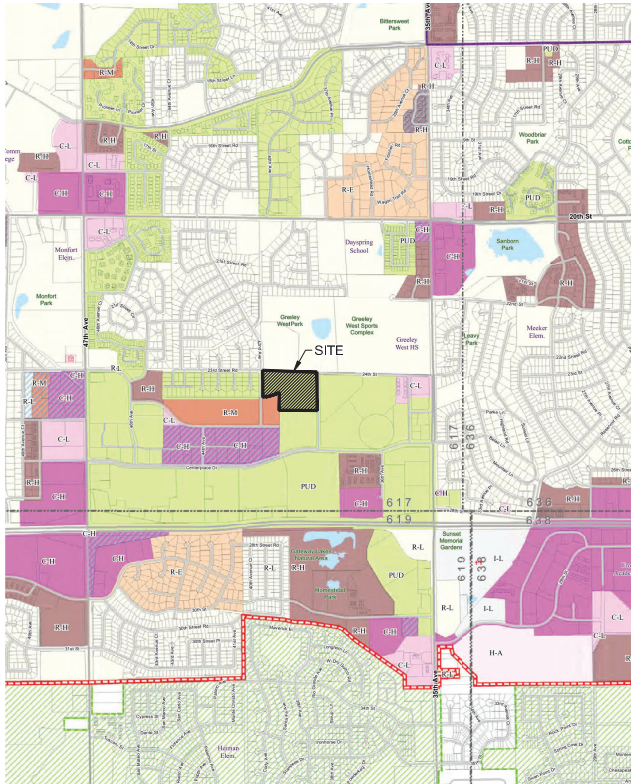
SEAL:



PROJECT No.:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	

VICINITY MAP

SCALE: 1"=1500'



DESIGN STANDARDS

		Existing Gateway PUD (1985)	Existing Centerplace Concept Plan and Preliminary PUD (2000)	Proposed GREELEY WEST MULTIFAMILY PUD
				LOT 1
SIZE	SQUARE FOOT	APPROX. 228,778	APPROX. 313,046	541,824
	ACRE	APPROX. 5.25	APPROX. 7.19	12.4380
ALLOWABLE USES	RESIDENTIAL	RESIDENTIAL***	HIGH DENSITY RESIDENTIAL	SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED (TOWNHOUSE), PAIRED HOMES (DUPEX), MULTIFAMILY, MIXED-USE, GROUP HOMES, INTERMEDIATE & LONG TERM CARE/ASSISTED/INDEPENDENT LIVING UNITS, SECONDARY DWELLINGS
	COMMERCIAL	HIGH TECH	LOW INTENSITY COMMERCIAL	ENTERTAINMENT ESTABLISHMENTS, BED & BREAKFAST, HOTEL/MOTEL, MEDICAL AND DENTAL OFFICES/CLINICS, NURSERIES/GREENHOUSES, OFFICES, PARKING LOTS AND STRUCTURES, MEMBERSHIP/HEALTH CLUBS, CARWASH AND SERVICE
	INDUSTRIAL	***	***	OIL AND GAS OPERATIONS, UTILITY SERVICE FACILITIES, WIRELESS COMM. FACILITIES
	INSTITUTIONAL AND RECREATIONAL	***	***	CHILD CARE/DAYCARE, SCHOOLS, CHURCHES, HOSPITALS, LIBRARIES, MUSEUMS, COMMUNITY REC CENTER, SPORTS COURTS, OPEN SPACE, PARKS
GROSS DENSITY		30 DU/AC	20 DU/AC	25 DU/AC
DWELLING UNITS	MAXIMUM	158	216	311
	MINIMUM	***	***	0
COMMERCIAL F.A.R.	MAXIMUM	***	***	0.8
	MINIMUM	***	***	0
LOT SIZE	MAXIMUM	***	***	N/A
	MINIMUM	***	***	N/A
LOT COVERAGE MAXIMUM		***	***	70%
REQUIRED OPEN SPACE ²		25%	25%	30%
USABLE OPEN SPACE		***	***	60% OF REQUIRED OPEN SPACE
PARKING		***	***	—
PERIMETER LANDSCAPE AND BUFFERING ³		***	***	SEE MASTER PLAN (THIS SHEET) FOR BUFFER AND ENHANCEMENT LOCATIONS. SEE MASTER PLAN GRAPHIC FOR BUFFER AND ENHANCEMENT LOCATIONS AND LANDSCAPE REQUIREMENTS TABLE FOR DETAILS FOR REQUIREMENTS
BUILDING HEIGHT	2 STORIES; 4 STORIES; 60'-0" (RANGING IN LOCATION)		40'-0"	45'-0", EXCEPT FOR THOSE BUILDINGS WHICH FRONT 42ND AVENUE, IN WHICH CASE HEIGHT SHALL BE LIMITED TO 30'-0"
SEPARATION BETWEEN BUILDINGS		***	***	AS DETERMINED BY INTERNATIONAL BUILDING CODE
SETBACKS FROM:				
COLLECTOR STREET ROW (38TH AVENUE)	PRINCIPLE BUILDING	***	***	20'-0"
	ACCESSORY BUILDING	***	***	25'-0"
	PARKING	***	***	10'-0"
COLLECTOR STREET ROW (42ND AVENUE)	PRINCIPLE BUILDING	***	***	20'-0"
	ACCESSORY BUILDING	***	***	25'-0"
	PARKING	***	***	20'-0"
PRIVATE PROPERTY LINE (INTERIOR/ SIDE LOT LINE)	PRINCIPLE BUILDING	***	***	25'-0"
	ACCESSORY BUILDING	***	***	15'-0"
	PARKING	***	***	10'-0"
PUBLIC OPEN SPACE (ALONG GREELEY WEST PARK)	PRINCIPLE BUILDING	***	***	60'-0"
	ACCESSORY BUILDING	***	***	60'-0"
	PARKING	***	***	10'-0"

NOTES

*** NO STANDARD EXIST

1 DEFER TO GREELEY DEVELOPMENT CODE STANDARDS, AS AMENDED.

2 MINIMUM OPEN SPACE MAY BE REDUCED TO 25%, PROVIDED AT LEAST 2 OF THE FOLLOWING ADDITIONAL AMENITIES ARE PROVIDED: OUTDOOR MOVIE AREA, PASSIVE SEATING AREA OF AT LEAST 1000 SF, OUTDOOR FIRE PITS, OUTDOOR FITNESS ACTIVITY STATIONS ALONG WALKING PATHS, DOG PARK, PODIUM/UNDERGROUND/STRUCTURED PARKING, COMMUNITY GARDEN, PICNIC AREA, OR ROOFTOP DECK. NOT OTHERWISE REQUIRED BY RECREATIONAL AMENITIES OR USABLE OPEN SPACE REQUIREMENTS

3 PERIMETER LANDSCAPE AND BUFFERING STANDARDS AS REQUIRED BY THIS PUD SHALL BE PROVIDED IN LIEU OF BUFFER YARD, COMMON OPEN SPACE LANDSCAPE AND PERIMETER TREATMENT REQUIREMENTS

DEFINITIONS

PRINCIPLE BUILDING SHALL MEAN ANY STRUCTURE BUILT FOR THE SHELTER OR ENCLOSURE OF PERSONS, ANIMALS OR PROPERTY OF ANY KIND, EXCLUDING FENCES OR WALLS. ACCESSORY BUILDING SHALL BE DEFINED AS A DETACHED BUILDING OR STRUCTURE LOCATED UPON THE SAME LOT AS THE PRINCIPAL BUILDING OR STRUCTURE TO WHICH IT IS RELATED, WHICH IS INCIDENTAL TO AND CUSTOMARILY FOUND IN CONNECTION WITH SUCH PRINCIPAL BUILDING OR STRUCTURE AND WHICH IS NOT TO BE USED FOR HUMAN HABITATION.

BUILDING HEIGHT SHALL BE MEASURED FROM THE GRADE PLANE (AS ESTABLISHED BY THE INTERNATIONAL BUILDING CODE) TO THE MIDPOINT OF GABLE, HIP OR SHED ROOFS AND THE HIGHEST POINT OF THE PARAPET OF A FLAT ROOF. MECHANICAL PENTHOUSES SHALL BE EXCLUDED IF SCREENED FROM PUBLIC VIEW.

REQUIRED OPEN SPACE SHALL MEAN THAT PORTION OF A LOT OR SITE NOT ALLOWED TO BE COVERED BY ANY STRUCTURE OR IMPERVIOUS SURFACE, SUCH AS SIDEWALKS OR DRIVEWAYS, EXCEPT WHEN SUCH IMPERVIOUS SURFACE IS COUNTED TOWARD USABLE OPEN SPACE OR RECREATIONAL AMENITY. DETENTION PONDS MAY COUNT TOWARDS REQUIRED OPEN SPACE PER SEC. 18-44-040, AS AMENDED.

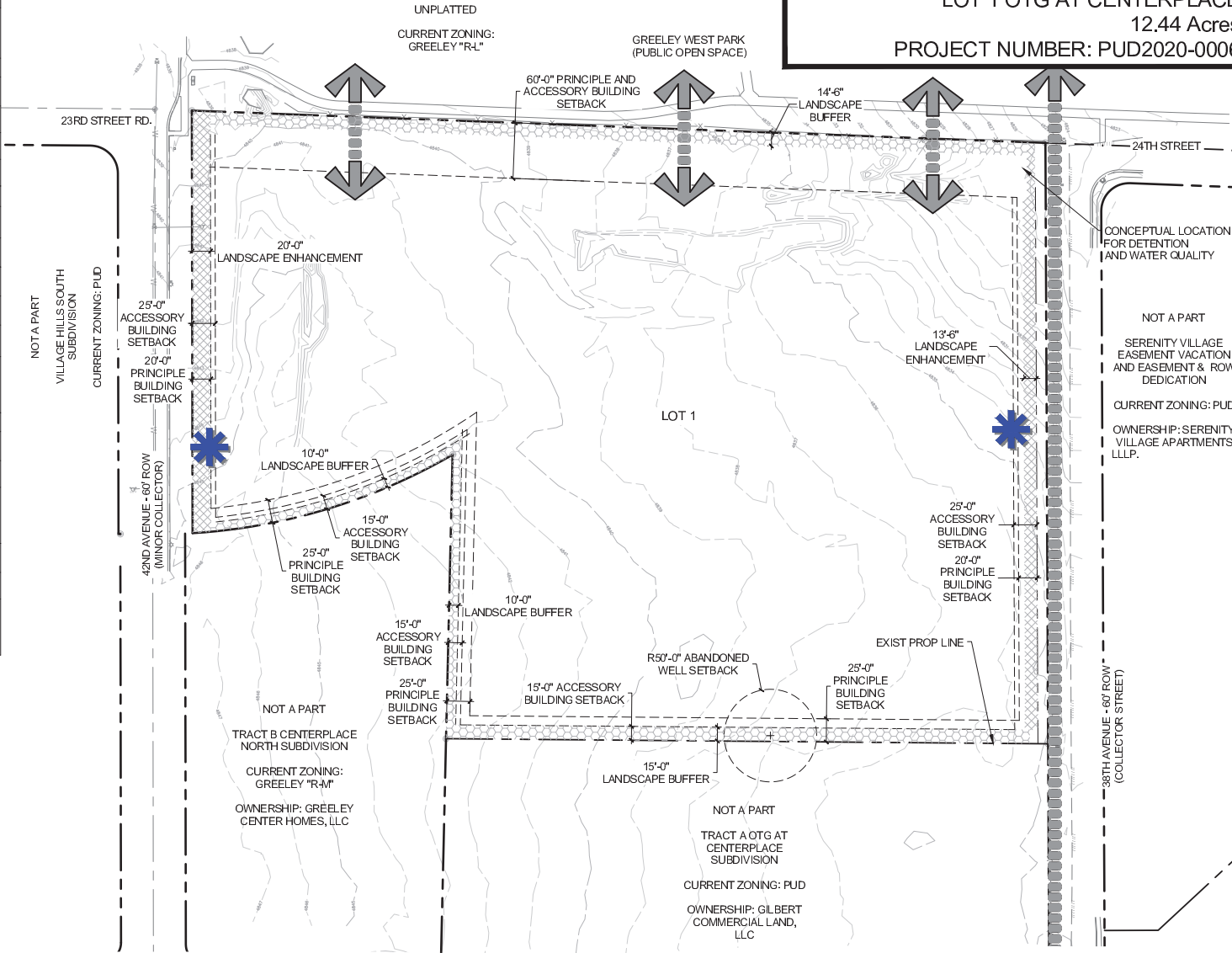
USABLE OPEN SPACE SHALL MEAN AN AREA WHICH IS UNOCCUPIED BY PRINCIPAL OR ACCESSORY BUILDINGS AND WHICH IS AVAILABLE TO ALL OCCUPANTS OF THE BUILDING OR DEVELOPMENT FOR USE FOR RECREATIONAL AND OTHER LEISURE ACTIVITIES NORMALLY CARRIED ON OUTDOORS. OUTDOOR DECK OR ROOFTOP AMENITY SPACES MAY BE INCLUDED. THE AREA OF OUTDOOR RECREATIONAL AMENITIES, AS REQUIRED SHALL COUNT TOWARDS USABLE OPEN SPACE REQUIREMENT. DETENTION PONDS MAY COUNT TOWARDS USABLE OPEN SPACE PER SEC. 18.44.030 AS AMENDED

LANDSCAPE BUFFER SHALL MEAN A BOUNDARY BETWEEN DEVELOPMENTS OR USES WITH THE INTENT TO SCREEN USES FROM VIEW OF EACH OTHER.

LANDSCAPE ENHANCEMENT SHALL MEAN A BOUNDARY ALONG PUBLIC RIGHT-OF-WAY DESIGNED WITH THE INTENT TO ENHANCE THE BOUNDARY'S VISUAL CHARACTERISTICS AND PEDESTRIAN EXPERIENCE. THE ENHANCEMENT SHALL CONTAIN A STRONG DESIGN THEME AND RESPOND TO THE DEVELOPMENT'S CONTEXT AND ARCHITECTURE THROUGH BALANCE, RHYTHM, PATTERN, EMPHASIS, CONTRAST, UNITY AND/OR MOVEMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, INCREASED ANNUAL AND PERENNIAL PLANTINGS, VARYING MULCHES AND TEXTURES, SITE FURNISHINGS, SITE LIGHTING, OR HIGH MATERIAL QUALITY, ETC.

LANDSCAPE REQUIREMENTS		
BOUNDARY TYPE	PROVIDED WIDTH (LF)	REQUIREMENT (PER 100 L.F.)
BUFFER	11'-15'	2 SHADE TREES
		1 ORNAMENTAL TREES OR TYPE 3 SHRUB
		1 EVERGREEN TREES
		6 TYPE 2 SHRUBS
		9 TYPE 1 SHRUBS
BUFFER	≤10'	1 SHADE TREES
		1 ORNAMENTAL TREES OR TYPE 3 SHRUB
		5 TYPE 1 SHRUBS
ENHANCEMENT	16'-20'	2.5 ORNAMENTAL TREES
		1 EVERGREEN TREES
		5 TYPE 2 SHRUBS
ENHANCEMENT	11'-15'	20 PERENNIALS (INCLUDING ORNAMENTAL GRASSES)
		.5 EVERGREEN TREES
		1.5 ORNAMENTAL TREES OR TYPE 3 SHRUB
		8 TYPE 1 SHRUBS
		15 PERENNIALS (INCLUDING ORNAMENTAL GRASSES)
ENHANCEMENT	≤10'	1 ORNAMENTAL TREES OR TYPE 3 SHRUB
		4 TYPE 1 SHRUBS
		10 PERENNIALS (INCLUDING ORNAMENTAL GRASSES)

TYPE 3 SHRUB SHALL BE 8'+ TALL AT MATURITY
TYPE 2 SHRUB SHALL BE 4' - 8' TALL AT MATURITY
TYPE 1 SHRUB SHALL BE 1' - 4' TALL AT MATURITY



MASTER PLAN LEGEND

- Landscape Enhancement
- Landscape Buffer
- Bicycle and Pedestrian Connection
- Direct Access

APPROVAL CERTIFICATE
ENGINEERING: _____
PLANNING: _____
OWNER: _____

GREELEY WEST MULTIFAMILY
PRELIMINARY PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2020-0006

GREELEY WEST
MULTIFAMILY

PRELIMINARY PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
San Carlos, CA
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5887

APPLICANT

MCWHINNEY
Natalie Dushman
1800 W. 38th Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

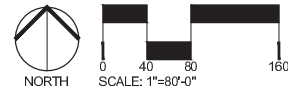
STUDIO PBA
John Payne
1575 Glyn Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N. Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108



ISSUED		
No.	DESCRIPTION	DATE
01	PRELIMINARY PUD - ROUND 1	05/07/2020
02	PRELIMINARY PUD - ROUND 2	07/29/2020
03	PRELIMINARY PUD - ROUND 3	09/23/2020
04	PRELIMINARY PUD HEARING	10/16/2020
REVISIONS		
No.	DESCRIPTION	DATE

MASTER PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	

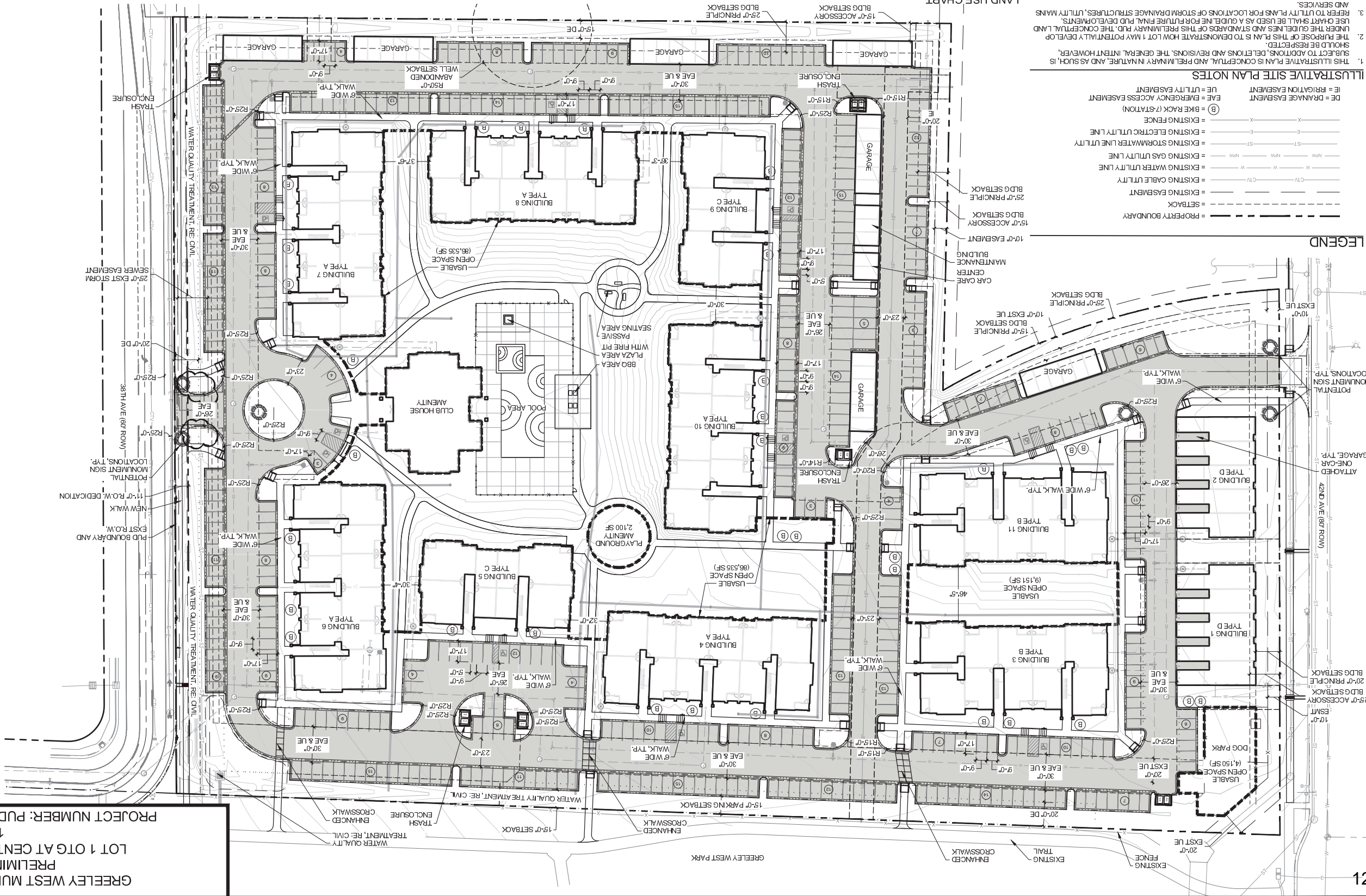
2 OF 260

1. THIS ILLUSTRATIVE PLAN IS CONCEPTUAL AND PRELIMINARY IN NATURE, AND AS SUCH, IS SUBJECT TO ADDITIONS, DELETIONS AND REVISIONS, THE GENERAL INTENT HOWEVER, SHOULD BE RESPECTED.
2. THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE HOW LOT 1 MAY POTENTIALLY DEVELOP UNDER THE GUIDELINES AND STANDARDS OF THIS PRELIMINARY PUD. THE CONCEPTUAL LAND USE CHART SHALL BE USED AS A GUIDE LINE FOR FUTURE FINAL PUD DEVELOPMENT.
3. REFER TO UTILITY PLANS FOR LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
4. REFER TO THE CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION OF PROPOSED EASEMENTS.
5. REFER TO THE PLAT AND EASEMENT DEDICATION MAP FOR LOT AREAS, TRACT SIZES, INFORMATION, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY EASEMENTS.
6. ALL SIDEWALKS AND RAMPS WILL CONFORM TO CITY OF GREELEY STANDARDS. ALL HANDICAP PARKING SPACES, AND RAMPS ARE TO BE VERIFIED WITH CIVIL ENGINEER FOR GRADING, DRAINAGE, AND ACCESSIBLE ROUTE CONSIDERATIONS. HANDICAP PARKING SPACES SHOULD BE LOCATED WITHIN 100 FEET OF THE BUILDING ENTRANCE.
7. PROPOSED EXTERIOR LIGHTING SHALL COMPLY WITH ALL CITY OF GREELEY LIGHTING REQUIREMENTS.
8. ALL ROOF TOP AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW.
9. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF GREELEY SIGN CODE.
10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF GREELEY. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 2' SHALL BE ALLOWED WITHIN THE SIGHT TRIANGLE OR EASEMENT AT LEAST 6' FROM GRADE. ANY TREES WITHIN THE SIGHT TRIANGLE OR EASEMENT SHALL BE NO MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. ALL SIGNAGE TO BE PLACED TO COMPLY WITH THE CITY OF GREELEY SIGN CODE. ALL SIGNAGE IS REVIEWED THROUGH A SEPARATE PROCESS AND REQUIRES A BUILDING PERMIT.

ILLUSTRATIVE SITE PLAN NOTES

- DE = DRAINAGE EASEMENT
- IE = IRRIGATION EASEMENT
- UE = UTILITY EASEMENT
- (B) = BIKE RACK (7-STATION)
- = EXISTING FENCE
- = EXISTING ELECTRIC UTILITY LINE
- = EXISTING STORMWATER UTILITY LINE
- = EXISTING GAS UTILITY LINE
- = EXISTING WATER UTILITY LINE
- = EXISTING CABLE UTILITY
- = EXISTING EASEMENT
- = SETBACK
- = PROPERTY BOUNDARY

LEGEND



LAND USE CHART

REQUIRED OPEN SPACE		AREA (SF)	% OF GROSS AREA	SF OVER REQUIREMENT
GROSS AREA		541,823		
REQUIRED OPEN SPACE	30% OF GROSS AREA	162,547		
REQUIRED USABLE OPEN SPACE	60% OF REQUIRED OPEN SPACE	97,528		
PROVIDED OPEN SPACE				
COMMON OPEN SPACE		164,183	33.99	21,636
USABLE OPEN SPACE		104,336	19.26	6,808
CENTRAL GREEN (LESS CLUBHOUSE AND PLAYGROUND)		96,535		
WESTERN COURTYARD		91,51		
DOG PARK		4,150		
CREDIT FROM EXTRA AMENITIES		4,500		
GROSS AREA		541,823		

REQUIRED AMENITY		PROVIDED	REQUIRED	CREDITS
PLAYGROUNDS		2100 SF TOTAL	2	2
CLUBHOUSE		2000 SF	2	2
ADDITIONAL AMENITIES BEYOND				
POOL AREA		27' X 40' MIN.	2	2
TRAIL AND WALK SYSTEM				
BBO AREA				
PLAZA		1000 SF	1.0	1.0
TOTAL PROVIDED		1000 SF	4.5	4.5
TOTAL REQUIRED PER GREELEY DEVELOPMENT CODE 18.40.100(4)			4	
AMENITIES OVER REQUIREMENT				
SQUARE FOOT CREDIT TOWARDS USABLE OPEN SPACE		4500		

CONCEPTUAL DWELLING UNIT BREAKDOWN		UNIT TYPE:	DWELLING UNITS	TOTAL BEDROOMS	% (DU)
TOTAL			298	428	100%
STUDIO			24	24	8%
ONE BEDROOM			136	136	52%
TWO BEDROOM			106	212	39%
THREE BEDROOM			12	36	4%

CONCEPTUAL BICYCLE PARKING		RATIO	SPACE PER BEDROOM	PROVIDED	REQUIRED
TOTAL			287	287	

CONCEPTUAL PROJECT PARKING		PROVIDED	REQUIRED
STANDARD SPACES		463	512
GARAGE BUILDING SPACES		42	
ACCESSIBLE SPACES		10	10
TOWNHOUSE GARAGE SPACES		525	522

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

ILLUSTRATIVE SITE PLAN

NO.	DESCRIPTION	DATE
01	PRELIMINARY PUD - ROUND 1	06/07/2020
02	PRELIMINARY PUD - ROUND 2	07/29/2020
03	PRELIMINARY PUD - ROUND 3	09/23/2020
04	PRELIMINARY PUD HEARING	10/16/2020

ISSUED

ORIGINAL SIZE 24X36

NORTH

SCALE: 1"=40'-0"

60 40 20 0

OWNER

GILBERT COMMERCIAL LAND LLP

68 Indiana Way

Castle Rock, CO 80108

ENGINEER

NORTHERN ENGINEERING

Andy Reese

301 N Holmes St #100

Fort Collins, CO 80521

P. 970.585.403

ARCHITECT

STUDIO PBA

John Payne

1575 Glen Street

Danver, CO 80218

P. 303.662.2904

APPLICANT

MCWHINERY

Natasha Dushman

1800 W. 20th Street, Suite 200

Danver, CO 80202

P. 303.309.4837

LAND PLANNER

ARLEY DESIGN INC.

Sam Gaults, PLA

419 Canyon Blvd, Suite 200

Fort Collins, CO 80521

P. 970.224.5828

PREPARED BY:

GREELEY, CO



PRELIMINARY PUD

GREELEY WEST MULTIFAMILY

LOT 1 OTG AT CENTERPLACE

PRELIMINARY PUD

12.44 Acres

PROJECT NUMBER: PUD2020-0006

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Oults, PLA
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

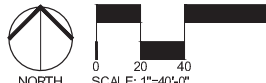
STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.588.5403

OWNER

GILBERT COMMERCIAL LAND LLP
68 Indigo Way
Castle Rock, CO 80108



No.	DESCRIPTION	DATE
01	PRELIMINARY PUD - ROUND 1	05/07/2020
02	PRELIMINARY PUD - ROUND 2	07/29/2020
03	PRELIMINARY PUD - ROUND 3	09/23/2020
04	PRELIMINARY PUD HEARING	10/16/2020

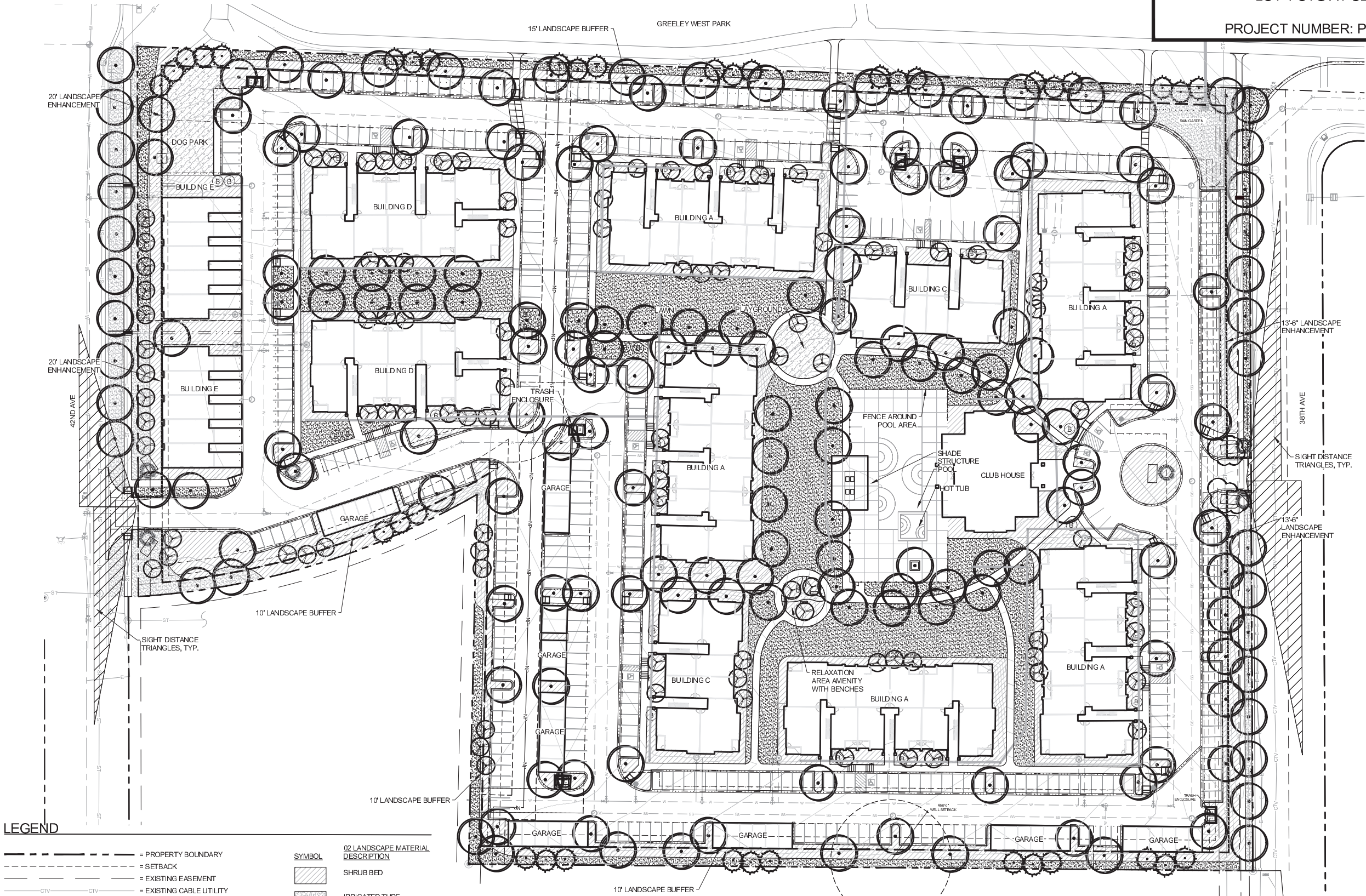
No.	DESCRIPTION	DATE

ILLUSTRATIVE
LANDSCAPE PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	



LEGEND

- = PROPERTY BOUNDARY
- = SETBACK
- = EXISTING EASEMENT
- = EXISTING CABLE UTILITY
- = EXISTING WATER UTILITY LINE
- = EXISTING GAS UTILITY LINE
- = EXISTING STORMWATER UTILITY
- = EXISTING ELECTRIC UTILITY LINE
- = EXISTING FENCE
- = PROPOSED FENCE
- = PROPOSED WATER UTILITY LINE
- = PROPOSED SANITARY SERVICE LINE UTILITY
- = BIKE RACK

SYMBOL

- SHRUB BED
- IRRIGATED TURF
- CRUSHER FINES
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE

LANDSCAPE NOTES

- THIS ILLUSTRATIVE PLAN IS CONCEPTUAL AND PRELIMINARY IN NATURE, AND AS SUCH, IS SUBJECT TO ADDITIONS, DELETIONS AND REVISIONS. THE GENERAL INTENT HOWEVER, SHOULD BE RESPECTED.
- THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE HOW LOT 1 MAY POTENTIALLY DEVELOP UNDER THE GUIDELINES AND STANDARDS OF THIS PRELIMINARY PUD. THE CONCEPTUAL LAND USE CHART SHALL BE USED AS A GUIDELINE FOR FUTURE FINAL PUD DEVELOPMENTS.
- SEE SHEET S-1 LANDSCAPE REQUIREMENTS FOR OVERALL PUD LANDSCAPE DESIGN STANDARDS AND EXAMPLES OF LANDSCAPE CALCULATIONS FOR THIS ILLUSTRATIVE PLAN.
- NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION EASEMENTS. [VOLUME III, SECTION 2.05(A)]
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION MAINS AND SERVICES. [VOLUME III, SECTION 2.05(B)]
- SOIL FOR LANDSCAPING SHALL BE AMENDED WITH 4 CU.YDS OF ORGANIC MATERIAL PER 1000 SQ.FT. [CHAPTER 14.08.290(7)]
- AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE. [CHAPTER 18.44.100.3.B]
- NON-POTABLE WATER SHALL BE THE PREFERRED IRRIGATION SOURCE TO THE EXTENT REASONABLY FEASIBLE
- ALL BUFFERS AND ENHANCEMENTS ARE REQUIRED TO BE DESIGNED WITH NATIVE PLANT MATERIAL TO ENCOURAGE WATER-WISE DESIGN

- ADDITIONAL PARKING LOT AND DRIVE REQUIREMENTS NOTES:
- PARKING LOT SCREENING SHALL BE AT LEAST THREE (3) FEET HIGH AND PROVIDE AT LEAST SIXTY PERCENT (60%) OPACITY YEAR-ROUND FOR AT LEAST SEVENTY-FIVE PERCENT (75%) OF THE FRONTAGE.
 - LANDSCAPED ISLANDS AND MEDIANS SHALL CONTAIN A MINIMUM OF ONE (1) SHADE OR ORNAMENTAL TREE PER PARKING ROW. SHRUBS AND LIVING GROUND COVER WITH A MATURE HEIGHT OF THREE (3) FEET OR LESS. ROCK AND MULCH MAY BE PLACED AROUND THE LIVE PLANTINGS BUT SHALL NOT EXCEED FIFTY PERCENT (50%) OF THE LANDSCAPE ISLAND.

APPROVAL CERTIFICATE

ENGINEERING: _____

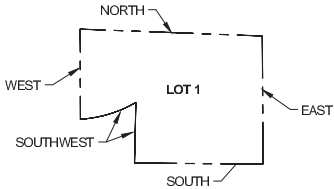
PLANNING: _____

OWNER: _____

Plotted By: Sam Collis Layout: 11 Landscape Notes and Details Printed On: 10/28/2020 12:39 PM File Name: Landscape Notes and Details.dwg

REQUIRED PLANT CALCULATIONS

REQUIRED LANDSCAPE TYPE	
BOUNDARY	REQUIRED YARD TYPE
NORTH	11'-15' WIDE BUFFER
SOUTH	15' WIDE BUFFER
WEST	16'-20' WIDE ENHANCEMENT
SOUTHWEST	≤10' WIDE BUFFER
EAST	11'-15' WIDE ENHANCEMENT



PERIMETER LANDSCAPE REQUIREMENTS						
BOUNDARY	PROVIDED WIDTH (LF)	PROVIDED LENGTH (LF)	REQUIREMENT (PER 100 L.F.)	PLANTINGS REQUIRED	PLANTINGS PROVIDED	DIFFERENCE
NORTH	15	923	2 SHADE TREES	18	0	-18
			1 ORNAMENTAL TREES OR TYPE 3 SHRUB	9	0	-9
			1 EVERGREEN TREES	9	0	-9
			6 TYPE 2 SHRUBS	55	0	-55
			9 TYPE 1 SHRUBS	83	0	-83
EAST	20	648	2.5 ORNAMENTAL TREES	16	0	-16
			1 EVERGREEN TREE	6	0	-6
			5 TYPE 2 SHRUBS	32	0	-32
			20 PERENNIALS (INCLUDING ORNAMENTAL GRASSES)	130	0	-130
SOUTH	15	650	2 SHADE TREES	13	0	-13
			1 ORNAMENTAL TREES OR TYPE 3 SHRUB	7	0	-7
			1 EVERGREEN TREES	7	0	-7
			6 TYPE 2 SHRUBS	39	0	-39
			9 TYPE 1 SHRUBS	59	0	-59
SOUTHWEST	10	568	1 SHADE TREES	6	0	-6
			1 ORNAMENTAL TREES OR TYPE 3 SHRUB	6	0	-6
			5 TYPE 1 SHRUBS	28	0	-28
WEST	20	456	2.5 ORNAMENTAL TREES	11	0	-11
			1 EVERGREEN TREE	5	0	-5
			5 TYPE 2 SHRUBS	23	0	-23
			20 PERENNIALS (INCLUDING ORNAMENTAL GRASSES)	91	0	-91

* PROVIDED COUNTS TO BE SUBMITTED WITH FINAL PUD

PARKING LOT LANDSCAPE AREA				
TREE EQUIVALENT		PLANTINGS PROVIDED	PARKING LOT LANDSCAPE AREA EQUIVALENT	PARKING LOT LANDSCAPE AREA REQUIRED
2" CALIPER SHADE TREE	1,600	0	0	174,849
2.5" CALIPER SHADE TREE	2,500	0	0	
3" SHADE TREE	4,000	0	0	
1.5" CALIPER ORNAMENTAL TREE	1,400	0	0	
6'H EVERGREEN	800	0	0	

* PROVIDED COUNTS TO BE SUBMITTED WITH FINAL PUD

ADDITIONAL PARKING LOT AND DRIVE REQUIREMENTS NOTES:

- PARKING LOT SCREENING SHALL BE AT LEAST THREE (3) FEET HIGH AND PROVIDE AT LEAST SIXTY PERCENT (60%) OPACITY YEAR-ROUND FOR AT LEAST SEVENTY-FIVE PERCENT (75%) OF THE FRONTAGE.
- LANDSCAPED ISLANDS AND MEDIANS SHALL CONTAIN A MINIMUM OF ONE (1) SHADE OR ORNAMENTAL TREE PER PARKING ROW, SHRUBS AND LIVING GROUND COVER WITH A MATURE HEIGHT OF THREE (3) FEET OR LESS. ROCK AND MULCH MAY BE PLACED AROUND THE LIVE PLANTINGS BUT SHALL NOT EXCEED FIFTY PERCENT (50%) OF THE LANDSCAPE ISLAND.

PLANTING SCHEDULE



CANOPY TREE

-

EVERGREEN TREE

-

ORNAMENTAL TREE

-

* PROVIDED COUNTS TO BE SUBMITTED WITH FINAL PUD

NORTH BUFFER PLANTING SCHEDULE



CANOPY TREE

-

EVERGREEN TREE

-

* PROVIDED COUNTS TO BE SUBMITTED WITH FINAL PUD

WEST BUFFER PLANTING SCHEDULE



CANOPY TREE

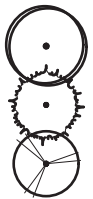
-

ORNAMENTAL TREE

-

* PROVIDED COUNTS TO BE SUBMITTED WITH FINAL PUD

SOUTHWEST BUFFER PLANTING SCHEDULE



CANOPY TREE

-

EVERGREEN TREE

-

ORNAMENTAL TREE

-

* PROVIDED COUNTS TO BE SUBMITTED WITH FINAL PUD

SOUTH BUFFER PLANTING SCHEDULE



CANOPY TREE

-

EVERGREEN TREE

-

* PROVIDED COUNTS TO BE SUBMITTED WITH FINAL PUD

GREELEY WEST MULTIFAMILY
PRELIMINARY PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2020-0006

GREELEY WEST
MULTIFAMILY

PRELIMINARY PUD

GREELEY, CO

PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
San Collins, PLA
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PRELIMINARY PUD - ROUND 1	05/07/2020
02	PRELIMINARY PUD - ROUND 2	07/29/2020
03	PRELIMINARY PUD - ROUND 3	09/23/2020
04	PRELIMINARY PUD HEARING	10/16/2020
REVISIONS		
No.	DESCRIPTION	DATE

LANDSCAPE
REQUIREMENTS

SEAL:



APPROVAL CERTIFICATE
ENGINEERING: _____
PLANNING: _____
OWNER: _____

PROJECT No.:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	

5 OF 310



2

BUILDING A - REAR PERSPECTIVE



1

BUILDING A - FRONT PERSPECTIVE

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST
MULTIFAMILY

PRELIMINARY PUD



LAND PLANNER
RIPLEY DESIGN INC.
Sam Couts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT
MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT
STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER
NORTHERN ENGINEERING
Andy Reese
3011 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

ORIGINAL SIZE 24X36		
ISSUED		
No.	DESCRIPTION	DATE
01	PRELIMINARY PUD -ROUND 1	05/07/2020
02	PRELIMINARY PUD -ROUND 2	07/29/2020

BUILDING A
PERSPECTIVES

SEAL:



PROJECT No.: MW19001

DRAWING NUMBER:



2

16

BUILDING B - REAR PERSPECTIVE



1

16

BUILDING B - FRONT PERSPECTIVE

GREELEY WEST
MULTIFAMILY

PRELIMINARY PUD



ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.8857 |
www.ripleydesign.com

LAND PLANNER
RIPLEY DESIGN INC.
Sam Couts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT
MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT
STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER
NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PRELIMINARY PUD -ROUND 1	05/07/2020
02	PRELIMINARY PUD -ROUND 2	07/29/2020

BUILDING A
PERSPECTIVES

SEAL:



APPROVAL CERTIFICATE

ENGINEERING:_____

PLANNING:_____

OWNER:_____

PROJECT No.: MW19001

DRAWING NUMBER:



2

19

BUILDING C - REAR PERSPECTIVE



1

19

BUILDING C - FRONT PERSPECTIVE

GREELEY WEST
MULTIFAMILY

PRELIMINARY PUD



LAND PLANNER
RIPLEY DESIGN INC.
Sam Couts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT
MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT
STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER
NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PRELIMINARY PUD -ROUND 1	05/07/2020
02	PRELIMINARY PUD -ROUND 2	07/29/2020

BUILDING A
PERSPECTIVES

SEAL:

APPROVAL CERTIFICATE

ENGINEERING:_____

PLANNING:_____

OWNER:_____

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.: MW19001

DRAWING NUMBER:



2

22

BUILDING D - REAR PERSPECTIVE



1

22

BUILDING D - FRONT PERSPECTIVE

GREELEY WEST
MULTIFAMILY

PRELIMINARY PUD



LAND PLANNER
RIPLEY DESIGN INC.
Sam Couts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT
MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT
STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER
NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

ORIGINAL SIZE 24X36		
ISSUED		
No.	DESCRIPTION	DATE
01	PRELIMINARY PUD -ROUND 1	05/07/2020
02	PRELIMINARY PUD -ROUND 2	07/29/2020

BUILDING A
PERSPECTIVES

SEAL:



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

PROJECT No.: MW19001

DRAWING NUMBER:



2

25

CLUBHOUSE - REAR PERSPECTIVE



1

25

CLUBHOUSE - FRONT PERSPECTIVE

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST
MULTIFAMILY

PRELIMINARY PUD



LAND PLANNER
RIPLEY DESIGN INC.
Sam Couts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT
MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT
STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER
NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

ORIGINAL SIZE 24X36		
ISSUED		
No.	DESCRIPTION	DATE
01	PRELIMINARY PUD -ROUND 1	05/07/2020
02	PRELIMINARY PUD -ROUND 2	07/29/2020

BUILDING A
PERSPECTIVES

SEAL:



PROJECT No.: MW19001

DRAWING NUMBER:



MEMORANDUM

TO: Natalie Dustman, McWhinney

FROM: Christopher J. Fasching, PE, PTOE
Philip Dunham, PE, PTOE

DATE: April 30, 2020

SUBJECT: Centerplace in Greeley
FHU Project Number 120214-01

INTRODUCTION

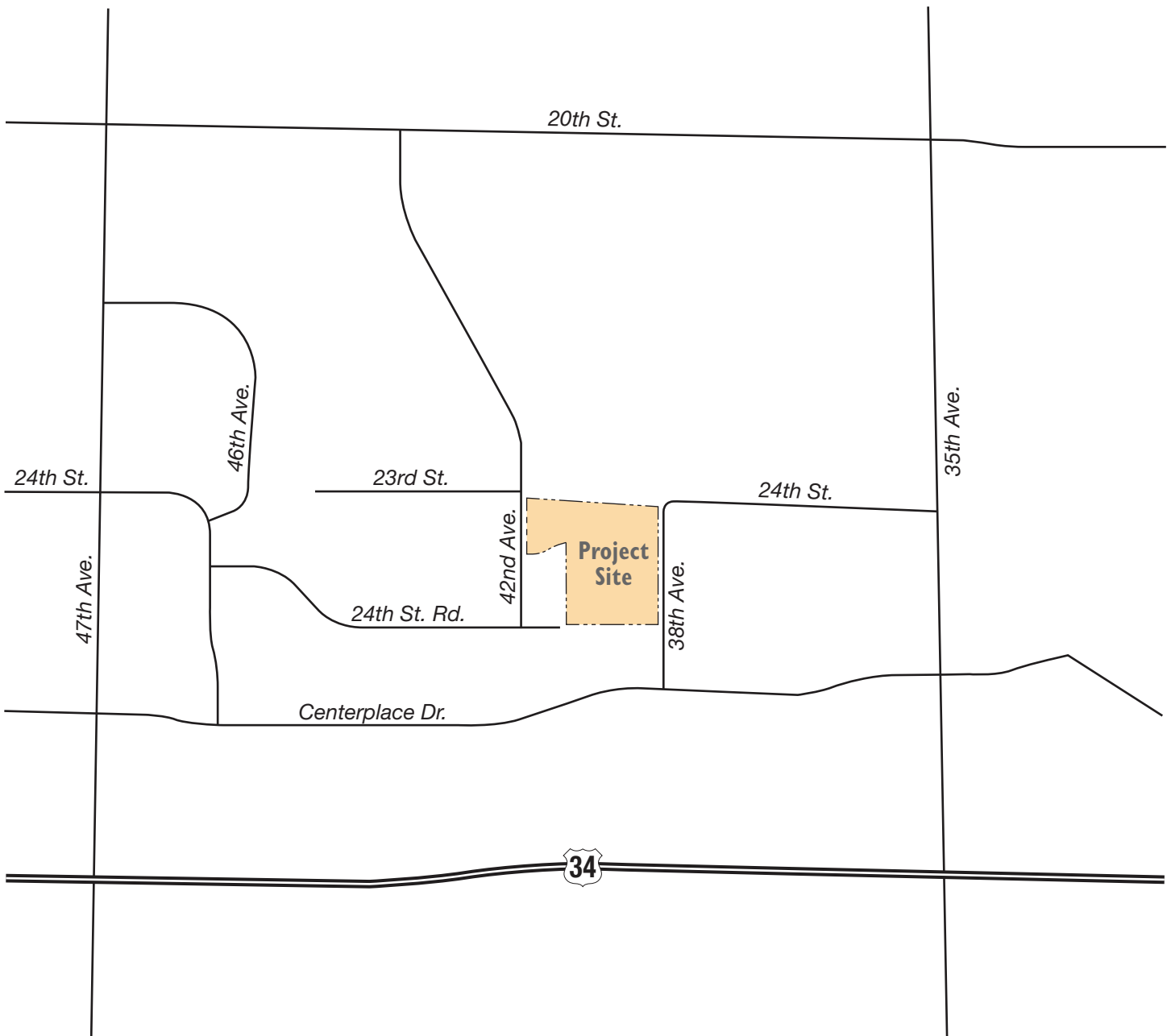
This memorandum provides traffic impact information for the proposed Centerplace multifamily residential development. The development is planned to be a 298-unit complex located in Greeley, approximately one block north of Centerplace Drive between 38th Avenue and 42nd Avenue. **Figure 1** illustrates the location of the site and the adjacent primary roadway network. The site is currently vacant. Eventually, commercial development will also take place on the northwest corner of Centerplace Drive and 38th Avenue, but this is a future development phase that will occur when market conditions are favorable. Access for the multifamily residential portion of the development will be taken by two full movement side-street stop-controlled accesses, one onto 42nd Avenue on the western edge of the site and one onto 38th Avenue on the eastern edge of the site. **Figure 2** depicts the current site plan concept.

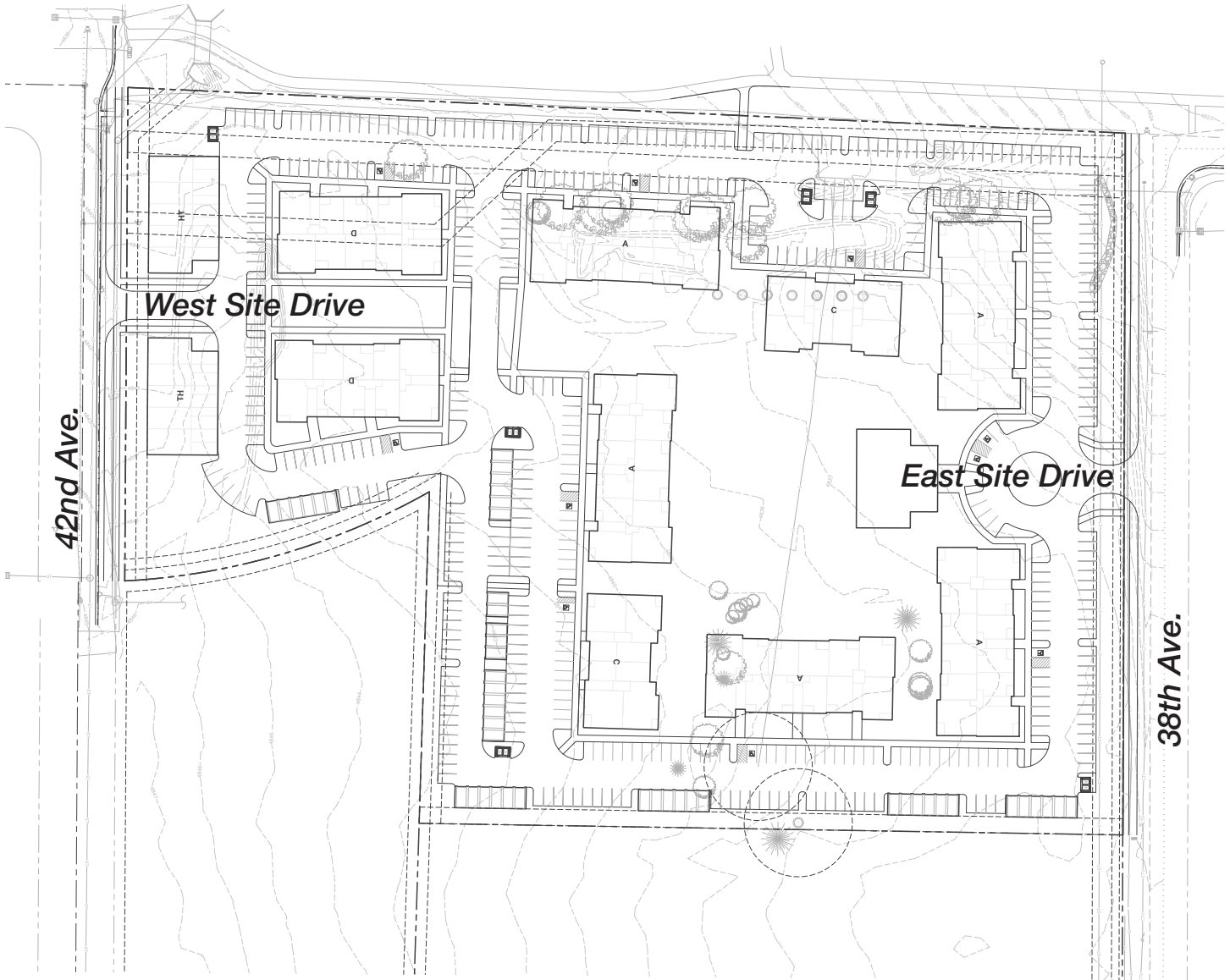
The analysis contained within this memo explores the short-term traffic impacts of the proposed development including both site access drives and the intersection of 38th Avenue/Centerplace Drive. The long-term analysis will incorporate future commercial development south of the residential parcel and will be provided in a separate full traffic impact study report.

EXISTING TRAFFIC

Due to the recent outbreak of COVID-19, existing traffic counts were not conducted as they would not yield a representative snapshot of normal traffic conditions. As a substitute, traffic data have been obtained from the City that included recent traffic impact studies for adjacent developments and daily traffic volumes along 42nd Avenue and Centerplace Drive collected in 2018. The previously collected data were extrapolated to develop estimated pre-COVID traffic conditions for 2020 using a 2 percent annual growth rate. Turning movement estimates were developed based on judgment regarding the area's alternative means of access. Specifically at the Centerplace Drive/38th Avenue intersection, there is a stronger pattern of 38th Avenue traffic to turn to/from the west than the east at this intersection since development in the area has alternative means to head east.

Calculations were subsequently carried out to assess operations given long term background traffic demands. These were conducted using techniques documented in the *Highway Capacity Manual* (Transportation Research Board, 2016) using the existing traffic volumes and intersection geometry. Level of Service (LOS) is a qualitative measure of traffic operational conditions, based on roadway capacity and vehicle delay. Levels of service are described by a letter designation ranging from A to F, with LOS A representing almost free-flow travel, while LOS F represents congested conditions. For signalized intersections, LOS is calculated for the entire intersection while LOS for unsignalized intersections is calculated for movements that must yield right-of-way to other traffic movements. LOS D or better is typically considered acceptable for urban areas.





The southbound left turn at the 38th Avenue/Centerplace Drive intersection is projected to operate at LOS E during the PM peak. However, it is believed that this movement likely operates slightly better than this since vehicle platooning occurs as a result of signals along Centerplace Drive, one being at 44th Avenue to the west and one at 35th Avenue to the east. These signals force larger gaps in traffic to allow for left turn movements. While the delay along the southbound approach of the 38th Avenue/Centerplace Drive intersection is not desirable, the side street volumes do not indicate that signalization would be warranted at this time. **Figure 3** depicts the current traffic volumes and operations.

SHORT-TERM PROJECTED TRAFFIC

Trip generation estimates were developed using average weekday data contained in Trip Generation, 10th Edition, Institute of Transportation Engineers (ITE), 2017. **Table I** shows the trip generation for the proposed development.

Table I. Centerplace Residential Trip Generation Estimates

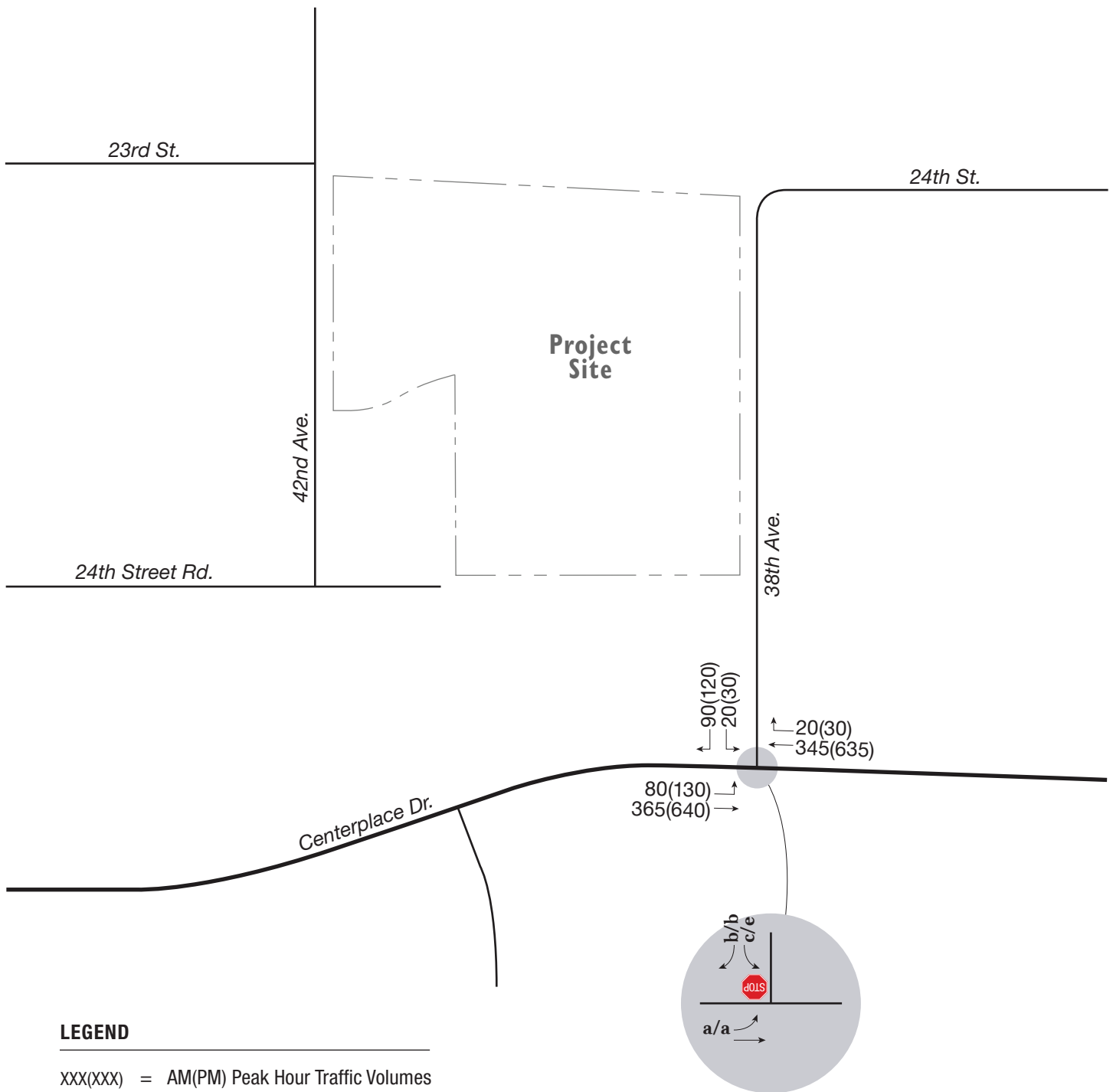
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing	298 DU's	1,620	28	79	107	80	51	131
Total		1,620	28	79	107	80	51	131

Trip distribution estimates for this site were based on the distribution of traffic from nearby intersections and confirmed to be consistent with studies provided for nearby developments. The site traffic distributions and volumes are represented graphically on **Figure 4** and are as follows:

- 10 percent north on 42nd Avenue
- 10 percent west on 24th Street Road
- 25 percent east on 24th Street
- 35 percent west on Centerplace Drive
- 20 percent east on 25th Street

The increase in background traffic between current conditions and the expected buildout of the site in 2022 is not anticipated to yield different LOS results, but volumes were increased from the 2020 estimated traffic by 2 percent per year for analysis of the short-term condition. These increased volumes were then added together with the site generated traffic resulting in short-term build volumes, which are presented along with LOS results on **Figure 5**. Long-term traffic projections will be developed and assessed in a separate report that is currently underway.

With respect to the Centerplace Drive/38th Avenue intersection, the residential traffic impact would increase total intersection traffic by 4 to 6 percent during the peak hours. Specific to the 38th Avenue leg of the intersections, the range is 23 to 28 percent more traffic due to the residential development. Much like existing conditions, the southbound left turn at the 38th Avenue/Centerplace Drive intersection will experience some delay; this movement is projected to operate at LOS F during the PM peak hour under short-term build conditions. All other Centerplace Drive/38th intersection movements are projected to operate at LOS C or better during peak times. As was previously mentioned, this delay is likely overstated and operations benefit from vehicle platooning along Centerplace Drive from adjacent signals. Short-term build volumes once again do not approach thresholds that would warrant signalization of the intersection. While undesirable these delays are not excessive in nature and drivers have the option to use 24th Street to access 35th Avenue via a signalized intersection if the movement proves difficult during peak times. An approximate 50 percent traffic increase during the AM peak hour and 30 percent increase during the PM peak hour are still needed to satisfy signal warrants at the Centerplace Drive/38th Avenue intersection upon completion of the residential development under the assumption that the third and fourth busiest hours are roughly 80 percent of the peak hours.

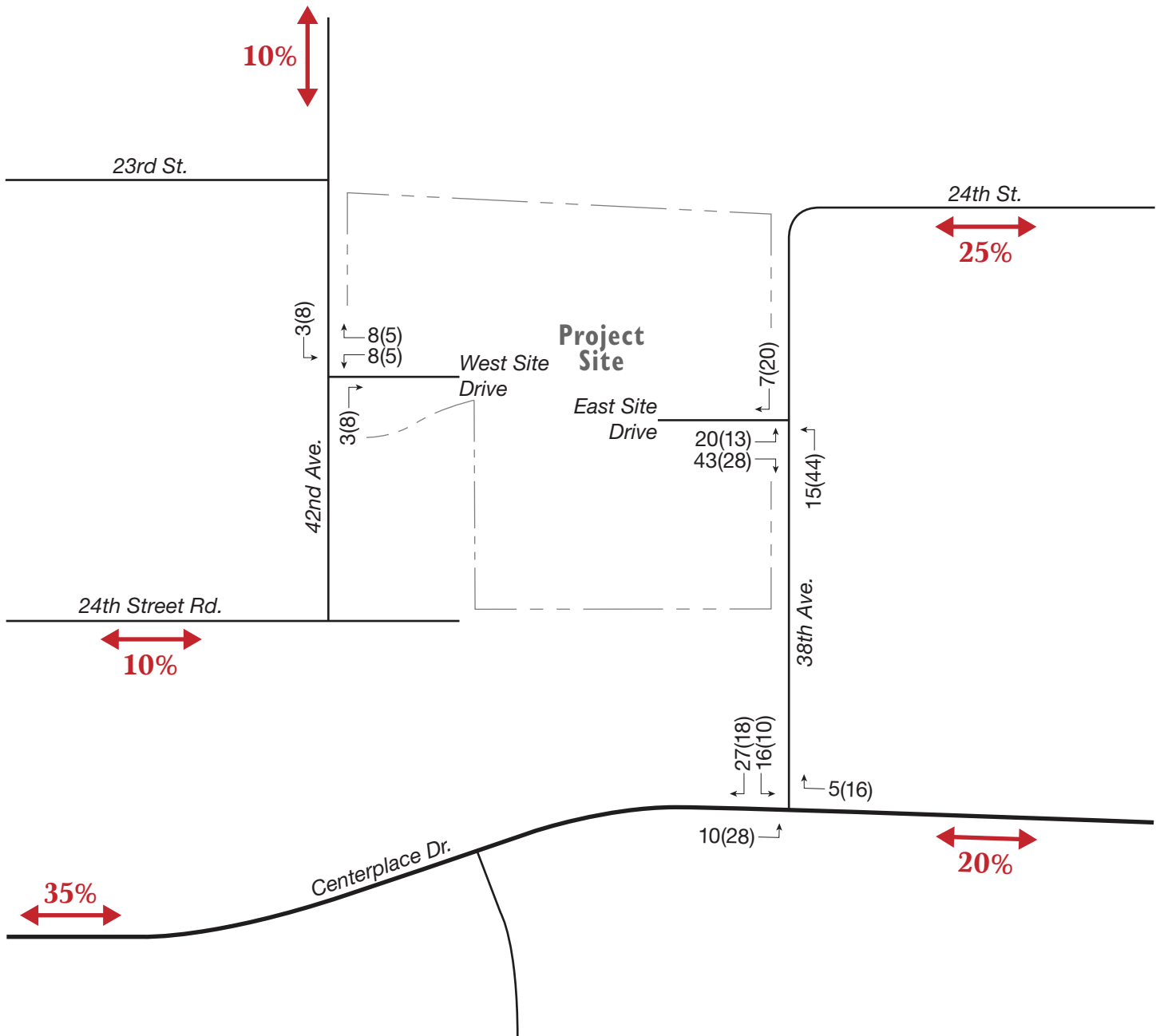


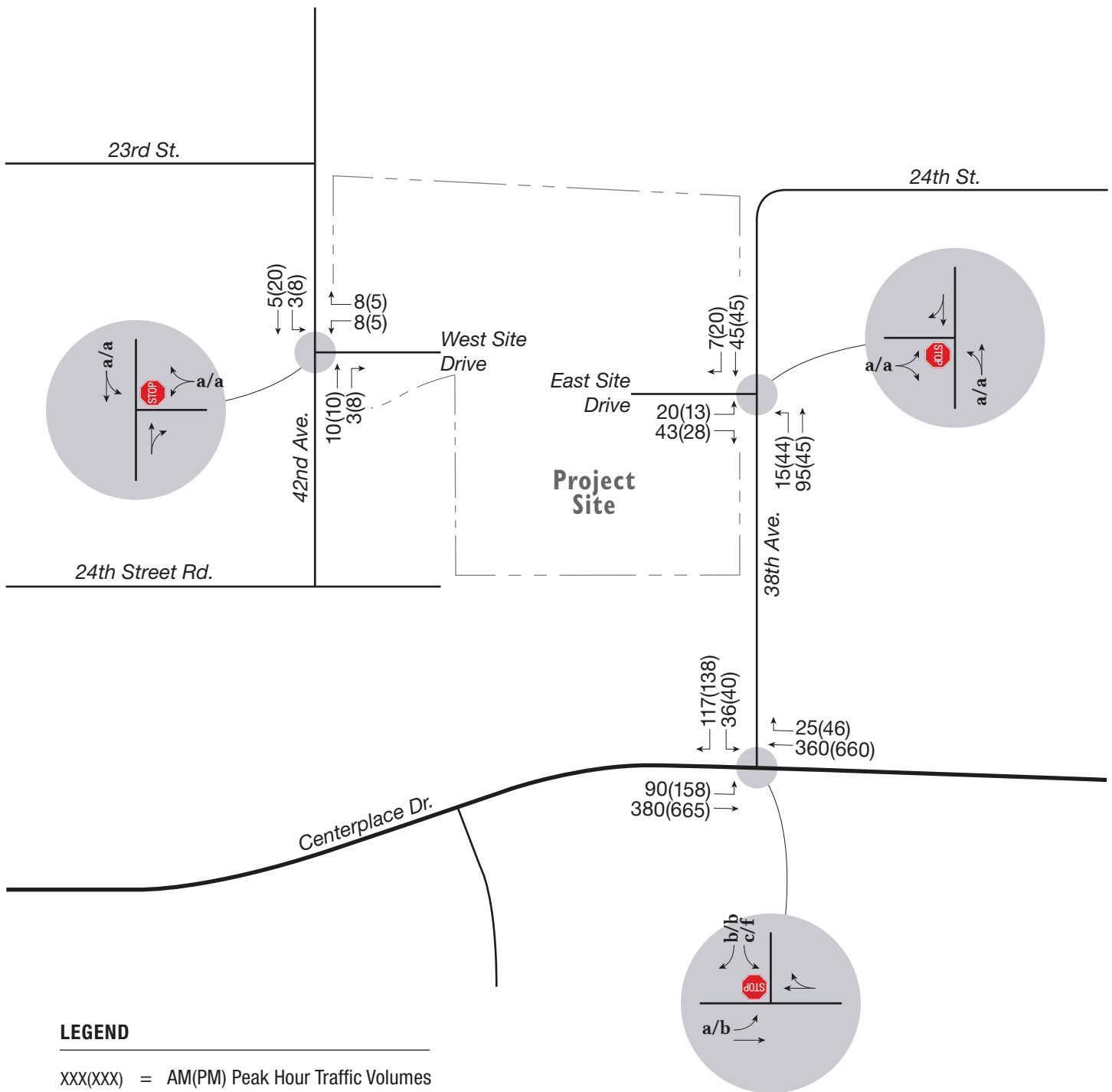
LEGEND

xxx(xxx) = AM(PM) Peak Hour Traffic Volumes

x/x = AM/PM Peak Hour Unsignalized Intersection Level of Service

 = Stop Sign





LEGEND

xxx(xxx) = AM(PM) Peak Hour Traffic Volumes

x/x = AM/PM Peak Hour Unsignalized Intersection Level of Service

 = Stop Sign

Intersection queuing was also evaluated as part of this analysis to determine if existing auxiliary lanes are adequate. It was determined that all 95th percentile queues will be a single vehicle or less with the exception of the southbound left turn at the 38th Avenue/Centerplace Drive intersection, which is projected to be two vehicles during the PM peak hour. This movement is made from a continuous lane and does not pose any need for improvement.

SUMMARY

The proposed development of a 298-unit complex located in Greeley, approximately one block north of Centerplace Drive between 38th Avenue and 42nd Avenue is projected to generate 1,620 daily trips with 107 occurring during the AM peak hour and 131 occurring in the PM peak hour. The southbound left turn at the 38th Avenue/Centerplace Drive intersection is projected to operate at LOS E under existing conditions and LOS F under short-term build conditions during the PM peak hour, but a continuous building queue is not anticipated since the southbound left turn's capacity is greater than the demand. All other movements at that intersection are projected to operate at LOS C or better during peak times in the short-term planning horizon. These results are likely overstated, and the operations will see benefit from vehicle platooning along Centerplace Drive from adjacent signals. It is not anticipated that any offsite improvements will be needed to maintain acceptable traffic operations under the short-term build condition.

A long-term traffic analysis is forthcoming that assesses the additional commercial development south of the residential parcel. That analysis will also assess other growth in the region and the impact of a more robust roadway network including the extension of 24th Street Road east to 38th Avenue.

From: [KARIN CULTER](#)
To: [Carol Kuhn](#); kira.stoller@greeleygov.com
Subject: [EXTERNAL] Centerplace rezone proposal
Date: Tuesday, July 14, 2020 3:39:47 PM

Dear Ms. Kuhn and Ms. Stoller,

I am a resident at 2317 42nd Ave, which would be very much impacted if the rezoning proposal of the Centerplace/Gateway PUD's is approved. Not only our residence, but all existing and future neighborhoods, will be impacted by this action.

First of all, I cannot believe that the City of Greeley would approve 298 more multi-family units when we will already be impacted by the two multi-family housing projects which are currently being built very close to the proposed project. Do you realize how many people will be living in this small area when those units are completed? And you would possibly approve the addition of 298 more units?! That would bring the total of multi-family units to at least 1,000 plus in this small area along Centerplace and 24th St., including those that are already in place. That is ludicrous and I would think you, as city planners, already know that.

The biggest impact on our neighborhood would be increased traffic along 42nd Ave. Have you conducted a traffic study or is one planned? Do you know what it's like now to live in this area where the traffic in our neighborhood and Centerplace is already out of control? The traffic already backs up, trying to get on 35th Ave and 47th Ave. in order to access Highway 34. What's it going to be like when all of those people are trying to get to work in the morning at the same time?

We also do NOT want 24th St. to be extended from 38th Ave to 42nd Ave. if that would be in the plan. Our street, 42nd Ave, has seen a considerable increase in traffic since it was opened up to the south of us. Most people drive over the 25 MPH speed limit and it is a racetrack between the stop signs. We used to have speed bumps and an additional stop sign, but those were removed. A considerable number of people enjoy Greeley West Park, many of them families with small children. The traffic is terrible going by the park, which isn't safe or pleasant for kids, bike riders, walkers, or gatherers in the pavilion. We certainly don't want to see MORE traffic going by. Why can't the officials in Greeley see how all of this makes for a very stressful place to live? Where is the quality of life in Virginia Hills? Why do we have to add more housing units to an already highly impacted area?

Also, there are old oil wells buried underground on that property. Are they safe? Will there be an explosion like what happened in Firestone? How can that be determined? I would certainly not like to live above an old oil well.

Please do NOT approve a rezone for high density housing and commercial area for this area.

Please limit the number of units which can be built on that property. What is wrong with single family housing with NO commercial use. I don't think there should be any commercial use at all on that property. Good grief, we have over 25 restaurants already in Centerplace, most of them fast-food. Many of the fast food joints have drive-up- windows with traffic backed up to the street. Has anyone come out at lunch and dinnertime to see the mass of cars at those restaurants? It's ridiculous to allow more businesses to set up shop in our neighborhood. Enough is enough!

Also, we have people in our neighborhood who do not have sound or video on their computers to view the proposed meeting on Thursday, July 16th. It is definitely not fair to the residents if they aren't even able to attend a meeting. Before you make a drastic decision like this, you should definitely hold a "live- in person- socially distanced" meeting at a location where residents would be able to voice their opinions. The use of Zoom should not be merely used as a convenient method to hold a meeting and then assume that people aren't concerned. Zoom may be familiar to many of us by these days, but I doubt that most people have ever attempted a Zoom meeting.

Again, I am against the city approving a rezone of this property, which would enable the creation of a new PUD for multi-family and commercial uses.

Sincerely,
Karin J. Culter
2317 42nd Ave.
Greeley, CO 80634

culter4@msn.com 970-339-5632

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

From: [Dave Culter](#)
To: [Carol Kuhn](#); kira.stoller@greeleygov.com
Subject: [EXTERNAL] Proposed Centerplace Rezone
Date: Tuesday, July 14, 2020 9:16:56 PM

Ms. Kuhn and Ms. Stoller,

I built my house in Virginia Hills at 2317 42nd Avenue in 1992. Since that time, we have seen so many changes in our neighborhood and none that has really made the quality of life better except the park. This was to be expected as development is inevitable but your current proposal to change the rezoning to allow more multifamily housing is ridiculous and absurd.

Since all of the construction on the condos, senior citizen complexes, rehab facility and endless fast food restaurants has been going on, the traffic has increased many times over. The noise from all of the increased traffic is ridiculous. The dramatic increase of cars, trucks, semis, and dump trucks on our streets has created congestion at the intersections and especially on 42nd Avenue. In fact, 42nd avenue has become a racetrack in front of our house all the way between the stop signs. You would know this if you had actually done any recent traffic counts. This increased traffic and noise has decreased our quality of life but also is posing many potential hazards to all of the increased pedestrians, bike riders and people using the Greeley West Park. We used to have several speed bumps to slow the traffic down but city street engineers took them out the last time they re-laid the asphalt and refused to put them back in.

Now we see that the city is looking at granting a request to change the zoning on the last big parcel of land that is undeveloped. They are also saying that the street patterns may be changed as well. You are already building numerous apartment buildings around the existing Gateway apartments for more people that will continue to increase congestion in our area. The last thing we need is more multi-family housing being built on that land that contains buried oil wells. If you are going to build anything else residential, then it should be single family homes. Otherwise the number of people will be overwhelming on the roads, park and our neighborhood. We also don't need any more commercial buildings or restaurants in areas that are not currently zoned for them.

After the last big rezoning plan, we were promised that no more streets would be opened up for access into our southern Virginia Hills neighborhood and that 24th street would never be pushed through along the south side of the park. My guess is that is exactly part of your new plan. I must tell you that in 28 years of dealing with the city over numerous changes in our area that promises are made and broken on a regular basis. You have your meetings so you can say you had them for our input and then you do whatever it was you wanted to anyway. **We squawk but money talks!** You are ruining our neighborhood by cramming all of these multi-family units in our area and now you are asking to put in more. I have no doubt you will follow the taxes, money and fees and do whatever the big money developers want.

I know we live in difficult times for having meetings but how many people do you think are going to participate in your Zoom meetings? Before you make such an important decision, you need to have as many opportunities to gather input about this as you can to get a fair idea of how the neighborhood feels about this rezoning request. Again, I get real suspicious when you try to do this by only Zoom when so many people don't have access or a clue about what a Zoom meeting is.

I am absolutely against the rezoning change and ask that you deny the request for the creation of a new PUD for multi-family housing and commercial uses.

Dave Culter, 2317 42nd Ave., Greeley, CO 80634, dculter@hotmail.com, 970-302-0491

CAUTION: This email is from an **external** source. Ensure you trust this sender before clicking

From: [Jonathan Wakefield](#)
To: Carol.Kuhn@greeleygov.com
Cc: [Kira Stoller](#); Thomas.Gilbert@greeleygov.com
Subject: [EXTERNAL] Re: Centerplace Multi-Family
Date: Saturday, July 18, 2020 10:50:43 AM

Thank you for the plans. I am particularly concerned about changes in the Northwest corner of the PUD. When I bought my home I asked the realtor to see what that area was zoned as and she did not indicated that it was not high density. My realtor may have gotten it wrong, or McWhinney may have generalized for the whole area in the meeting. The year 2000 PUD doesn't address the Northwest corner because it looks like it is bounded to the North by the curved 24th st. So what is currently permitted North of the year 2000 proposal for 24th st.? I think that others in the neighborhood would also be interested in that specific answer since there was so much concern over the access to 42nd Avenue. Once again, thank you for your help, and if it is easier to meet in person or online to explain things please let me know.

Jonathan Wakefield

Sent from my iPad

On Jul 17, 2020, at 5:11 PM, Carol Kuhn <Carol.Kuhn@greeleygov.com> wrote:

Hello, Mr. Wakefield. Attached, please find the two governing Planned Unit Development (PUD) documents as well as the applicant's first submittal for the rezoning and PUD.

Please let me know if you have any additional questions, or would like to discuss the project.

Thank you,

<image001.jpg>

Carol Kuhn, AICP

Chief Planner

Community Development | Planning

1100 10th Street

Greeley, CO 80631

970.350.9276 | carol.kuhn@greeleygov.com

www.greeleygov.com

To reduce the spread of COVID – 19, the City of Greeley has new public hours and access. The City offices will be open to the public Monday through Friday between 9:00 am and 3:00 pm, by appointment only. Employees are continuing to work remotely. Thank you.

<Centerplace Concept-Prelim PUD 2000.pdf>
<Gateway Park Conceptual PUD Plan 1984.pdf>
<Submittal 1- Preliminary PUD Plans_05.08.20 - REDUCED size for
emailing.pdf>
<Submittal 1- Zoning Suitability Map_05.08.20.pdf>

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

From: [Dennis D. Stricker, CBM, MA, PA](#)
To: [Carol Kuhn](#); kira.stoller@greeleygov.com
Subject: [EXTERNAL] Re-Zoning of property south of Greeley West Park
Date: Wednesday, July 15, 2020 4:37:26 PM

July 15, 2020

City of Greeley Planning Department
Attn: Carol Kuhn
Kira Stoller

Hello~

I am would like to express our concerns regarding the re-zoning proposal of the land adjacent to Greeley West Park to the south, allowing for 298 multi-family units.

The neighborhood of Virginia Hills and Virginia Hills South consists of SINGLE-FAMILY homes. The neighborhood has already been disrupted with the extension of 42nd Avenue to the south, connecting to 44th Avenue and Centerplace.

Prior to this extension, there was a raised cross-walk at the intersection of ----- and 42nd Avenue, which slowed the traffic to allow for residents, many of whom are children, to have safe access to the park on the east side of 42nd Avenue. With the extension of 42nd Avenue, this raised cross-walk was removed, allowing vehicles to travel down 42nd Avenue at a speed higher than the posted speed limit, with no restrictions. This creates a very unsafe condition for individuals crossing the street to reach the park.

If an additional 298 multi-family units would be permitted, this will only increase the traffic and danger along 42nd Avenue exponentially. Virginia Hills would like to remain a safe, protected family neighborhood & not become a thoroughfare for hundreds of additional vehicles per day.

With Greeley West Park being adjacent to this proposed rezoning, it is imperative that the zoning be consistent with a family-friendly environment.

We are respectfully requesting that this re-zoning proposal be denied.

Thank you for your time and consideration of our concerns.

Dennis & Denise Pollard Stricker
2309 42nd Avenue, Greeley
970.371.3184

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

From: [Larry Greenhagen](#)
To: [Carol Kuhn](#)
Cc: [Kira Stoller](#)
Subject: [EXTERNAL] Re-zoning proposal
Date: Thursday, July 16, 2020 6:00:02 AM

Good Morning,

This is about the property south of 24th street and east of 42nd Ave. I do not believe this would be in the best interest of the property owners in this area. We were lead to believe that 24th street would not

be extended. The low income apartments will lower the value of our property and bring way more traffic to the area. I also see way more fire and police activity as I have noticed at the exciting low income property to the east of this site.

Best Regards,
Larry Greenhagen
2329 42nd Ave.

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

Council Agenda Summary

November 17, 2020

Agenda Item Number 19

Key Staff Contact: Maria E. Gonzalez Estevez, Human Resources Director, 970-888-1857

Title:

Motion to accept the recommendations regarding Annual Review Process for City of Greeley Employees reporting to the City Council

Summary:

In accordance with provisions of the Charter for the City of Greeley, the City Council has the authority to appoint three employees: the City Manager (§4.1), City Attorney (§6.1) and Municipal Court Judge(s) (§7.1).

For general employees outside the appointment authority of the City Council, performance reviews are conducted in a timeline that implements any merit and/ or market increases on or before March 1. In an effort to implement any merit and/ or market increases for the three City Council employees in a timeline that mirrors that for general employees, City Council conducts an annual performance review in the January to late February timeframe. The City Council formalized the process for conducting these annual reviews in 2011 and has followed a similar process since that time.

Generally, the performance review process for City Council employees is to:

- Demonstrate due diligence and accountability to citizens;
- Provide an opportunity for an honest dialogue about what is being accomplished, where any gaps may exist, and how to maintain progress;
- Ensure accomplishments, goals and direction are in alignment with City Council's philosophy, goals, and priorities;
- Determine the need for further professional development, education, or training; and
- Support decisions regarding compensation.

During its August 18 Regular Meeting, the City Council established a Performance Review Subcommittee (Subcommittee) to review the current process for evaluating the performance of the employees appointed by the City Council – City Manager, City Attorney and Municipal Judge. The Subcommittee Members are Mayor Gates, Council Member Fitzsimmons and Council Member Payton.

Over a span of four meetings, the Subcommittee considered the current process, best practices relative to conducting performance reviews, and options to adjust the current process. During its fourth and final meeting, the Subcommittee invited all three Council appointed employees to provide

their individual input into the proposed process. At that time, each City Council appointed employee expressed their support of the proposed process. The Subcommittee unanimously approved the updated draft process for consideration by the City Council.

During the November 10 Work Session, the process recommended by the Subcommittee was presented to the City Council. Following the presentation and discussion, it was the consensus of the City Council to support the Subcommittee recommendations.

The updated performance review process for City Council appointed employees (summarized below) is presented for Council action. Upon acceptance, the updated annual review process will be implemented immediately for performance in 2020 (completed in early 2021) and 2021 (completed in early 2022).

Council Employee Performance Review Cycles – 2020 and 2021

Action	Lead & Notes	2020 Performance Cycle Completed by March 2021	2021 Performance Cycle – Completed by March 2022
Pre-evaluation: 360 feedback (City Manager & City Attorney)	Human Resources (could be completed by 3 rd party)	December 11, 2020	December 10, 2021
Pre-evaluation: Judicial Review Report (Municipal Judge)	City Clerk's Office	January 29, 2021	January 28, 2022
Self-Evaluations: City Manager, City Attorney, Municipal Judge	Each individual Council employee	December 11, 2020 Input into Infinity HR; see attached form that will be loaded into system	December 10, 2021 Input into Oracle
City Council Member Individual Evaluations of Each Council Employee	Each Individual Council Member	January 15, 2021 Input into Infinity HR; see attached form that will be loaded into system; May be later for Municipal Judge based on Judicial Review report timing	January 14, 2022 Input into Oracle; May be later for Municipal Judge based on Judicial Review report timing
City Council Performance Review Meetings	HR to schedule Each Council employee will be provided performance	By February 15	By February 15

	narrative in advance of meeting		
Merit Increases and/ or Market Adjustments	City Council will decide increase and/or adjustment for each Council employee when appropriate, budgeted and available. HR will provide Salary Survey Information as a guide by end of last performance review meeting	Action following completion of Performance Review Meetings; and increases and/ or adjustments effective March 1	Action following completion of Performance Review Meetings; and increases and/ or adjustments effective March 1
Performance Concerns	When Council concludes employee's performance needs improvement or is unacceptable, Council may direct improvement in certain areas, obtain executive coaching/ counseling or other action as determined by majority of City Council	Required action in areas of improvement to be determined by March 1 with specific dates to assess improvements; Other action at pleasure of Council	Required action in areas of improvement to be determined by March 1 with specific dates to assess improvements; Other action at pleasure of Council
Performance Check Ins with each Council employee	Executive Session Discussions between Council and Employee about achievements, issues and opportunities	February (annual review), June, October 2021	February (annual review), June, October 2022
City Council 2040 Vision Related Goals	Currently, the City Council 2040 Vision document – which outlines a vision and priorities – is updated after each City Council election (typically in February).	City Council employee goals related to the 2040 Vision update can be included in each Council employee review as a supplement depending on date of 2040 Vision update.	City Council employee goals related to the 2040 Vision update can be included in each Council employee review as a supplement depending on date of 2040 Vision update.

Fiscal Impact

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$1,600 per year (360s)
What is the annual impact?	
What fund of the City will provide Funding?	General Fund
What is the source of revenue within the fund?	
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Decision Options:

- 1) Approve the motion as presented; or
- 2) Amend the motion and approve as amended; or
- 3) Deny the motion; or
- 4) Continue consideration of the item to a date certain.

Council's Recommended Action:

A motion to accept the updated Performance Review process for City Council appointed employees (City Manager, City Attorney, and Municipal Judge) as presented.

Council Agenda Summary

November 17, 2020

Agenda Item Number 20

Key Staff Contact: Sean Chambers, Water & Sewer Director

Title:

Consideration to approve a change order in the amount of \$48,516.00 to the contract with Landmark Builders for additional scope associated with the remodel and safety improvements at the Bellvue water treatment plant's city owned operator residence, bringing the revised contract amount from \$158,678.00 to \$207,197.00

Summary:

During the renovation of the residence it was discovered that the existing vinyl siding was very brittle and cracking which caused it to start coming off the house. The siding has some holes and is in need of replacement before moisture has a chance to degrade the internal structure of the exterior walls of the house. Further investigation during the renovation it was discovered that when the vinyl siding was installed it was placed over the original wood siding that is rotten and in need of removal before it causes further damage to the internal structure of the walls. If the siding is not replaced it will lead to damage of structural members of the exterior walls, and damage to the newly installed insulation and drywall on the inside of the house. The replacement of the exterior siding will include removal of the vinyl siding and the old rotten wood siding underneath. Installation of new OSB exterior sheathing, installation of new Tyvek house wrap and new hardy board siding. The OSB sheathing is used in all new construction and is required by building code. The Tyvek wrap will help seal the house for water and draft tightness. Painting of the new siding, the soffits, fascia, both the front and rear porches, and foundation. The concrete porch and foundation will have the old paint removed and prepped for the new paint. This will complete the renovation of the residence allowing the house to serve the Bellvue water treatment plant staff for many years to come.

We received three quotes for the siding portion of the work that included removing the old siding and installing new wall sheathing, Tyvek house wrap, and new siding. The painting and all prep work associated was not included in the bid comparison. The general contractor's fees are not included in the comparison.

All Area Acoustics Inc.	\$ 29,341.00
Anderson & Sons Siding	\$ 25,300.00
Landmark (General Contractor -Self performing the work)	\$ 24,456.00

The original remodel was driven by the need to fix wiring issues and lack of insulation. The project includes a full electrical rewire, new plumbing, kitchen cabinets and countertops, insulation, drywall, and carpet.

Electrical wiring updated to meet current electrical code. New exterior wall insulation and attic insulation installed.

The two upstairs bedrooms need HVAC ductwork to connect to the existing HVAC system. 5 original basement windows and 4 original upstairs windows replaced with new vinyl windows. The contract amount for the remodel is \$158,678.00.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$48,516.00
What is the annual impact?	None
What fund of the City will provide Funding?	406- Water Replacement
What is the source of revenue within the fund?	
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Greeley Municipal Code 4.20.160 requires that change orders over 25% of the contract amount be referred to City Council for approval.

Other Issues and Considerations:

None.

Applicable Council Priority and Goal:

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

1. Approve change order as recommended,
2. Amend change order and approve as amended,
3. Deny change order, or
4. Continue item to a date specific.

Council's Recommended Action:

A motion to approve Change Order #1.

Attachments:

Change Order #1



CHANGE ORDER FORM

Project Information

Change Order #:	1	Date:	October 1, 2020
Project Name:	City of Greeley Bellvue Water Treatmetn Plant Operator Residence Remodel		
Bid Number:	FL20-01-011	Dept/Division:	Water and Sewer
Original Budget Unit #:	406-00-880-8859-0000	PO #:	20000765
New Budget Unit Number Added:	406-00-880-8859-0000		
Project Manager:	Peter Champion	Title:	Civil Engineer III

Contractor/Consultant Information

Contractor/Consultant:	Landmark Builders	Phone /Extension:	
------------------------	--------------------------	-------------------	--

The CONTRACTOR/CONSULTANT is hereby directed to perform the WORK described in the CONTRACT for design/construction as amended by this CHANGE ORDER.

See attached **1** sheets with full explanation for the change order.

Compensation to Contractor/Consultant

The original contract sum was:	\$158,678.00
The net change by previous change order was:	\$0.00
The contract sum prior to this change order was:	\$158,678.00
The contract sum will be: (See List) Increased	\$48,516.00
The new contract sum, including this change order is:	\$207,194.00
The contract time will be: (See List) Increased	
The new date for project completion is:	December 4, 2020

This CHANGE ORDER is intended to, and the OWNER agrees that it shall, fairly and adequately compensate the CONTRACTOR/CONSULTANT for the extra direct costs (time and materials, etc.) as well as all expenses and damages which may result from any delays, suspensions, stretch-outs, scheduling, inefficiencies and accelerations in the WORK associated with this CHANGE ORDER, and the CONTRACTOR/CONSULTANT releases the OWNER from any claims for such expenses and damages.

This CHANGE ORDER is intended to, and the CONTRACTOR/CONSULTANT agrees that it does, provide the CONTRACTOR/CONSULTANT a reasonable and adequate period of time in which to complete the WORK in accordance with the CONTRACT for establishment of policies, as amended by this CHANGE ORDER, and the CONTRACTOR/CONSULTANT releases the OWNER from any claims for additional time to perform the WORK associated with this CHANGE ORDER.

The Contract Documents may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same document. The Contract Documents, including all component parts set forth above, may be executed and delivered by electronic signature by any of the parties and all parties consent to the use of electronic signatures.

Signatures for City Manager

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in two (2) original counterparts as of the day and year first above written.

Approved as to Substance	Reviewed as to Legal Form
City Manager	City Attorney
Certification of Contract Funds Availability	Departmental Certification
Director of Finance	Department Director
Purchasing Official	Project Manager

Certification of Content by Contractor/Consultant

Representative of Contractor/Consultant	Title

Additional Approval:

Budget **Supervisor** **CPC** **Finance**

City Manager approval is required for Original contract sum >\$100000.

Approval Level is City Manager based on cumulative change orders totalling \$48,516 for a total of 30.6%.

5/5/2018

CHANGE ORDER FORM



Project Information

Change Order #:	
Project Name:	City of Greeley Bellvue Water Treatmetn Plant Operator Residence Remodel
Date:	10/1/2020
Project Manager:	Peter Champion

Change Order Justification

Location	Bellvue Water Treatment Plant
Summary of Change Order	Change order 1 includes replacement of the failing exterior siding, repainting of the interior of the exterior porch, repainting of the entire exterior of the building and foundation.
Why was this not in original contract?	The additional work was not in the original scope but is needed to finish the complete renovation of the operator residence at Bellvue.
Budget Impact/Funding	The change order will use additional funds available in the Bellvue general rehab BUN.
Impact to project schedule	The change order will extend the original contract to December 4, 2020. This extension will allow the replacement of the exterior siding prior to the contractor leaving the site saving additional mobilizing fees.
Detailed Explanation	During the renovation of the residence it was discovered that the existing vinyl siding had become brittle and was cracking causing it to start coming off the house. The siding has some holes and is in need of replacement before moisture has a chance to degrade the internal structure of the exterior walls of the house. After further investigation during the renovation it was discovered that when the vinyl siding was installed it was placed over the original wood siding that is rotten and in need of removal before it causes further damage to the internal structure of the walls. If the siding is not replaced it will lead to damage of structural members of the exterior walls, and damage to the newly installed insulation and drywall on the inside of the house. The replacement of the exterior siding will include removal of the vinyl siding and the old rotten wood siding underneath. Installation of new OSB exterior sheeting, installation of new Tyvek house wrap and new hardy board siding. The OSB sheeting is used in all new construction and is required by code. The Tyvek wrap will help seal the house for water and draft tightness. Painting of the new siding, the soffits, fascia, both the front and rear porches, and foundation. The concrete porch and foundation will have the old paint removed and prepped for the new paint. This will complete the renovation of the residence allowing the house to serve the Bellvue water treatment plant for years to come.



Council has increased the limits for signature authority. Below are the new limits based on CUMMULATIVE change orders:
https://library.municode.com/co/greeley/codes/municipal_code?nodeId=TIT2AD_CH2.07CO_2.07.020APSI

Dollars related to original contract.	<=25%			>25%		
	\$50,000.01-			\$50,000.01-		
	<\$50,000	\$100,000	>\$100,000	<\$50,000	\$100,000	>\$100,000
Council						X
City Manager			X		X	X
City Attorney			X		X	X
Director of Finance			X		X	X
Purchasing Official		X	X		X	X
Department Director	X	X	X	X	X	X
Project Manager	X	X	X	X	X	X



Change Order Proposal

Estimator:	M. McDaniel
Proposal Date:	8/21/2020
Work Start Date:	10/19/2020
Change Est. No.	009

PROPOSAL SUBMITTED TO:

Client: Weld County
Contact: Andrew Kabot & Peter Champion
Via Email: Andrew.Kabot@Greeleygov.com

PROJECT LOCATION:

Bellvue WTP Resident: CE#9
Exterior siding & paint
Bellvue, CO 80512

ITEM	DESCRIPTION	AMOUNT
1	Demo existing exterior siding and replace with new and paint with an additional \$10,000 in contingency.	\$48,516

NOTES:

None.

EXCLUSIONS:

None.

AUTHORIZED SIGNATURES:


Landmark Builders, Inc.

David Grigsby - General Manager

Weld County Date

Printed Name

This proposal may be withdrawn if not accepted within 10 days

Bellvue, CO 80512



Pricing

8/21/20

[illegible]

Bellvue Water Treatment Plant Operator Residence Remodel: Change Order Approval Request

November 17, 2020

Bellvue Water Treatment Plant Operator Residence Remodel

Revision of Scope to include additional major maintenance at On-Call Operator Residence

- Water and Sewer is requesting the approval of a change order for the replacement of the exterior siding of the Bellvue water treatment plant operator residence currently undergoing renovation and safety upgrades.
 - The change is in the amount of \$48,516.00, this is Change Order #1 bringing a change of 30.6% which is greater than 25%

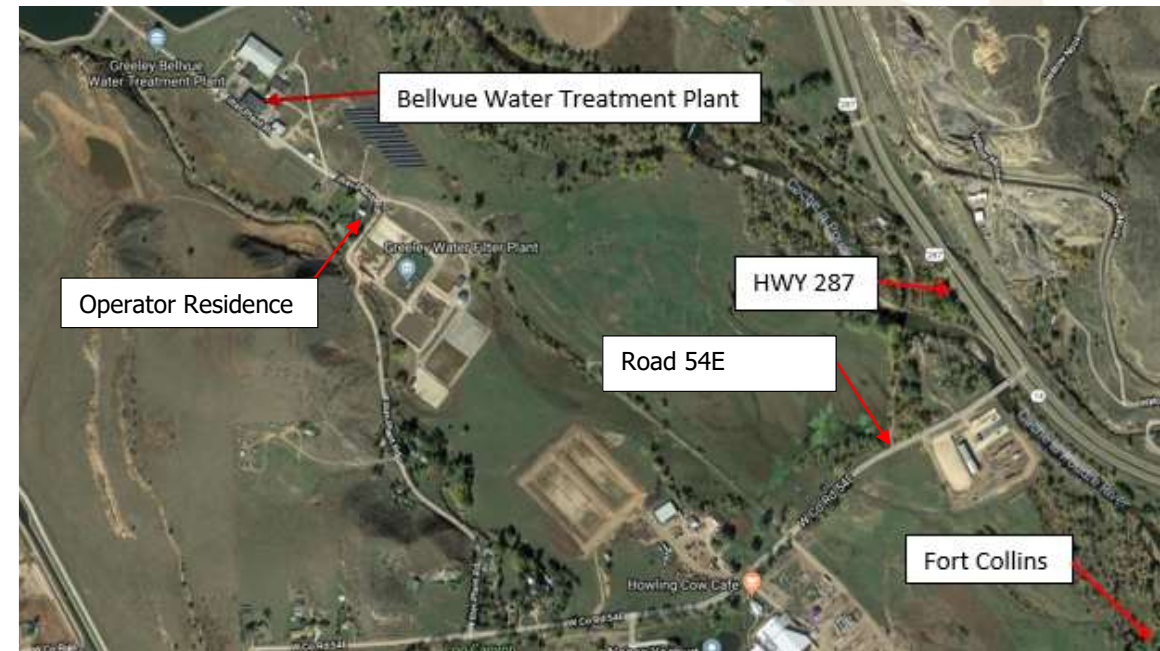


Bellvue Water Treatment Plant Operator Residence Remodel

Operator Residence Remodel – Original Scope

One of the Bellvue water treatment resident operator houses is original from the 1930's

- Needed repair includes:
 - Electrical wiring in the house does not meet code and was a serious fire hazard.
 - Existing knob and tube through out the house.
 - Wire splices not in boxes that are pushed inside floor joist.
 - The repair of the wire requires the walls need to be stripped down to bare studs
 - Insulation from 1930's failed and the house does not hold heat; expensive to heat.
 - New dry wall, paint, and carpet.
 - The kitchen needs new cabinets, countertops.
- Initial remodel contract amount -\$158,678.00



Bellvue Water Treatment Plant Operator Residence Remodel

Exterior Siding Replacement Scope of Work

During the renovation of the operator residence it was discovered the exterior siding was in need of replacement

- **Existing vinyl siding is brittle and cracking and coming off of the house**
- **Original wood siding is rotten under the vinyl siding**
- **Holes in existing siding will damage of the structural members of the exterior walls**



Bellvue Water Treatment Plant Operator Residence Remodel

Exterior Siding Replacement Scope:

Remove brittle vinyl siding	
Remove original rotten wood siding	
Remove peeling paint off of concrete foundation	
Install new OSB sheeting to structural wall studs	
Install new Tyvek house wrap for moisture barrier	
Install new hardy board siding	
Paint complete exterior of the building and concrete foundation	
Total Cost	\$48,516.00



Conclusions and Staff Recommendations:

- The replacement of the exterior siding will complete the full renovation.
- The house, at Bellvue WTP, to serve the on-call staffing needs creating operational efficiency for decades.
- The Water and Sewer Dept. is requesting that City Council approve the change order to finalize the project.





QUESTIONS?



Council Agenda Summary

November 17, 2020

Agenda Item Number 21

Title

Pulled Consent Agenda Items

Council Agenda Summary

November 17, 2020

Agenda Item Number 22

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Public hearing and final reading of an ordinance adopting amendments to the Greeley Municipal Code, Appendix 18-B and Table 18.42-1 of Section 18.30.070, adding short-term rentals as an allowed land use

Summary:

Short-term rentals are a new type of land use that is undefined in the Development Code. Known by such business names as Airbnb and VRBO, this land use differs from traditional temporary lodging types that are defined as hotels, motels, and bed and breakfasts.

Council considered an ordinance for a broad set of potential regulations concerning short-term rentals on August 25, 2020, but decided not to adopt it. From the discussion, Council was clear in not wanting an overly complex regulation ordinance. In addition, it is clear that Council supports the operation of these businesses.

In subsequent communication to Council, the City Manager indicated the challenge with the current situation is that these businesses are not allowed by the Development Code, and if we received a complaint we would have to initiate enforcement action to shut the business down. As such staff, working with the City Attorney's Office, has drafted the attached simple ordinance to allow this use and resolve this situation.

Short-term rental businesses will be licensed using the existing business license program. The current code has been reviewed with Finance and the City Attorney's Office and has been determined to allow collection of the appropriate taxes to assure fairness with other hotel operations in town.

Because this is a modification of an earlier Ordinance considered by Council, it did not need reconsideration by Planning Commission.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	Ongoing collection of lodging tax
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A

If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other Issues and Considerations:

None

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Strategic Housing Plan.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance, with Exhibit A (proposed code)

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2020

AN ORDINANCE ADOPTING AMENDMENTS TO THE GREELEY MUNICIPAL CODE, APPENDIX 18-B AND TABLE 18.42-1 OF SECTION 18.30.070, ADDING SHORT-TERM RENTALS AS AN ALLOWED LAND USE

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

WHEREAS, it becomes necessary to update the Greeley Municipal Code from time to time to adopt zoning codes and development standards that continue to align with public values and Council priorities; and,

WHEREAS, short-term rentals are an emerging land use that has become popular as a way to offer homes as lodging for visitors; and,

WHEREAS, amending the Development Code to define this new land use will clearly permit it as an allowed use.

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

Section 1. Portions of the Greeley Municipal Code Chapter 18 regarding short-term rentals are hereby amended as described in Exhibit A, attached hereto.

Section 2. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF _____, 2020.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor

EXHIBIT A

Proposed Code Updates Regarding Short-Term Rentals

Unaltered text denotes code language that is proposed to remain unchanged.

Underlined text denotes code language that is proposed to be added.

~~Stricken~~ text denotes code language that is proposed for deletion.

Appendix 18-B – Definitions

Short-term rental shall mean the rental of a dwelling unit, or portion thereof, for less than one (1) month.

18.30.070 - Table of Principal Land Uses.

TABLE OF PRINCIPAL LAND USES

Uses/ Districts	R-L, R-E	R-MH	R-M	R-H	C-L	C-H	I-L	I-M	I-H	H-A	C-D	PUD
lodging:												
- bed and breakfast	--	--	--	D	D	D	D	--	--	--	--	*
- hotels, motels	--	--	--	--	--	P	P	--	--	--	--	*
<u>-short-term rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>--</u>	<u>--</u>	<u>P</u>	<u>--</u>	<u>P</u>

Council Agenda Summary

November 17, 2020

Agenda Item Number 23

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Carol Kuhn, Chief Planner, 970-350-9276

Title:

A public hearing to consider an amendment to the Westgate Preliminary PUD (Planned Unit Development), on 84.44 acres located at the northwest corner of Highway 34 Bypass and 71st Avenue to modify the densities and performance standards listed in the 2016 approved PUD

Summary:

The applicant, Broe Real Estate Group on behalf of WRD4 Greeley Property, LLC is requesting to amend the existing Westgate Preliminary PUD. As in the original PUD (PUD11:15), this First Amendment to the Preliminary PUD Plan would provide a mix of single- and multi-family residential as well as commercial uses in a village-style configuration.

This 84.44 acre site located southwest Greeley and previously-approved land uses include trails, open space, residential, commercial, and public rights-of-way. The proposed First Amendment would adjust the planning area (PA) boundaries, modify the densities in PA 1-4, add a provision to allow up to a 20% change to the planning area boundaries, reduce the lot size for single-family residential, increase the building height for commercial uses, increase the open space requirements in some of the planning areas, update the existing commercial uses, and remove the preliminary plat engineering level details.

Approval of this Amended Preliminary PUD would support elements such as circulation, setbacks, open space, and building height and bulk standards, as well as meeting the review elements defined for preliminary plans in Section 18.32.020 of the Municipal Code.

The Planning Commission considered this request on October 13, 2020 and unanimously recommended approval to City Council.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	

Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

Other Issues and Considerations:

None noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

Decision Options:

- 1) Approve the Preliminary PUD First Amendment as presented; or
- 2) Amend the Preliminary PUD First Amendment and approve as amended; or
- 3) Deny the Preliminary PUD First Amendment; or
- 4) Continue consideration of the Preliminary PUD First Amendment to a date certain.

Council's Recommended Action:

A motion to approve the Westgate Preliminary PUD, First Amendment, to allow for modification of the densities listed in the approved planning areas and increase the building height for commercial uses on an 84.44-acre site located at the northwest corner of Highway 34 Bypass and 71st Avenue.

Attachments:

Planning Commission Minutes-Draft (October 13, 2020)
 Planning Commission Summary (Staff Report) (October 13, 2020)
 PowerPoint Presentation



PLANNING COMMISSION

Proceedings

October 13, 2020

Remote Hearing

(Zoom Webinar and viewable on City of Greeley YouTube)

1:15 p.m.

I. Call to Order

Chair Yeater called the meeting to order at 1:22 p.m.

II. Roll Call

Chair Yeater asked the clerk to call the roll. Chair Yeater, Commissioners Andersen, Schulte, Briscoe, Romulo and Modlin were present. (Commissioner Franzen was absent.)

III. Approval of minutes for meeting held on September 22, 2020

Commissioner Andersen moved to approve the minutes dated September 22, 2020. Commissioner Briscoe seconded the motion. The motion carried 6-0. (Commissioner Franzen was absent.)

IV. A public hearing to consider an amendment to the Westgate Preliminary PUD (Planned Unit Development) to modify densities listed in the approved planning areas and increase building height for commercial uses

Project Name: Westgate Preliminary PUD First Amendment
Case No.: PUD2019-0014
Applicant: Mark Savela, Broe Real Estate Group
Location: Northwest corner of Highway 34 Bypass and 71st Avenue
Presenter: Carol Kuhn, Chief Planner

Carol Kuhn addressed the Commission and introduced the item. Ms. Kuhn explained that the applicant is proposing to amend the current Westgate Preliminary PUD approved in 2016 that provided for a mix of single family, multi-family, and commercial uses on an 84.44 acre site located in southwest Greeley. The proposed first amendment would adjust the planning area boundaries, modify the densities, add a provision to allow up to a 20 percent change to the planning area boundaries, reduce the lot size for single-family residential in some of the planning areas, increase the building height for commercial uses,

and require written notice rather than approval of property owners for any future PUD amendments.

Ms. Kuhn presented a zoning map showing the location of the PUD and surrounding zoning. She also presented a land use map including vacant agricultural lands to the north, south, and west, and to the east to the Faith Tabernacle Church and residential uses. Ms. Kuhn presented different photographs from various vantage points of the site and surrounding areas including a photo of a notice sign posted on the property.

Ms. Kuhn explained the history of Westgate Preliminary PUD approved in 2016 and stated that a final PUD was not submitted within two years as required by the Code however the applicant received two six-month extensions that expired in September 2020. The first amendment to the Preliminary PUD was submitted in September 2019. Ms. Kuhn's stated in 2018 the Westgate Metropolitan District was approved and put in place to provide a funding mechanism for the proposed infrastructure improvements.

Ms. Kuhn's presented a map of the proposed first amendment PUD providing details on modifications. She noted that the proposed amendment removes the engineering level of planning details but proposed a future access to 74th Avenue. Staff included a table presented by Ms. Kuhn with specific revisions proposed for the preliminary PUD amendment highlighting key areas including an increase in overall densities, clarification of commercial uses specifically allowing for an assisted living and memory care facility and an increase in parking allowance aligned with the code rather than parking reduction previously allowed in the PUD.

Ms. Kuhn's presented a proposed conceptual site layout noting the additional east-west connection along the property line to improve site circulation and provide additional connectivity access to the Boomerang ditch trail. Both the interim and future alignment of 25th Street Roadway are shown in the PUD. Ms. Kuhn advised that the preliminary PUD includes a commitments matrix providing timing for public improvements. The applicant proposes to construct a Boomerang trail connection through the property, a neighborhood park, provide a non-potable water pond, and trail access along the proposed open space at the time of subdivision. She presented a revised development standards chart which outlined proposed reduction in minimum lot sizes with setbacks to accommodate size and standards for townhouse options.

Ms. Kuhn presented elevations drawings of the proposed housing types and stated that the amended PUD provides for one additional house model than required by the Development Code. She added that the applicant included buffer standards.

Staff reviewed the application for consistency with section 18.32.040(b), and recommended approval of the Westgate Preliminary PUD first amendment.

Commissioner Andersen asked if consideration to the potential update in the Code standards was made regarding the proposed amended PUD. Ms. Kuhn explained that since the application was submitted in September 2019, prior to any amendments or changes to the Code, current standards would apply. She added that the request is to amend the existing PUD that was previously approved. Ms. Kuhn advised that the applicant is working with staff on a number of details with regard to roadways, design, and a non-potable water source.

Upon question by Chair Yeater, Ms. Kuhn explained that the original PUD was not built out because the applicant was not ready to submit for a final PUD at that time. She noted that the applicant might be better able to provide an explanation.

Commissioner Schulte asked about the implications that would be created by the PUD amendment. Ms. Kuhn advised that the PUD is currently under single ownership which allows the applicant to move forward with this amendment without notifying property owners in the PUD. She explained that the provision would allow for written notice to property owners of any change rather than of requiring 75 percent approval by all property owners. Ms. Kuhn added that staff is working to amend other PUDs in a similar manner.

Commissioner Schulte asked who would be able to request changes to the PUD after the land has been sold and expressed concern if any single landowner could initiate change procedure. Ms. Kuhn advised that any property owner in the PUD could request an amendment to the PUD and move forward with sending notice to all property owners rather than approval. She explained that based on code requirements and what the property owner wanted to change some proposed changes could be initiated through a variance rather than an amendment to the PUD but gets difficult when a property owner requests a minor change to their property. The proposed change allows for flexibility in a minor change however any major change will need to go through a public process including public hearing and public notice. Commissioner Schulte asked who would have the authority to make major amendments to the PUD in the future. Ms. Kuhn explained that the Metro district owns and is still a master entity maintaining control of common areas, parks, internal roadways, and trails.

Marc Savela, Broe Real Estate Group, addressed the Commission on behalf of WRD4, the property owner of Westgate. Mr. Savela thanked Ms. Kuhn and staff for their work and for providing an explanation of the items in the existing PUD and the proposed modifications. Mr. Savela responded to Chair Yeater's question, explaining the delay was due to market conditions and timing with a builder partner. He noted that Broe Real Estate Group has secured two builder partners, one for single-family and one for the multi-family, who are waiting for approval to submit final designs of their products. Mr. Savela presented an aerial view of Westgate PUD from 2016 to 2020 and pointed out the progressive development. He compared the 2016 PUD with the proposed amendments being requested.

Chair Yeater opened the public hearing at 1:45 p.m. The clerk reported that there were no comments received via e-mail or Zoom chat. Chair Yeater closed the public hearing at 1:46 p.m.

Commissioner Briscoe, acknowledging that Highway 34 falls under the jurisdiction of the Colorado Department of Transportation, asked Ms. Kuhn if she is aware of any future modifications for access to Highway 34 bypass and 71st Avenue in terms of either a pedestrian bridge across to UC Health and the St. Michael's property or modified access of Highway 34. Ms. Kuhn invited Thomas Gilbert from Engineering Development Review to respond and added that Allison Baxter, Greeley Traffic Planner, could also speak to the question if necessary.

Mr. Gilbert addressed the Commission and advised that the intersection currently has a three-quarter access but there are two options for future interchanges that have not yet been initiated. He referenced a traffic study done in 2019 that discussed these two different interchange options but stated that there are currently no plans to modify the interchange.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Westgate Preliminary PUD, First Amendment meets the requirements in Development Code Sections 18.32.040(a) – (c) and Section 18.32.050 and therefore recommends approval to City Council. Commissioner Modlin seconded the motion.

Commissioner Andersen expressed her excitement regarding mixed-use, smaller lots, and non-potable water, and stated that she is looking forward to the future.

The motion carried 6-0. (Commissioner Franzen was absent.)

PLANNING COMMISSION SUMMARY

ITEMS: Westgate Preliminary PUD (Planned Unit Development) – First Amendment

FILE NUMBER: PUD2019-0014

PROJECT: Westgate Preliminary PUD – First Amendment

LOCATION: Northwest corner of the intersection of US 34 Bypass and 71st Avenue (2775 71st Avenue, Greeley, CO 80634)

APPLICANT: Marc Savela, on behalf of WRD4 Greeley Property, LLC

CASE PLANNER: Carol Kuhn, AICP, Chief Planner

PLANNING COMMISSION HEARING DATE: October 13, 2020

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 Sections 18.32.040(b)(1-3) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Broe Real Estate Group on behalf of WRD4 Greeley Property, LLC to amend the existing Westgate Preliminary PUD. This proposed First Amendment, proposes minor modifications to densities and performance standards listed in the 2016 approved PUD (PUD11:15). As in the original PUD, this First Amendment to the Preliminary PUD Plan would provide a mix of single- and multi-family residential as well as commercial uses.

A. REQUEST

This 84.44 acre site located southwest Greeley and previously-approved land uses include trails, open space, residential, commercial, and public rights-of-way. The proposed First Amendment would adjust the planning area (PA) boundaries, modify the densities in PA 1-4, add a provision to allow up to a 20% change to the planning area boundaries, reduce the lot size for single-family residential, increase the building height for commercial uses, increase the open space requirements in some of the planning areas, update the existing commercial uses, and remove the preliminary plat engineering level details. The table below provides a detailed outline of the proposed

modifications. Specific information regarding the proposed amendments is provided in the applicant's narrative (see *Attachment B*).

Proposed Change	Existing - PUD11:15			Proposed - PUD2019-0014		
Reconfigure Planning Area Boundaries and allow residential uses in PA-4	PA 1	50.98 ac	2-3.7 du/ac	PA-1	36.32 ac	6 du/ac
	PA 2A	9.65 ac	2-10 du/ac	PA-2	24.66 ac	19 du/ac
	PA 2B	18.71 ac	2-10 du/ac	PA-3	18.07 ac	8 du/ac Residential/ Commercial
	PA 3	3.87 ac	Commercial	PA-4	4.16 ac	8 du/ac Commercial/ Residential
Set maximum number of units	Not specified; provided density ranges			Set a maximum of 494 residential units for entire PUD		
Allow for modification to Planning Area Boundaries	N/A			Allow for up to a 20% change in the planning area boundaries		
Remove oil and gas outlots	Provided oil and gas outlot and boundary was shown			The oil well and associated storage have been abandoned and removed		
Remove the engineering-level details of the preliminary plat	Included preliminary plat details in the preliminary PUD			Future applications for separate preliminary and final plats through future preliminary and final PUD processes		
Increase the minimum required open space	Multi-family: 15% open space Commercial: 15% open space			Multi-family: 20% open space Commercial: 20% open space		
Increased minimum parking requirement	Efficiency units: 1.0 space 1-Bedroom units: 1.0 space 2-Bedroom units: 1.5 spaces			Efficiency units: 1.25 space 1-Bedroom units: 1.5 space 2-Bedroom units: 1.75 spaces		
Reduce Minimum Lot Size in PA-2 – PA-4	Single-family: 4,000 square feet			Single-family: 3,200 square feet		
Clarify Commercial-High Intensity Uses	Provided exceptions for C-H Zone District uses			Remove exclusion for Bed & Breakfast and Hotel; specifically called out Assisted Living, Memory Care, and Medial Office as allowed uses in PA 3 & 4		
Increase height for commercial uses	40 feet			50 feet		

Proposed Change	Existing - PUD11:15	Proposed - PUD2019-0014
Additional east/west connection	N/A	Propose an additional east/west connection, 25 th Street, along the northern property boundary
Add a commitments table	N/A	Boomerang Regional Trail Segment; Neighborhood Park; 71 st Ave Improvements; Water & Sewer Improvements; Public Streets & Sidewalks; Non-potable Irrigation Pond; Easement for Highway 34 Trail Public Access to Open Space Tract for Trail
Provision for PUD Amendment	Would require approval of the proposed amendment by not less than 75% of the owners of 75% of the land area	Provide written notice to all property owners within the PUD
Revise fence types	3 fence types shown	Swap one fence type

As in the previously-approved Westgate Preliminary PUD (*see Attachment E*), the applicant proposes a mix of single-family, multi-family, and commercial uses. Commercial uses, including mixed-uses, would account for approximately 4.16 acres of land, which would be concentrated at the intersection of Highway 34 Bypass and 71st Avenue.

The Westgate Preliminary PUD First Amendment, proposes specific uses for each planning area along with specific development standards. Lot standards, as proposed, would vary from the City of Greeley Standards, allowing for smaller lot sizes, with a 3,200 square foot minimum lot size for single-family residential. The Development Summary table can be found on Sheet 1 of the PUD Document (*see Attachment C*) and the Planning Area boundaries can be found on Sheet 3 of the PUD (*see Attachment C*). The PUD Amendment proposes an additional east/west connection along the northern property boundary, which was not included in the existing PUD. The additional east/west connection would allow for greater access for the development.

The applicant is also requesting that the preliminary plat details, as specified in 18.32.040(g), be separated from this Preliminary PUD Plan First Amendment.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use:

North: H-A (Holding Agricultural)

South: H-A (Holding Agricultural)

R-E (Residential Estate)

C-L (Commercial Low)

East: H-A (Holding Agricultural)

R-E (Residential Estate)

West: H-A (Holding Agricultural)

Site Characteristics:

The site is largely vacant farm land. The Boomerang Ditch bisects the land running from the northwest toward the southeast, and many trees are present along its banks. In general, the highest part of the land starts along the US 34 Bypass and then slopes downward toward the northeast. The site is relatively flat on the south and is hilly, with bluffs on the north. The properties are currently being utilized for grazing and farming purposes. The oil well along the western edge adjacent to the US 34 Bypass has been removed along with the associated storage.

Surrounding Land Uses:

North: Vacant/Agriculture

South: Agriculture

East: Church/Residential

West: Vacant

D. BACKGROUND

The site was originally annexed as part of the West Ridge Area Annexation in 2004. It has historically been used for Agricultural purposes. A small, but active oil and gas operation was previously operating, but has since ceased operations and is now completely abandoned. In 2016, the property was rezoned from Holding Agriculture (H-A) to PUD. The approved PUD was approved with approximately 80 acres of mixed residential uses and 4 acres of commercial, along with open space and a portion of the regional trail system.

A Final PUD was not submitted for this property and the applicant has been granted two (2) consecutive six-month extensions, which the second of expired on September 13, 2020. Per Section 18.32.110, the City may leave property with an expired PUD, require a new Preliminary PUD, or a Final PUD submitted prior to any development activity. In September of 2019, the applicant submitted the First Amendment to the Preliminary PUD, prior to the expiration of the

extension. The Westgate Metropolitan district was approved in September 2018 (MD2018-0006) (see Attachment D –Metropolitan District Ordinance). The metro district was needed in order to undertake the planning, design, acquisition, construction and financing of public improvements, including external infrastructure. (See Attachment D – Metropolitan District Ordinance).

E. APPROVAL CRITERIA

In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 18.30.050 applicable to the rezoning of land:

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

Staff Comment: The proposal meets this requirement. The area of the proposed PUD amendment is 84.44 acres.

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

- The following Comprehensive Plan goals are met with this PUD proposal:
 - ED-1: Promote a healthy, progressive, and competitive local economy.
 - The proposal provides future employment and tax base opportunities while proposing a commercial development option in two planning areas to benefit residents of west Greeley.
 - EH-2: Integrate healthy living into community planning and development.
 - The proposal provides a trail system that would connect the community to area parks and open space. The trail network will also provide for pedestrian walkability to commercial areas, encouraging an active lifestyle.
 - EH-4: Support and collaborate with the City's school districts.
 - The City recently adopted an IGA with the Weld County School District #6, which requires land dedication or cash-in-lieu of dedication for school sites. At the time of subdivision, cash-in-lieu of land dedication for schools would be calculated, with the fee collected with each building permit.
 - CG-2: Promote a balanced mix and distribution of land uses.

- The proposed PUD offers a mix of residential and commercial. Commercial offerings would also provide for employment opportunities and housing balance.
- o CG06: Maintain and enhance the character and inter-connectivity of Greeley's neighborhoods.
 - When developed, Westgate would provide an opportunity for future connectivity to the Homestead Heights neighborhood via 74th Avenue. The Boomerang Trail connection improvements would offer additional connectivity.
- o HO-2: Encourage a broad diversity of housing options.
 - Westgate would provide a variety of smaller lot sizes for single-family residential lots which would offer additional housing options for future residents.
- o NR-1: Protect, conserve, maintain, and improve the quality and quantity of water available to Greeley.
 - The PUD is proposing to use non-potable water for park and open space irrigation and is constructing the detention facility with a non-potable pond component.

Development Code Section 18.32.040(c) – Standards for PUD Establishment

The City Council may authorize, by its approval of a Preliminary Planned Unit Development Plan, a mix of land uses, as well as variations in density, setback, height, lot size, lot coverage, open space, street width, parking and landscaping. Any such variations granted by the City Council shall be based upon the findings by the Council that the PUD plan:

- (1) Provides an innovative design which would be equal to or better than development which would occur under base standard zoning district requirements;
- (2) Accomplishes specific goals and objectives of the Land Use Chapter of the City's Comprehensive Plan;
- (3) Includes land uses which are required to be in a PUD;
- (4) Meets the overall intent of this Code; or
- (5) Provides equivalent site design trade-offs for the exceptions granted (i.e., more open space for higher density, etc.).

Staff Comment: The applicant proposes single-family residential uses as found in the R-L (Residential-Low) District in Planning Area 1, 36.32 acres in size, with a previously-approved lot size of 5,000 square feet. Planning Area 2, 24.66 acres in size, would be set aside for multi-family residential uses, typically allowed in the R-H (Residential-

High) District. Planning Area 3, 18.07 acres in size, would allow for the development of R-H and/or C-H (Commercial High-Intensity) uses, with a few exceptions listed on Sheet 3 of the PUD Amendment (*see Attachment C*). Planning Area 4, 4.16 acres in size, would allow for C-H and/or R-H uses, with the same exclusions as PA-3.

One of the revisions in the proposed PUD Amendment would reduce the lot size in Planning Areas 2-4. The approved Westgate Preliminary PUD set a minimum lot size for single-family and townhome units at 4,000 square feet. This First Amendment would reduce the minimum lot size in these Planning Areas to 3,200 square feet. This would provide an option for higher-density single family lots – a trend that is on the rise along the Front Range, as well as nationally, and would provide more varied types of housing options.

The proposed variations in lot sizes for PA's 2-4 would provide design alternatives and options for future homeowners, rather than the standard 6,000 square foot lot size which would meet the overall intent of Section 18.32.040(c).

F. PHYSICAL SITE CHARACTERISTICS

HAZARDS

The applicant has indicated that the existing oil well and storage has been removed. Staff is unaware of any other hazards on the property.

WILDLIFE

An area with moderately significant ecological value has been identified along the Boomerang irrigation ditch according to the City's Areas of Ecological Significance Map. This is also the same general area that the regional trail is planned for and is currently proposed by the applicant. Development would occur largely outside of the wildlife corridor. Wildlife and areas of ecological significance should not be greatly impacted by the development as currently proposed.

FLOODPLAIN

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

DRAINAGE AND EROSION

The property is subject to City of Greeley development standards; preliminary drainage plans have been reviewed by Engineering Development Review (EDR) staff and questions and concerns have been adequately addressed at this point in the process. The applicant has provided a conceptual plan which shows a proposed detention pond in the northeast corner of the site. A portion of this detention pond would also be designed for non-potable irrigation. The applicant would need to process individual preliminary and final PUD applications for each of the phase of the project. With the final plat or Final PUD, a final drainage report would be reviewed by the City. Erosion controls measures will be designed by the developer and reviewed by the City to ensure that best management practices are utilized as the project progresses.

Increases in stormwater flows from development would be addressed with an on-site detention pond, which would be designed to limit runoff to historical flows. Erosion control measures would be designed by the developer and reviewed by the City at time of construction to ensure that best management practices as utilized as the site is developed.

TRANSPORTATION

The subject property has frontage along the US Highway 34 Bypass and 71st Avenue. No direct access to US Highway 34 Bypass would be allowed; ingress and egress to this site will occur via 71st Avenue. The proposed 27th Street alignment would be designed to eventually connect to the north via 74th Avenue. It is anticipated that connectivity would ultimately extend to the Homestead Heights subdivision (to the north), at which time a potential connection westward could be contemplated.

The applicant has proposed an additional east/west connection (25th Street), on the northern property boundary and has proposed an alternative, interim road cross section. This modified roadway section would function in the interim condition until the property to the north is developed. The applicant has also included the ultimate roadway design for 25th Street in the PUD.

Further subdivision of the property would require the dedication of public rights-of-way (ROW) as necessary to support the development. 71st Avenue would be widened and a turn lane, along with curb, gutter, and sidewalk improvements would be provided.

The City of Greeley's Transportation Planner and Traffic Engineer have reviewed the Traffic Study and have no significant concerns at this point. Further traffic analysis would occur with future subdivisions.

G. SERVICES

WATER

The City of Greeley provides water services to the area. The applicant would be responsible for the cost of extending services to this location. There are existing mains in 71st Avenue and 74th Avenue which would provide possible connections for the development. Water provisions within the development would be reviewed at time of subdivision.

SANITATION

The City of Greeley provides sanitary sewer services to the area. There are existing mains in 71st Avenue and 74th Avenue which would provide possible connections for the development. The applicant would be responsible for the cost of extending services to this location. Sanitary sewer provisions within the development would be reviewed at time of subdivision.

EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #5 is located along 47th Avenue approximately 2.7 miles west of Westgate.

PARKS AND OPEN SPACES

A portion of Boomerang Trail would be constructed by the applicant as part of the Westgate Development. The applicant would also provide access for future trail construction along Highway 34 Bypass. Both the Boomerang Trail segment and the 34 Bypass trail access would be a significant contribution to the current and future opportunities for recreation and alternative transportation (*see Attachment C*)

SCHOOLS

This proposed development is expected to impact nearby schools in the Weld County School District #6. These include Montfort Elementary (~2.25 miles east), Prairie Heights Middle School (~1.25 miles south), and Greeley Central High School (~5.5 miles east). The applicant would be required to provide cash-in-lieu of land dedication for schools with each building permit.

METROPOLITAN DISTRICT

The applicant intends to finance many of the on- and off-site improvements for the development by means of a Metropolitan District. This district was approved in 2018 (*see Attachment D – Westgate Metropolitan District Ordinance*).

H. NEIGHBORHOOD IMPACTS

VISUAL

Visual impacts would be mitigated by the use of perimeter landscape treatments and setbacks from the US Highway 34 Bypass. Because the site is adjacent to the Bypass, a major corridor into the City, the applicant would provide an open space tract along Highway 34 Bypass which would also help mitigate the visual impacts.

Buffer Yards would be required on the commercial area at the time it is developed. The applicant has provided buffer yard requirements on Sheet 4 in the PUD (*see Attachment C*). The buffer yards would be reviewed with Final PUD Plan and or final plat.

NOISE

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

I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for this meeting were mailed to surrounding property owners on September 23, 2020 per Development Code requirements. Signs were posted on the site on September 21, 2020. Notice was published in the newspaper on October 7, 2020. As of October 1, 2020 no written comments have been received.

Three citizens called in response to the notices. One inquired about the Highway 34 Bypass access and traffic impacts at 65th Avenue and 34 Bypass. Two others had questions regarding the uses and whether single-family residential would be developed. Staff provided information related to the traffic impacts, as provided in the applicant's Traffic Study, which was reviewed by EDR and the City's Transportation Planner. The Colorado Department of Transportation (CDOT) controls access on 34 Bypass; no additional access improvements for Highway 34 Bypass would be provided with this application.

The required mineral rights notifications were mailed on March 7, 2016, prior to the first public hearing for the initial Westgate Preliminary PUD (PUD 11:15).

J. PLANNING COMMISSION RECOMMENDED MOTIONS

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Westgate Preliminary PUD, First Amendment meets the requirements in Development Code Sections 18.32.040(a) – (c) and Section 18.32.050 and therefore recommends approval to City Council.

ATTACHMENTS

Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C – Westgate Preliminary PUD – First Amendment

Attachment D – Westgate Metropolitan District Ordinance

Attachment E – Existing Westgate Preliminary PUD

Vicinity Map



PUD2019-0014

0 0.075 0.15 193
Miles





WESTGATE PRELIMINARY PUD - First Amendment

2020-06-12

Project Narrative

The Westgate Preliminary Planned Unit Development (PUD) provides the entitlements and development standards to guide the building of a mixed use community.

Underlying zone districts as described in the Greeley Code forms the basis of the zoning regulations for this site but are further enhanced and modified to allow for the opportunity for the development of a diversity of uses and residential products. The following list describes the differences between the existing PUD and this first amendment:

1. This amendment slightly reconfigures the four Planning Areas. A provision has been added to allow for a 20% change (increase or decrease in area) of Planning Areas to better fit the final street layout and lots. Land uses remain the same.
2. This amendment sets a maximum number of residential units and a maximum floor area (total square feet) for commercial uses.
3. This amendment sets a maximum density for each Planning Area rather than a density range.
4. This amendment removes the oil and gas outlots since the well and storage has been removed.
5. This amendment removes plat level engineering plans for the previous concept plan.
6. This amendment increases the require parking for multi-family studio, one bedroom and two bedroom units.
7. This amendment increases building height for commercial uses in order to accommodate standard medical office floor heights.
8. This amendment adds another fence type to the general types of fencing that may occur on site.

Other elements that remain from the existing PUD that exceed Code requirements include:

1. A stipulation that an additional house model beyond the standard code requirement needs to be met and will result in a more diverse streetscape appearance.
2. Enhanced landscape buffers.

Justifications for these amendment items to the existing PUD include:

- Providing added clarity and setting maximums for units and density.
- Removing onerous information not appropriate at the zoning level.
- Responding to changes in existing conditions and adjusting Planning Area configurations.
- Responding to changes in the residential and commercial development market since the existing PUD approval in 2016.

This First Amendment vacates the plat level site plan previously approved with the Preliminary PUD.

The PUD is comprised of four Planning Areas. Planning Area 1 (PA-1) is intended for single family residential and specifies minimum lot sizes and setbacks to promote a variety of single family residential products. Planning Areas 2 and 3 (PA-2 and PA-3) allow for a range residential uses that include: single family, two-family, townhomes and multi-family. The variable lot sizes, setbacks and mix of uses provide flexibility and variety in delivering housing products that the market desires. Planning Area 3 will also allow limited commercial uses should demand for commercial uses exceed what can be provided in Planning Area 4. Planning Area 4 (PA-4) is intended for commercial uses that would serve the immediate neighborhoods and adjacent uses as permitted by code in zone C-H, however, this PUD lists a number of prohibited uses which are deemed not compatible with the residential neighborhood environment. Should commercial uses not be practical in this Planning Area, then Residential Uses similar to PA-2 and PA-3 are permitted.

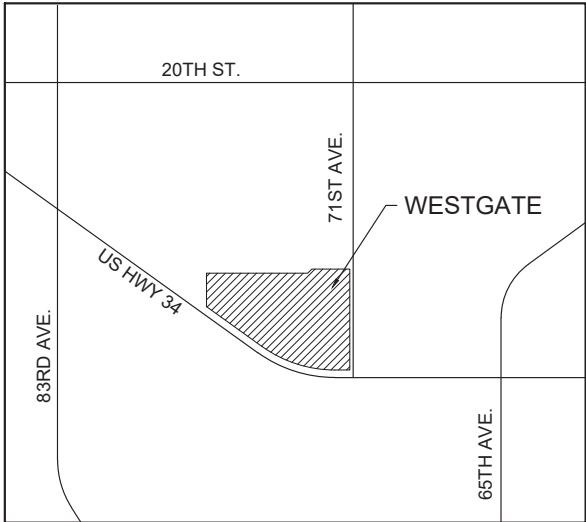
The Planning Areas will be connected by pedestrian and vehicular access. For pedestrians, there will be an internal trail system that will connect to a regional trail running east-west through the site along the Boomerang Ditch. This existing site feature will tie together open spaces and the trail will connect Westgate to existing and future neighborhoods. The Final PUD/Final Plat for residential phases will indicate the type of amenities to be provided within the required open space to benefit the residents. For vehicular access, there is an enhanced main entrance drive for the community with a landscaped median and primary monument feature. The neighborhood street layout will also incorporate a “knuckle” design that will reduce traffic speeds and reduce the amount of pavement resulting in a more attractive and safer neighborhood. There will be a consistent design of site elements such as fencing, signage, project identity monuments, furnishing and lighting. This continuity is important in creating the identity of the neighborhood and establishing the uniqueness and quality of the development.

This PUD also incorporates enhanced landscape buffer standards. These buffers will be provided between residential and commercial land uses and along the major right-of-

ways. Additionally, conceptual fence types and their potential locations are illustrated where screening and privacy may be desired. Open fencing is suggested adjacent to open space where it will create a more open ambience and provide views into the open space and amenity areas.

The Westgate PUD provides the outline for a high quality mixed use neighborhood development that will be an asset to the City of Greeley's western gateway.

VICINITY MAP



Scale 1"=1500'

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 17 AND CONSIDERING THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 17 TO BEAR SOUTH 00°53'32" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 00°53'32" EAST ALONG SAID WEST LINE A DISTANCE OF 807.69 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°26'24" EAST A DISTANCE OF 908.92 FEET;
THENCE SOUTH 88°41'13" EAST A DISTANCE OF 898.87 FEET;
THENCE NORTH 45°43'18" EAST A DISTANCE OF 145.25 FEET;
THENCE NORTH 89°06'23" EAST A DISTANCE OF 709.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 71ST AVENUE;
THENCE SOUTH 00°31'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,759.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34 BYPASS;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:
1. SOUTH 34°27'22" WEST A DISTANCE OF 122.10 FEET;
2. SOUTH 89°25'51" WEST A DISTANCE OF 169.30 FEET;
3. NORTH 85°27'50" WEST A DISTANCE OF 297.34 FEET TO A POINT OF CURVATURE, THE RADIUS POINT OF WHICH BEARS NORTH 06°03'18" EAST;
4. ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°57'28", A RADIUS OF 2,292.00 FEET, AN ARC LENGTH OF 1,198.40 FEET AND A CHORD THAT BEARS NORTH 68°57'58" WEST A DISTANCE OF 1,184.80 FEET;
5. NORTH 53°28'36" WEST ALONG A NON-TANGENT LINE A DISTANCE OF 293.40 FEET;
6. NORTH 61°54'15" WEST A DISTANCE OF 955.01 FEET TO THE WEST LINE OF SAID SOUTHERLY QUARTER OF SECTION 17;
THENCE NORTH 00°53'32" WEST ALONG SAID WEST LINE A DISTANCE OF 566.55 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 3,677,992 SQUARE FEET, OR 84.435 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. 25965
FOR AND ON BEHALF OF
WARE MALCOMB
990 SOUTH BROADWAY
SUITE 230
DENVER, COLORADO 80209
P 303.561.3333

PROJECT TEAM

OWNER

WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80208
CONTACT: BOB ECK
EMAIL: beck@westrangedev.com
PHONE: (303) 398-0401

LAND PLANNER

PLANMARK DESIGN
P.O. BOX 202411
DENVER, CO 80220
CONTACT: MARK NEMGER
EMAIL: marknemger@gmail.com
PHONE: (720) 232-5081

DEVELOPER

BROE REAL ESTATE GROUP
252 CLAYTON STREET
DENVER, CO 80208
CONTACT: MARC SAVELA
EMAIL: msavela@broe.com
PHONE: 303.398.4575

ENGINEERS

WARE MALCOMB
990 S. BROADWAY SUITE 230
DENVER, CO 80209
CONTACT: TOM JANSEN
EMAIL: tjansen@waremalcomb.com
PHONE: (303) 561-3333

WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17

TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PUD2019-0014

P.U.D. JUSTIFICATION

THE WESTGATE P.U.D. IS DESIGNED TO PROMOTE A MIXED USE PLANNED DEVELOPMENT WHICH DRAWS FROM THE CITY'S CURRENT UNDERLYING ZONING DISTRICTS AND ENHANCES THEM TO CREATE A HARMONIOUS SITE WITH THE OPPORTUNITY FOR A MIX OF SINGLE FAMILY, MULTI-FAMILY AND COMMERCIAL USES. THE FLEXIBILITY OF THIS PUD ALLOWS FOR CREATIVE DESIGN SOLUTIONS TO ENHANCE THE OVERALL APPEARANCE OF THIS SITE, WHICH IS A PROMINENT GATEWAY TO THE CITY.

THE P.U.D. INCLUDES FOUR PLANNING AREAS. PLANNING AREA 1 IS PROPOSED SINGLE FAMILY RESIDENTIAL WITH LOT SIZE MINIMUMS AND SETBACKS TO PROMOTE A NEIGHBORHOOD OF SINGLE FAMILY UNITS, OFFER VARIETY AND ADDRESS MARKET DEMANDS. PLANNING AREAS 2 AND 3 HAVE A RANGE OF ALLOWABLE RESIDENTIAL USES THAT INCLUDE: SINGLE FAMILY; TWO-FAMILY; TOWNHOUSES; AND MULTI-FAMILY. THE FLEXIBILITY OF RESIDENTIAL USES FOR PLANNING AREAS 2 AND 3 IN COMBINATION WITH VARIABLE LOT SIZES AND SETBACKS PROVIDES GREATER OPPORTUNITY TO DELIVER PRODUCTS THAT MEET THE NEEDS OF A VARIETY OF HOMEOWNERS. PLANNING AREA 3 WILL ALSO ALLOW FOR COMMERCIAL USES SHOULD THE DEMAND EXCEED WHAT CAN BE PROVIDED IN PLANNING AREA 4. THE P.U.D. ALSO ENCOURAGES DIVERSITY BY REQUIRING ONE ADDITIONAL HOUSE MODEL BEYOND THE CODE (AS AMENDED) REQUIREMENT. PLANNING AREA 4 IS PROPOSED RESIDENTIAL / COMMERCIAL WHICH WILL OFFER THE FLEXIBILITY FOR A VARIETY OF RESIDENTIAL AND COMMERCIAL USES TO BENEFIT THE NEIGHBORING RESIDENTS.

PLANNING AREAS WILL HAVE SIDEWALK AND TRAIL NETWORKS THAT ALLOW FOR PEDESTRIAN CONNECTIONS BETWEEN PLANNING AREAS AND DEVELOPED FEATURES. FOR PEDESTRIANS, A REGIONAL TRAIL SYSTEM RUNNING EAST TO WEST THROUGH THE SITE IS PROPOSED TO COORDINATE WITH OPEN SPACE AND AMENITY FEATURES. FOR VEHICULAR ACCESS, THERE IS AN ENHANCED MAIN ENTRANCE DRIVE TO THE COMMUNITY WITH A MEDIAN, PRIMARY MONUMENT FEATURE, AND INCREASED LANDSCAPING; IN ADDITION, ALTERNATIVE STREET 'KNUCKLE' DESIGNS ARE PROPOSED TO CREATE A DESIRABLE FEEL FOR THE COMMUNITY AND PROMOTE SLOWER TRAFFIC SPEEDS. THERE WILL BE CONTINUITY OF SITE ELEMENTS SUCH AS FENCING, MONUMENTS, AND BENCHES. THIS CONTINUITY IS IMPORTANT IN CREATING THE NEIGHBORHOOD IDENTITY AND MAKING IT FEEL LIKE A UNIQUE PLACE. PHYSICAL SITE FEATURES SUCH AS THE EXISTING BOOMERANG DITCH CREATE OPPORTUNITY FOR OPEN SPACE AND A SITE AMENITIES CORRIDOR WHICH LINKS THE WESTGATE COMMUNITY TO ADJACENT FUTURE NEIGHBORHOODS.

THE P.U.D. INCORPORATES ENHANCED LANDSCAPE BUFFER STANDARDS. THESE BUFFERS ARE BETWEEN DIFFERING USES AND ADJACENT TO SOME PUBLIC RIGHT-OF-WAYS. ADDITIONALLY, THE P.U.D. INCLUDES SUGGESTED FENCING TYPES FOR SINGLE FAMILY LOTS AND FOR BUFFERING BETWEEN CERTAIN USES. THE PROPOSED OPEN FENCING TYPES FOR SINGLE FAMILY ADJACENT TO THE OPEN SPACE CORRIDOR CREATES A MORE OPEN FEEL IN THE COMMUNITY AND PROVIDES BETTER VIEWS FOR THE RESIDENTS ADJACENT TO THE OPEN SPACE. THE PROPOSED OPAQUE FENCING WITH ENHANCED COLUMN DETAILS PROVIDES AN ATTRACTIVE SCREEN FOR SEPARATION BETWEEN CERTAIN USES AND PRIVACY ADJACENT TO RIGHT-OF-WAYS. THESE ENHANCED LANDSCAPE BUFFERS (WITH REQUIRED MINIMUMS GREATER THAN THE DEVELOPMENT CODE, AS AMENDED) IN COMBINATION WITH COORDINATED FENCING STANDARDS THROUGHOUT THE P.U.D. WILL PROVIDE A COORDINATED, CONSISTENT, COHESIVE AND ATTRACTIVE LOOK THROUGHOUT THE COMMUNITY.

OVERALL, THIS PROPOSED PUD IS DESIGNED TO BE AN ASSET TO THE CITY'S WESTERN GATEWAY BY PROVIDING DESIRED COMMERCIAL SPACE AND THE DEVELOPMENT OPPORTUNITY FOR DIVERSIFIED RESIDENTIAL HOUSING PRODUCTS TO MEET A VARIETY OF MARKET DEMANDS.

DEVELOPMENT SUMMARY				
ZONING				
CURRENT ZONING ----- PLANNED UNIT DEVELOPMENT (PUD)				
PROPOSED ZONING ----- PLANNED UNIT DEVELOPMENT (PUD)				
EXISTING SITE ACREAGE ----- 84.44 AC 3,677,992 SF				
PUD SITE DEVELOPMENT				
AREA	USE	ACRES	MAX. DU / AC	MAX. COMM
PA-1	RESIDENTIAL	36.32 AC	6.0	
PA-2	RESIDENTIAL	24.66 AC	19.0	
PA-3	RESIDENTIAL / COMMERCIAL	18.07 AC	8.0	
PA-4	COMMERCIAL / RESIDENTIAL	4.16 AC	8.0	
71ST AVE	REQUIRED DEDICATED R.O.W.	1.23 AC		
TOTAL		84.44 AC	494 UNITS	150,000 SF
PUD OPEN SPACE REQUIREMENTS				
MIN. 30% OF PA-1, PA-2 AND PA-3 AREAS (79.05 AC) REQUIRED (SEE NOTES 1 AND 2)		23.72 AC		
MIN. 50% OF REQUIRED OPEN SPACE SHALL BE USABLE OPEN SPACE (SEE NOTES 1 AND 2)		11.86 AC		
NOTES:				
1. ALL REQUIRED OPEN SPACE IS CALCULATED BASED ON RESIDENTIAL PORTIONS OF PUD ONLY. A MINIMUM OF 30% OPEN SPACE IS REQUIRED, AND A MINIMUM OF 50% OF THE REQUIRED 30% OPEN SPACE SHALL BE USABLE OPEN SPACE (CODE SECTION 18.32.060)				
2. QUALIFYING OPEN SPACE THROUGHOUT ALL AREAS OF THE PUD CAN BE USED TO COUNT TOWARDS REQUIRED OPEN SPACE CALCULATIONS. SEE PUD OPEN SPACE SCENARIO CONCEPT IN NARRATIVE.				
3. PLANNING AREA BOUNDARIES MAY VARY UP TO 20% OF THEIR AREA AT THE TIME OF FINAL PUD AND PLATTING BASED ON ADJUSTMENT TO ROAD NETWORK AND LOT CONFIGURATIONS.				
4. MAXIMUM DWELLING UNITS PER PLANNING AREA IS DEFINED BY THE MAXIMUM DENSITY SET PER PLANNING AREA; HOWEVER, THE OVERALL PUD AREA CANNOT EXCEED 494 DWELLING UNITS WITHOUT AMENDING THE PLAN. TRANSFERRING UNITS BETWEEN PLANNING AREAS IS PERMITTED AT FINAL PUD AND FINAL PLAT AS LONG AS TOTAL MAXIMUM DENSITY OF PLANNING AREA IS NOT EXCEEDED AND THE TOTAL PERMITTED UNITS FOR THE OVERALL PUD IS NOT EXCEEDED. AN OVERALL DENSITY AND UNIT COUNT TABLE SHALL BE SUBMITTED WITH EACH PHASE OF THE PROJECT.				
5. TOTAL FLOOR AREA OF COMMERCIAL USES WITHIN THE PUD AREA IS LIMITED TO 150,000 SQUARE FEET.				

AMENDMENT HISTORY

WESTGATE PRELIMINARY PUD - APPROVED SEPTEMBER 13, 2016 (PROJECT PUD 11-15)
WESTGATE PRELIMINARY PUD - EXTENSION APPROVED THROUGH SEPTEMBER 13, 2020
WESTGATE PRELIMINARY PUD - FIRST AMENDMENT (PROJECT PUD2019-0014)

- RECONFIGURES PLANNING AREAS
- SETS A MAXIMUM NUMBER OF UNITS AND COMMERCIAL AREA (SQUARE FEET)
- REMOVE OIL / GAS FACILITIES AND OUTLOTS
- SHIFTS DETAILED ENGINEERING PLANS TO PLAT PROCESS
- INCREASES BUILDING HEIGHT FOR COMMERCIAL USES
- INCREASE AMOUNT OF PREVIOUSLY APPROVED PARKING FOR MULTI-FAMILY

GENERAL NOTES

- ALL REFERENCES TO CITY OF GREELEY DEVELOPMENT CODE SHALL REFERENCE THE CODE ENACTED DECEMBER 18, 2018 AND AMENDED THROUGH APRIL 2019 AND ANY FUTURE AMENDMENTS.
- PHASING WILL BE ALLOWED WITHIN THIS P.U.D. THE SPECIFICS FOR BOUNDARY AND TECHNICAL CRITERIA TO BE DEFINED WITHIN FINAL P.U.D.
- CITY OF GREELEY REGIONAL TRAIL
 - A CITY OF GREELEY REGIONAL TRAIL SHALL BE PROVIDED THROUGH THIS P.U.D. SITE, IN ACCORDANCE WITH THE CITY MASTER TRAILS PLAN. A PUBLIC ACCESS EASEMENT SHALL BE GRANTED FOR THE TRAIL CORRIDOR. THE EASEMENT SHALL GENERALLY BE LOCATED ADJACENT TO AND ON ONE SIDE OF THE BOOMERANG LATERAL DITCH. THE EASEMENT SHALL BE OF A TYPICAL MINIMUM WIDTH OF 50', PROVIDED HOWEVER THAT THE WIDTH MAY BE LESS WHERE THERE IS NOT A 50' DISTANCE BETWEEN THE BOOMERANG LATERAL DITCH AND THE SITE PROPERTY LINE. A PORTION OF THE EASEMENT MAY BE LOCATED WITHIN PUBLIC STREET RIGHT-OF-WAY IN CERTAIN AREAS AS MAY BE APPROVED BY THE CITY.
 - UPON CONSTRUCTION OF TRAIL AND LANDSCAPE IMPROVEMENTS WITHIN EASEMENT AREA, THE CITY SHALL MAINTAIN THE EASEMENT AREA.
- RAW WATER DEDICATION. THE RESIDENTIAL DOMESTIC RAW WATER DEDICATION REQUIREMENT FOR THE WESTGATE P.U.D IS THREE (3) ACRE-FEET PER GROSS ACRE OF RESIDENTIAL LAND, PLUS 50% OF THE ACREAGE OF THE ADJACENT RIGHT OF WAYS. FOR THE COMMERCIAL COMPONENT OF THE WESTGATE P.U.D THE RAW WATER DEDICATION REQUIREMENT WILL BE BASED ON THE WATER TAP SIZES SELECTED DURING DEVELOPMENT DESIGN AND SHALL BE DUE WITH THE COMMERCIAL BUILDING PERMITS. RAW WATER FOR THE WESTGATE P.U.D., FROM A SOURCE AND IN A FORM ACCEPTABLE TO THE CITY OF GREELEY, HAS BEEN DEDICATED TO THE CITY OF GREELEY PURSUANT TO THE AMENDED AND RE-STATED RESTRICTIVE COVENANTS (NO IRRIGATION) AT RECEPTION NUMBER 4441912. WELD COUNTY, AS AMENDED AND REVISED. AS A RESULT, GREELEY HAS CREDITED THE WESTGATE P.U.D. WITH 258 ACRE-FEET OF WATER DEDICATION, WHICH FULLY SATISFIES THE RESIDENTIAL DOMESTIC WATER DEDICATION REQUIREMENT FOR THE ENTIRE WESTGATE P.U.D. THE PORTION OF SUCH 258 ACRE-FEET THAT IS IN EXCESS OF THE WESTGATE P.U.D. RESIDENTIAL DOMESTIC RAW WATER DEDICATION REQUIREMENT SHALL BE CREDITED TO THE WESTGATE P.U.D. COMMERCIAL WATER DEDICATION REQUIREMENT.
- BOOMERANG DITCH
 - ANY RELOCATION OR PIPING OF THE BOOMERANG LATERAL DITCH WITHIN OR ADJACENT TO ALL PLANNING AREAS SHALL BE CONDUCTED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE BOOMERANG IRRIGATION DITCH RELOCATION AGREEMENT THAT HAS BEEN EXECUTED BETWEEN OWNER AND BOOMERANG LATERAL DITCH COMPANY. PER THE CONDITIONS OF THAT AGREEMENT, A DEFINED IRRIGATION DITCH EASEMENT SHALL BE GRANTED IN CONJUNCTION WITH THE DEVELOPMENT OF PA-3 AND/OR PA-4.
 - ANY OTHER PROPOSED CROSSINGS OF OR IMPACTS TO THE EXISTING DITCH BY STREET, UTILITY, OR OTHER IMPROVEMENTS (AND ANY ASSOCIATED MINOR PLACEMENT OF THE DITCH IN PIPE OR CULVERTS) SHALL BE DONE IN ACCORDANCE WITH THE STANDARD DITCH CROSSING POLICY AND PROCEDURES OF THE BOOMERANG LATERAL DITCH COMPANY.
- MAJOR AMENDMENTS TO AN APPROVED PRELIMINARY OR FINAL PUD SHALL REQUIRE WRITTEN NOTICE TO ALL PROPERTY OWNERS WITHIN THE PUD.
- A NON-POTABLE WATER SYSTEM WILL BE USED FOR IRRIGATION OF ALL COMMON AREAS. SERVICE TO INDIVIDUAL HOME FOR IRRIGATION WILL BE PROVIDED UNLESS NOT FEASIBLE.
- DRAINAGE & DETENTION FOR THIS DEVELOPMENT ARE PER THE ACCEPTED PRELIMINARY DRAINAGE REPORT DATED JULY 21, 2020.

Public Improvements Commitments Matrix					
Area / Improvement	Plan Preparation and Approval	Construction Timing*	Construction Responsibility	Maintenance Responsibility	Ownership
Boomerang Regional Trail Corridor	Area to be dedicated will be determined in conjunction with the final plan / final plat for each phase or planning area.	Prior to 25% of building permits issued in Phase containing the trail.	Developer and/or Westgate Metropolitan District and reimbursed by City of Greeley	City of Greeley	City of Greeley
Neighborhood Park	Area to be dedicated will be determined in conjunction with the final plan / final plat for each phase or planning area.	The Neighborhood Park in PA-1 shall be constructed prior to issuance of 25% of the building permits in the Phase containing the park.	Developer and/or Westgate Metropolitan District	City of Greeley or Metropolitan District / HOA	City of Greeley or Metropolitan District / HOA
71st Avenue Improvements	Area to be dedicated and extent of improvements will be determined in with the final plan / final plat.	Prior to the first CO in PA-1 and/or 25% of COs issued in first phase of PA-2.	Developer and/or Westgate Metropolitan District	City of Greeley	City of Greeley
Water & Sewer Improvements	Determined at Final Plan/Final Plat	Prior to issuance of first building permit	Developer and/or Westgate Metropolitan District	City of Greeley	City of Greeley
Public Streets & Sidewalks	R.O.W dedicated at Subdivision Plat	Prior to construction of first lot in filing.	Developer and/or Westgate Metropolitan District	City of Greeley	City of Greeley
Non-potable Pond	Pond will be portion of detention pond in Filing No 1 plat	Prior to construction of first lot in filing.	Developer and/or Westgate Metropolitan District and reimbursed by City of Greeley	City of Greeley	City of Greeley/Metropolitan District
Hwy. 34 Trail	Public access to open space tract along highway to be granted should trail be needed.	Construction Timing based on City need.	City of Greeley	City of Greeley	City of Greeley

* A development agreement will be drafted at the time of the final plat, which may supercede these commitments.

OWNER

WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-0401

DEVELOPER

BROE REAL ESTATE GROUP
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-4575

CIVIL ENGINEER

WARE MALCOMB

WARE MALCOMB
990 S. BROADWAY SUITE 230
DENVER, CO 80209
PHONE: (303) 561-3333

PLANNER



PLANMARK DESIGN LLC

PLANMARK DESIGN
P.O. BOX 202411
DENVER, CO 80220
PHONE: (720) 232-5081

PRELIMINARY PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK

THIS PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS. THIS PRELIMINARY PLANNED UNIT DEVELOPMENT APPROVAL SHALL BE VALID FOR 3 YEARS FROM THE DATE OF THE APPROVAL BY CITY COUNCIL.

WRD4 GREELEY PROPERTY

BY: _____
(OWNER)

TITLE: _____

DATE: _____

CLERK & RECORDER

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE WELD

COUNTY CLERK AND RECORDER THIS ____ DAY OF

_____, 20____ AND WAS RECORDED PER

RECEPTION NUMBER _____.

WELD COUNTY CLERK AND RECORDER BY _____

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS ____ DAY OF

_____, 20____.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY

PLANNING COMMISSION, THIS ____ DAY OF

_____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

SHEET INDEX

COVER SHEET / SUMMARY	1
MASTER PLAN	2
DEVELOPMENT STANDARDS	3 - 5
CONCEPT PLANS	6
OVERALL GRADING PLAN	7
OVERALL UTILITY PLAN	8

DRAWN BY: AL
REVIEWED BY: MN
PROJECT NO:
ISSUE DATE: 9/12/2019

REVISIONS:

DATE DESC

1 11/22/2019 CITY COMMENTS

2 03/10/2020 CITY COMMENTS

3 06/12/2020 CITY COMMENTS

4 08/07/2020 CITY COMMENTS

5 09/22/2020 CITY COMMENTS

COVER SHEET/ SUMMARY

WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PUD2019-0014

APPROVAL CERTIFICATE

ENGINEERING	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE

OWNER
WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-0401

DEVELOPER
BROE REAL ESTATE GROUP
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-4575

CIVIL ENGINEER
WARE MALCOMB
WARE MALCOMB
990 S. BROADWAY SUITE 230
DENVER, CO 80209
PHONE: (303) 561-3333

PLANNER

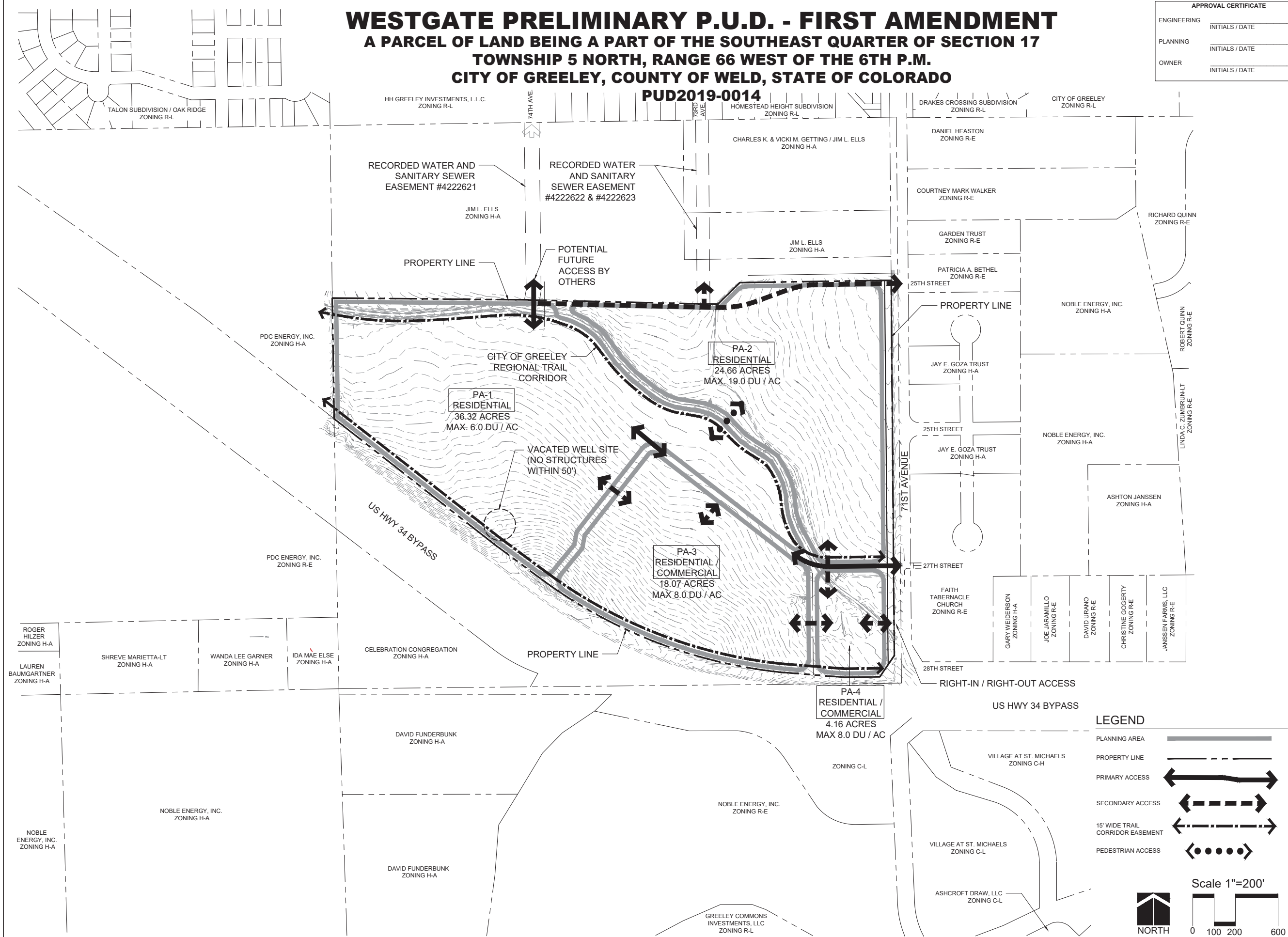
PLANMARK
DESIGN LLC
PLANMARK DESIGN
P.O. BOX 202411
DENVER, CO 80220
PHONE: (720) 232-5081

P.U.D. MASTER PLAN

DRAWN BY: AL
REVIEWED BY: MN
PROJECT NO:
ISSUE DATE: 9/12/2019

REVISIONS:		
#	DATE	DESC
1	11/22/2019	CITY COMMENTS
2	03/10/2020	CITY COMMENTS
3	06/12/2020	CITY COMMENTS
4	08/07/2020	CITY COMMENTS
5	09/22/2020	CITY COMMENTS

MASTER PLAN



WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PUD2019-0014

PUD DEVELOPMENT STANDARDS

DEVELOPMENT IN THIS P.U.D. SHALL MEET THE FOLLOWING STANDARDS HEREIN ESTABLISHED, IN ADDITION TO OTHER SECTIONS OF THE GREELEY DEVELOPMENT CODE AS APPLICABLE. WHERE CONFLICT OCCURS, OR THE CODE IS SILENT, THE MORE RESTRICTIVE REGULATION APPLIES.

1.0 DEVELOPMENT STANDARDS CHART

AREA	LOT MINIMUMS	MINIMUM BUILDING SETBACKS						ADDITIONAL REQUIREMENTS		
		FRONT	TO GARAGE	REAR / GARAGE	SIDE	SIDE ADJ. TO ROW*	INTERNAL LOT LINE	MAX. BLDG. HT.	MAX. LOT COVERAGE	MIN. PARKING SPACES / UNIT
PLANNING AREA 1 SINGLE FAMILY	5,000 SF	15 FT	20 FT	15 FT / 5 FT	5 FT	10 FT	N/A	30 FT	70% (NOTE 2)	2 SPACES

PLANNING AREA 2 SINGLE FAMILY	3,200 SF	15 FT	20 FT	15 FT / 5 FT	5 FT	10 FT	N/A	30 FT	80%	2 SPACES
FRONT-LOADED TWO-FAMILY TOWNHOUSE **	2,500 SF N/A	15 FT 15 FT	20 FT 20 FT	10 FT 10 FT	5 FT 7.5 FT	10 FT 15 FT	0 FT 0 FT	40 FT 40 FT	80% N/A	2 SPACES 2 SPACES
REAR-LOADED TWO-FAMILY TOWNHOUSE **	2,500 SF N/A	15 FT 15 FT	N/A N/A	5 FT 5 FT	5 FT 7.5 FT	15 FT 15 FT	0 FT 0 FT	40 FT 40 FT	80% N/A	2 SPACES 2 SPACES
MULTI-FAMILY	N/A	15 FT. R.O.W.	20 FT	N/A	N/A	25 FT	0 FT.	40 FT	80%	SEE SEC. 3.0

PLANNING AREA 3 & 4 SINGLE FAMILY	3,200 SF	15 FT	20 FT	15 FT	5 FT	10 FT	N/A	30 FT	80%	2 SPACES
FRONT-LOADED TWO-FAMILY TOWNHOUSE **	2,500 SF N/A	15 FT 15 FT	15 FT 20 FT	10 FT 10 FT	5 FT 7.5 FT	15 FT 15 FT	0 FT 0 FT	40 FT 40 FT	80% N/A	2 SPACES 2 SPACES
REAR-LOADED TWO-FAMILY TOWNHOUSE **	2,500 SF N/A	15 FT 15 FT	N/A N/A	5 FT 5 FT	5 FT 7.5 FT (NOTE 2)	15 FT 15 FT	0 FT 0 FT	40 FT 40 FT	80% N/A	2 SPACES 2 SPACES
COMMERCIAL	N/A	25 FT	N/A	N/A	PER CODE	25 FT*	0 FT	50 FT (NOTE 5)	80%	SEE SEC. 3.0

*AND EXTERNAL P.U.D. BOUNDARY

** TOWNHOUSE NOTES

- SEE PRIVATE ALLEY REQUIREMENTS IN SECTION 2.0 OF THIS P.U.D.
- PARKING SETBACK FOR ATTACHED RESIDENTIAL OR TOWNHOUSE PRODUCT IS 3 FEET FROM PROPERTY LINES.
- SHOULD TOWNHOUSES BE DESIGNED WITH BOTH PUBLIC R.O.W. AND PRIVATE ALLEY, THEN MINIMUM SETBACKS FOR REAR-LOADED TOWNHOUSES IN DEVELOPMENT STANDARDS CHART APPLY.
- SIDE YARD SETBACKS ONLY APPLY TO END UNITS OF TOWNHOUSE BUILDINGS. INTERNAL LOTS HAVE 0' LOT LINE SETBACKS OR MINIMUM SEPARATION PER BUILDING CODE.

1.0 DEVELOPMENT STANDARDS CHART NOTES

THE FOLLOWING NOTES REFERENCE THE DEVELOPMENT STANDARDS CHART.

- THE PLANNING AREAS FOLLOW THE NOTED ZONING DISTRICTS IN THE CITY OF GREELEY DEVELOPMENT CODE (AS AMENDED). WHERE THIS CHART OR OTHER NOTES IN THIS P.U.D. DO NOT ADDRESS AN ITEM, REFER TO ZONING CODE. CHART LISTS BASE STANDARDS FOR P.U.D. PERFORMANCE OPTIONS MAY STILL APPLY WHERE NECESSARY. SHOULD FUTURE ALTERATIONS BE MADE TO THIS P.U.D. AFFECTING THE LOCATION OF THE PLANNING AREA TYPES AND THEIR BOUNDARIES, THIS CHART MAY NEED TO BE ALTERED TO ACCOMPLISH THE INTENT OF THIS P.U.D. WITH THE PROPOSED CHANGES.
- MAXIMUM COVERAGE FOR A CUL-DE-SAC BULB LOT IS 75% PER CODE SECTION 18.40.100, AS AMENDED. LOT COVERAGE IS THE RATIO OF THE TOTAL FOOTPRINT AREA OF ALL STRUCTURES ON A LOT TO THE NET LOT AREA, TYPICALLY EXPRESSED AS A PERCENTAGE. THE FOOTPRINTS OF ALL PRINCIPAL AND ACCESSORY STRUCTURES, INCLUDING GARAGES, CARPORTS, COVERED PATIOS, AND ROOFED PORCHES, SHALL BE SUMMED IN ORDER TO CALCULATE LOT COVERAGE.
- IF A DRIVEWAY IS TO BE USED TO SATISFY GUEST PARKING REQUIREMENTS FOR ANY RESIDENTIAL UNIT, THEN MINIMUM SETBACK TO THE GARAGE FACE ON THE DRIVEWAY SIDE OF THE UNIT (FRONT OR REAR) IS 20 FEET. SEE SECTION 3.0 PARKING STANDARDS IN THIS P.U.D.
3.1. DRIVEWAYS CAN COUNT TOWARDS GUEST PARKING REQUIREMENTS SO LONG AS TWO-CAR GARAGE IS PROVIDED AND MINIMUM DEPTH OF DRIVEWAY IS MET.
- FOR INTERIOR REAR AND SIDE SETBACKS ON MULTI-FAMILY AND COMMERCIAL BUILDINGS, REFER TO THE INTERNATIONAL BUILDING CODE AND/OR CITY CODE REQUIREMENTS, AS AMENDED.
- COMMERCIAL BUILDING HEIGHT MEANS THE VERTICAL DISTANCE AT ANY POINT FROM NATURAL GROUND LEVEL TO THE UPPERMOST PART OF THE BUILDING STRUCTURE INCLUDING PARAPET. FOR COMMERCIAL USES, IT DOES NOT INCLUDE ELEVATOR PENTHOUSES, MECHANICAL EQUIPMENT, MECHANICAL SCREENS, CONDENSERS, EXHAUST FANS AND OTHER MINOR PROJECTIONS ABOVE 50'. ONE FOOT OF ADDITIONAL BUILDING HEIGHT PERMITTED FOR EACH ADDITIONAL 3 FOOT INCREMENT OF SETBACK FROM ALL PARCEL BOUNDARIES.

1.1 PLANNING AREA 1 - RESIDENTIAL

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, PLANNING AREA 1 SHALL FOLLOW CITY OF GREELEY MUNICIPAL CODE AND R-L ZONING EXCEPT FOR THE CHANGES NOTED IN THE DEVELOPMENT STANDARDS CHART.

1.2 PLANNING AREA 2 - RESIDENTIAL

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, PLANNING AREA 2 SHALL FOLLOW CITY OF GREELEY MUNICIPAL CODE AND R-H ZONING EXCEPT FOR THE CHANGES NOTED IN THE DEVELOPMENT STANDARDS CHART.

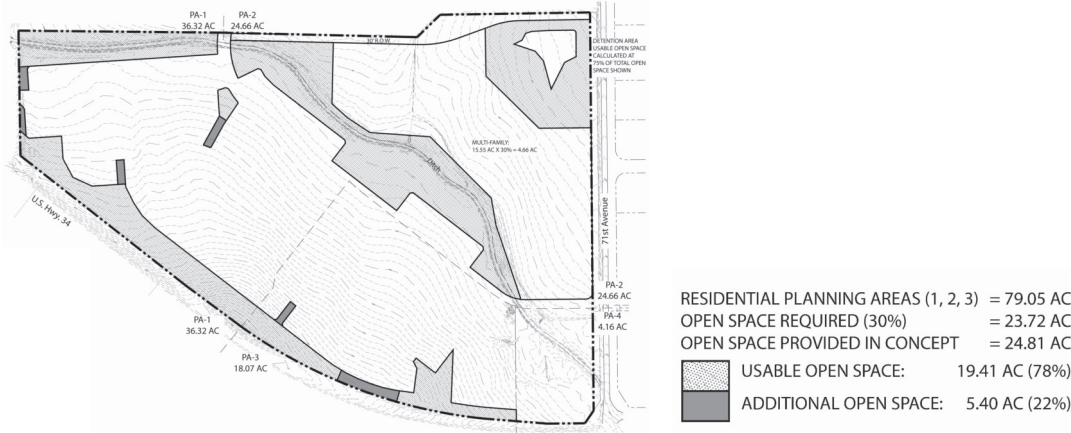
1.3 PLANNING AREAS 3 & 4 - RESIDENTIAL / COMMERCIAL

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, PLANNING AREAS 3 & 4 SHALL FOLLOW CITY OF GREELEY MUNICIPAL CODE AND R-H ZONING AND C-H ZONING INCLUDING USES SUCH AS ASSISTED LIVING, MEMORY CARE AND MEDICAL OFFICE / CLINIC. EXCEPTIONS ARE LISTED IN THE DEVELOPMENT STANDARDS CHART AND PROHIBITED USES ARE LISTED BELOW.

- A. PROHIBITED USES:
- A.1. AUTO RENTAL
 - A.2. AUTO REPAIR / SALES
 - A.3. COMMERCIAL TRUCK WASH
 - A.4. TOWING SERVICES
 - A.5. BINGO HALLS & PARLORS
 - A.6. BUILDERS, CONTRACTORS SUPPLY, OFFICES & YARDS
 - A.7. EMISSION TESTING CENTERS
 - A.8. MORTUARIES, FUNERAL HOMES
 - A.9. PARKING STRUCTURES (MULTI-LEVEL PARKING DECKS) AND PAY PARKING LOTS
 - A.10. PAWN SHOPS
 - A.11. SELF SERVE STORAGE UNITS
 - A.12. LAUNDROMATS
- B. THE FOLLOWING USES ARE NOT SPECIFICALLY DEFINED IN SECTION 18.30.070 OF THE CITY ZONING CODE; HOWEVER, THEY ARE PROHIBITED IN THIS P.U.D.:
- B.1. THRIFT / SECOND HAND STORES
 - B.1.a DEFINITIONS
 - THRIFT STORE - A PLACE WHERE GOODS CAN BE DONATED OR SOLD TO BE REFURBISHED AND RESOLD AT REDUCED PRICES.
 - SECOND HAND STORE - A SHOP WHICH SELLS GOODS THAT ARE NOT NEW
 - B.2. TATTOO AND/OR BODY PIERCING ESTABLISHMENT
 - B.2.a. DEFINITION: A PLACE WHERE PERMANENT TATTOOS AND/OR BODY PIERCING ARE GIVEN.
 - B.3. MARIJUANA ESTABLISHMENTS

PUD OPEN SPACE

CONCEPTUAL SCENARIO - DOES NOT REPRESENT FINAL PLAN



APPROVAL CERTIFICATE	
ENGINEERING	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE

OWNER
WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-0401

DEVELOPER
BROE REAL ESTATE GROUP
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-4575

CIVIL ENGINEER
WARE MALCOMB
WARE MALCOMB
990 S. BROADWAY SUITE 230
DENVER, CO 80209
PHONE: (303) 561-3333

PLANNER
PLAN MARK
DESIGN LLC
PLANMARK DESIGN
P.O. BOX 202411
DENVER, CO 80220
PHONE: (720) 232-5081

P.U.D. MASTER PLAN

DRAWN BY: AL
REVIEWED BY: MN
PROJECT NO:
ISSUE DATE: 9/12/2019

REVISIONS:		
#	DATE	DESC
1	11/22/2019	CITY COMMENTS
2	03/10/2020	CITY COMMENTS
3	06/12/2020	CITY COMMENTS
4	08/07/2020	CITY COMMENTS
5	09/22/2020	CITY COMMENTS

DEVELOPMENT
STANDARDS

WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PUD2019-0014

PUD DEVELOPMENT STANDARDS

DEVELOPMENT IN THIS P.U.D. SHALL MEET THE FOLLOWING STANDARDS HEREIN ESTABLISHED, IN ADDITION TO OTHER SECTIONS OF THE GREELEY DEVELOPMENT CODE (AS AMENDED) AS APPLICABLE. WHERE CONFLICT OCCURS, OR THE CODE (AS AMENDED) IS SILENT, THE MORE RESTRICTIVE REGULATION APPLIES.

2.0 DESIGN STANDARDS

P.U.D. SITE PLAN MUST MEET THE FOLLOWING SITE DESIGN STANDARDS.

- A. ARCHITECTURAL VARIETY - SINGLE FAMILY DETACHED RESIDENTIAL AREAS OF THE P.U.D. SHALL PROVIDE A MIX OF RESIDENTIAL HOUSE MODELS IN ORDER TO AVOID MONOTONOUS STREETSAPES.
- A.1. THE NUMBER OF HOUSE MODELS REQUIRED IN A PLANNING AREA SHALL BE THE NUMBER REQUIRED BASED ON THE NUMBER OF LOTS THAT THE ACCOMPANYING PLAT INDICATES AND AS DEFINED IN SECTION 18.40.100 OF THE CITY OF GREELEY DEVELOPMENT CODE (AS AMENDED) PLUS ONE ADDITIONAL HOUSE MODEL. THE DEFINITION OF HOUSE MODEL SHALL BE THAT GIVEN WITHIN CITY CODE. PROVIDED THAT IT IS EXPLICITLY UNDERSTOOD THAT A SPECIFIC HOUSE MODEL DOES NOT NECESSARILY MEAN A COMPLETELY UNIQUE FLOOR PLAN. A DIFFERING HOUSE MODEL MAY BE A UNIQUELY DESIGNED AND FINISHED FRONT ELEVATION ON THE SAME FLOOR PLAN. DEVELOPER TO PROVIDE ROSTER OF HOUSE MODELS.
- A.2. THE FRONT FAÇADE OF THE DWELLING HAS AT LEAST ONE (1) CHANGE OF BUILDING PLANE, EXCLUSIVE OF THE GARAGE. PORCHES, ADDITIONAL SHED ROOF LINES, OVERSIZED TWO (2) CAR GARAGES, AND THIRD (3RD) CAR GARAGES SHALL BE APPROVED AS CHANGE OF BUILDING PLANES. NO MORE THAN 60% OF THE GROUND FLOOR FRONT FAÇADE SHALL BE OCCUPIED BY A GARAGE FRONT.
- A.3. WINDOW AND DOORWAY OPENINGS COVERING AT LEAST TWENTY PERCENT (20%) OF ANY FAÇADE FACING A PUBLIC STREET (EXCLUSIVE OF GARAGE OPENINGS AND GARAGE AREA), ON THE SIDE STREET FAÇADES OF CORNER LOTS, WINDOW AND DOORWAY OPENINGS MAY BE REDUCED TO FIVE PERCENT (5%) OF THE SIDE STREET FAÇADE (EXCLUSIVE OF GARAGE OPENINGS AND GARAGE AREA). REAR FAÇADES SHALL BE EXCLUDED FROM REQUIRED WINDOW AND DOORWAY OPENINGS.
- A.4. A PARTICULAR HOUSE MODEL SHALL BE USED FOR NO MORE THAN TWO-THIRD (2/3) OF THE LOTS IN A DEVELOPMENT. IN SOME CASES, SIMILARITY OF DESIGN MAY BE DESIRABLE IN SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENTS DUE TO THE SIZE OR SCALE OF THE DEVELOPMENT, OR THE PROPOSED HOUSING UNIT TYPE. IN THIS CASE, ALTERNATIVE COMPLIANCE, AS PROVIDED FOR IN SECTION 18.38.140, MAY BE USED TO ADDRESS SUCH DEVELOPMENT PROPOSALS.
- A.5. THE FRONT ENTRANCE TO THE DWELLING SHALL HAVE EITHER:
- A.5.1. A COVERED PORCH AT LEAST SIX (6) FEET BY SIX (6) FEET IN SIZE; OR
- A.5.2. THE FRONT ENTRANCE IS WELL-DEFINED WITH A COVERED OR GABLED ENTRY, DISTINCT CHANGE IN ROOF LINE OR COLUMNS.
- B. CONTINUITY OF SITE ELEMENTS / PRODUCTS - SITE ELEMENTS / PRODUCTS SUCH AS BENCHES, RAILINGS, FENCING, ENCLOSURES, BIKE RACKS, TRASH RECEPTACLES, RETAINING WALLS, MONUMENTS, SIGNAGE, ETC. SHALL BE COORDINATED THROUGHOUT THE P.U.D. IT IS PREFERRED THAT THE SAME PRODUCT BE USED CONSISTENTLY THROUGHOUT THE P.U.D., HOWEVER, IF USING THE SAME PRODUCT IS NOT POSSIBLE, THEN THE ALTERNATE PRODUCT SHALL BE SIMILAR IN MATERIAL, COLOR, AND STYLE. ALL ELEMENTS TO BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
- C. SITE MONUMENTS / SIGNAGE
- C.1. SITE MONUMENT / SIGNAGE THROUGHOUT THE P.U.D. SHOULD HAVE CONTINUITY ON MATERIALS, COLORS, AND OVERALL DESIGN. PRIMARY AND SECONDARY MONUMENTS, DECORATIVE COLUMNS, AND ANY OTHER PERMANENT CORRESPONDING SIGNAGE RELATING TO THE P.U.D. ARE SUBJECT TO THESE STANDARDS. FOR ALL OTHER SIGNAGE, INCLUDING ANY INDIVIDUAL COMMERCIAL TENANT SIGNS REFER TO CODE (AS AMENDED).
- C.1.1. PRIMARY MONUMENTS - SIGNAGE USED TO ENHANCE THE PRIMARY ENTRANCES TO THE P.U.D. THESE SIGNS MARKET THE P.U.D. AS A WHOLE.
- C.1.2. SECONDARY MONUMENTS - SIGNAGE USED TO ENHANCE INDIVIDUAL PLANNING AREAS AND THEIR USES, WHETHER RESIDENTIAL (INCLUDING MULTI-FAMILY COMMUNITY IDENTITY AT 71ST AND HWY 34), COMMERCIAL, OR RELATED FEATURES SUCH AS PARKS.
- C.2. MATERIALS - SHOULD BE PRIMARILY OF STONE, BRICK, OR STUCCO WITH ADDED FEATURES OF WOOD AND/OR METAL.
- C.3. HEIGHT - MAXIMUM HEIGHT FOR MONUMENTS SHALL BE NINE (9) FEET HIGH FROM TOP OF MONUMENT FOUNDATION.
- C.4. LETTERING
- C.4.1. PRIMARY MONUMENTS SHALL NOT EXCEED 60 PERCENT OF THE TOTAL SIGN AREA.
- C.4.2. SECONDARY MONUMENTS FOR RESIDENTIAL SHALL NOT EXCEED 50 PERCENT OF THE TOTAL SIGN AREA.
- C.4.3. SECONDARY MONUMENTS FOR COMMERCIAL SHALL NOT EXCEED 70 PERCENT OF THE TOTAL SIGN AREA.
- C.5. LIGHTING - PRIMARY MONUMENTS SHALL HAVE SUFFICIENT LIGHTING TO FULLY ILLUMINATE TEXT ON THE FACE OF THE SIGN.
- C.6. LOCATION
- C.6.1. MONUMENTS AND SIGNS ARE TO REMAIN OUTSIDE OF ANY PUBLIC OR PRIVATE UTILITY EASEMENTS OR SIGHT DISTANCE TRIANGLES.
- C.6.2. MONUMENTS AND SIGNS CANNOT BE LOCATED IN OR ENCRDACHING INTO A PUBLIC RIGHT-OF-WAY UNLESS A R.O.W. ENCROACHMENT AGREEMENT IS APPROVED BY THE CITY.
- C.7. SIGN PERMITS ARE REQUIRED FOR ALL MONUMENTS AND SIGNS.
- C.8. BUILDING MOUNTED SIGNAGE IS PERMITTED FOR COMMERCIAL USES VISIBLE FROM ALL PUBLIC RIGHT-OF-WAYS AND SHALL COMPLY WITH THE CITY'S SIGN CODE REGULATIONS.
- D. BLOCK LENGTH - MAXIMUM ALLOWABLE PUBLIC R.O.W. BLOCK LENGTH IS 1,450 FEET, MEASURED BETWEEN INTERSECTIONS OR TRACTS.
- E. PRIVATE ALLEYS - PRIVATE ALLEYS ARE PERMITTED IN PLANNING AREAS 2, 3 AND 4. PUBLIC UTILITIES MAY BE LOCATED IN PRIVATE ALLEYS AS LONG AS APPROPRIATE EASEMENTS ARE PROVIDED.
- E.1. PRIVATE ALLEY ROW / EASEMENT TO BE MINIMUM 20 FEET IN WIDTH.
- F. USABLE OPEN SPACE - IF REQUIRED AMOUNT OF USABLE OPEN SPACE CANNOT BE MET ON PROPOSED PLAN, ADDITIONAL NEIGHBORHOOD IDENTITY FEATURES, ABOVE AND BEYOND THE MINIMUM REQUIRED, SHALL COUNT TOWARDS USABLE OPEN SPACE AT ONE (1) FEATURE TO 1,000 SF OF REQUIRED USABLE OPEN SPACE. SEVENTY-FIVE PERCENT OF ON-SITE DETENTION BASIN AREAS WILL COUNT TOWARDS USABLE OPEN SPACE CALCULATIONS.
- G. NEIGHBORHOOD IDENTITY FEATURES (SECTION 18.40.100) - THE NUMBER OF FEATURES REQUIRED IS BASED ON THE TOTAL NUMBER OF SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED RESIDENTIAL UNITS WITHIN THE ENTIRE P.U.D. AREA. THE FEATURES MAY BE LOCATED THROUGHOUT THE PLANNING AREAS AND WILL BE ACCESSIBLE BY ALL RESIDENTS. ONE HALF IDENTITY FEATURE CREDIT WILL BE GIVEN FOR INCREASING LANDSCAPE BUFFERS TO THE NEXT LEVEL. MULTI-FAMILY DEVELOPMENTS WILL REQUIRE SEPARATE ADDITIONAL RECREATIONAL AMENITIES BASED ON TOTAL MULTI-FAMILY UNITS AND WILL BE ACCESSIBLE ONLY TO MULTI-FAMILY RESIDENTS.
- H. STREET TREES ALONG LOCAL RESIDENTIAL STREETS WITH ADJACENT PRIVATE RESIDENTIAL LOTS TO BE PROVIDED AT A RATE OF ONE TREE PER RESIDENTIAL LOT. LOTS WHICH SIDE TO LOCAL RESIDENTIAL STREET RIGHT-OF-WAY TO PROVIDE TWO ADDITIONAL STREET TREES ALONG SIDE.

3.0 PARKING STANDARDS

THE FOLLOWING PARKING STANDARDS APPLY TO THIS P.U.D. IN ADDITION TO THE DEVELOPMENT SUMMARY CHART REQUIREMENTS. REFERENCE CITY CODE FOR ITEMS NOT ADDRESSED IN THIS P.U.D.

OFF-STREET PARKING

- A. PARKING REQUIREMENTS:
- NUMBER OF PARKING SPACES FOR MULTI-FAMILY DWELLINGS:
- EFFICIENCY UNITS 1.25 SPACE PER UNIT
 - ONE-BEDROOM UNITS 1.50 SPACE PER UNIT
 - TWO-BEDROOM UNITS 1.75 SPACES PER UNIT
 - THREE+ BEDROOM UNITS 2.0 SPACES PER UNIT

ASSISTED LIVING / MEMORY CARE / GROUP HOME:

- 1 SPACE PER 2 BEDS
- 1 SPACE PER EMPLOYEE BASED ON PEAK SHIFT PLUS 10% ADDITIONAL SPACES FOR OVERLAP BETWEEN SHIFTS

- B. DRIVEWAYS FOR GARAGES FOR SINGLE FAMILY RESIDENTIAL AND TOWNHOMES MAY COUNT TOWARDS REQUIRED PARKING SO LONG AS THE DRIVEWAYS HAVE A MINIMUM DEPTH OF 20 FEET FROM RIGHT-OF-WAY OR ALLEY. NO PARKING IN ALLEYS UNLESS IN FULL DEPTH (20') OF DRIVEWAY. AT NO TIME MAY VEHICLES PARKED IN THE DRIVEWAYS OVERLAP OR OVERHANG THE SIDEWALKS.

4.0 LANDSCAPE BUFFERS

THE FOLLOWING LANDSCAPE BUFFERS CORRESPOND TO THE REQUIREMENTS LISTED IN GREELEY CODE 18.44.

- A. BUFFERS LISTED BELOW SERVE AS BOTH BUFFERS AND PERIMETER TREATMENTS FOR THE P.U.D. AND PLANNING AREAS.
- B. THE FOLLOWING BUFFER LEVELS ARE MINIMUMS, HOWEVER, IF PLANT QUANTITIES ARE INCREASED AT FINAL PUD, THEN NEW BUFFER LEVEL SHALL COUNT AS (1/2) IDENTITY FEATURE FOR EVERY (1/4) MILE OF INCREASED BUFFER. PLANTINGS CAN BE CLUSTERED AND DO NOT NEED TO BE EVENLY SPACED.
- B-1: 15' WIDE MINIMUM. FOR EVERY 100 LINEAR FEET OF BUFFER THE FOLLOWING PLANTS ARE REQUIRED:
- 2 SHADE TREES
 - 1 ORNAMENTAL TREE
 - 5 SHRUBS (TYPE 1 - SMALL)
- B-2: 20' WIDE MINIMUM. FOR EVERY 100 LINEAR FEET OF BUFFER THE FOLLOWING PLANTS ARE REQUIRED:
- 2 SHADE TREES
 - 2 ORNAMENTAL TREES
 - 1 EVERGREEN TREE
 - 8 SHRUBS (TYPE 1 - SMALL)
- B-3: 25' WIDE MINIMUM. BERMING MAY BE INCORPORATED IN BUFFER. FOR EVERY 100 LINEAR FEET OF BUFFER THE FOLLOWING PLANTS ARE REQUIRED:
- 3 SHADE TREES
 - 2 ORNAMENTAL TREES
 - 2 EVERGREEN TREES
 - 12 SHRUBS (TYPE 1 - SMALL)
- C. IF A PORTION OF A BUFFER IS IMPACTED BY EXISTING OR PROPOSED UTILITIES, IRRIGATION DITCH, OR DRAINAGE SUCH THAT TREES ARE NOT ALLOWED TO BE PLANTED WITHIN THAT AREA, THE FOLLOWING SUBSTITUTIONS ARE ALLOWED:
- C.1. THREE (3) SHRUBS (TYPE 3-LARGE) FOR EVERY SHADE TREE AND/OR EVERGREEN TREE.
- C.2. FIVE (5) SHRUBS (TYPE 2-MEDIUM) FOR EVERY ORNAMENTAL TREE.
- C.3. REFER TO CODE (APPENDIX 18-D) FOR APPROVED PLANT LIST.
- D. BUFFERING FOR A P.U.D. PLANNING AREA TO BE CONSTRUCTED AT TIME OF DEVELOPMENT OF EACH INDIVIDUAL PLANNING AREA. BUFFERS WITHIN A GIVEN PLANNING AREA MAY BE PHASED PROVIDED THAT A FINANCIAL GUARANTEE IS PROVIDED FOR THE LATER PHASED PORTION IN ACCORDANCE WITH GREELEY CODE SECTION 18.04.1180(a)(3):
- D.1. PLANNING AREA 4 (COMMERCIAL): THE BUFFERING FOR PLANNING AREA 4 CAN BE CONSTRUCTED IN PHASES WITHOUT THE REQUIREMENT TO FINANCIALLY GUARANTEE THE ENTIRE BUFFER PROVIDED THAT THE AREA IS DEVELOPED IN SEPARATE PHASES / SEPARATE SITES, AND EACH SEPARATE SITE BUILDER / DEVELOPER CONSTRUCTS THE NECESSARY BUFFER ADJACENT TO THEIR INDIVIDUAL SITE PLANS.

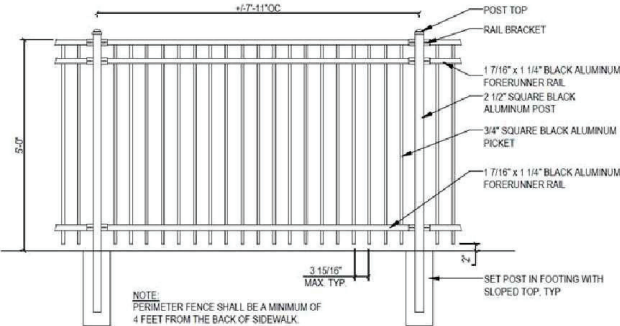
5.0 FENCING

THE FOLLOWING SUGGESTED FENCING TYPES REPRESENT GENERAL EXAMPLES WITH OTHER TYPES THAT MAY BE PERMITTED AT FINAL PUD.

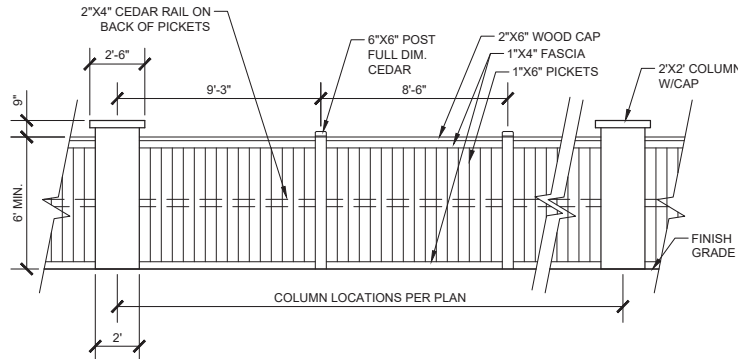
- F-1: MAXIMUM SIX (6) FOOT TALL DECORATIVE IRON FENCING.
- F-2: MAXIMUM SIX (6) FOOT TALL OPAQUE FENCE / WALL (WOOD, STONE, BRICK, STUCCO, COMPOSITE MATERIAL, DECORATIVE CONCRETE OR SIMILAR MATERIAL) WITH DECORATIVE COLUMNS OF STONE, BRICK STUCCO, DECORATE CONCRETE OR SIMILAR MATERIAL.
- F-3: MINIMUM FOUR (4) FOOT TALL OPEN RAIL FENCE (WOOD, COMPOSITE OR CONCRETE). OPTIONAL WIRE MESH (NO CHICKEN WIRE OR CHAINLINK) CAN BE ADDED TO THE LOT SIDE OF THE FENCE

EXAMPLES OF FENCING TYPES

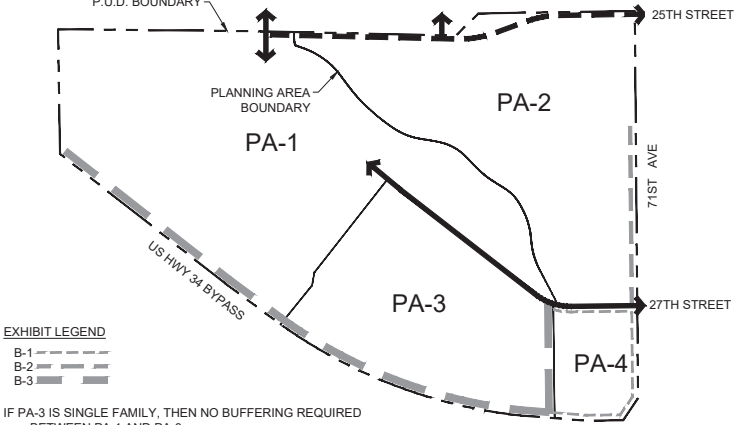
F-1 IRON FENCING



F-2 SOLID FENCING



4.1 LANDSCAPE BUFFERS EXHIBIT



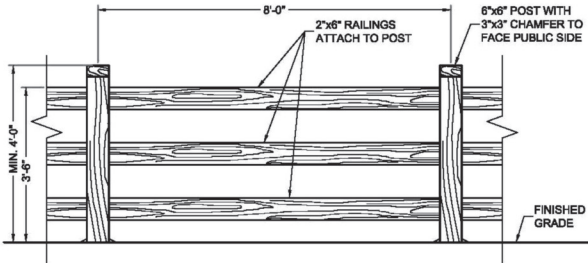
IF PA-3 IS SINGLE FAMILY, THEN NO BUFFERING REQUIRED BETWEEN PA-1 AND PA-3.

IF PA-3 IS TWO-FAMILY OR TOWNHOUSE, THEN B-2 BUFFER REQUIRED.

IF PA-3 HAS COMMERCIAL, THEN B-3 BUFFER REQUIRED ADJACENT TO RESIDENTIAL.

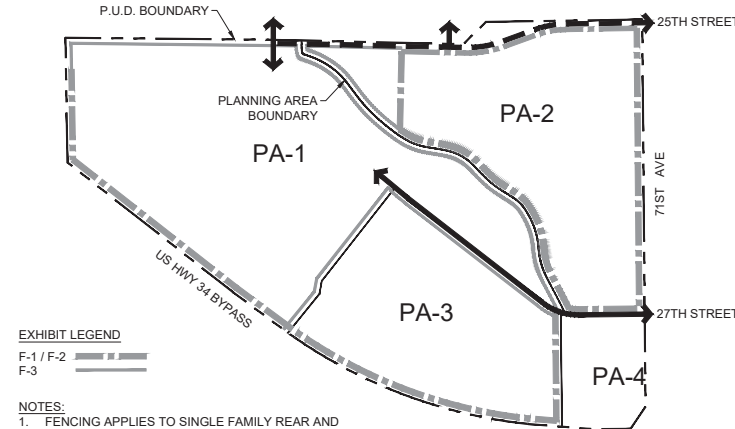
USES SEPARATED BY R.O.W. DO NOT REQUIRE A BUFFER.

F-3 OPEN RAIL FENCING



5.1 FENCING EXHIBIT

CONCEPTUAL LOCATIONS & TYPES TO BE FINALIZED AT FINAL PLAT



NOTES:

1. FENCING APPLIES TO SINGLE FAMILY REAR AND SIDE LOT LINES ALONG PLANNING AREA OUTER / PERIMETER LOTS AND TO PERIMETER OF PLANNING AREA FOR ALL MULTI-FAMILY USES. FENCING ALIGNMENT DOES NOT NEED TO BE ON TRACT BOUNDARY BUT MAY FOLLOW SHAPE OF INDIVIDUAL LOTS.

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE

OWNER

WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-0401

DEVELOPER

BROE REAL ESTATE GROUP
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-4575

CIVIL ENGINEER

WARE MALCOMB
WARE MALCOMB
990 S. BROADWAY SUITE 230
DENVER, CO 80209
PHONE: (303) 561-3333

PLANNER

PLAN MARK
DESIGN LLC
PLANMARK DESIGN
P.O. BOX 202411
DENVER, CO 80220
PHONE: (720) 232-5081

DRAWN BY: AL

REVIEWED BY: MN

PROJECT NO:

ISSUE DATE: 9/12/2019

REVISIONS:	#	DATE	DESC
	1	11/22/2019	CITY COMMENTS
	2	03/10/2020	CITY COMMENTS
	3	06/12/2020	CITY COMMENTS
	4	08/07/2020	CITY COMMENTS
	5	09/22/2020	CITY COMMENTS

DEVELOPMENT
STANDARDS

WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PUD2019-0014

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE

OWNER
WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-0401

DEVELOPER
BROE REAL ESTATE GROUP
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-4575

CIVIL ENGINEER
WARE MALCOMB
WARE MALCOMB
990 S. BROADWAY SUITE 230
DENVER, CO 80209
PHONE: (303) 561-3333

PLANNER
PLAN MARK
DESIGN LLC
PLANMARK DESIGN
P.O. BOX 202411
DENVER, CO 80220
PHONE: (720) 232-5081

P.U.D. MASTER PLAN

DRAWN BY: AL
REVIEWED BY: MN
PROJECT NO:
ISSUE DATE: 9/12/2019

REVISIONS:	#	DATE	DESC
	1	11/22/2019	CITY COMMENTS
	2	03/10/2020	CITY COMMENTS
	3	06/12/2020	CITY COMMENTS
	4	08/07/2020	CITY COMMENTS
	5	09/22/2020	CITY COMMENTS

DEVELOPMENT
STANDARDS

PUD DEVELOPMENT STANDARDS (Continued)

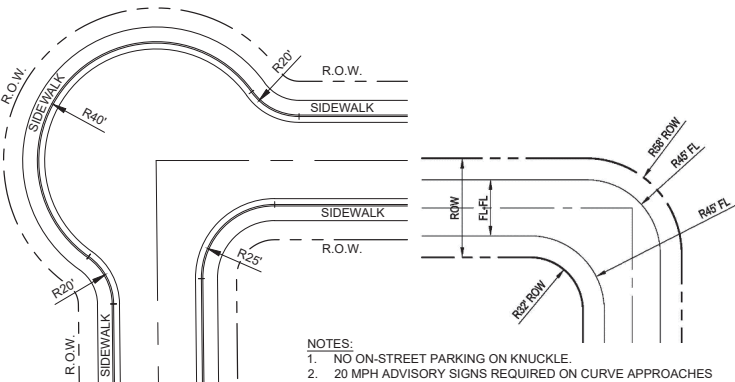
DEVELOPMENT IN THIS P.U.D. SHALL MEET THE FOLLOWING STANDARDS HEREIN ESTABLISHED, IN ADDITION TO OTHER SECTIONS OF THE GREELEY DEVELOPMENT CODE (AS AMENDED) AS APPLICABLE. WHERE CONFLICT OCCURS, OR THE CODE (AS AMENDED) IS SILENT, THE MORE RESTRICTIVE REGULATION APPLIES.

6.0 STREET DESIGN

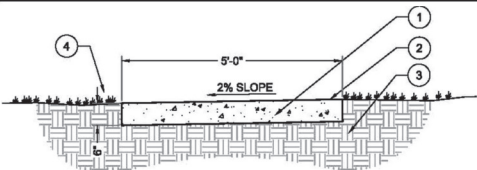
THE FOLLOWING STREET DESIGN DETAILS MAY BE USED IN ADDITION TO THE APPROVED STANDARD STREET DETAILS IN THE CITY CODE.

6.1 KNUCKLE DETAIL

THESE DETAILS MAY BE APPLIED TO LOCAL RESIDENTIAL STREETS.



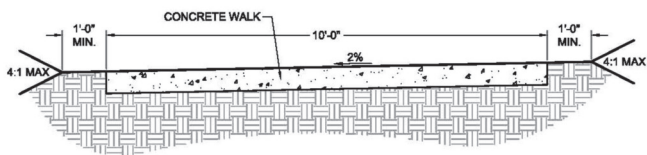
CONCRETE WALK



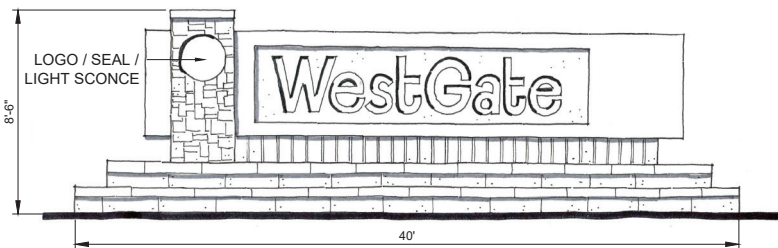
1. CONCRETE WALK SHALL BE 6" DEPTH,
2. 4000 PSI CONCRETE
3. COMPACT SUBGRADE TO 95%
4. 12" MINIMUM AT 2% NEXT TO PATH

10' REGIONAL TRAIL

SCALE: 1/2" = 1'-0"



- NOTES:
1. CONCRETE SHALL BE MIN. 6" DEPTH.
2. CONCRETE TO BE 4,000 PSI REINFORCED WITH FIBERMESH.



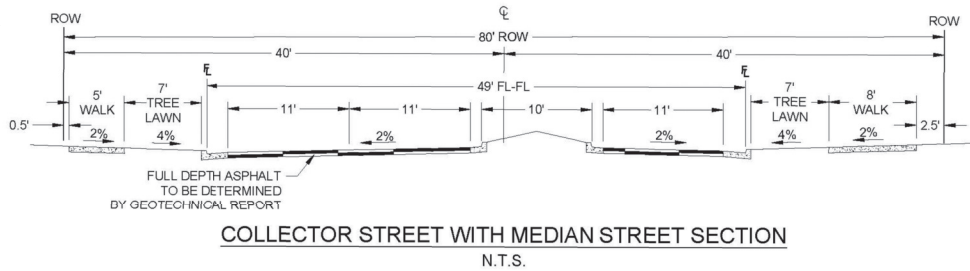
PRIMARY MONUMENT SIGN

NTS

MAIN ENTRANCE / INTERSECTION WITH HWY. 34
MATERIALS: STONE, BRICK, METAL, STUCCO

SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES
ONLY. SEPARATE SIGN PERMIT REQUIRED.

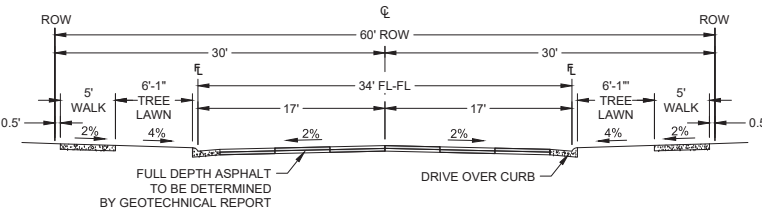
6.2 80 FT COLLECTOR STREET WITH MEDIAN (27TH STREET)



COLLECTOR STREET WITH MEDIAN STREET SECTION

N.T.S.

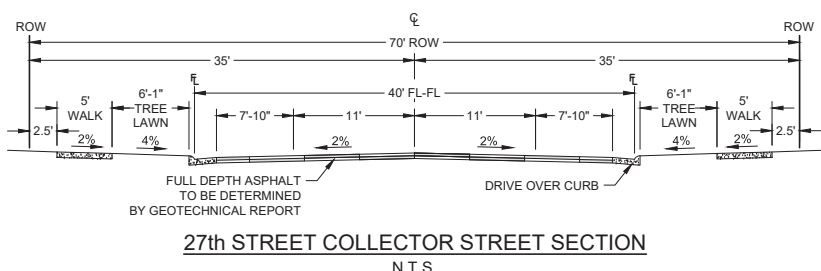
6.4 TYPICAL LOCAL STREET



TYPICAL LOCAL RESIDENTIAL STREET SECTION

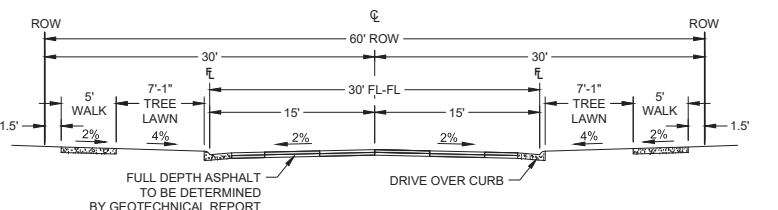
(UP TO 1,500 VEHICLES PER DAY) - N.T.S.

6.3 TYPICAL COLLECTOR STREET (27TH STREET)



27th STREET COLLECTOR STREET SECTION

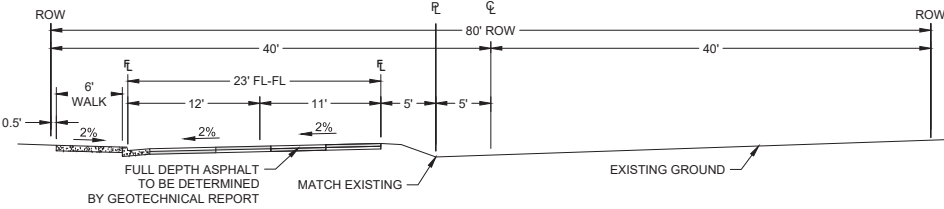
N.T.S.



TYPICAL LOCAL RESIDENTIAL STREET SECTION

(UP TO 750 VEHICLES PER DAY) - N.T.S.

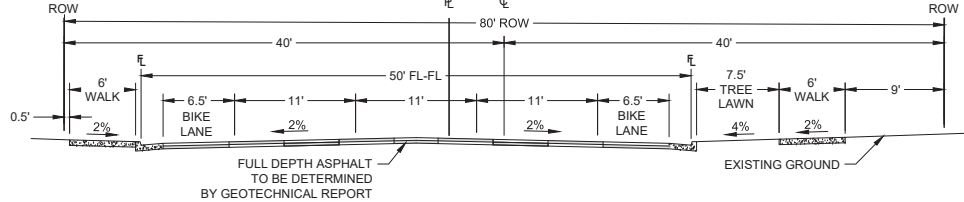
6.5 TYPICAL COLLECTOR STREET (25TH STREET)



25th STREET COLLECTOR STREET SECTION - INTERIM

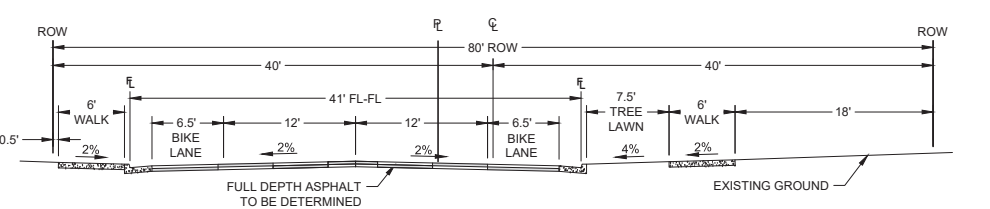
N.T.S.

6.6 TYPICAL COLLECTOR STREET (25TH STREET - ULTIMATE AT 71ST AVE)



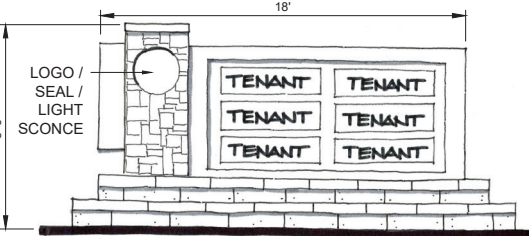
25th STREET COLLECTOR STREET SECTION - ULTIMATE AT 71st AVENUE

N.T.S.



25th STREET COLLECTOR STREET SECTION - ULTIMATE

N.T.S.



SECONDARY MONUMENT
SIGN (COMMERCIAL)

NTS

L-SHAPED LAYOUT FOR
VISIBILITY FROM TWO
DIRECTIONS

SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES
ONLY. SEPARATE SIGN PERMIT REQUIRED.



SECONDARY MONUMENT SIGN (RESIDENTIAL)

NTS

SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES
ONLY. SEPARATE SIGN PERMIT REQUIRED.

WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PUD2019-0014

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE

OWNER
WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-0401

DEVELOPER
BROE REAL ESTATE GROUP
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-4575

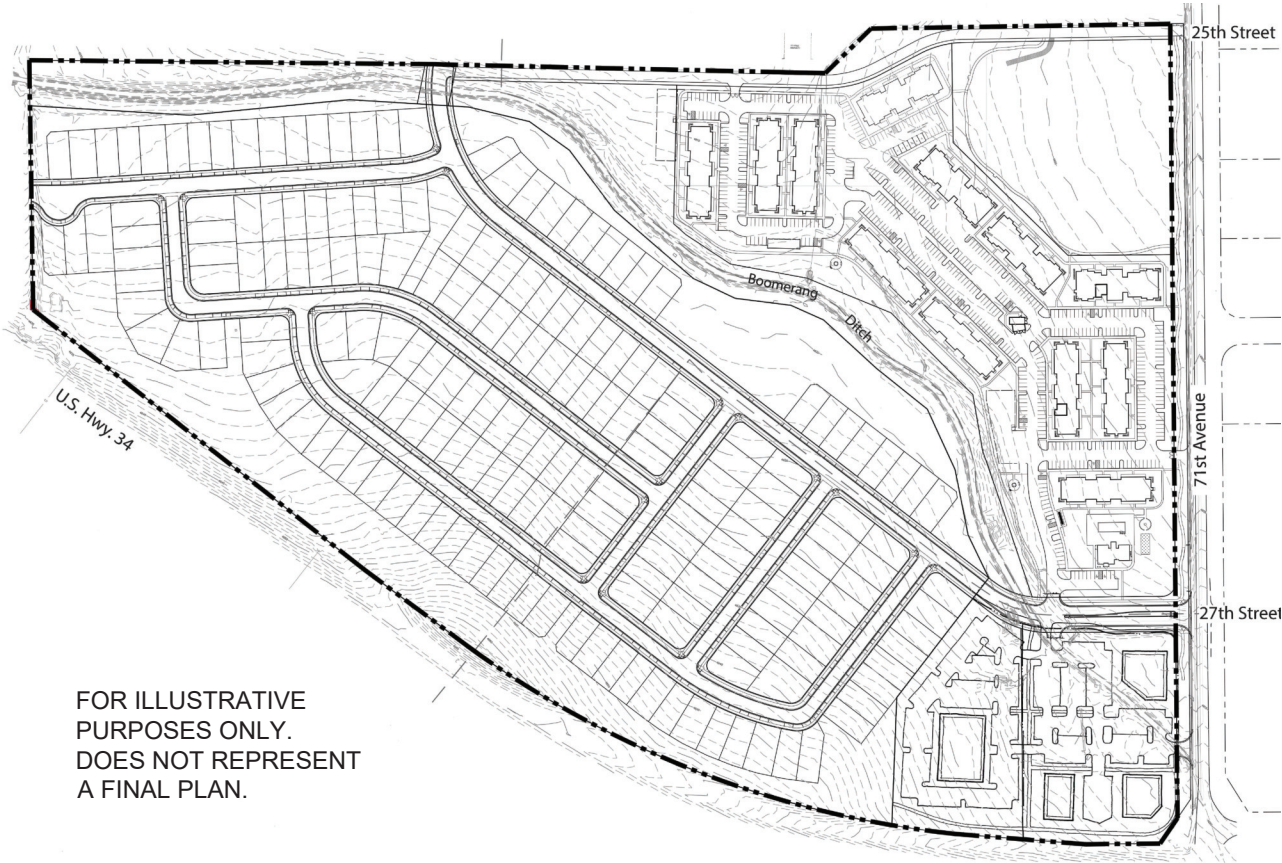
CIVIL ENGINEER
WARE MALCOMB
WARE MALCOMB
990 S. BROADWAY SUITE 230
DENVER, CO 80209
PHONE: (303) 561-3333

PLANNER

PLANMARK
DESIGN LLC
PLANMARK DESIGN
P.O. BOX 202411
DENVER, CO 80220
PHONE: (720) 232-5081

CONCEPT PLAN

1" = 200'



FOR ILLUSTRATIVE
PURPOSES ONLY.
DOES NOT REPRESENT
A FINAL PLAN.

ARCHITECTURAL CHARACTER

MULTI-FAMILY

THE WESTGATE MULTI-FAMILY COMMUNITY WILL FEATURE TWO- STORY OR THREE-STORY RESIDENTIAL APARTMENT STRUCTURES WITH PRIVATE, GROUND LEVEL, DIRECT ENTRIES TO EACH UNIT. EXTERIOR ELEVATIONS PROVIDE ARCHITECTURAL INTEREST THROUGH VARIED ROOFLINES AND FAÇADE PROJECTIONS/RECESSIONS. ROOF ACCENTS OVER UNIT ENTRIES WILL BRING ADDITIONAL ARTICULATION TO THE BUILDINGS. QUALITY BUILDING MATERIALS, SUCH AS LP SMART SIDING MAY BE INCORPORATED INTO THE BUILDING ELEVATIONS FOR GREATER DURABILITY. ALONGSIDE A COMPLEMENTARY COLOR PALETTE (PROVIDED AT FINAL PLAT), ROOF ACCENTS OVER UNIT ENTRIES BRING ADDITIONAL ARTICULATION TO THE BUILDINGS. LARGE-SCALE WINDOWS SHALL BE PROVIDED IN EACH UNIT TO PROMOTE NATURAL LIGHTING, ALONG WITH CREATING OPPORTUNITIES TO OPTIMIZE PASSIVE SOLAR HEATING AND COOLING. EACH BUILDING PROVIDES ARTICULATION TO BREAK UP THE STRUCTURE'S MASSING AND PROVIDE HUMAN SCALE BY INCORPORATING PATIOS, COVERED DOORWAYS, AND UNIT PROJECTIONS TO CREATE VARIATION WITH EACH FAÇADE. THE TWO-STORY AND THREE-STORY STRUCTURES PROVIDES A GOOD TRANSITIONAL BUILDING STYLE BETWEEN COMMERCIAL AND RESIDENTIAL LAND USES.



CONCEPTUAL ELEVATION DESIGN - SCHEME A FRONT ELEVATION



CONCEPTUAL ELEVATION DESIGN - SCHEME A FRONT ELEVATION

SINGLE-FAMILY

THE SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS WILL BE PREDOMINATELY DETACHED UNITS THAT WILL LIKELY BE FRONT LOADED DUE TO THE CONFIGURATION OF THE SITE AND OPEN SPACE AREAS, ALTHOUGH ALLEY LOADED PRODUCT IS PERMITTED. THE NEIGHBORHOOD LAYOUT WILL OFFER A NUMBER OF DIRECT CONNECTIONS TO REGIONAL TRAILS ALONG THE BOOMERANG DITCH. THERE WILL ALSO BE A NEIGHBORHOOD PARK ALONG THE DITCH THAT OFFERS OPEN PLAY AREA, PLAYGROUND, AND PICNIC AREAS. THE PUD SPECIFIES A MIX OF HOUSE MODELS AND ELEVATIONS IN ORDER TO AVOID A MONOTONOUS STREETScape. SOME CONCEPTUAL IMAGERY IS PROVIDED TO ILLUSTRATE THE ARCHITECTURAL CHARACTER, THE MASSING OF ARCHITECTURAL ELEMENTS AND THE VARIETY OF MATERIAL. ONE ADDITIONAL HOUSE MODEL/ELEVATION ABOVE THE CODE REQUIREMENT WILL APPLY TO THE SINGLE FAMILY NEIGHBORHOOD MODELS TO BE USED. THE BUILDER WILL PROVIDE COLOR SCHEMES THAT WILL HAVE A VARIETY OF EARTH TONES AND THAT WILL BE COMPLIMENTARY TO THE SURROUNDING NEIGHBORHOODS. ARCHITECTURE STYLES AND ROOF LINES MAY DIFFER THROUGHOUT THE COMMUNITY AND REPRESENT SOME STYLES, FOR EXAMPLE MODERN FARMHOUSE, COLORADO RANCH AND TRADITIONAL PRAIRIE ELEVATIONS.



P.U.D. MASTER PLAN

DRAWN BY: AL
REVIEWED BY: MN
PROJECT NO:
ISSUE DATE: 9/12/2019

REVISIONS:		
#	DATE	DESC
1	11/22/2019	CITY COMMENTS
2	03/10/2020	CITY COMMENTS
3	06/12/2020	CITY COMMENTS
4	08/07/2020	CITY COMMENTS
5	09/22/2020	CITY COMMENTS

CONCEPT
PLANS

WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

APPROVAL CERTIFICATE	
ENGINEERING	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE

OWNER
WRD4 GREELEY
PROPERTY
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-0401

DEVELOPER
BROE REAL ESTATE GROUP
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-4575

CIVIL ENGINEER
WARE MALCOMB
WARE MALCOMB
990 S. BROADWAY SUITE 230
DENVER, CO 80209
PHONE: (303) 561-3333

PLANNER

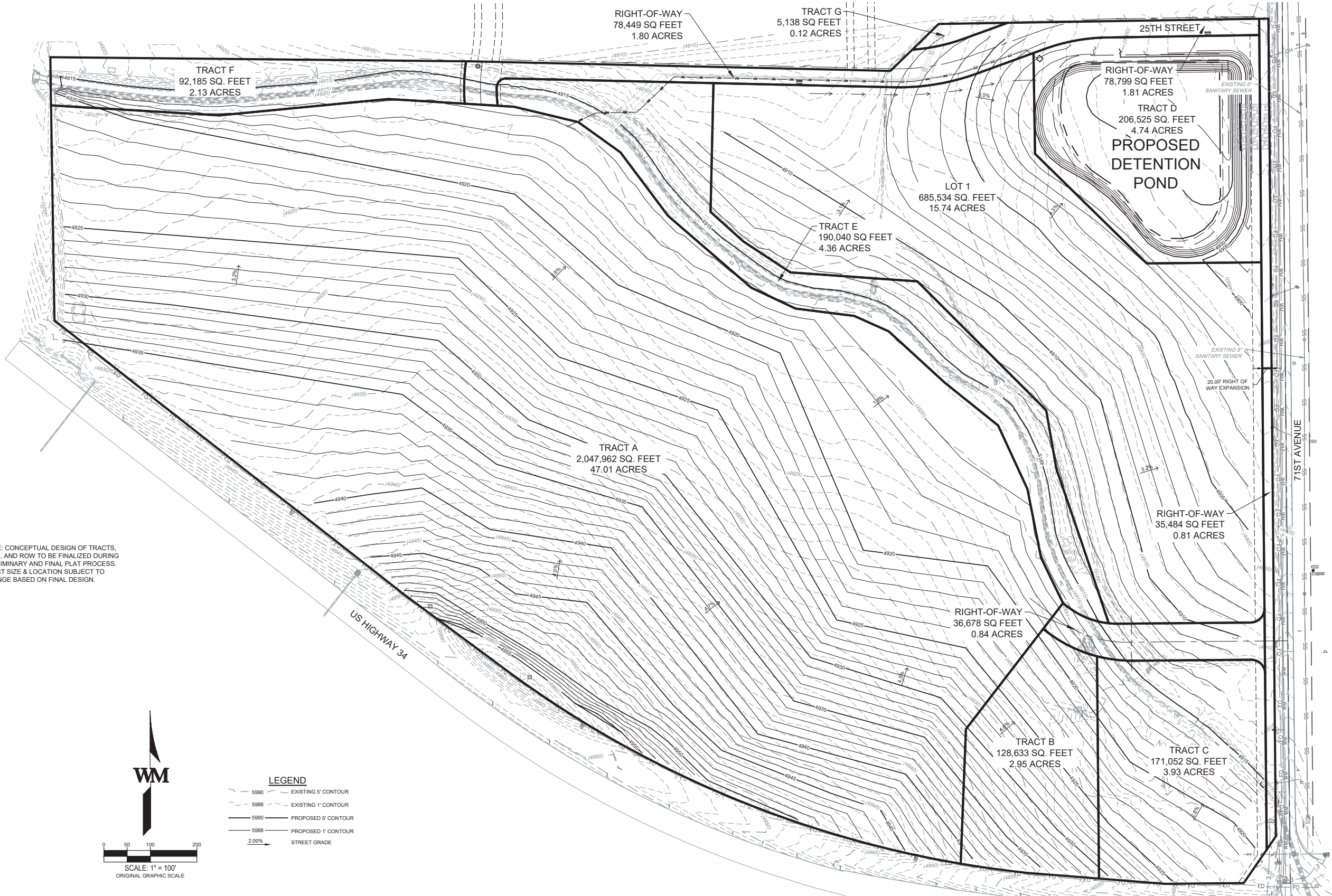
PLANMARK
DESIGN LLC
PLANMARK DESIGN
P.O. BOX 202411
DENVER, CO 80220
PHONE: (720) 232-5081

P.U.D. MASTER PLAN

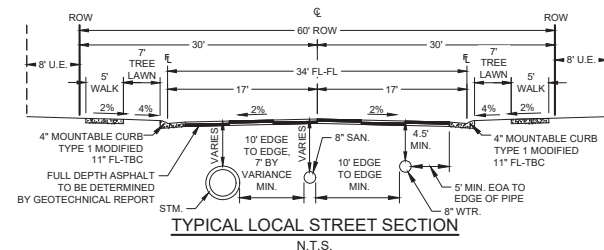
DRAWN BY: SL
REVIEWED BY: GB
PROJECT NO: 19-4021
ISSUE DATE: 9/03/2019

REVISIONS:		
#	DATE	DESC
1	11/22/19	CITY COMMENT
2	02/20/20	CITY COMMENT
3	06/12/20	CITY COMMENT
4	08/10/20	CITY COMMENT
5	09/22/20	CITY COMMENT

OVERALL
GRADING
PLAN
7 204



WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



APPROVAL CERTIFICATE	
ENGINEERING	INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE

OWNER
WRD4 GREELEY
PROPERTY
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-4041

DEVELOPER
BROE REAL ESTATE GROUP
252 CLAYTON STREET
DENVER, CO 80208
PHONE: (303) 398-4575

CIVIL ENGINEER
WARE MALCOMB
WARE MALCOMB
990 S. BROADWAY SUITE 230
DENVER, CO 80209
PHONE: (303) 561-3333

PLANNER

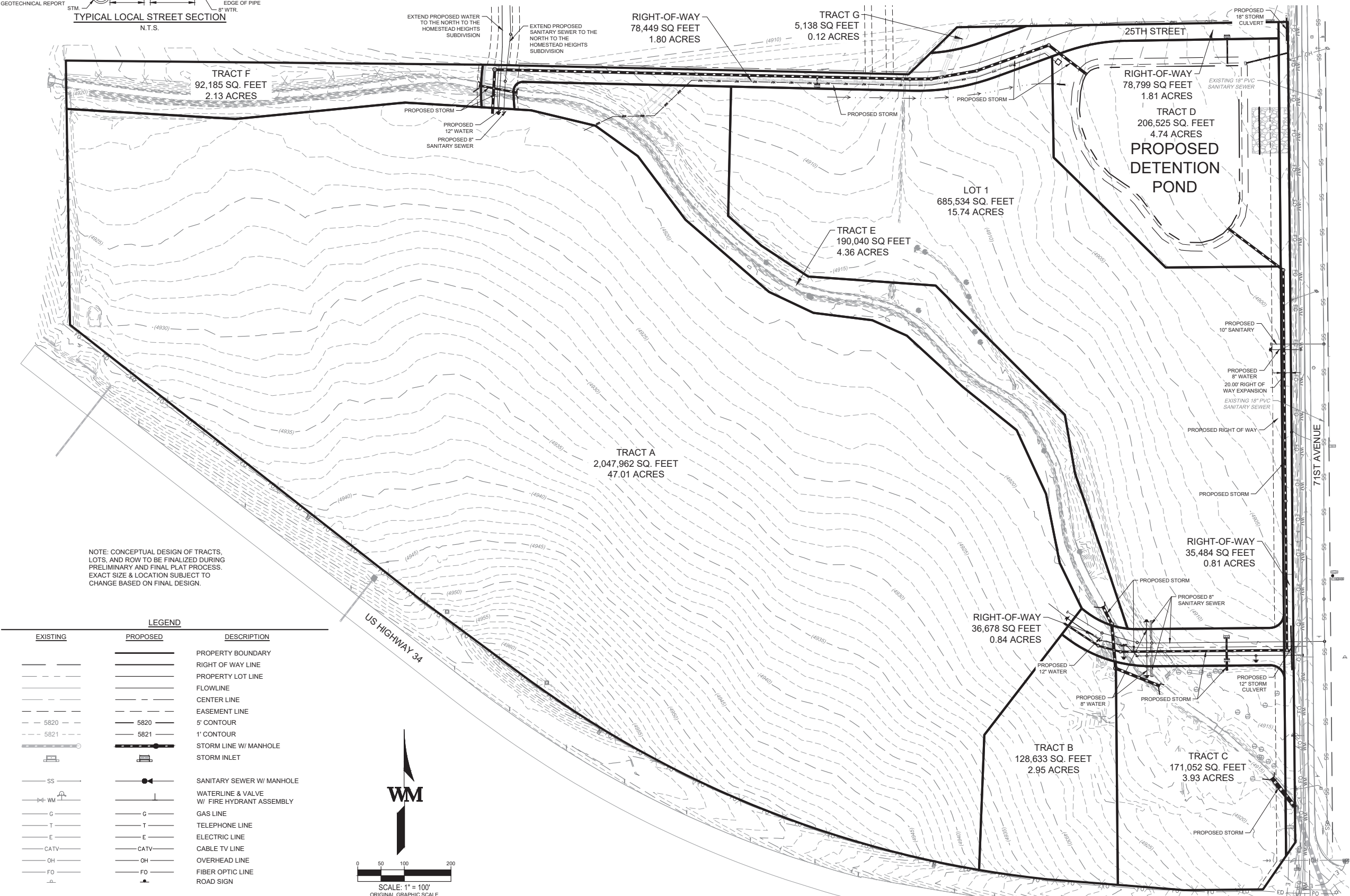
PLANMARK
DESIGN LLC
PLANMARK DESIGN
P.O. BOX 202411
DENVER, CO 80220
PHONE: (720) 232-5081

P.U.D. MASTER PLAN

DRAWN BY: SL
REVIEWED BY: GB
PROJECT NO: 19-4021
ISSUE DATE: 9/03/2019

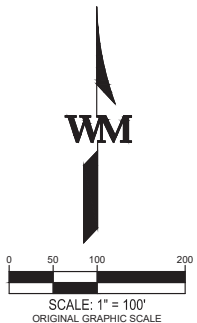
#	DATE	DESC
1	11/22/19	CITY COMMENT
2	02/20/20	CITY COMMENT
3	06/12/20	CITY COMMENT
4	08/10/20	CITY COMMENT
5	09/22/20	CITY COMMENT

OVERALL
UTILITY
PLAN
8 205



NOTE: CONCEPTUAL DESIGN OF TRACTS, LOTS, AND ROW TO BE FINALIZED DURING PRELIMINARY AND FINAL PLAT PROCESS. EXACT SIZE & LOCATION SUBJECT TO CHANGE BASED ON FINAL DESIGN.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	RIGHT OF WAY LINE
---	---	PROPERTY LOT LINE
---	---	FLOWLINE
---	---	CENTER LINE
---	---	EASEMENT LINE
---	---	5' CONTOUR
---	---	1' CONTOUR
---	---	STORM LINE W/ MANHOLE
---	---	STORM INLET
---	---	SANITARY SEWER W/ MANHOLE
---	---	WATERLINE & VALVE W/ FIRE HYDRANT ASSEMBLY
---	---	GAS LINE
---	---	TELEPHONE LINE
---	---	ELECTRIC LINE
---	---	CABLE TV LINE
---	---	OVERHEAD LINE
---	---	FIBER OPTIC LINE
---	---	ROAD SIGN



CITY OF GREELEY, COLORADO

RESOLUTION NO. 60, 2018**A RESOLUTION APPROVING THE SERVICE PLANS FOR THE WESTGATE METROPOLITAN DISTRICTS #1-4**

WHEREAS, PURSUANT TO 32-1-204.5, C.R.S., and City of Greeley Ordinance 13.50.200, the City Council of the City of Greeley, Colorado, has considered the Service Plans for the Westgate Metropolitan Districts #1-4 (hereinafter referred to as “the Districts”); and

WHEREAS, the public hearing required by 32-1-204 C.R.S., and 13.50.190 of the City of Greeley Code of Ordinances was conducted regarding the Service Plans of the Districts on September 18, 2018; and

WHEREAS, after said public hearing, City Council has found that the Service Plans of the Districts comply with the provisions of Greeley Ordinance 13.50.190 and the requirements of Colorado Statutes regarding metropolitan districts contained in Title 32 of the Colorado Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE GREELEY CITY COUNCIL OF THE CITY OF GREELEY, COLORADO.

1. The City Council of the City of Greeley, Colorado, a home rule municipality, does hereby determine that the applicable requirements of Title 32, Article I, Part 2, C.R.S., as amended, relating to the requirements for Service Plans for the Districts have been met.

2. The City Council finds that the Service Plans contents are in compliance with the information required by Section 32-1-202(2), C.R.S., and Sections 18.40.040 and 13.50.170 of the Greeley Code of Ordinances.

3. Further, the City Council does hereby determine that the provisions of Greeley Ordinance 13.50.190 have been met and does hereby find as follows:

- a. There is a sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts;
- b. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;
- c. The proposed Districts are capable of providing economical and sufficient service to the area within its proposed boundaries;
- d. The area to be included in the proposed Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
- e. Adequate service is not, or will not be, available to the area through the City or other existing quasi-municipal corporations, including existing Districts, within a reasonable time and on a comparable basis;

- f. The facility and service standards of the proposed Districts are compatible with the facility and service standards of the City;
- g. The proposal is in substantial compliance with the City's Comprehensive Plan;
- h. The proposal is in substantial compliance with the county, regional or state long-range water quality management plans and wastewater plans for the area;
- i. The creation of the Districts will be in the best interests of the area proposed to be served;
- j. The creation of the Districts will be in the best interests of the residents or future residents of the area proposed to be served;
- k. The proposed Service Plan is in substantial compliance with Chapter 13 of Greeley Code of Ordinances; and
- l. The creation of the Districts will not foster urban development that is remote from, or incapable of being integrated with, existing urban areas, or place a burden on the City or adjacent jurisdictions to provide urban services to residents of the proposed Districts.

4. The City Council hereby determines that the Service Plans for the Districts are hereby approved.

5. A certified copy of this Resolution shall be filed in the records of the City and shall be submitted by the petitioners to the District Court for the purpose of filing with the Weld County District Court as required by State law.

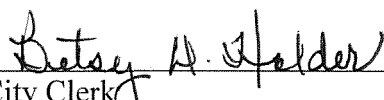
6. Nothing contained herein limits the City's powers with respect to the Districts, the property within the Districts, or the improvements to be constructed by the Districts.

7. This Resolution shall become effective immediately upon its passage as provided by the Greeley City Charter.

PASSED, AND ADOPTED, SIGNED AND APPROVED this 18th day of September, 2018.

ATTEST:

THE CITY OF GREELEY, COLORADO



City Clerk

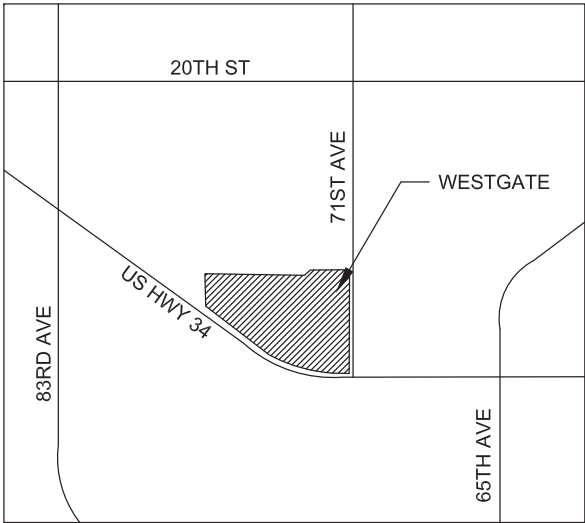
By: 

Mayor

WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

VICINITY MAP



LEGAL DESCRIPTION

PROVIDED BY:
(UNIFIED TITLE COMPANY OF NORTHERN COLORADO, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 8339UTG VERSION NO. 4 WITH AN EFFECTIVE DATE OF JUNE 29, 2015 AT 8:00 A.M.)

A TRACT OF LAND LOCATED IN THE SE¼ OF SECTION 17, T5N, R66W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE C1/4 OF SAID SECTION 17, (A #6 REBAR WITH 3¼" ALUMINUM CAP MARKED PLS 10855), FROM WHICH THE S1/4 CORNER OF SAID SECTION 17, (A #6 REBAR WITH 3¼" ALUMINUM CAP MARKED PLS 26298), BEARS S00°23'33"E;
THENCE S00°23'33"E, 807.69 FEET ALONG THE WEST LINE OF THE SE1/4 OF SAID SECTION 17, TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 2460739 OF THE RECORDS OF WELD COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING;
THENCE S89°56'25"E, 908.92 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 2460739;
THENCE S88°11'14"E, 898.87 FEET ALONG SAID SOUTHERLY TRACT LINE;
THENCE N46°13'17"E, 145.25 FEET ALONG SAID SOUTHERLY TRACT LINE;
THENCE N89°36'22"E, 709.35 FEET ALONG SAID SOUTHERLY TRACT LINE TO THE WESTERLY RIGHT OF WAY LINE OF 71ST AVENUE;
THENCE S00°01'24"E, 1759.79 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF 71ST AVENUE, SAID LINE BEING 30.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EAST LINE OF THE SE1/4 OF SAID SECTION 17;
THENCE S34°57'21"W, 122.10 FEET ALONG THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 34 BYPASS AS DESCRIBED AT RECEPTION NO. 1514421 OF THE RECORDS OF WELD COUNTY, COLORADO;
THENCE S89°55'50"W, 169.30 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 34 BYPASS;
THENCE N84°57'51"W, 297.34 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 34 BYPASS TO A POINT OF NON TANGENT CURVE TO THE RIGHT;
THENCE NORTHWESTERLY, 1198.40 FEET ALONG ARC OF SAID CURVE CONCAVE TO THE NORTHEAST AND ALONG THE NORTHERLY RIGHT OF WAY SAID HIGHWAY 34 BYPASS, SAID CURVE HAVING A RADIUS OF 2292.00 FEET, A CENTRAL ANGLE OF 29°57'28" AND BEING SUBTENDED BY A CHORD THAT BEARS N68°27'59"W, 1184.80 FEET;
THENCE N52°58'37"W, 293.40 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 34 BYPASS;
THENCE N51°24'19"W, 955.02 FEET ALONG THE NORTHERLY RIGHT OF WAY OF SAID HIGHWAY 34 BYPASS TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 34 BYPASS WITH THE WEST LINE OF THE SE¼ OF SAID SECTION 17;
THENCE N00°23'33"W, 566.55 FEET ALONG THE WEST LINE OF THE SE¼ OF SAID SECTION 17 TO THE TRUE POINT OF BEGINNING.

Brett
Walker,
AICP

Digitally signed by Brett Walker, AICP
DN: cn=Brett Walker, AICP, o=City of Greeley, ou=Community Development, email=brett.walker@greeleygov.com, c=US
Date: 2016.11.29 15:13:06 -07'00'

P.U.D. JUSTIFICATION

THE WESTGATE PUD IS WRITTEN TO PROMOTE A MIXED USE PLANNED DEVELOPMENT WHICH DRAWS FROM THE CITY'S CURRENT UNDERLYING ZONING DISTRICTS AND ENHANCES THEM TO CREATE A HARMONIOUS SITE WITH THE OPPORTUNITY FOR A DIVERSE HOUSING TYPE AND USE MIX. THE FLEXIBILITY OF THIS PUD ALLOWS FOR CREATIVE DESIGN SOLUTIONS TO ENHANCE THE OVERALL LOOK OF THIS SITE, WHICH IS A PROMINENT GATEWAY TO THE CITY.

THE PUD INCLUDES THREE PLANNING AREAS. PLANNING AREA 1 IS PROPOSED SINGLE FAMILY RESIDENTIAL WITH REDUCED LOT SIZES AND SETBACKS TO PROMOTE A HIGHER DENSITY OF SINGLE FAMILY UNITS THAT THE CITY DESIRES FOR PUDS. PLANNING AREA 2 (SITES A AND B) HAVE A RANGE OF ALLOWABLE RESIDENTIAL USES THAT INCLUDE: SINGLE FAMILY; TWO-FAMILY; TOWNHOUSES; AND MULTIFAMILY. THE FLEXIBILITY OF RESIDENTIAL USES FOR PLANNING AREA 2 SITES IN COMBINATION WITH REDUCED LOT SIZES AND SETBACKS PROVIDES GREATER OPPORTUNITY TO DELIVER PRODUCTS THAT THE HOUSING MARKET DESIRES. THE PUD ALSO ENCOURAGES DIVERSITY BY REQUIRING ONE ADDITIONAL HOUSE MODEL BEYOND THE CODE REQUIREMENT. PLANNING AREA 3 IS PROPOSED COMMERCIAL WHICH WILL OFFER THE FLEXIBILITY FOR A VARIETY OF COMMERCIAL USES TO BENEFIT THE PUD AND NEIGHBORING RESIDENTS.

THESE PLANNING AREAS WILL BE INTERCONNECTED WITH PEDESTRIAN AND VEHICULAR ACCESS. FOR PEDESTRIANS, A REGIONAL TRAIL SYSTEM RUNNING EAST TO WEST THROUGH THE SITE IS PROPOSED TO COORDINATE WITH OPEN SPACE AND AMENITY FEATURES. FOR VEHICULAR ACCESS, THERE IS AN ENHANCED MAIN ENTRANCE DRIVE TO THE COMMUNITY WITH A MEDIAN, PRIMARY MONUMENT FEATURE, AND INCREASED LANDSCAPING; IN ADDITION TO, AN ALTERNATIVE STREET 'KNUCKLE' DESIGN TO CREATE A DESIRABLE FEEL FOR THE COMMUNITY AND PROMOTE SLOWER TRAFFIC SPEEDS. THERE WILL BE CONTINUITY OF SITE ELEMENTS, SUCH AS FENCING, MONUMENTS, AND BENCHES. THIS CONTINUITY IS IMPORTANT TO CREATING THE PUD'S IDENTITY AND MAKING IT FEEL WHOLE. PHYSICAL SITE FEATURES SUCH AS THE EXISTING BOOMERANG DITCH CREATE OPPORTUNITY FOR AN OPEN SPACE AND SITE AMENITIES CORRIDOR WHICH LINK THE PLANNING AREAS AND THE PUD TO ADJACENT EXISTING AND FUTURE COMMUNITIES.

THE PUD INCORPORATES ENHANCED LANDSCAPE BUFFER STANDARDS. THESE BUFFERS ARE BETWEEN DIFFERING USES AND ADJACENT TO SOME PUBLIC RIGHT-OF-WAYS. ADDITIONALLY, THE PUD INCLUDES FENCING STANDARDS FOR SINGLE FAMILY LOTS AND FOR BUFFERING BETWEEN CERTAIN USES. THE PROPOSED OPEN FENCING TYPES FOR SINGLE FAMILY ADJACENT TO THE OPEN SPACE CORRIDOR CREATES A MORE WIDE OPEN FEEL IN THE COMMUNITY AND PROVIDES BETTER VIEWS FOR THE RESIDENTS BACKING UP TO THE OPEN SPACE. THE PROPOSED OPAQUE FENCING WITH ENHANCED COLUMN DETAILS PROVIDES AN ATTRACTIVE SCREEN FOR SEPARATION BETWEEN CERTAIN USES AND ADJACENT TO CERTAIN RIGHT-OF-WAYS FOR PRIVACY. THESE ENHANCED LANDSCAPE BUFFERS (WITH REQUIRED MINIMUMS GREATER THAN THE CODE) IN COMBINATION WITH COORDINATED FENCING STANDARDS THROUGHOUT THE PUD WILL PROVIDE A COORDINATED, CONSISTENT AND ATTRACTIVE LOOK THROUGHOUT THE COMMUNITY.

OVERALL, THIS PROPOSED PUD IS DESIGNED TO BE AN ASSET TO THE CITY'S WESTERN GATEWAY BY PROVIDING DESIRED COMMERCIAL SPACE, AND THE DEVELOPMENT OPPORTUNITY FOR DIVERSIFIED RESIDENTIAL HOUSING TO MEET MARKET DEMANDS.

DEVELOPMENT SUMMARY

ZONING

CURRENT ZONING ————— HOLDING AGRICULTURE (H-A)
PROPOSED ZONING ————— PLANNED UNIT DEVELOPMENT (PUD)

EXISTING SITE ACREAGE ————— 84.44 AC. 3,677,992 SF.

PUD SITE DEVELOPMENT

AREA	USE	ACRES	GROSS DU/AC RANGE
PA-1	RESIDENTIAL	50.98 AC.	2.0 - 3.7
PA-2 SITE A	RESIDENTIAL	9.65 AC.	2.0 - 10.0
PA-2 SITE B	RESIDENTIAL	18.71 AC.	2.0 - 10.0
PA-3	COMMERCIAL	3.87 AC.	N/A
71ST AVE	REQUIRED DEDICATED ROW	1.23 AC.	
TOTAL SITE ACREAGE		84.44 AC.	

PUD OPEN SPACE REQUIREMENTS

MIN. 30% OF PA-1 AND PA-2 AREAS (79.34 AC.) ————— 23.80 AC.
REQUIRED [1, 2]
MIN. 50% OF REQUIRED OPEN SPACE SHALL BE ————— 11.90 AC.
USABLE OPEN SPACE [1, 2]

NOTES:

- ALL REQUIRED OPEN SPACE IS CALCULATED BASED ON RESIDENTIAL PORTIONS OF PUD ONLY. A MINIMUM OF 30% OF OPEN SPACE IS REQUIRED, AND A MINIMUM OF 50% OF THE REQUIRED 30% OPEN SPACE SHALL BE USABLE OPEN SPACE. (CODE SECTION 18.32.060)
- QUALIFYING OPEN SPACE THROUGHOUT ALL AREAS OF THE PUD CAN BE USED TO COUNT TOWARDS REQUIRED OPEN SPACE CALCULATIONS.

GENERAL NOTES

- ALL REFERENCES TO CITY OF GREELEY DEVELOPMENT CODE SHALL REFERENCE THE CODE DATED NOVEMBER 5, 2015, AS AMENDED.
- PHASING WILL BE ALLOWED WITHIN THIS P.U.D. THE SPECIFICS FOR BOUNDARY AND TECHNICAL CRITERIA TO BE DEFINED WITHIN FINAL P.U.D.
- CITY OF GREELEY REGIONAL TRAIL
 - A CITY OF GREELEY REGIONAL TRAIL SHALL BE PROVIDED THROUGH THIS PUD SITE, IN ACCORDANCE WITH THE CITY MASTER TRAILS PLAN. A PUBLIC ACCESS EASEMENT SHALL BE GRANTED FOR THE TRAIL CORRIDOR. THE EASEMENT SHALL GENERALLY BE LOCATED ADJACENT TO AND ON THE NORTH SIDE OF THE BOOMERANG LATERAL DITCH. THE EASEMENT SHALL BE OF A TYPICAL MINIMUM WIDTH OF 50'. PROVIDED HOWEVER THAT THE WIDTH MAY BE LESS WHERE THERE IS NOT A 50' DISTANCE BETWEEN THE BOOMERANG LATERAL DITCH AND THE SITE PROPERTY LINE. A PORTION OF THE EASEMENT MAY BE LOCATED WITHIN PUBLIC STREET RIGHT-OF-WAY IN CERTAIN AREAS AS MAY BE APPROVED BY THE CITY.
 - THE COST OF CONSTRUCTING THE TRAIL SHALL BE THE OBLIGATION OF THE CITY. THE DEVELOPER MAY CONSTRUCT ALL OR PORTIONS OF THE TRAIL WITHIN THE PUD BOUNDARIES, AND IF SO, WILL BE ELIGIBLE FOR DIRECT REIMBURSEMENT OF THE COST AND/OR REDUCTION OR ELIMINATION OF THE TRAIL DEVELOPMENT IMPACT FEE. PRECISE LIMITS OF TRAIL TO BE CONSTRUCTED BY DEVELOPER AND MEANS OF REIMBURSEMENT TO BE DETERMINED AT FINAL PLAT. THE DEVELOPER SHALL HAVE NO OBLIGATION TO CONSTRUCT ANY PORTION OF THE REGIONAL TRAIL OUTSIDE OF THE PUD AREA.
 - UPON CONSTRUCTION OF TRAIL AND LANDSCAPE IMPROVEMENTS WITHIN EASEMENT AREA, THE CITY SHALL MAINTAIN THE EASEMENT AREA.
- RAW WATER DEDICATION. RAW WATER ACCEPTABLE IN FORM TO THE CITY OF GREELEY SHALL BE DEDICATED TO THE CITY AT THE TIME OF RECORDING OF ANY FINAL PLAT FOR ANY INDIVIDUAL PHASE OR FILING WITHIN THE WESTGATE PUD AREA. RAW WATER SHALL BE ALLOWED TO BE DEDICATED IN PHASES NECESSARY TO SATISFY THE DETERMINED DOMESTIC USE NEEDS FOR A GIVEN INDIVIDUAL FINAL PLAT.
- BOOMERANG DITCH
 - ANY RELOCATION OR PIPING OF THE BOOMERANG LATERAL DITCH WITHIN OR ADJACENT TO PA-2 SITE A OR PA-3 SHALL BE CONDUCTED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE BOOMERANG IRRIGATION DITCH RELOCATION AGREEMENT THAT HAS BEEN EXECUTED BETWEEN OWNER AND BOOMERANG LATERAL DITCH COMPANY. PER THE CONDITIONS OF THAT AGREEMENT, A DEFINED IRRIGATION DITCH EASEMENT SHALL BE GRANTED IN CONJUNCTION WITH THE DEVELOPMENT OF PA-2 SITE A AND/OR PA3.
 - ANY OTHER PROPOSED CROSSINGS OF OR IMPACTS TO THE EXISTING DITCH BY STREET, UTILITY, OR OTHER IMPROVEMENTS (AND ANY ASSOCIATED MINOR PLACEMENT OF THE DITCH IN PIPE OR CULVERTS) SHALL BE DONE IN ACCORDANCE WITH THE STANDARD DITCH CROSSING POLICY AND PROCEDURES OF THE BOOMERANG LATERAL DITCH COMPANY.
- MULTI-MODAL PUBLIC TRAIL EASEMENT
 - A 15' WIDE PUBLIC TRAIL EASEMENT SHALL BE GRANTED WITHIN THE PUD SITE ADJACENT TO THE HIGHWAY 34 RIGHT-OF-WAY. THE EASEMENT SHALL BE DEDICATED BY SEPARATE DOCUMENT OR CONCURRENT WITH FINAL PLATS, PROVIDED HOWEVER, THAT NO EASEMENT SHALL BE GRANTED WITHIN THE CURRENTLY DEFINED OIL AND GAS OPERATIONAL, PRODUCTION, OR PIPELINE EASEMENT AREAS UNTIL SUCH TIME AS THE OIL AND GAS OPERATIONS ARE CEASED AND THE EXISTING OIL AND GAS EASEMENTS ARE VACATED.
 - THE OWNER/DEVELOPER HAS NO OBLIGATION TO CONSTRUCT TRAIL OR PUBLIC IMPROVEMENTS WITHIN THE PUBLIC TRAIL EASEMENT.
 - ANY LANDSCAPING THAT IS REMOVED BY THE CITY AT THE TIME OF ITS CONSTRUCTION OF IMPROVEMENTS SHALL BE REPLACED OR RELOCATED BY THE CITY.
 - UPON ITS CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN THE PUBLIC TRAIL EASEMENT, THE CITY SHALL HAVE THE MAINTENANCE OBLIGATION OF THE IMPROVEMENTS AND THE EASEMENT AREA.
 - THE PUBLIC TRAIL EASEMENT CAN BE WITHIN THE LANDSCAPE BUFFER AREA AS DEFINED WITHIN THIS PUD WITHOUT REQUIRING SAID BUFFER TO BE EXPANDED IN WIDTH.

SHEET INDEX

COVER SHEET	C1
MASTER PLAN	C2
DESIGN GUIDELINES	C3 - C5
PRELIMINARY PLAT	PP1 - PP7
TYPICAL SECTIONS	P1
OVERALL UTILITY PLAN	P2
DETAILED UTILITY PLAN	P3 - P6
CONTOURS MAP	P7
OVERALL GRADING PLAN	P8
DETAILED GRADING PLAN	P9 - P12
71ST AVENUE PLAN	P13
LANDSCAPE PLAN	P14
LANDSCAPE AND SITE DETAILS	P15-16

PROJECT TEAM

OWNER



**WEST RANGE
DEVELOPMENT**

WRD4 GREELEY PROPERTY, LLC
252 CLAYTON STREET
DENVER, CO 80206
CONTACT: BOB ECK
EMAIL: beck@westrangedev.com
PHONE: (303) 398-0401

LAND PLANNERS



LAI DESIGN GROUP
88 INVERNESS CIRCLE EAST, SUITE J-101
ENGLEWOOD, COLORADO 80112
CONTACT: DAWN BECKER
EMAIL: dbecker@laidesigngroup.com
PHONE: (303) 734-1777

ENGINEERS



**Innovative Land
Consultants, Inc.**

INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, STE 470
WESTMINSTER, COLORADO 80234
CONTACT: TESS HOGAN
EMAIL: tess@innovativelandinc.com
PHONE: (303) 421-4224

SURVEYORS



AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, STE 1
LITTLETON, COLORADO 80122
CONTACT: DANIEL DAVIS
EMAIL: ddavis@aztecconsultants.com
PHONE: (303) 327-7488

PLANNER
LAI DESIGN GROUP

88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER

INNOVATIVE LAND CONSULTANTS

12071 TEJON ST, STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

OWNER/CLIENT

WRD4 GREELEY PROPERTY

252 CLAYTON STREET
DENVER, CO 80206
PHONE: (303) 398-0401

P.U.D. MASTER PLAN

PROJECT #: 15060
DRAWN BY: RH
CHECKED BY: DB

ISSUE RECORD

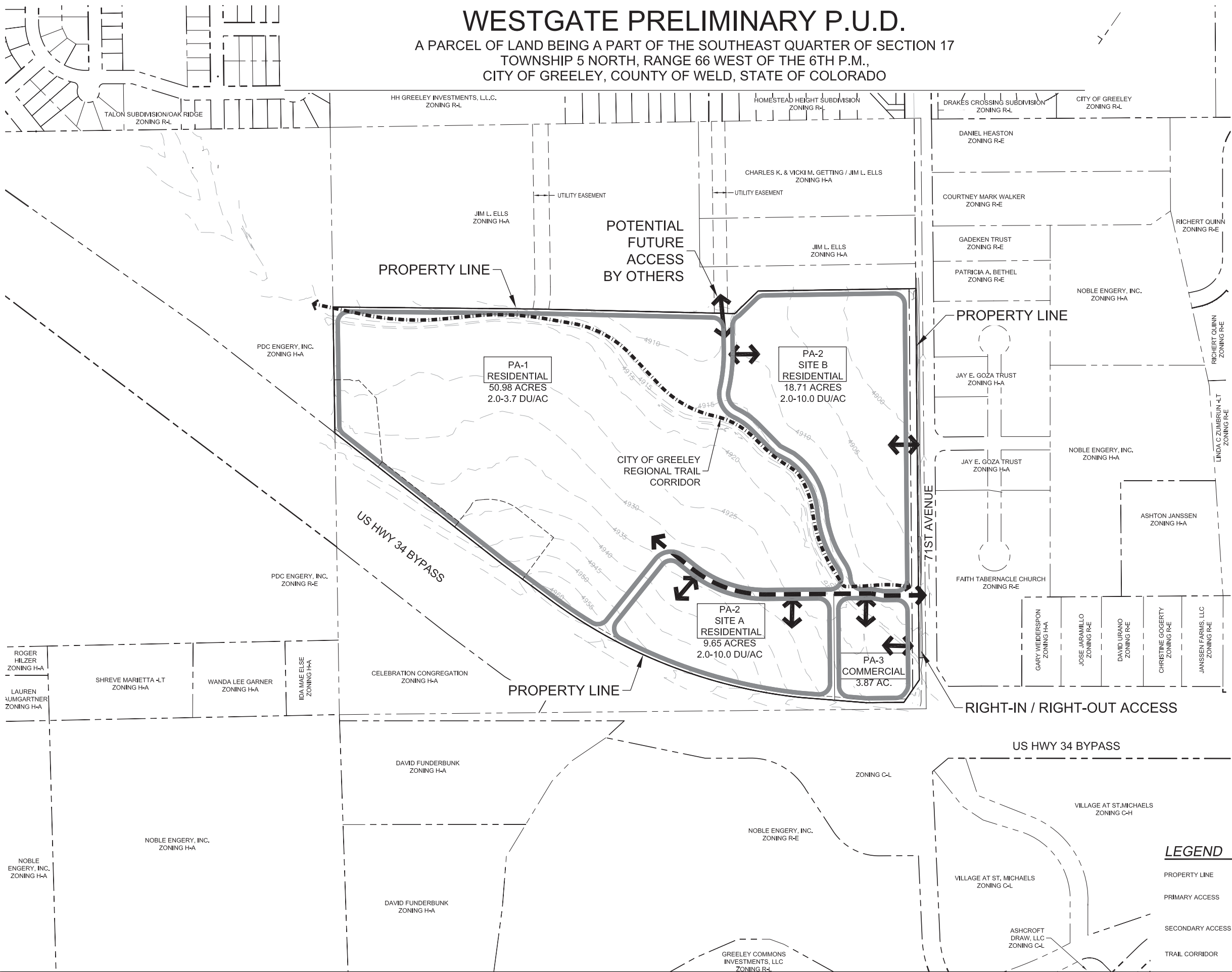
1st SUBMITTAL 12-1-2015
2nd SUBMITTAL 2-9-2016
3rd SUBMITTAL 3-11-2016

SHEET NUMBER

C1

WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS
12071 TEJON ST, STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

OWNER/CLIENT
WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80206
PHONE: (303) 398-0401

P.U.D. MASTER PLAN

PROJECT #: 15060
DRAWN BY: RH
CHECKED BY: DB

ISSUE RECORD	
1st SUBMITTAL	12-11-2015
2nd SUBMITTAL	2-8-2016
3rd SUBMITTAL	3-11-2016

SHEET NUMBER

C2



GRAPHIC SCALE: 1" = 200'

LEGEND

- PROPERTY LINE
- PRIMARY ACCESS
- SECONDARY ACCESS
- TRAIL CORRIDOR

WESTGATE PRELIMINARY P.U.D.
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PUD DEVELOPMENT STANDARDS

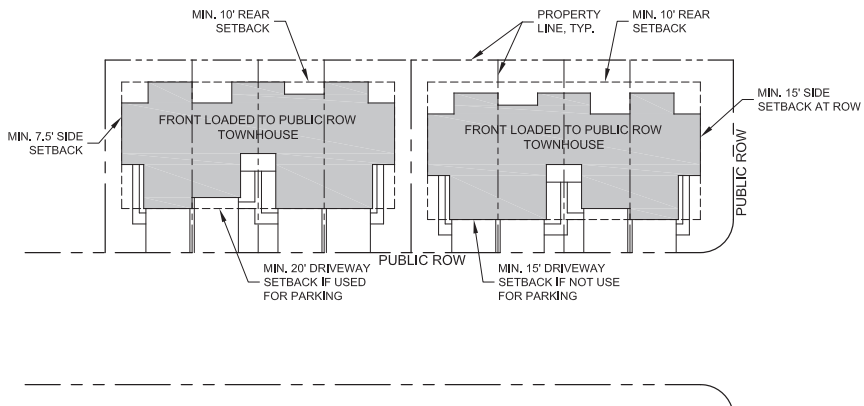
DEVELOPMENT IN THIS P.U.D. SHALL MEET THE FOLLOWING STANDARDS HEREIN ESTABLISHED, IN ADDITION TO OTHER SECTIONS OF THE GREELEY DEVELOPMENT CODE AS APPLICABLE.
WHERE CONFLICT OCCURS, OR THE CODE IS SILENT, THE MORE RESTRICTIVE REGULATION APPLIES.

1.0 DEVELOPMENT STANDARDS CHART (SEE 1.0 DEVELOPMENT STANDARDS CHART NOTES FOR NOTE REFERENCES IN THIS CHART. N/A = NOT APPLICABLE)

AREA	USE	LOT MINIMUMS		MINIMUM BUILDING SETBACKS (NOTES 2, 7)						ADDITIONAL REQUIREMENTS (NOTE 7)				
		SIZE	PVT. OPEN SPACE	FRONT	TO GARAGE	REAR	SIDE	SIDE ADJ. TO ROW		MAX. BLDG HT	MAX. LOT COVERAGE	MIN. SITE O.S.	MIN. PARKING SPACES / UNIT	MIN. GUEST PARKING SPACES / UNIT
PLANNING AREA - 1	SINGLE FAMILY	5,000 SF	30%	15 FT	20 FT	15 FT	5 FT	15 FT		30 FT	70% NOTE 3	SEE NOTE 11	2 SPACES	SEE NOTE 7
PLANNING AREA - 2	SINGLE FAMILY	4,000 SF	20%	15 FT	20 FT	15 FT	5 FT	15 FT		30 FT	80%	SEE NOTE 11	2 SPACES	SEE NOTE 7
	FRONT-LOADED TWO-FAMILY TOWNHOUSE UNIT	2,500 SF N/A	20% N/A	15 FT 15 FT	15 FT / 20 FT 15 FT / 20 FT	10 FT 10 FT	5 FT 7.5 FT NOTE 2	15 FT 15 FT		40 FT 40 FT	80% N/A	SEE NOTE 11	2 SPACES 2 SPACES	SEE NOTE 7
	REAR-LOADED TWO-FAMILY TOWNHOUSE UNIT	2,500 SF N/A	20% N/A	15 FT 15 FT	N/A N/A	5 FT 5 FT	5 FT 7.5 FT NOTE 2	15 FT 15 FT		40 FT 40 FT	80% N/A	SEE NOTE 11	2 SPACES 2 SPACES	SEE NOTE 7
	MULTI-FAMILY	N/A	N/A	N/A	N/A	SEE NOTE 9	SEE NOTE 9	25 FT		40 FT	85%	SEE NOTE 11	SEE NOTE 10	1 SP PER 12 REQ. RESIDENT PARKING SP.
PLANNING AREA - 3	COMMERCIAL	N/A	N/A	N/A	N/A	SEE NOTE 9	SEE NOTE 9	25 FT		40 FT	85%	N/A	N/A	BY USE PER CODE

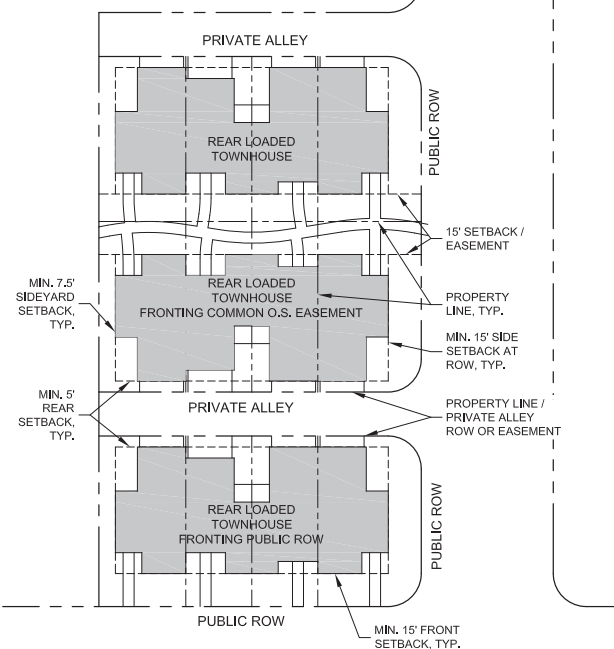
1.0A TYPICAL FRONT LOADED TOWNHOUSE BUILDING SETBACKS

NOT TO SCALE



1.0B TOWNHOUSE SETBACKS - ALLEY & OPEN SPACE

NOT TO SCALE



TOWNHOUSE NOTES

- TOWNHOUSE UNITS / BUILDINGS SHOWN IN THESE EXHIBITS ARE GRAPHICAL ONLY AND DO NOT REPRESENT ANY FUTURE OR POTENTIAL TOWNHOUSE UNITS / BUILDINGS FOR THIS P.U.D. LAYOUTS SHOWN ARE NOT PROPOSED DESIGNS AND ONLY USED TO CLARIFY SITUATIONAL SETBACKS.
- SEE PRIVATE ALLEY REQUIREMENTS IN SECTION 2.0 OF THIS P.U.D.
- IF A DRIVEWAY IS TO BE USED TO SATISFY GUEST PARKING REQUIREMENTS, THEN MINIMUM SETBACK ON THE DRIVEWAY SIDE OF THE UNIT (FRONT OR REAR) IS 20 FEET.
- SHOULD TOWNHOUSES BE DESIGNED WITH BOTH PUBLIC ROW AND PRIVATE ALLEY, THEN MINIMUM SETBACKS FOR REAR LOADED TOWNHOUSES IN DEVELOPMENT STANDARDS CHART APPLIES.
- SIDEYARD SETBACKS ONLY APPLY TO END UNITS OF TOWNHOUSE BUILDINGS.

1.0 DEVELOPMENT STANDARDS CHART NOTES

THE FOLLOWING NOTES REFERENCE THE DEVELOPMENT STANDARDS CHART.

- THE PLANNING AREAS FOLLOW THE NOTED ZONING DISTRICTS IN THE CITY OF GREELEY DEVELOPMENT CODE. WHERE THIS CHART OR OTHER NOTES IN THIS P.U.D. DO NOT ADDRESS AN ITEM, REFER TO ZONING CODE. CHART LISTS BASE STANDARDS FOR P.U.D. PERFORMANCE OPTIONS MAY STILL APPLY WHERE NECESSARY. SHOULD FUTURE ALTERATIONS BE MADE TO THIS P.U.D. AFFECTING THE LOCATION OF THE PLANNING AREA TYPES AND THEIR BOUNDARIES, THIS CHART MAY NEED TO BE ALTERED TO ACCOMPLISH THE INTENT OF THIS P.U.D. WITH THE PROPOSED CHANGES.
- SEE TOWNHOUSE SETBACK EXHIBITS THIS SHEET.
- MAXIMUM COVERAGE FOR A CUL-DE-SAC BULB LOT IS 75% PER CODE SECTION 18.40.100, AS AMENDED.
- IF A DRIVEWAY IS TO BE USED TO SATISFY GUEST PARKING REQUIREMENTS FOR ANY RESIDENTIAL UNIT, THEN MINIMUM SETBACK TO THE GARAGE FACE ON THE DRIVEWAY SIDE OF THE UNIT (FRONT OR REAR) IS 20 FEET. SEE SECTION 3.0 PARKING STANDARDS IN THIS P.U.D.
 - DRIVEWAYS CAN COUNT TOWARDS GUEST PARKING REQUIREMENTS SO LONG AS TWO-CAR GARAGE IS PROVIDED AND MINIMUM DEPTH OF DRIVEWAY IS MET.
 - OFF-STREET GUEST PARKING FOR SINGLE-FAMILY, TWO-FAMILY, AND TOWNHOUSES ONLY REQUIRED IF ON-STREET PARKING IS NOT PROVIDED.
- FOR INTERIOR REAR AND SIDE SETBACKS ON MULTI-FAMILY AND COMMERCIAL BUILDINGS, REFER TO THE INTERNATIONAL BUILDING CODE AND/OR CITY CODE REQUIREMENTS, AS AMENDED.
- FOR MULTI-FAMILY PARKING REQUIREMENTS SEE SECTION 3.0 PARKING STANDARDS IN THIS P.U.D.
- REFER TO DEVELOPMENT SUMMARY IN P.U.D. FOR MINIMUM OPEN SPACE REQUIREMENTS FOR RESIDENTIAL AREAS OF P.U.D.

1.1 PLANNING AREA 1 - RESIDENTIAL

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, PLANNING AREA 1 SHALL FOLLOW CITY OF GREELEY MUNICIPAL CODE AND R-L ZONING EXCEPT FOR THE CHANGES NOTED IN THE DEVELOPMENT STANDARDS CHART.

1.2 PLANNING AREA 2 - RESIDENTIAL

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, PLANNING AREA 2 SHALL FOLLOW CITY OF GREELEY MUNICIPAL CODE AND R-H ZONING EXCEPT FOR THE CHANGES NOTED IN THE DEVELOPMENT STANDARDS CHART.

1.3 PLANNING AREA 3 - COMMERCIAL

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, PLANNING AREA 3 SHALL FOLLOW CITY OF GREELEY MUNICIPAL CODE AND ZONING C-H EXCEPT FOR THE CHANGES NOTED IN THE DEVELOPMENT STANDARDS CHART.

- A. PROHIBITED USES:
- AUTO RENTAL
 - AUTO REPAIR/SALES
 - COMMERCIAL TRUCK WASH
 - TOWING SERVICES
 - BINGO HALLS & PARLORS
 - BUILDERS, CONTRACTORS SUPPLY, OFFICES & YARDS
 - EMISSION TESTING CENTERS
 - BED AND BREAKFAST, INCLUDING PRIVATE RESIDENCE USE OF
 - HOTELS / LODGING, INCLUDING FRATERNAL OR SOCIAL ORGANIZATIONS
 - MORTUARIES, FUNERAL HOMES
 - PARKING STRUCTURES (MULTI-LEVEL PARKING DECKS) AND PAY PARKING LOTS
 - PAWN SHOPS
 - SELF SERVE STORAGE UNITS
 - LAUNDROMATS
- B. THE FOLLOWING USES ARE NOT SPECIFICALLY DEFINED IN SECTION 18.30.070 OF THE CITY ZONING CODE; HOWEVER, THEY ARE PROHIBITED IN THIS PUD:
- THRIFT / SECOND HAND STORES
 - DEFINITIONS
 - THRIFT STORE - A PLACE WHERE GOODS CAN BE DONATED OR SOLD TO BE REFURBISHED AND RESOLD AT REDUCED PRICES.
 - SECOND HAND STORE - IS A SHOP WHICH SELLS GOODS THAT ARE NOT NEW.
 - TATTOO AND/OR BODY PIERCING ESTABLISHMENT
 - DEFINITION - A PLACE WHERE PERMANENT TATTOOS AND/OR BODY PIERCING ARE GIVEN.
 - MARIJUANA ESTABLISHMENTS
 - ADULT BUSINESSES

PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS
12071 TEJON ST, STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

OWNER/CLIENT
WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80206
PHONE: (303) 398-0401

DESIGN GUIDELINES

PROJECT #: 15060
DRAWN BY: DB/RH
CHECKED BY: JR

ISSUE RECORD	
1st SUBMITTAL	12-11-2015
2nd SUBMITTAL	2-8-2016
3rd SUBMITTAL	3-11-2016

SHEET NUMBER
C3

WESTGATE PRELIMINARY P.U.D.
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PUD DEVELOPMENT STANDARDS (continued...)

DEVELOPMENT IN THIS P.U.D. SHALL MEET THE FOLLOWING STANDARDS HEREIN ESTABLISHED, IN ADDITION TO OTHER SECTIONS OF THE GREELEY DEVELOPMENT CODE AS APPLICABLE. WHERE CONFLICT OCCURS, OR THE CODE IS SILENT, THE MORE RESTRICTIVE REGULATION APPLIES.

2.0 DESIGN STANDARDS

P.U.D. SITE PLAN MUST MEET THE FOLLOWING SITE DESIGN STANDARDS:

- A. **DIVERSITY** - RESIDENTIAL AREAS OF THE P.U.D. SHALL PROVIDE A MIX OF RESIDENTIAL HOUSE MODELS IN ORDER TO AVOID MONOTONOUS STREETSCAPES.
- A.1. THE NUMBER OF HOUSE MODELS REQUIRED IN A PLANNING AREA SHALL BE THE NUMBER REQUIRED BASED ON THE NUMBER OF LOTS THAT THE ACCOMPANYING PLAT INDICATES AND AS DEFINED IN SECTION 18.40.100 OF THE CITY OF GREELEY DEVELOPMENT CODE PLUS ONE ADDITIONAL HOUSE MODEL. THE DEFINITION OF HOUSE MODEL SHALL BE THAT GIVEN WITHIN CITY CODE, PROVIDED THAT IT IS EXPLICITLY UNDERSTOOD THAT A SPECIFIC HOUSE MODEL DOES NOT NECESSARILY MEAN A COMPLETELY UNIQUE FLOORPLAN. A DIFFERING HOUSE MODEL MAY BE A UNIQUELY DESIGNED AND FINISHED FRONT ELEVATION ON THE SAME FLOOR PLAN.
- B. **CONTINUITY OF SITE ELEMENTS / PRODUCTS** - SITE ELEMENTS / PRODUCTS SUCH AS BENCHES, RAILINGS, FENCING, ENCLOSURES, BIKE RACKS, TRASH RECEPTACLES, RETAINING WALLS, MONUMENTS, SIGNAGE, ETC. SHALL BE COORDINATED THROUGHOUT THE P.U.D. IT IS PREFERRED THAT THE SAME PRODUCT BE USED CONSISTENTLY THROUGHOUT THE P.U.D.; HOWEVER, IF USING THE SAME PRODUCT IS NOT POSSIBLE, THEN THE ALTERNATE PRODUCT SHALL BE SIMILAR IN MATERIAL, COLOR AND STYLE.
- C. **SITE MONUMENTS / SIGNAGE**
- C.1. **SITE MONUMENT / SIGNAGE** THROUGHOUT THE P.U.D. SHOULD HAVE CONTINUITY ON MATERIALS, COLORS, AND OVERALL DESIGN. PRIMARY AND SECONDARY MONUMENTS, DECORATIVE COLUMNS, AND ANY OTHER PERMANENT CORRESPONDING SIGNAGE RELATING TO THE P.U.D. ARE SUBJECT TO THESE STANDARDS. FOR ALL OTHER SIGNAGE, INCLUDING ANY INDIVIDUAL COMMERCIAL TENANT SIGNS REFER TO CODE.
- C.1.1. **PRIMARY MONUMENTS** - SIGNAGE USED TO ENHANCE THE PRIMARY ENTRANCES TO THE P.U.D. THESE SIGNS MARKET THE P.U.D. AS A WHOLE.
- C.1.2. **SECONDARY MONUMENTS** - SIGNAGE USED TO ENHANCE INDIVIDUAL PLANNING AREAS AND THEIR USES, WHETHER RESIDENTIAL, COMMERCIAL, OR RELATED FEATURES SUCH AS PARKS.
- C.2. **MATERIALS** - SHOULD BE PRIMARILY OF STONE, BRICK, OR STUCCO WITH ADDED FEATURES OF WOOD AND/OR METAL.
- C.3. **HEIGHT** - MAXIMUM HEIGHT FOR MONUMENTS SHALL BE NINE (9) FEET HIGH FROM TOP OF MONUMENT FOUNDATION.
- C.4. **LETTERING**
- C.4.1. **PRIMARY MONUMENTS** SHALL NOT EXCEED 60 PERCENT OF THE TOTAL SIGN AREA.
- C.4.2. **SECONDARY MONUMENTS** FOR *RESIDENTIAL* SHALL NOT EXCEED 50 PERCENT OF THE TOTAL SIGN AREA.
- C.4.3. **SECONDARY MONUMENTS** FOR *COMMERCIAL* SHALL NOT EXCEED 70 PERCENT OF THE TOTAL SIGN AREA.
- C.4. **LIGHTING** - PRIMARY MONUMENTS SHALL HAVE SUFFICIENT LIGHTING TO FULLY ILLUMINATE TEXT ON THE FACE OF THE SIGN.
- C.5. **LOCATION**
- C.5.1. MONUMENTS AND SIGNS ARE TO REMAIN OUTSIDE OF ANY PUBLIC OR PRIVATE UTILITY EASEMENTS OR SIGHT DISTANCE TRIANGLES.
- C.5.2. MONUMENTS AND SIGNS CANNOT BE LOCATED IN OR ENCROACHING INTO A PUBLIC RIGHT-OF-WAY WITHOUT APPROVAL FROM CITY.
- C.6. SIGN PERMITS ARE REQUIRED FOR ALL MONUMENTS AND SIGNS.
- D. **BLOCK LENGTH** - MAXIMUM ALLOWABLE BLOCK LENGTH IS 1,450 FEET.
- E. **PRIVATE ALLEYS** - PRIVATE ALLEYS ARE PERMITTED IN PLANNING AREA 2. PUBLIC UTILITIES MAY BE LOCATED IN PRIVATE ALLEYS AS LONG AS APPROPRIATE EASEMENTS ARE PROVIDED.
- E.1. PRIVATE ALLEY ROW / EASEMENT TO BE MINIMUM 20 FEET IN WIDTH.
- F. **USABLE OPEN SPACE** - IF REQUIRED SF OF USABLE OPEN SPACE CANNOT BE MET ON PROPOSED PLAN, ADDITIONAL NEIGHBORHOOD IDENTITY FEATURES ABOVE AND BEYOND THE MINIMUM REQUIRED SHALL COUNT TOWARDS USABLE OPEN SPACE AT ONE (1) FEATURE TO 15,000 SF OF REQUIRED USABLE OPEN SPACE. ONE HUNDRED PERCENT OF ON-SITE DETENTION BASIN AREAS WILL COUNT TOWARDS USABLE OPEN SPACE CALCULATIONS.
- G. **NEIGHBORHOOD IDENTITY FEATURES** (SECTION 18.40.100) - THE NUMBER OF FEATURES REQUIRED IS BASED ON TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE ENTIRE P.U.D. THE FEATURES MAY BE LOCATED THROUGHOUT THE P.U.D. AND NOT NECESSARILY IN SPECIFIC PLANNING AREAS BASED ON THEIR NUMBER OF RESIDENTIAL UNITS; HOWEVER, THE REQUIRED FEATURES MUST BE ACCESSIBLE BY ALL RESIDENTS IN P.U.D.

3.0 PARKING STANDARDS

THE FOLLOWING PARKING STANDARDS APPLY TO THIS P.U.D. IN ADDITION TO THE DEVELOPMENT SUMMARY CHART REQUIREMENTS. REFERENCE CITY CODE FOR ITEMS NOT ADDRESSED IN THIS P.U.D.:

OFF-STREET PARKING

- A. **MULTI-FAMILY PARKING REQUIREMENTS:**
- A.1. NUMBER OF PARKING SPACES FOR MULTI-FAMILY DWELLINGS:
- | | | |
|--------|---------------------|---------------------|
| A.1.a. | EFFICIENCY UNITS | 1.0 SPACE PER UNIT |
| A.1.b. | ONE-BEDROOM UNITS | 1.0 SPACE PER UNIT |
| A.1.c. | TWO-BEDROOM UNITS | 1.5 SPACES PER UNIT |
| A.1.d. | THREE-BEDROOM UNITS | 2.0 SPACES PER UNIT |
| A.1.e. | FOUR+ BEDROOM UNITS | 3.0 SPACES PER UNIT |
- B. ON-STREET PARKING CAN COUNT TOWARDS REQUIRED PARKING REQUIREMENTS FOR ANY RESIDENTIAL IN PLANNING AREAS 1 AND 2. IF ON-STREET PARKING IS NOT PROVIDED THEN OFF-STREET PARKING REQUIREMENTS MUST BE MET.
- C. DRIVEWAYS CAN COUNT TOWARDS REQUIRED PARKING SO LONG AS THE DRIVEWAYS HAVE A MINIMUM DEPTH OF 20 FEET FROM RIGHT-OF-WAY.

4.0 LANDSCAPE BUFFERS

THE FOLLOWING LANDSCAPE BUFFERS CORRESPOND TO THE REQUIREMENTS LISTED IN THE P.U.D. DEVELOPMENT STANDARDS CHART IN THIS P.U.D.

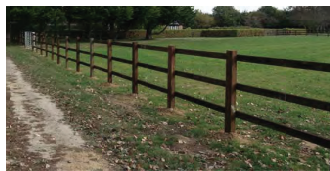
- A. BUFFERS LISTED BELOW AND IN THE DEVELOPMENT STANDARDS CHART IN THIS P.U.D. SERVE AS BOTH BUFFERS AND PERIMETER TREATMENTS FOR THE P.U.D. AND PLANNING AREAS.
- B. AN INCREASE IN BUFFER LEVEL SHALL COUNT AS (1/2) IDENTITY FEATURE FOR EVERY (1/4) MILE OF INCREASED BUFFER.
- B-1 15' WIDE MINIMUM. FOR EVERY 100 LINEAR FEET OF BUFFER THE FOLLOWING PLANTS ARE REQUIRED:
- | |
|-------------------|
| 2 SHADE TREE |
| 1 ORNAMENTAL TREE |
| 5 SHRUBS |
- B-2 20' WIDE MINIMUM. FOR EVERY 100 LINEAR FEET OF BUFFER THE FOLLOWING PLANTS ARE REQUIRED:
- | |
|--------------------|
| 2 SHADE TREES |
| 2 ORNAMENTAL TREES |
| 1 EVERGREEN TREES |
| 8 SHRUBS |
- B-3 25' WIDE MINIMUM. BERMING MAY BE INCORPORATED IN BUFFER. FOR EVERY 100 LINEAR FEET OF BUFFER THE FOLLOWING PLANTS ARE REQUIRED:
- | |
|--------------------|
| 3 SHADE TREES |
| 2 ORNAMENTAL TREES |
| 2 EVERGREEN TREES |
| 12 SHRUBS |
- C. IF A PORTION OF A BUFFER IS IMPACTED BY EXISTING OR PROPOSED UTILITIES, OIL AND GAS OPERATIONS, IRRIGATION DITCH, OR DRAINAGE SUCH THAT TREES ARE NOT ALLOWED TO BE PLANTED WITHIN THAT AREA, THE FOLLOWING SUBSTITUTIONS ARE ALLOWED:
- C.1. THREE (3) LARGE MATURING SHRUBS FOR EVERY SHADE AND/OR EVERGREEN TREE.
- C.2. FIVE (5) MEDIUM MATURING SHRUBS FOR EVERY ORNAMENTAL TREE.
- C.3. REFER TO CODE (APPENDIX 18-D) FOR APPROVED PLANT LIST.
- D. BUFFERING FOR A P.U.D. PLANNING AREA TO BE CONSTRUCTED AT TIME OF DEVELOPMENT OF EACH INDIVIDUAL PLANNING AREA. BUFFERS WITHIN A GIVEN PLANNING AREA MAY BE PHASED PROVIDED THAT A FINANCIAL GUARANTEE IS PROVIDED FOR THE LATER PHASED PORTION IN ACCORDANCE WITH GREELEY CODE SECTION 18.04.1180(a)(3).
- D.1. PLANNING AREA 3 (COMMERCIAL): THE BUFFERING FOR PLANNING AREA 3 CAN BE CONSTRUCTED IN PHASES WITHOUT THE REQUIREMENT TO FINANCIALLY GUARANTEE THE ENTIRE BUFFER PROVIDED THAT THE AREA IS DEVELOPED IN SEPARATE PHASES / SEPARATE SITES, AND EACH SEPARATE SITE CONSTRUCTS THE NECESSARY BUFFER ADJACENT TO THEIR INDIVIDUAL SITE PLANS.

5.0 FENCING

THE FOLLOWING FENCING TYPES CORRESPOND TO THE REQUIREMENTS LISTED IN THE P.U.D. DEVELOPMENT STANDARDS CHART IN THIS P.U.D.

- F-1 MINIMUM FOUR (4) FT TALL WOODEN SPLIT RAIL OR CROSSBUCK FENCE TYPE. OPTIONAL WIRE MESH CAN BE ADDED TO LOT SIDE OF FENCE.
- F-2 MINIMUM SIX (6) FOOT TALL OPAQUE FENCE/WALL (WOOD, STONE, BRICK, STUCCO, DECORATIVE CONCRETE OR SIMILAR MATERIAL, WITH DECORATIVE COLUMNS OF STONE, BRICK, STUCCO, DECORATIVE CONCRETE OR SIMILAR MATERIAL.

EXAMPLES OF FENCING TYPES



F-1A SPLIT RAIL FENCE (WOOD)

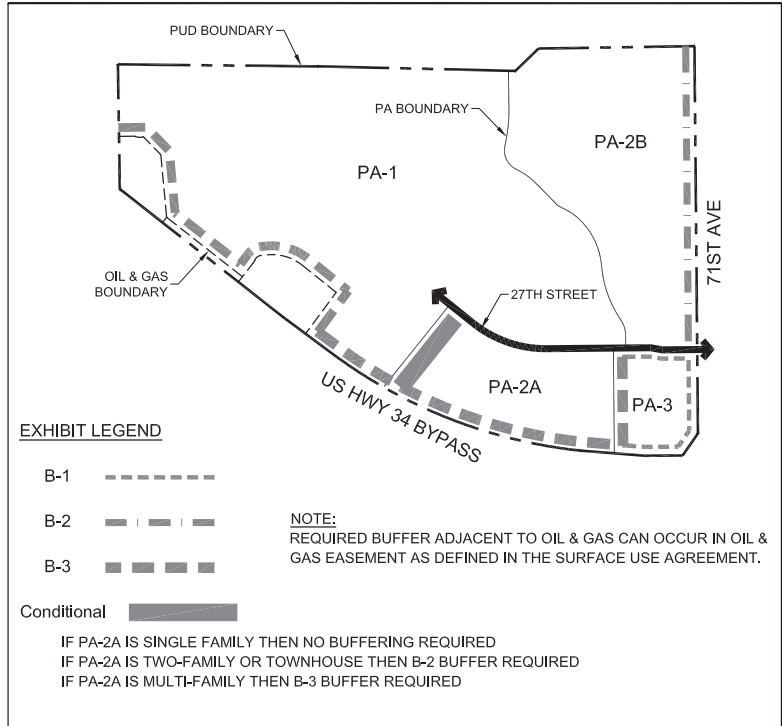


F-2 OPAQUE FENCE / WALL

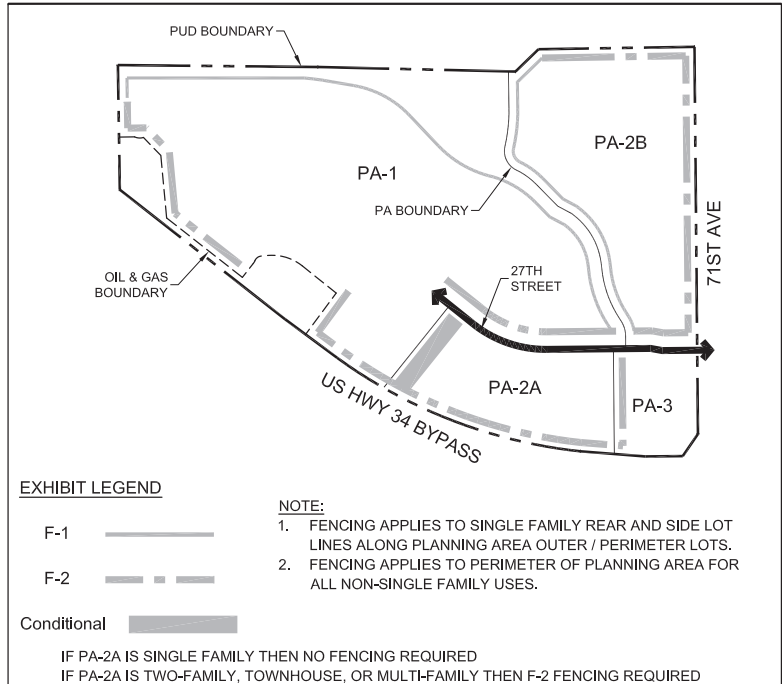


F-1B CROSSBUCK FENCE (WOOD)

4.1 LANDSCAPE BUFFERS EXHIBIT



5.1 FENCING EXHIBIT



PLANNER
LAI DESIGN GROUP

88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER

INNOVATIVE LAND CONSULTANTS

12071 TEJON ST, STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

OWNER/CLIENT

WRD4 GREELEY PROPERTY

252 CLAYTON STREET
DENVER, CO 80206
PHONE: (303) 398-0401

DESIGN GUIDELINES

PROJECT #: 15060
DRAWN BY: DB/RH
CHECKED BY: JR

ISSUE RECORD

1st SUBMITTAL 12-1-2015
2nd SUBMITTAL 2-8-2016
3rd SUBMITTAL 3-11-2016

SHEET NUMBER

C4

WESTGATE PRELIMINARY P.U.D.
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PUD DEVELOPMENT STANDARDS (continued...)

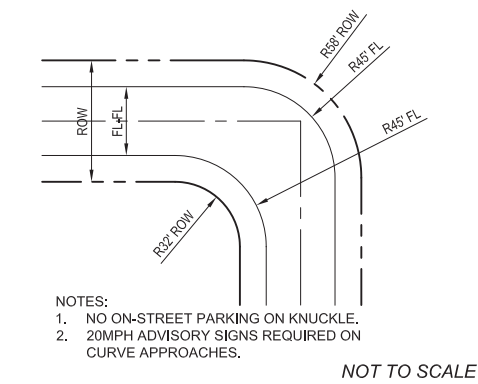
DEVELOPMENT IN THIS P.U.D. SHALL MEET THE FOLLOWING STANDARDS HEREIN ESTABLISHED, IN ADDITION TO OTHER SECTIONS OF THE GREELEY DEVELOPMENT CODE AS APPLICABLE.
WHERE CONFLICT OCCURS, OR THE CODE IS SILENT, THE MORE RESTRICTIVE REGULATION APPLIES.

6.0 STREET DESIGN

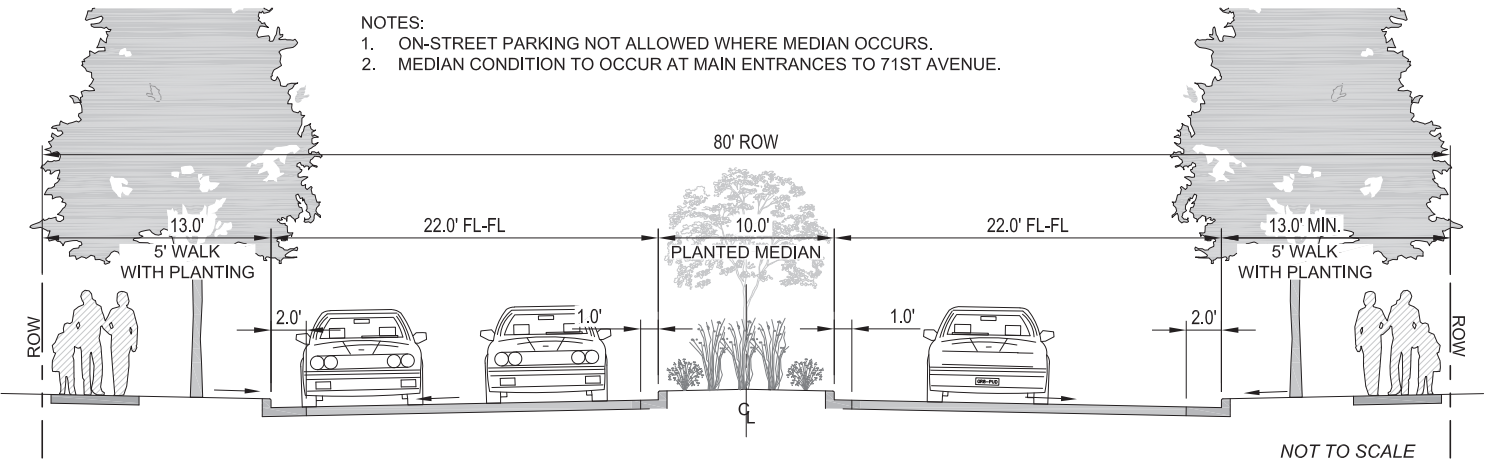
THE FOLLOWING STREET DESIGN DETAILS MAY BE USED IN ADDITION TO THE APPROVED STANDARD
STREET DETAILS IN THE CITY CODE.

6.1 KNUCKLE DETAIL

THIS DETAIL MAY BE APPLIED TO
LOCAL RESIDENTIAL STREETS ONLY.



6.2 80 FT COLLECTOR STREET WITH MEDIAN



PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS
12071 TEJON ST, STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

OWNER/CLIENT
WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80206
PHONE: (303) 398-0401

DESIGN GUIDELINES

PROJECT #: 15060
DRAWN BY: DB/RH
CHECKED BY: JR

ISSUE RECORD	
1st SUBMITTAL	12-11-2015
2nd SUBMITTAL	2-8-2016
3rd SUBMITTAL	3-11-2016

SHEET NUMBER
C5

LEGAL DESCRIPTION

PROVIDED BY:
(UNIFIED TITLE COMPANY OF NORTHERN COLORADO, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 8339UTG VERSION NO. 4 WITH AN EFFECTIVE DATE OF JUNE 29, 2015 AT 8:00 A.M.)

A TRACT OF LAND LOCATED IN THE SE¼ OF SECTION 17, T5N, R66W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE C1/4 OF SAID SECTION 17, (A #6 REBAR WITH 3¼" ALUMINUM CAP MARKED PLS 10855), FROM WHICH THE S1/4 CORNER OF SAID SECTION 17, (A #6 REBAR WITH 3¼" ALUMINUM CAP MARKED PLS 26298), BEARS S00°23'33"E;
THENCE S00°23'33"E, 807.69 FEET ALONG THE WEST LINE OF THE SE1/4 OF SAID SECTION 17, TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 2460739 OF THE RECORDS OF WELD COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING;
THENCE S88°56'25"E, 908.92 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 2460739;
THENCE S88°11'14"E, 898.87 FEET ALONG SAID SOUTHERLY TRACT LINE;
THENCE N46°13'11"E, 145.25 FEET ALONG SAID SOUTHERLY TRACT LINE;
THENCE N89°36'22"E, 709.35 FEET ALONG SAID SOUTHERLY TRACT LINE TO THE WESTERLY RIGHT OF WAY LINE OF 71ST AVENUE;
THENCE S00°01'24"E, 1759.79 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF 71ST AVENUE, SAID LINE BEING 30.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EAST LINE OF THE SE1/4 OF SAID SECTION 17;
THENCE S34°57'21"W, 122.10 FEET ALONG THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 34 BYPASS AS DESCRIBED AT RECEPTION NO. 1514421 OF THE RECORDS OF WELD COUNTY, COLORADO;
THENCE S89°55'50"W, 169.30 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 34 BYPASS;
THENCE N84°57'51"W, 297.34 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 34 BYPASS TO A POINT OF NON TANGENT CURVE TO THE RIGHT;
THENCE NORTHWESTERLY, 1198.40 FEET ALONG ARC OF SAID CURVE CONCAVE TO THE NORTHEAST AND ALONG THE NORTHERLY RIGHT OF WAY SAID HIGHWAY 34 BYPASS, SAID CURVE HAVING A RADIUS OF 2292.00 FEET, A CENTRAL ANGLE OF 29°57'28" AND BEING SUBTENDED BY A CHORD THAT BEARS N68°27'59"W, 1184.80 FEET;
THENCE N52°58'37"W, 293.40 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 34 BYPASS;
THENCE N51°24'19"W, 955.02 FEET ALONG THE NORTHERLY RIGHT OF WAY OF SAID HIGHWAY 34 BYPASS TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 34 BYPASS WITH THE WEST LINE OF THE SE¼ OF SAID SECTION 17;
THENCE N00°23'33"W, 566.55 FEET ALONG THE WEST LINE OF THE SE¼ OF SAID SECTION 17 TO THE TRUE POINT OF BEGINNING.

GENERAL NOTES

- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON APRIL 24, 2015.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES, PIPE SIZES OR BURIED LINES OF ANY TYPE, LOCATIONS DEPICTED HEREIN ARE DERIVED FROM OBSERVED EVIDENCE ONLY. AZTEC CONSULTANTS INC. DOES NOT ALLOW FIELD PERSONNEL TO ACCESS UTILITY MANHOLES; THEREFORE, SUB-SURFACE PIPE SIZES NOTED HEREIN ARE OBSERVED FROM SURFACE LOCATIONS AND/OR TAKEN FROM OFFICIAL MAPS. FOR THE EXACT LOCATION/SIZE OF ALL UNDERGROUND UTILITIES, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- THE SURVEYED PARCEL CONTAINS A TOTAL OF 84.435 ACRES OR 3,677,992 SQUARE FEET, MORE OR LESS.
- 15' TRAIL EASEMENT ADJACENT TO HWY 34 RIGHT-OF-WAY AS SHOWN HEREON IS TO BE DEDICATED BY SEPARATE DOCUMENT. THIS TRAIL EASEMENT CANNOT BE DEDICATED WITHIN ANY OIL AND GAS EASEMENT AREA UNTIL SUCH TIME AS OIL AND GAS OPERATIONS ARE CEASED AND EASEMENTS VACATED. CITY OF GREELEY WILL MAINTAIN EASEMENT AREA AFTER CONSTRUCTION OF ANY CITY IMPROVEMENTS WITH THE TRAIL EASEMENT.

TITLE COMMITMENT NOTE

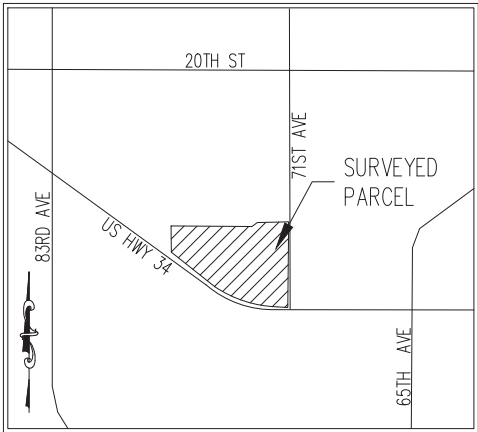
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORDS, AZTEC CONSULTANTS, INC. RELIED UPON UNIFIED TITLE COMPANY OF NORTHERN COLORADO, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 8339UTG VERSION NO. 3 WITH AN EFFECTIVE DATE OF JUNE 29, 2015 AT 8:00 A.M. TO DELINEATE THE AFORESAID INFO.

BASIS OF BEARINGS

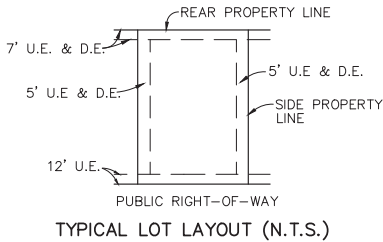
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1992), AND ARE REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREIN, TAKEN TO BEAR SOUTH 00°53'32" EAST.

WESTGATE PRELIMINARY P.U.D

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

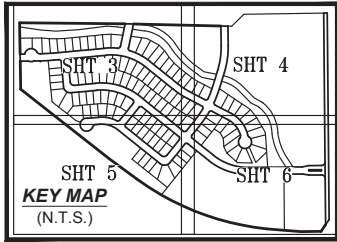


TYPICAL LOT LAYOUT (N.T.S.)

LAND SUMMARY CHART			
	AREA (SF)	AREA (AC)	% OF LAND
TRACTS & OUTLOTS	2,164,153	49.689	58.84%
ROW (INTERNAL STREETS)	461,701	10.599	12.55%
ROW (71ST AVE)	53,434	1.227	1.45%
TOTAL ROW	515,135	11.826	14.00%
LOTS	998,704	22.920	27.16%
SITE TOTAL	3,677,992	84.435	100.00%

FLOOD ZONE

THE ENTIRETY OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR WELD COUNTY, COLORADO AND UNINCORPORATED AREAS PANEL 1518 OF 2250 COMMUNITY PANEL NO. 08123C1518E WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.



KEY MAP
(N.T.S.)

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 THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.
- DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)
- DRAINAGE MAINTENANCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE DEVELOPMENT AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY SHALL NOTIFY THE PROPERTY OWNER IN WRITING AND SHALL INFORM THE OWNER THAT CORRECTIVE ACTION BY THE OWNER SHALL BE REQUIRED WITHIN TEN (10) WORKING DAYS OF RECEIPT OF NOTIFICATION BY THE CITY, UNLESS AN EMERGENCY EXISTS, IN WHICH CASE CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY UPON RECEIPT OF NOTIFICATION BY THE CITY. IF THE OWNER FAILS TO TAKE CORRECTIVE ACTION WITHIN TEN (10) WORKING DAYS, THE CITY MAY PROVIDE THE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.
- 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), HOMEOWNERS' ASSOCIATION OR ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT, AS DETERMINED BY SECTION 18.44.090(B)(1) OF THE DEVELOPMENT CODE, SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL.
- PUBLIC SAFETY. ACCESS, WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE, AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.
- 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 OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
 - 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 HOMEOWNERS' OR CONDOMINIUM ASSOCIATION. THE WATER AND SEWER DEPARTMENT WILL SAFELY BACKFILL THE TRENCH TO THE SURFACE, BUT NOT REBUILD ANY SURFACE IMPROVEMENTS.
- EXISTING OIL AND GAS PRODUCTION FACILITIES ARE LOCATED WITHIN THE VICINITY OF THIS SUBDIVISION PLAT. OIL AND GAS SETBACKS HAVE BEEN DETERMINED IN ACCORDANCE WITH CHAPTER 18.56 OF THE CITY OF GREELEY DEVELOPMENT CODE AS OF THE DATE OF THIS DOCUMENT.

TRACT/OUTLOT SUMMARY TABLE						
TRACT	AREA (SQ.FT)	AREA (AC ±)	DESIGNATION	ULTIMATE OWNERSHIP/ MAINTENANCE	USE	NOTES
OUTLOT A	252,099	5.787	PRIVATE OPEN SPACE	HOA/HOA	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE, EXISTING OIL AND GAS OPERATIONS	OIL AND GAS OPERATIONS ALLOWED WITHIN DEFINED EASEMENTS ONLY. MAINTENANCE RESPONSIBILITIES PER SURFACE USE AGREEMENT
TRACT B	420,497	9.653	FUTURE DEVELOPMENT/PA-2	OWNER/OWNER	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE, FUTURE DEVELOPMENT	
TRACT C	168,478	3.868	FUTURE DEVELOPMENT/PA-3	OWNER/OWNER	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE, FUTURE DEVELOPMENT, OPERATION AND MAINTENANCE OF BOOMERANG DITCH	BOOMERANG DITCH COMPANY RESPONSIBLE FOR DITCH OPERATIONS
OUTLOT D	1,074	0.025	PUBLIC OPEN SPACE/ROW	HOA/HOA	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE	
OUTLOT E	57,437	1.319	PRIVATE OPEN SPACE	HOA/HOA	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE	
TRACT F	793,609	18.219	FUTURE DEVELOPMENT/PA-2	OWNER/OWNER	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE, FUTURE DEVELOPMENT	
OUTLOT G	143,316	3.290	PRIVATE OPEN SPACE	HOA/HOA	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE, DETENTION	
OUTLOT H	49,910	1.146	PUBLIC OPEN SPACE	HOA/CITY OF GREELEY	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE, REGIONAL TRAIL	PUBLIC ACCESS EASEMENT FOR CITY REGIONAL TRAL
OUTLOT I	42,938	0.986	PUBLIC OPEN SPACE	HOA/CITY OF GREELEY	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE, REGIONAL TRAIL	PUBLIC ACCESS EASEMENT FOR CITY REGIONAL TRAIL
OUTLOT J	49,749	1.142	PRIVATE OPEN SPACE	HOA/HOA	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE OPERATION AND MAINTENANCE OF BOOMERANG DITCH	BOOMERANG DITCH COMPANY RESPONSIBLE FOR OPERATION AND MAINTENANCE OF DITCH AND MAINTENANCE ROAD
OUTLOT K	42,215	0.969	PUBLIC OPEN SPACE	HOA/CITY OF GREELEY	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE, REGIONAL TRAIL	PUBLIC ACCESS EASEMENT FOR CITY REGIONAL TRAL
OUTLOT L	61,145	1.410	PRIVATE OPEN SPACE	HOA/HOA	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE OPERATION AND MAINTENANCE OF BOOMERANG DITCH	BOOMERANG DITCH COMPANY RESPONSIBLE FOR OPERATION AND MAINTENANCE OF DITCH AND MAINTENANCE ROAD
OUTLOT M	11,980	0.275	PRIVATE OPEN SPACE	HOA/HOA	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE	
OUTLOT N	69,706	1.600	PRIVATE OPEN SPACE	HOA/HOA	ACCESS, DRAINAGE, UTILITIES, LANDSCAPE, OPERATION AND MAINTENANCE OF BOOMERANG DITCH	BOOMERANG DITCH COMPANY RESPONSIBLE FOR OPERATION AND MAINTENANCE OF DITCH AND MAINTENANCE ROAD
TOTAL	2,164,153	49.689				

PLANNER

LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER

INNOVATIVE LAND CONSULTANTS

12071 TEJON ST., STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR

AZTEC CONSULTANTS, INC.

300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT

WEST RANGE DEVELOPMENT, LLC

252 CLAYTON STREET
DENVER, CO 80206
303.356.0531

PRELIMINARY PLAT

PROJECT #: 15060
DRAWN BY: TP/DL
CHECKED BY: DED

ISSUE RECORD

SUBMITTAL 12-11-2015
SUBMITTAL 2-8-2016
SUBMITTAL 3-11-2016

SHEET NUMBER

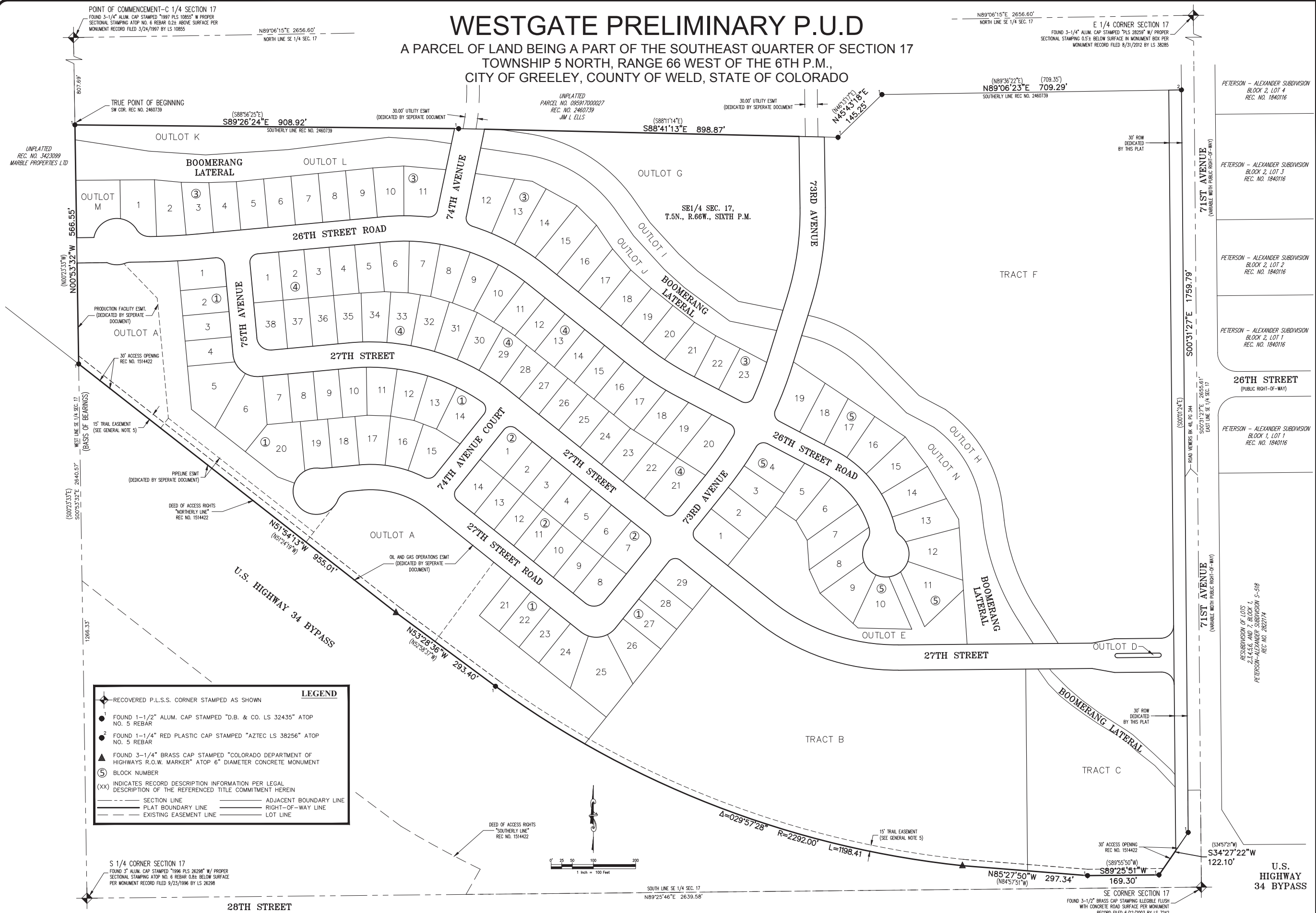
PP1



GRAPHIC SCALE: NA

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

GRAPHIC SCALE: 1" = 100'



LEGEND

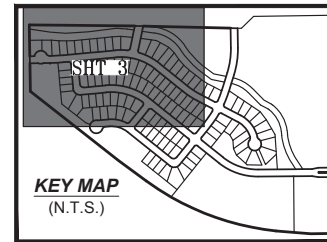
- FOUND 1-1/2" ALUM. CAP STAMPED "D.B. & CO. LS 32435" ATOP NO. 5 REBAR
- NR NON RADIAL
- ⑤ BLOCK NUMBER
- (XX) INDICATES RECORD DESCRIPTION INFORMATION PER LEGAL DESCRIPTION OF THE REFERENCED TITLE COMMITMENT HEREIN
- SECTION LINE
- PLAT BOUNDARY LINE
- PROPOSED EASEMENT LINE
- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE

SEE SHEET 5 FOR LINE AND CURVE TABLES

WESTGATE PRELIMINARY P.U.D

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

*SEE SHEET 7 FOR LINE AND CURVE TABLES



PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR. E. STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS
12071 TEJON ST. STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE. SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WEST RANGE DEVELOPMENT, LLC
252 CLAYTON STREET
DENVER, CO 80206
303.356.0531

PRELIMINARY PLAT

PROJECT #: 15060
DRAWN BY: TP/DL
CHECKED BY: DED

ISSUE RECORD

SUBMITTAL	12-11-2015
SUBMITTAL	2-8-2016
SUBMITTAL	3-11-2016

SHEET NUMBER

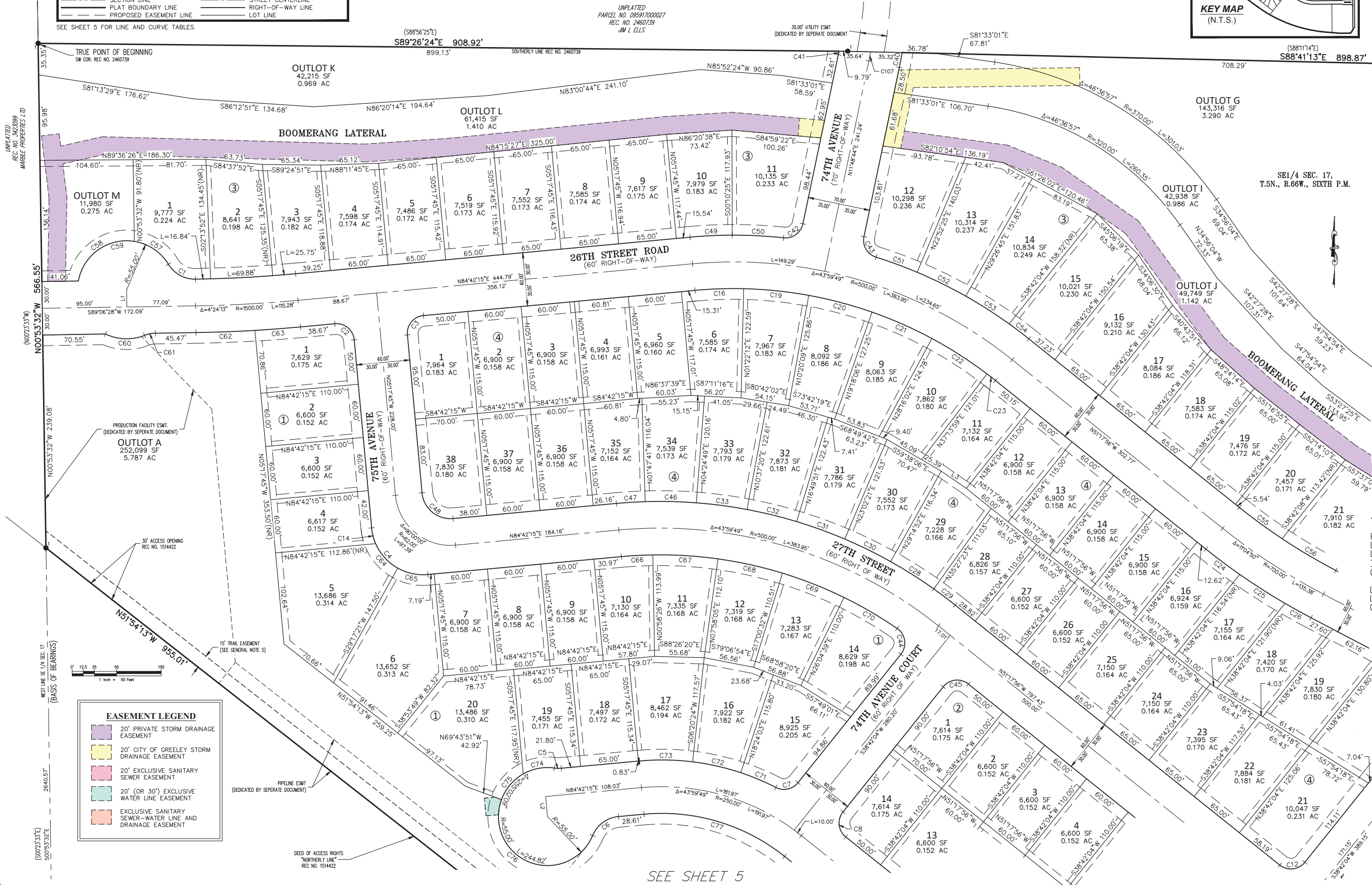
PP3



GRAPHIC SCALE: 1" = 50'

SEE SHEET 5

SEE SHEET 4



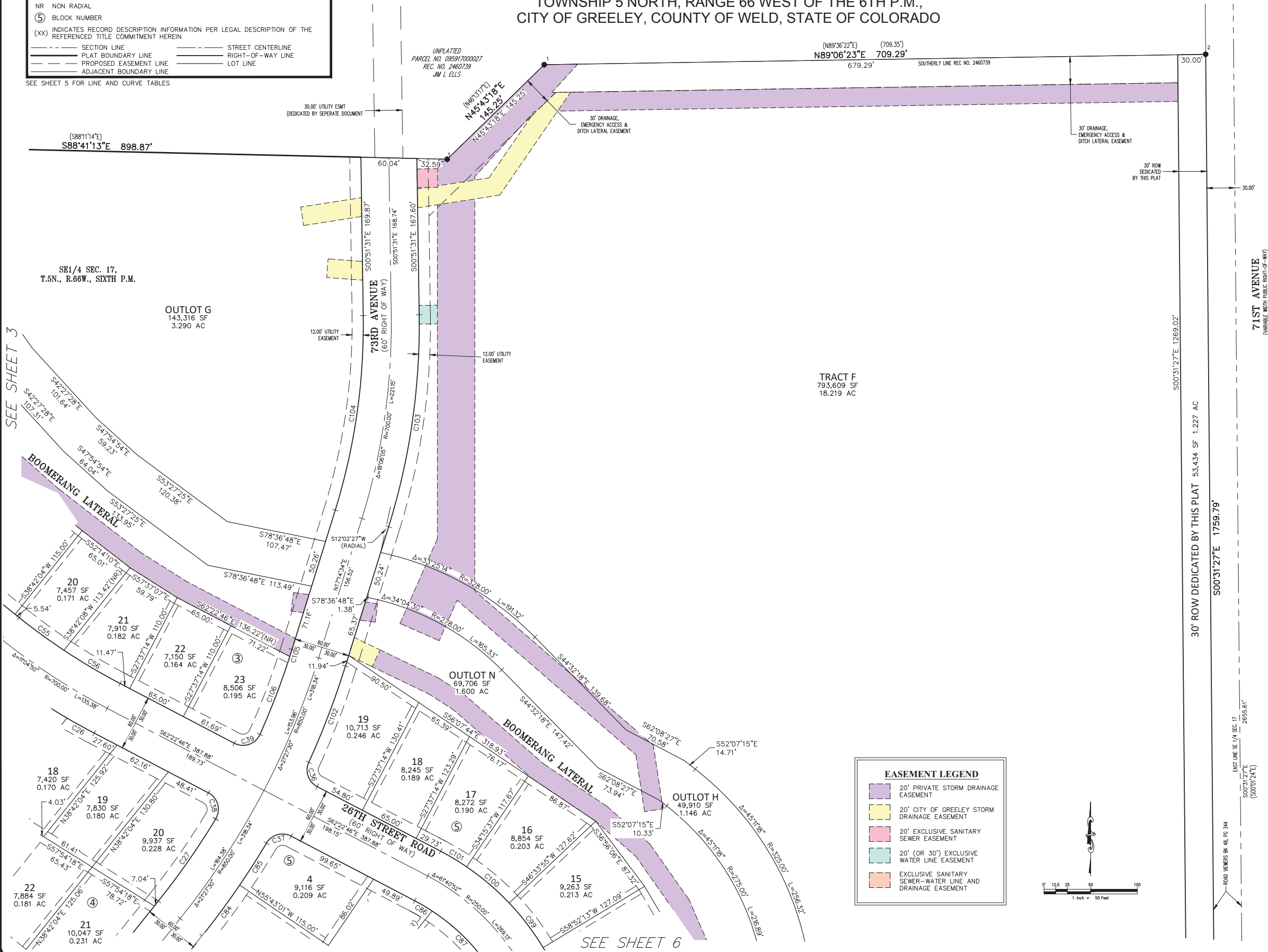
WESTGATE PRELIMINARY P.U.D

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

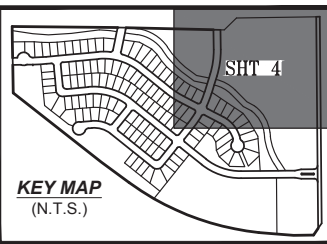
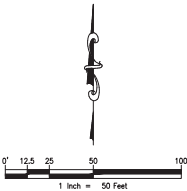
*SEE SHEET 7 FOR LINE AND CURVE TABLES

LEGEND	
●	FOUND 1-1/2" ALUM. CAP STAMPED "D.B. & CO. LS 32435" ATOP NO. 5 REBAR
●	FOUND 1-1/4" RED PLASTIC CAP STAMPED "AZTEC LS 38256" ATOP NO. 5 REBAR
NR	NON RADIAL
⑤	BLOCK NUMBER
(XX)	INDICATES RECORD DESCRIPTION INFORMATION PER LEGAL DESCRIPTION OF THE REFERENCED TITLE COMMITMENT HEREIN
---	SECTION LINE
---	PLAT BOUNDARY LINE
---	PROPOSED EASEMENT LINE
---	ADJACENT BOUNDARY LINE
---	STREET CENTERLINE
---	RIGHT-OF-WAY LINE
---	LOT LINE

SEE SHEET 5 FOR LINE AND CURVE TABLES



EASEMENT LEGEND	
	20' PRIVATE STORM DRAINAGE EASEMENT
	20' CITY OF GREELEY STORM DRAINAGE EASEMENT
	20' EXCLUSIVE SANITARY SEWER EASEMENT
	20' (OR 30') EXCLUSIVE WATER LINE EASEMENT
	EXCLUSIVE SANITARY SEWER-WATER LINE AND DRAINAGE EASEMENT



KEY MAP
(N.T.S.)

PETERSON - ALEXANDER SUBDIVISION
BLOCK 2, LOT 4
REC. NO. 1840116

PETERSON - ALEXANDER SUBDIVISION
BLOCK 2, LOT 3
REC. NO. 1840116

PETERSON - ALEXANDER SUBDIVISION
BLOCK 2, LOT 2
REC. NO. 1840116

PETERSON - ALEXANDER SUBDIVISION
BLOCK 2, LOT 1
REC. NO. 1840116

26TH STREET
(PUBLIC RIGHT-OF-WAY)

PETERSON - ALEXANDER SUBDIVISION
BLOCK 1, LOT 1
REC. NO. 1840116

RESUBDIVISION OF LOTS
2, 3, 4, 5, 6, AND 7, BLOCK 1,
PETERSON-ALEXANDER SUBDIVISION S-518
REC. NO. 2822174

PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR. E., STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS
12071 TEJON ST., STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WEST RANGE DEVELOPMENT, LLC
252 CLAYTON STREET
DENVER, CO 80206
303.356.0531

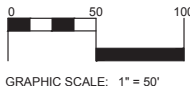
PRELIMINARY PLAT

PROJECT #: 15060
DRAWN BY: TP/DL
CHECKED BY: DED

ISSUE RECORD
SUBMITTAL 12-11-2015
SUBMITTAL 2-8-2016
SUBMITTAL 3-11-2016

SHEET NUMBER

PP4

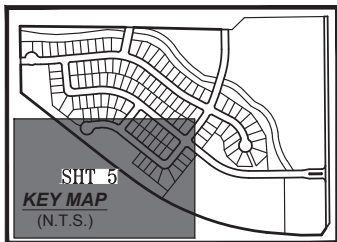


GRAPHIC SCALE: 1" = 50'

WESTGATE PRELIMINARY P.U.D

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

*SEE SHEET 7 FOR LINE AND CURVE TABLES



PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS
12071 TEJON ST., STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WEST RANGE DEVELOPMENT, LLC
252 CLAYTON STREET
DENVER, CO 80206
303.356.0531

PRELIMINARY PLAT

PROJECT #: 15060
DRAWN BY: TP/DL
CHECKED BY: DED

ISSUE RECORD
SUBMITTAL 12-11-2015
SUBMITTAL 2-8-2016
SUBMITTAL 3-11-2016

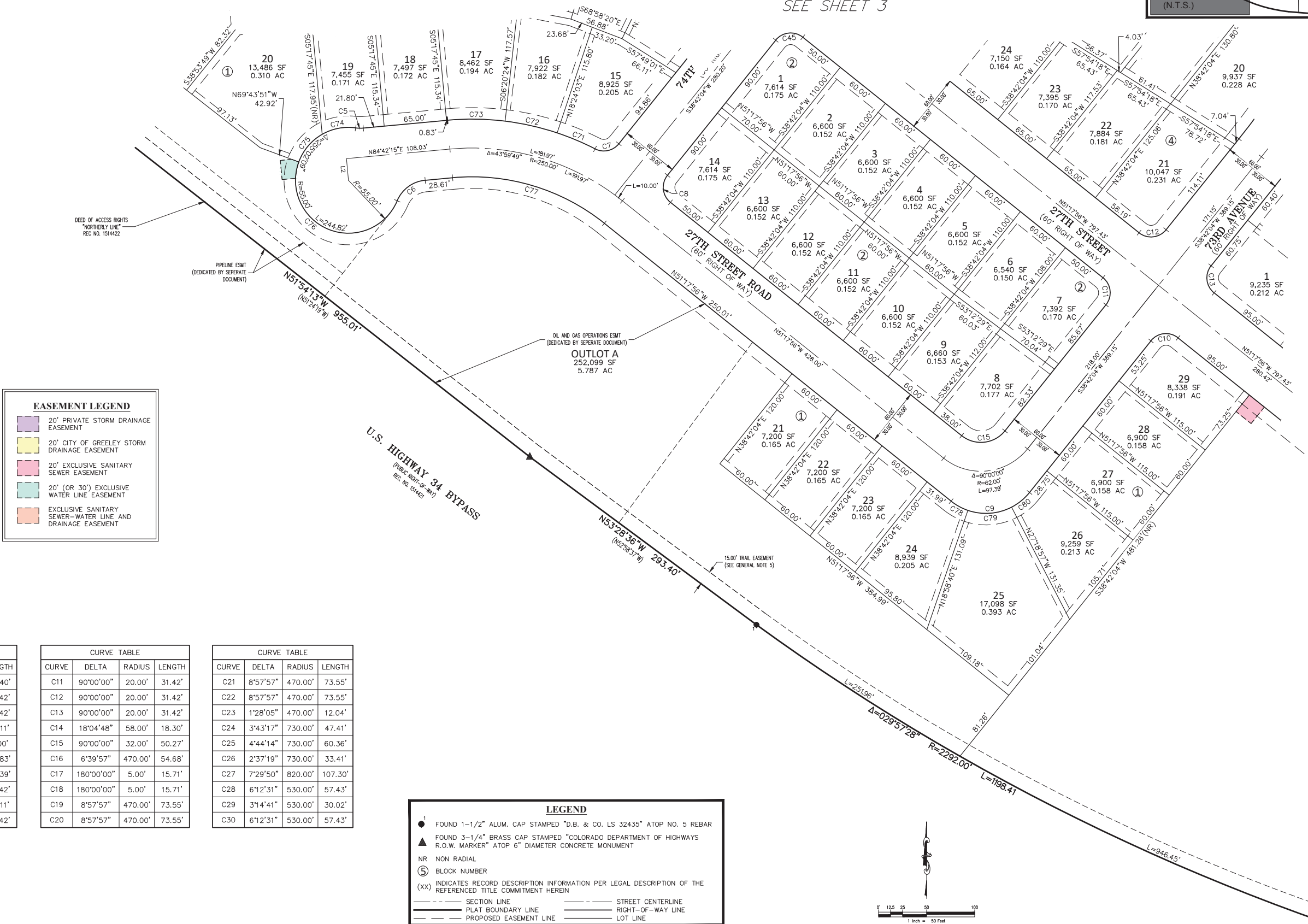
SHEET NUMBER
PP5



GRAPHIC SCALE: 1" = 50'

SEE SHEET 3

SEE SHEET 6



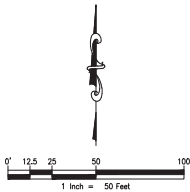
EASEMENT LEGEND	
	20' PRIVATE STORM DRAINAGE EASEMENT
	20' CITY OF GREELEY STORM DRAINAGE EASEMENT
	20' EXCLUSIVE SANITARY SEWER EASEMENT
	20' (OR 30') EXCLUSIVE WATER LINE EASEMENT
	EXCLUSIVE SANITARY SEWER-WATER LINE AND DRAINAGE EASEMENT

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	59°35'08"	35.00'	36.40'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	20.00'	31.42'
C4	90°00'00"	58.00'	91.11'
C5	13°06'03"	35.00'	8.00'
C6	61°56'06"	35.00'	37.83'
C7	78°27'47"	20.00'	27.39'
C8	90°00'00"	20.00'	31.42'
C9	90°00'00"	58.00'	91.11'
C10	90°00'00"	20.00'	31.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	90°00'00"	20.00'	31.42'
C12	90°00'00"	20.00'	31.42'
C13	90°00'00"	20.00'	31.42'
C14	18°04'48"	58.00'	18.30'
C15	90°00'00"	32.00'	50.27'
C16	6°39'57"	470.00'	54.68'
C17	180°00'00"	5.00'	15.71'
C18	180°00'00"	5.00'	15.71'
C19	8°57'57"	470.00'	73.55'
C20	8°57'57"	470.00'	73.55'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	8°57'57"	470.00'	73.55'
C22	8°57'57"	470.00'	73.55'
C23	1°28'05"	470.00'	12.04'
C24	3°43'17"	730.00'	47.41'
C25	4°44'14"	730.00'	60.36'
C26	2°37'19"	730.00'	33.41'
C27	7°29'50"	820.00'	107.30'
C28	6°12'31"	530.00'	57.43'
C29	3°14'41"	530.00'	30.02'
C30	6°12'31"	530.00'	57.43'

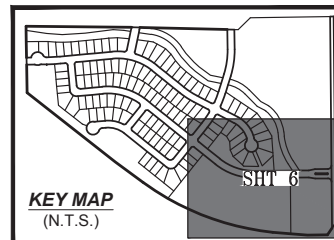
LEGEND	
	FOUND 1-1/2" ALUM. CAP STAMPED "D.B. & CO. LS 32435" ATOP NO. 5 REBAR
	FOUND 3-1/4" BRASS CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS R.O.W. MARKER" ATOP 6" DIAMETER CONCRETE MONUMENT
NR	NON RADIAL
(5)	BLOCK NUMBER
(XX)	INDICATES RECORD DESCRIPTION INFORMATION PER LEGAL DESCRIPTION OF THE REFERENCED TITLE COMMITMENT HEREIN
	SECTION LINE
	PLAT BOUNDARY LINE
	PROPOSED EASEMENT LINE
	STREET CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE



WESTGATE PRELIMINARY P.U.D

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

*SEE SHEET 7 FOR LINE AND CURVE TABLES



PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR. E. STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS
12071 TEJON ST. STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE. SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WEST RANGE DEVELOPMENT, LLC
252 CLAYTON STREET
DENVER, CO 80206
303.356.0531

RESUBDIVISION OF LOTS
2, 3, 4, 5, 6, AND 7, BLOCK 1,
PETERSON-ALEXANDER SUBDIVISION S-518
REC. NO. 2822174

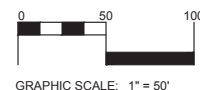
PRELIMINARY PLAT

PROJECT #: 15060
DRAWN BY: TP/DL
CHECKED BY: DED

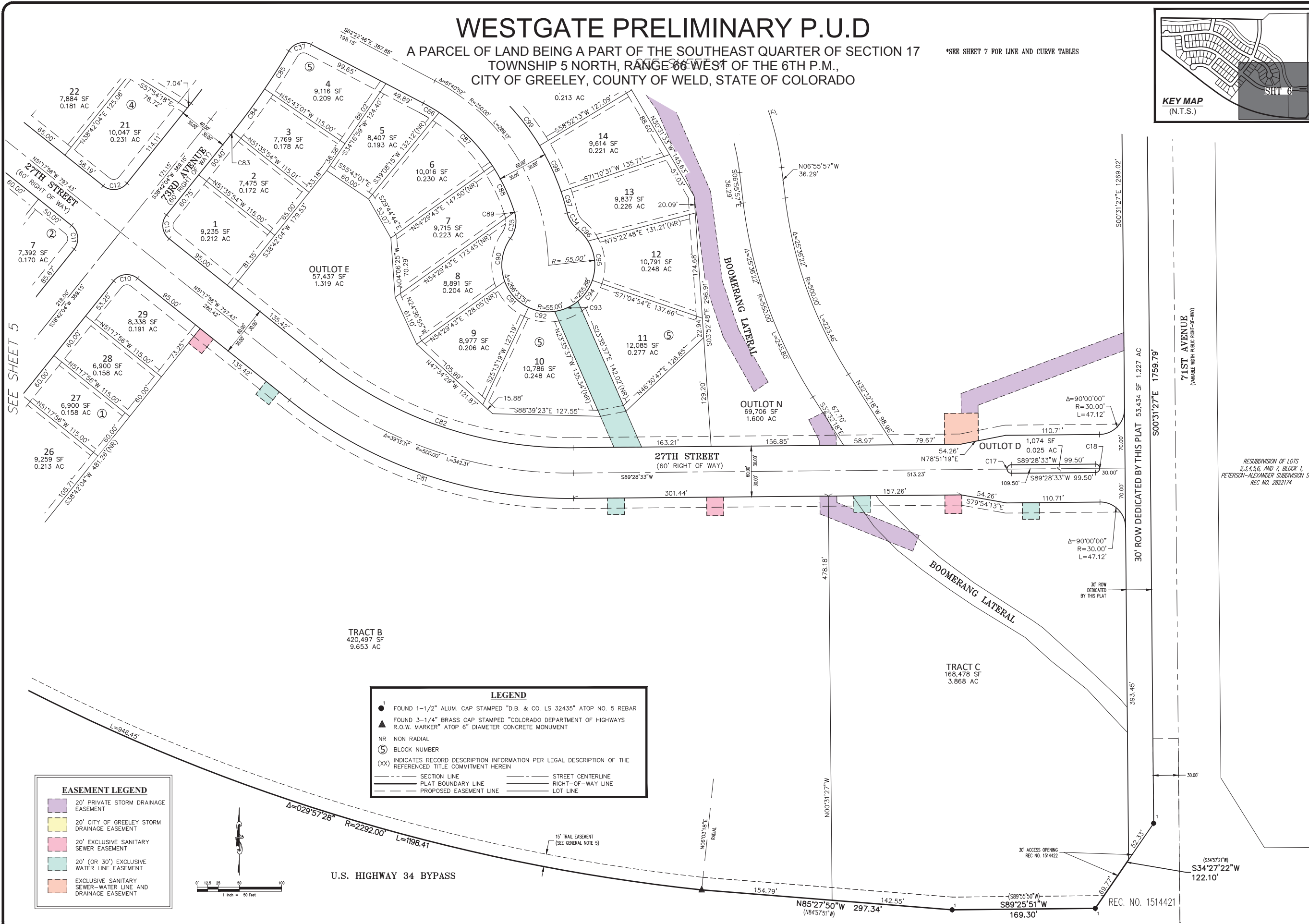
ISSUE RECORD
SUBMITTAL 12-11-2015
SUBMITTAL 2-8-2016
SUBMITTAL 3-11-2016

SHEET NUMBER

PP6



GRAPHIC SCALE: 1" = 50'

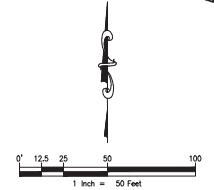


LEGEND

- 1 FOUND 1-1/2" ALUM. CAP STAMPED "D.B. & CO. LS 32435" ATOP NO. 5 REBAR
- ▲ FOUND 3-1/4" BRASS CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS R.O.W. MARKER" ATOP 6" DIAMETER CONCRETE MONUMENT
- NR NON RADIAL
- ⑤ BLOCK NUMBER
- (XX) INDICATES RECORD DESCRIPTION INFORMATION PER LEGAL DESCRIPTION OF THE REFERENCED TITLE COMMITMENT HEREIN
- SECTION LINE
- PLAT BOUNDARY LINE
- PROPOSED EASEMENT LINE
- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE

EASEMENT LEGEND

- 20' PRIVATE STORM DRAINAGE EASEMENT
- 20' CITY OF GREELEY STORM DRAINAGE EASEMENT
- 20' EXCLUSIVE SANITARY SEWER EASEMENT
- 20' (OR 30') EXCLUSIVE WATER LINE EASEMENT
- EXCLUSIVE SANITARY SEWER-WATER LINE AND DRAINAGE EASEMENT



U.S. HIGHWAY 34 BYPASS

WESTGATE PRELIMINARY P.U.D

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	59°35'08"	35.00'	36.40'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	20.00'	31.42'
C4	90°00'00"	58.00'	91.11'
C5	13°06'03"	35.00'	8.00'
C6	61°56'06"	35.00'	37.83'
C7	78°27'47"	20.00'	27.39'
C8	90°00'00"	20.00'	31.42'
C9	90°00'00"	58.00'	91.11'
C10	90°00'00"	20.00'	31.42'
C11	90°00'00"	20.00'	31.42'
C12	90°00'00"	20.00'	31.42'
C13	90°00'00"	20.00'	31.42'
C14	18°04'48"	58.00'	18.30'
C15	90°00'00"	32.00'	50.27'
C16	6°39'57"	470.00'	54.68'
C17	180°00'00"	5.00'	15.71'
C18	180°00'00"	5.00'	15.71'
C19	8°57'57"	470.00'	73.55'
C20	8°57'57"	470.00'	73.55'
C21	8°57'57"	470.00'	73.55'
C22	8°57'57"	470.00'	73.55'
C23	1°28'05"	470.00'	12.04'
C24	3°43'17"	730.00'	47.41'
C25	4°44'14"	730.00'	60.36'
C26	2°37'19"	730.00'	33.41'
C27	7°29'50"	820.00'	107.30'
C28	6°12'31"	530.00'	57.43'
C29	3°14'41"	530.00'	30.02'
C30	6°12'31"	530.00'	57.43'
C31	6°12'31"	530.00'	57.43'
C32	6°12'31"	530.00'	57.43'
C33	6°12'31"	530.00'	57.43'
C34	37°45'42"	35.00'	23.07'
C35	52°42'34"	35.00'	32.20'
C36	86°48'55"	20.00'	30.30'
C37	86°48'55"	20.00'	30.30'
C38	93°35'00"	20.00'	32.67'
C39	93°35'00"	20.00'	32.67'
C40	1°49'13"	535.00'	17.00'
C41	0°29'06"	465.00'	3.94'
C42	84°15'39"	20.00'	29.41'
C43	84°15'39"	20.00'	29.41'
C44	94°12'15"	20.00'	32.88'
C45	90°00'00"	20.00'	31.42'
C46	6°12'31"	530.00'	57.43'
C47	3°30'04"	530.00'	32.39'
C48	90°00'00"	32.00'	50.27'
C49	5°07'20"	530.00'	47.38'
C50	6°14'48"	530.00'	57.78'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C51	5°19'20"	530.00'	49.23'
C52	6°34'21"	530.00'	60.80'
C53	6°15'07"	530.00'	57.83'
C54	3°00'11"	530.00'	27.78'
C55	5°05'29"	670.00'	59.54'
C56	5°59'21"	670.00'	70.04'
C57	49°24'53"	55.00'	47.43'
C58	88°47'19"	55.00'	85.23'
C59	138°12'12"	55.00'	132.67'
C60	46°57'41"	55.00'	45.08'
C61	20°33'50"	35.00'	12.56'
C62	2°28'51"	1530.00'	66.25'
C63	1°55'21"	1530.00'	51.34'
C64	37°20'06"	58.00'	37.79'
C65	34°35'06"	58.00'	35.01'
C66	4°19'19"	470.00'	35.45'
C67	8°56'31"	470.00'	73.35'
C68	9°02'27"	470.00'	74.16'
C69	9°04'07"	470.00'	74.39'
C70	8°25'10"	470.00'	69.06'
C71	8°45'48"	280.00'	42.83'
C72	11°21'46"	280.00'	55.53'
C73	12°20'02"	280.00'	60.27'
C74	37°35'34"	55.00'	36.09'
C75	39°56'35"	55.00'	38.34'
C76	177°30'00"	55.00'	170.39'
C77	43°59'49"	220.00'	168.94'
C78	19°43'24"	58.00'	19.97'
C79	46°17'37"	58.00'	46.86'
C80	23°58'59"	58.00'	24.28'
C81	39°13'31"	530.00'	362.84'
C82	39°13'31"	470.00'	321.77'
C83	0°17'58"	880.00'	4.60'
C84	4°07'07"	880.00'	63.26'
C85	3°28'40"	880.00'	53.42'
C86	5°38'54"	220.00'	21.69'
C87	23°20'49"	220.00'	89.65'
C88	15°55'20"	220.00'	61.14'
C89	0°07'15"	220.00'	0.46'
C90	55°31'12"	55.00'	53.30'
C91	44°37'35"	55.00'	42.84'
C92	32°59'20"	55.00'	31.67'
C93	31°39'12"	55.00'	30.38'
C94	31°39'41"	55.00'	30.39'
C95	50°30'28"	55.00'	48.48'
C96	19°36'23"	55.00'	18.82'
C97	5°23'26"	280.00'	26.34'
C98	12°18'18"	280.00'	60.13'
C99	12°18'18"	280.00'	60.13'
C100	12°18'18"	280.00'	60.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C101	6°38'24"	280.00'	32.45'
C102	7°11'34"	880.00'	110.48'
C103	18°06'05"	730.00'	230.63'
C104	18°06'05"	670.00'	211.67'
C105	0°32'50"	820.00'	7.83'
C106	6°14'49"	820.00'	89.41'
C107	1°12'27"	500.00'	10.54'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°53'32"E	19.27'
L2	N05°17'45"W	22.66'
L3	S55°24'37"E	34.06'

PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS
12071 TEJON ST., STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WEST RANGE DEVELOPMENT, LLC
252 CLAYTON STREET
DENVER, CO 80206
303.356.0531

PRELIMINARY PLAT

PROJECT #: 15060
DRAWN BY: TP/DL
CHECKED BY: DED

ISSUE RECORD	
SUBMITTAL	12-11-2015
SUBMITTAL	2-8-2016
SUBMITTAL	3-11-2016

SHEET NUMBER

PP7

NORTH

0

50

100

GRAPHIC SCALE: 1" = 50'

WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
**INNOVATIVE LAND
CONSULTANTS, INC.**
12071 TEJON STREET, SUITE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WRD4 GREELEY PROPERTY, LLC
252 CLAYTON STREET
DENVER, CO 80206
(303) 398-0401

Typical Street Sections

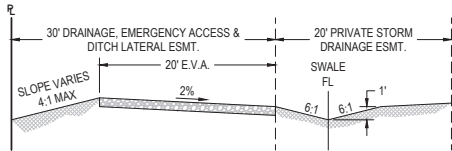
PROJECT #: 1036-01
DRAWN BY: CGS/ZA
CHECKED BY: TRH

ISSUE RECORD

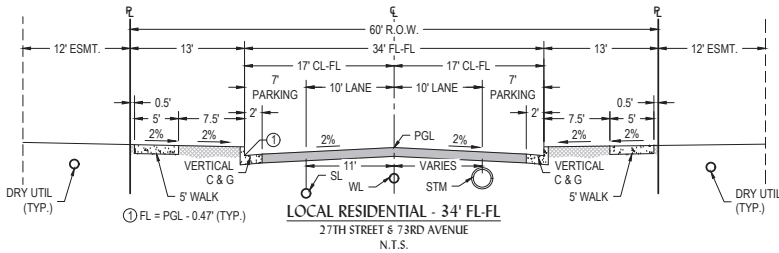
1ST SUBMITTAL 12-11-2015
2ND SUBMITTAL 02-08-2016
3RD SUBMITTAL 03-11-2016

SHEET NUMBER

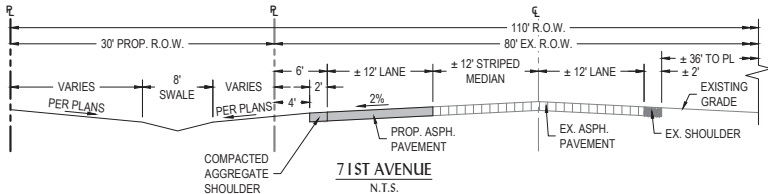
P1



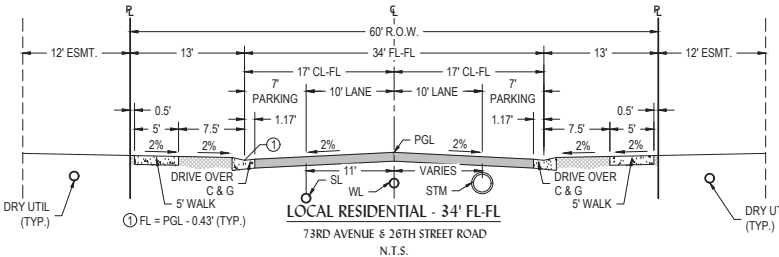
20' EMERGENCY VEHICLE ACCESS - 30' EASEMENT
N.T.S.



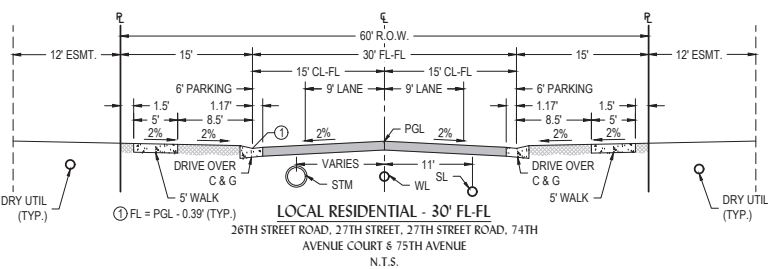
LOCAL RESIDENTIAL - 34' FL-FL
27TH STREET & 73RD AVENUE
N.T.S.



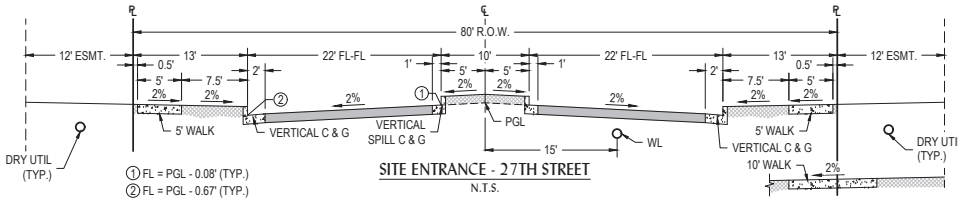
71ST AVENUE
N.T.S.



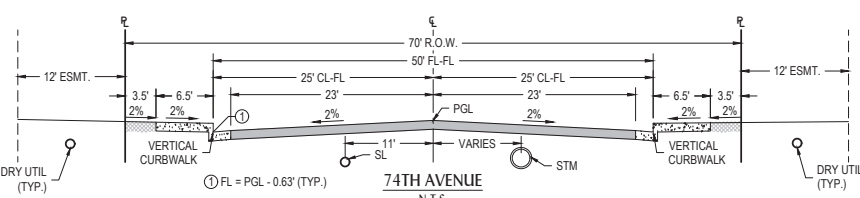
LOCAL RESIDENTIAL - 34' FL-FL
73RD AVENUE & 26TH STREET ROAD
N.T.S.



LOCAL RESIDENTIAL - 30' FL-FL
26TH STREET ROAD, 27TH STREET, 27TH STREET ROAD, 74TH
AVENUE COURT & 75TH AVENUE
N.T.S.



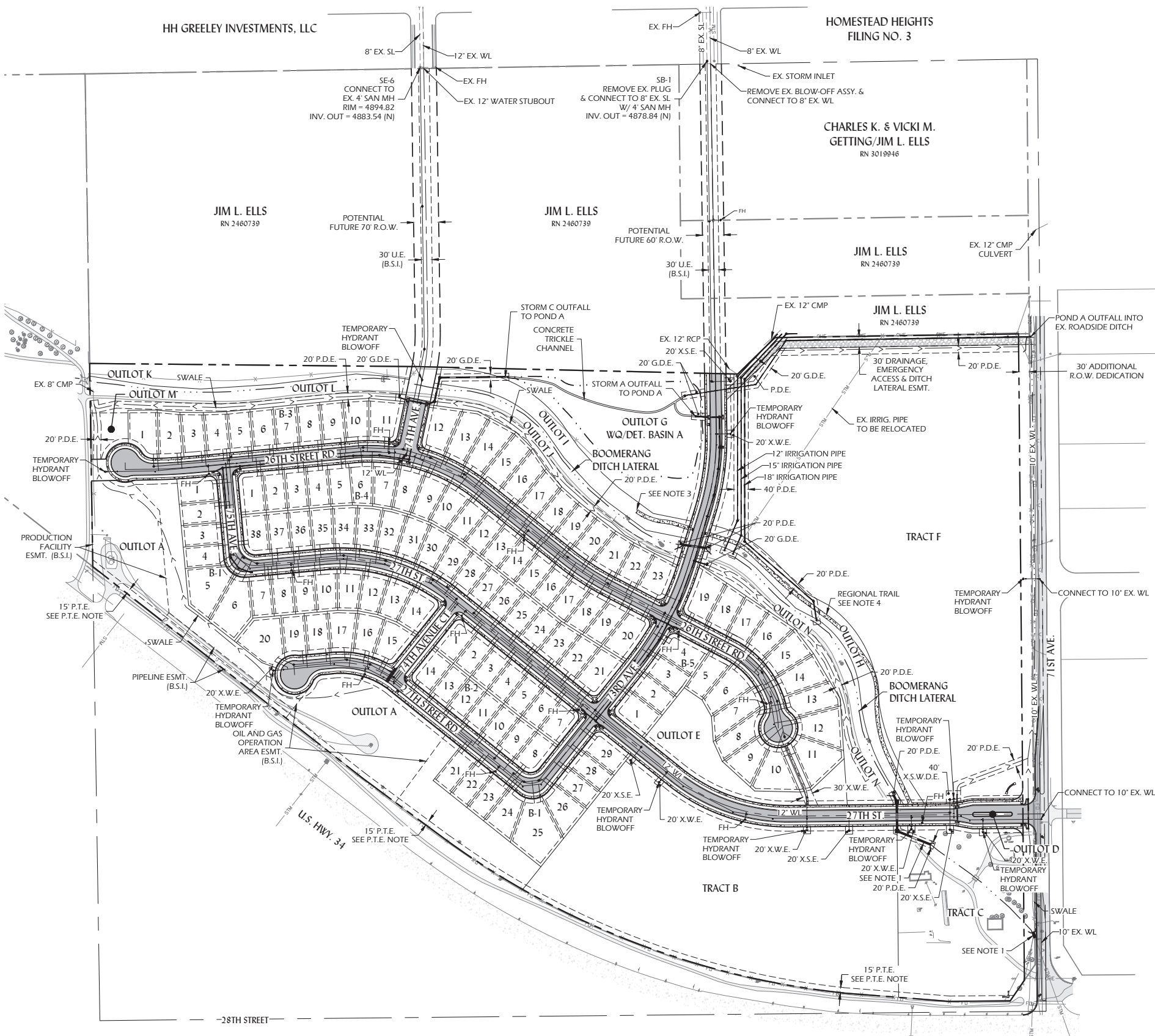
SITE ENTRANCE - 27TH STREET
N.T.S.



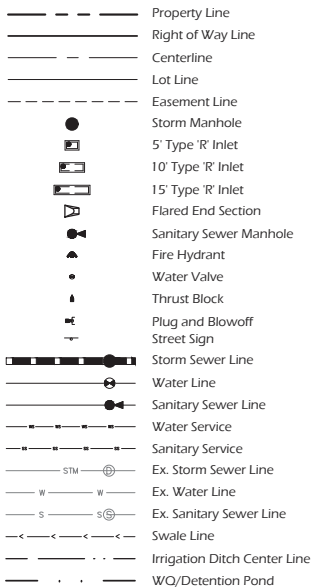
74TH AVENUE
N.T.S.

WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



LEGEND



NOTES:

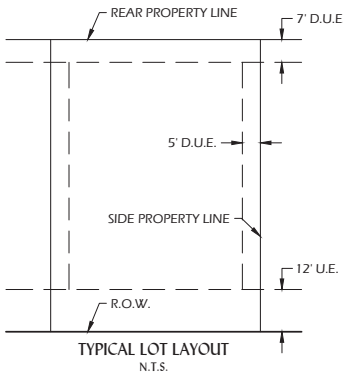
- INTERIM DITCH PIPING. FUTURE DITCH RELOCATION AND PIPING TO BE TO BE DESIGNED AND COMPLETED IN ACCORDANCE TO DITCH RELOCATION AGREEMENT WITH BOOMERANG LATERAL DITCH COMPANY.
- X.S.E. = EXCLUSIVE SANITARY SEWER EASEMENT; X.W.D.E. = EXCLUSIVE SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENT; P.T.E. = PUBLIC TRAIL EASEMENT; U.E. = UTILITY EASEMENT; D.U.E. = DRAINAGE & UTILITY EASEMENT; P.D.E. = PRIVATE STORM DRAINAGE EASEMENT; G.D.E. = CITY OF GREELEY STORM DRAINAGE EASEMENT; B.S.L. = TO BE PROVIDED BY SEPARATE INSTRUMENT.
- LIMIT OF REGIONAL TRAIL WITHIN OUTLOT 1 TO BE CONSTRUCTED WITH PA1 TO BE DETERMINED WITH FINAL PLAT.
- PORTION OF REGIONAL TRAIL TO BE CONSTRUCTED WITH DEVELOPMENT OF TRACT F.

UTILITY NOTES:

- ALL PROPOSED WATERLINES SHALL BE 8" PVC UNLESS OTHERWISE NOTED AND AT FIRE HYDRANTS (6" DIP).
- THE OVERHEAD ELECTRIC LINES ADJACENT TO 71ST AVENUE ALONG THE PUD'S EAST BOUNDARY ARE TO BE BURIED IN ACCORDANCE WITH XCEL ENERGY REQUIREMENTS. THE WORK CAN BE COMPLETED IN STAGES IN CONJUNCTION WITH INDIVIDUAL PLANNING AREA DEVELOPMENT AND TIMED WITH 71ST AVENUE IMPROVEMENTS.

P.T.E. NOTE:

- PUBLIC TRAIL EASEMENT (P.T.E.) TO BE DEDICATED AT A LATER TIME AND SUBJECT TO NOTES SHOWN ON THE PRELIMINARY PLAT.



PROJECT BENCHMARK:

NGS CONTROL POINT S 26.1 (AKA LL0208) BEING A 3" BRASS CAP SET IN A CONCRETE MONUMENT LOCATED AT 1.85 MILES NORTH ALONG THE UNION PACIFIC RAILROAD FROM THE STATION AT LA SALLE, AT EVANS, AT THE CROSSING OF 39TH STREET, 93 FEET SOUTH OF THE CENTER LINE OF 7TH STREET, 0.85 MILE SOUTH OF BENCHMARK D 314.

NAVD88 ELEVATION = 4653.00'

PLANNER

LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER

INNOVATIVE LAND
CONSULTANTS, INC.
12071 TEJON STREET, SUITE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR

AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT

WRD4 GREELEY PROPERTY, LLC
252 CLAYTON STREET
DENVER, CO 80206
(303) 398-0401

Overall Utility Plan

PROJECT #: 1036-01
DRAWN BY: CGS/ZA
CHECKED BY: TRH

ISSUE RECORD

1ST SUBMITTAL 12-11-2015
2ND SUBMITTAL 02-08-2016
3RD SUBMITTAL 03-11-2016

SHEET NUMBER

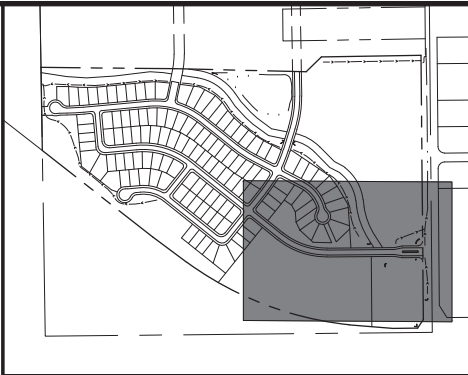
P2



GRAPHIC SCALE: 1" = 150'

WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



Key Map
Scale: 1" = 600'

PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
**INNOVATIVE LAND
CONSULTANTS, INC.**
12071 TEJON STREET, SUITE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WRD4 GREELEY PROPERTY, LLC
252 CLAYTON STREET
DENVER, CO 80206
(303) 398-0401

Master Utility Plan

LEGEND	
	Property Line
	Right of Way Line
	Centerline
	Lot Line
	Easement Line
	Storm Manhole
	5' Type 'R' Inlet
	10' Type 'R' Inlet
	15' Type 'R' Inlet
	Flared End Section
	Sanitary Sewer Manhole
	Fire Hydrant
	Water Valve
	Thrust Block
	Plug and Blowoff
	Street Sign
	Storm Sewer Line
	Water Line
	Sanitary Sewer Line
	Water Service
	Sanitary Service
	Ex. Storm Sewer Line
	Ex. Water Line
	Ex. Sanitary Sewer Line
	Swale Line
	Irrigation Ditch Center Line
	WQ/Detention Pond
	Proposed Asphalt Pavement
	Existing Asphalt Pavement to Remain
	Proposed Concrete

NOTES:

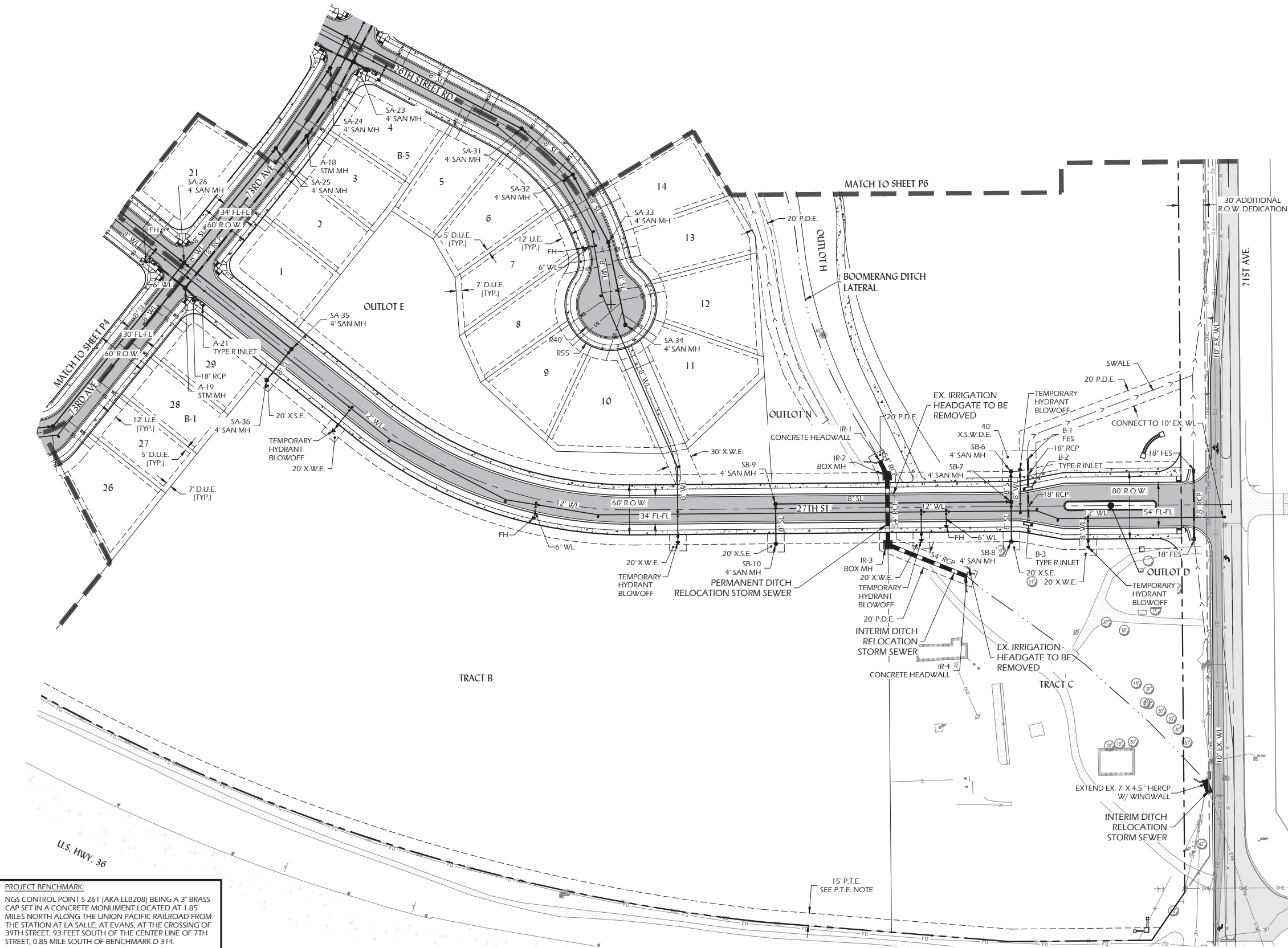
1. X.S.E = EXCLUSIVE SANITARY SEWER EASEMENT; X.W.E = EXCLUSIVE WATER LINE EASEMENT; X.S.W.D.E = EXCLUSIVE SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENT; P.T.E. = PUBLIC TRAIL EASEMENT; U.E. = UTILITY EASEMENT; D.U.E. = DRAINAGE & UTILITY EASEMENT; P.D.E. = PRIVATE STORM DRAINAGE EASEMENT; G.D.E. = CITY OF GREELEY STORM DRAINAGE EASEMENT; B.S.L. = TO BE PROVIDED BY SEPARATE INSTRUMENT.

UTILITY NOTES:

1. ALL PROPOSED WATERLINES SHALL BE 8" PVC UNLESS OTHERWISE NOTED AND AT FIRE HYDRANTS (6" DIP).
2. THE OVERHEAD ELECTRIC LINES ADJACENT TO 71ST AVENUE ALONG THE PUD'S EAST BOUNDARY ARE TO BE BURIED IN ACCORDANCE WITH XCEL ENERGY REQUIREMENTS. THE WORK CAN BE COMPLETED IN STAGES IN CONJUNCTION WITH INDIVIDUAL PLANNING AREA DEVELOPMENT AND TIMED WITH 71ST AVENUE IMPROVEMENTS.

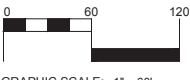
P.T.E. NOTE:

1. PUBLIC TRAIL EASEMENT (P.T.E.) TO BE DEDICATED AT A LATER TIME AND SUBJECT TO NOTES SHOWN ON THE PRELIMINARY PLAT.



PROJECT BENCHMARK:
NGS CONTROL POINT S 261 (AKA LL0208) BEING A 3" BRASS CAP SET IN A CONCRETE MONUMENT LOCATED AT 1.85 MILES NORTH ALONG THE UNION PACIFIC RAILROAD FROM THE STATION AT LA SALLE, AT EVANS, AT THE CROSSING OF 39TH STREET, 93 FEET SOUTH OF THE CENTER LINE OF 7TH STREET, 0.85 MILE SOUTH OF BENCHMARK D 314.
NAVD88 ELEVATION = 4653.00'

I:\JOB FOLDERS\1036 - WEST RANGE\1036-01 PROD PUD\UTILITY-1 PRINTED ON: 3/10/2016 5:18 PM

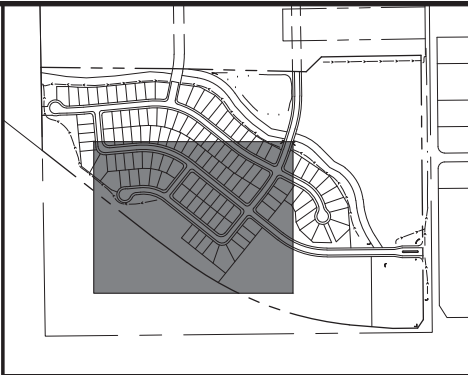


GRAPHIC SCALE: 1" = 60'

222

WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



Key Map
Scale: 1" = 600'

PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
**INNOVATIVE LAND
CONSULTANTS, INC.**
12071 TEJON STREET, SUITE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WRD4 GREELEY PROPERTY, LLC
252 CLAYTON STREET
DENVER, CO 80206
(303) 398-0401

Master Utility Plan

LEGEND	
	Property Line
	Right of Way Line
	Centerline
	Lot Line
	Easement Line
	Storm Manhole
	5' Type 'R' Inlet
	10' Type 'R' Inlet
	15' Type 'R' Inlet
	Flared End Section
	Sanitary Sewer Manhole
	Fire Hydrant
	Water Valve
	Thrust Block
	Plug and Blowoff
	Street Sign
	Storm Sewer Line
	Water Line
	Sanitary Sewer Line
	Water Service
	Sanitary Service
	Ex. Storm Sewer Line
	Ex. Water Line
	Ex. Sanitary Sewer Line
	Swale Line
	Irrigation Ditch Center Line
	WQ/Detention Pond
	Proposed Asphalt Pavement
	Existing Asphalt Pavement to Remain
	Proposed Concrete

NOTES:

- X.S.E = EXCLUSIVE SANITARY SEWER EASEMENT; X.W.E = EXCLUSIVE WATER LINE EASEMENT; X.S.W.D.E = EXCLUSIVE SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENT; P.T.E. = PUBLIC TRAIL EASEMENT; U.E. = UTILITY EASEMENT; D.U.E. = DRAINAGE & UTILITY EASEMENT; P.D.E. = PRIVATE STORM DRAINAGE EASEMENT; G.D.E. = CITY OF GREELEY STORM DRAINAGE EASEMENT; B.S.I. = TO BE PROVIDED BY SEPARATE INSTRUMENT.

UTILITY NOTES:

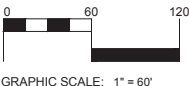
- ALL PROPOSED WATERLINES SHALL BE 8" PVC UNLESS OTHERWISE NOTED AND AT FIRE HYDRANTS (6" DIP).
- THE OVERHEAD ELECTRIC LINES ADJACENT TO 71ST AVENUE ALONG THE PUD'S EAST BOUNDARY ARE TO BE BURIED IN ACCORDANCE WITH XCEL ENERGY REQUIREMENTS. THE WORK CAN BE COMPLETED IN STAGES IN CONJUNCTION WITH INDIVIDUAL PLANNING AREA DEVELOPMENT AND TIMED WITH 71ST AVENUE IMPROVEMENTS.

P.T.E. NOTE:

- PUBLIC TRAIL EASEMENT (P.T.E.) TO BE DEDICATED AT A LATER TIME AND SUBJECT TO NOTES SHOWN ON THE PRELIMINARY PLAT.

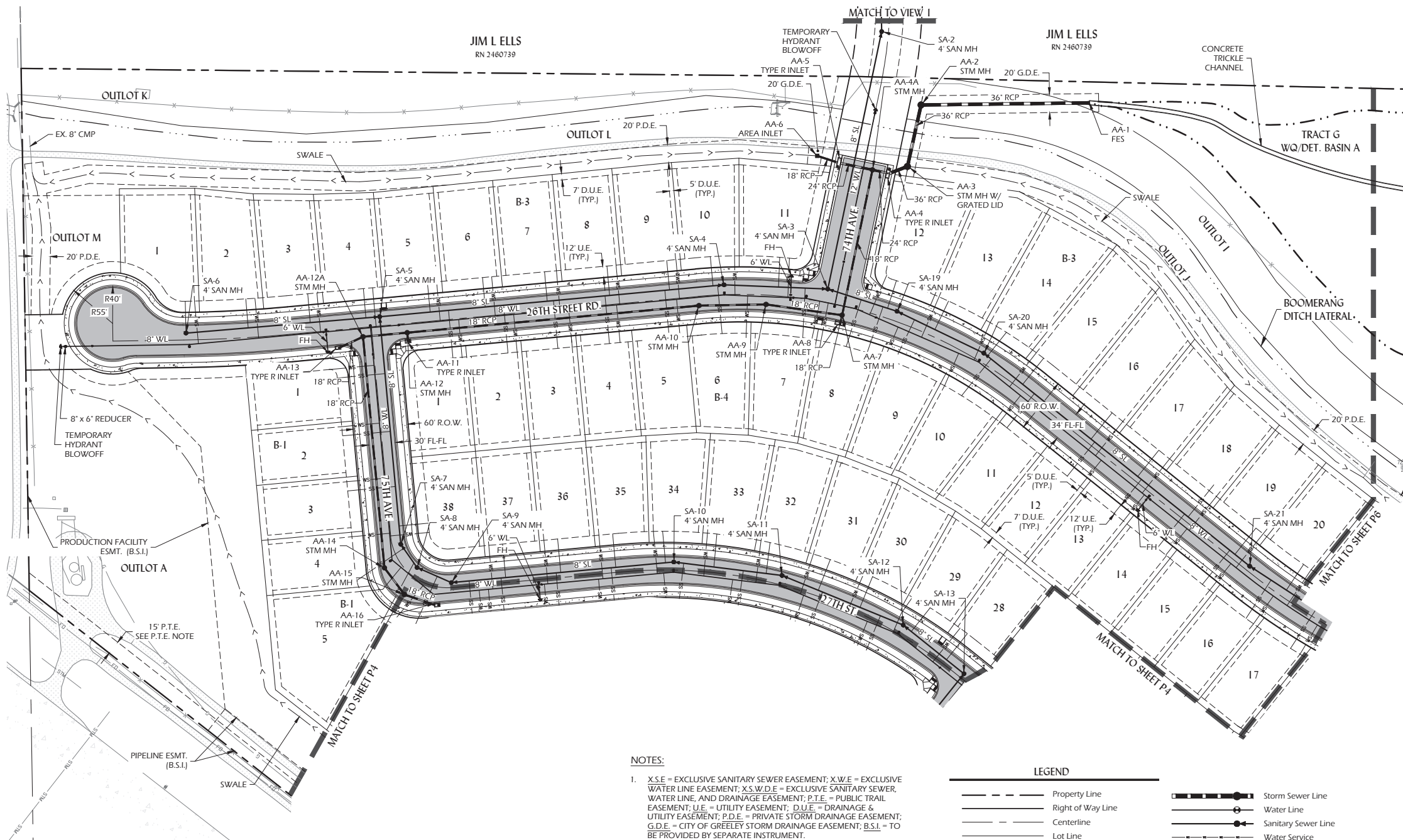
PROJECT BENCHMARK:
NGS CONTROL POINT S 261 (AKA LL0208) BEING A 3" BRASS CAP SET IN A CONCRETE MONUMENT LOCATED AT 1.85 MILES NORTH ALONG THE UNION PACIFIC RAILROAD FROM THE STATION AT LA SALLE, AT EVANS, AT THE CROSSING OF 39TH STREET, 93 FEET SOUTH OF THE CENTER LINE OF 7TH STREET, 0.85 MILE SOUTH OF BENCHMARK D 314.
NAVD88 ELEVATION = 4653.00'

I:\JOB FOLDERS\1036 - WEST RANGE\1036-01 PROD PUD\UTILITY-1 PRINTED ON: 3/10/2016 5:18 PM



WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



NOTES:

- X.S.E. = EXCLUSIVE SANITARY SEWER EASEMENT; X.W.E. = EXCLUSIVE WATER LINE EASEMENT; X.S.W.D.E. = EXCLUSIVE SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENT; P.T.E. = PUBLIC TRAIL EASEMENT; U.E. = UTILITY EASEMENT; D.U.E. = DRAINAGE & UTILITY EASEMENT; P.D.E. = PRIVATE STORM DRAINAGE EASEMENT; G.D.E. = CITY OF GREELEY STORM DRAINAGE EASEMENT; B.S.I. = TO BE PROVIDED BY SEPARATE INSTRUMENT.

UTILITY NOTES:

- ALL PROPOSED WATERLINES SHALL BE 8" PVC UNLESS OTHERWISE NOTED AND AT FIRE HYDRANTS (6" DI).
- THE OVERHEAD ELECTRIC LINES ADJACENT TO 71ST AVENUE ALONG THE PUD'S EAST BOUNDARY ARE TO BE BURIED IN ACCORDANCE WITH XCEL ENERGY REQUIREMENTS. THE WORK CAN BE COMPLETED IN STAGES IN CONJUNCTION WITH INDIVIDUAL PLANNING AREA DEVELOPMENT AND TIMED WITH 71ST AVENUE IMPROVEMENTS.

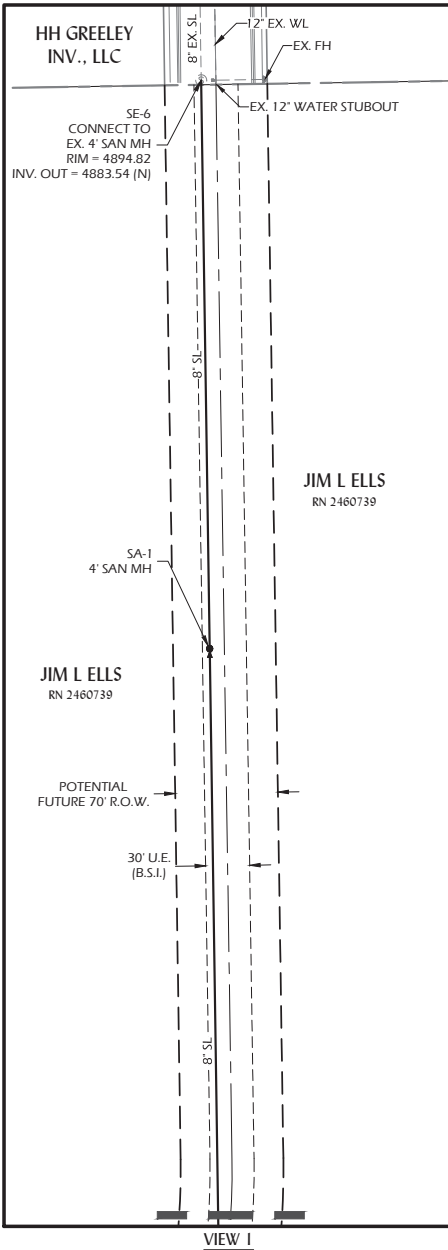
P.T.E. NOTE:

- PUBLIC TRAIL EASEMENT (P.T.E.) TO BE DEDICATED AT A LATER TIME AND SUBJECT TO NOTES SHOWN ON THE PRELIMINARY PLAT.

LEGEND

Property Line	Storm Sewer Line
Right of Way Line	Water Line
Centerline	Sanitary Sewer Line
Lot Line	Water Service
Easement Line	Sanitary Service
Storm Manhole	Ex. Storm Sewer Line
5' Type 'R' Inlet	Ex. Water Line
10' Type 'R' Inlet	Ex. Sanitary Sewer Line
15' Type 'R' Inlet	Swale Line
Flared End Section	Irrigation Ditch Center Line
Sanitary Sewer Manhole	WQ/Detention Pond
Fire Hydrant	Proposed Asphalt Pavement
Water Valve	Existing Asphalt Pavement to Remain
Thrust Block	Proposed Concrete
Plug and Blowoff	
Street Sign	

Key Map
Scale: 1" = 600'



PROJECT BENCHMARK:
NGS CONTROL POINT S 261 (AKA LLO208) BEING A 3" BRASS CAP SET IN A CONCRETE MONUMENT LOCATED AT 1.85 MILES NORTH ALONG THE UNION PACIFIC RAILROAD FROM THE STATION AT LA SALLE, AT EVANS, AT THE CROSSING OF 39TH STREET, 93 FEET SOUTH OF THE CENTER LINE OF 7TH STREET, 0.85 MILE SOUTH OF BENCHMARK D 314.
NAVD88 ELEVATION = 4653.00'

PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, SUITE 470
WESTMINSTER, CO 80234
PHONE: (303) 713-1898
JN: 97715-02

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WRD4 GREELEY PROPERTY, LLC
252 CLAYTON STREET
DENVER, CO 80206
(303) 398-0401

Master Utility Plan

PROJECT #: 1036-01
DRAWN BY: CGS/ZA
CHECKED BY: TRH

ISSUE RECORD

1ST SUBMITTAL	12-11-2015
2ND SUBMITTAL	02-08-2016
3RD SUBMITTAL	03-11-2016

SHEET NUMBER

P5

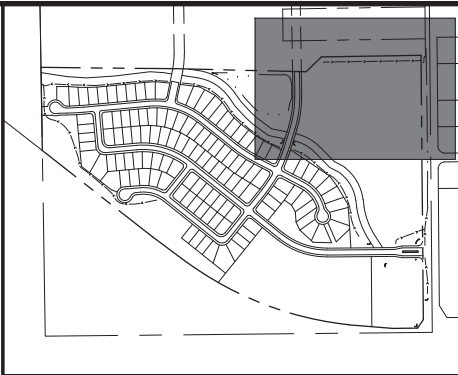
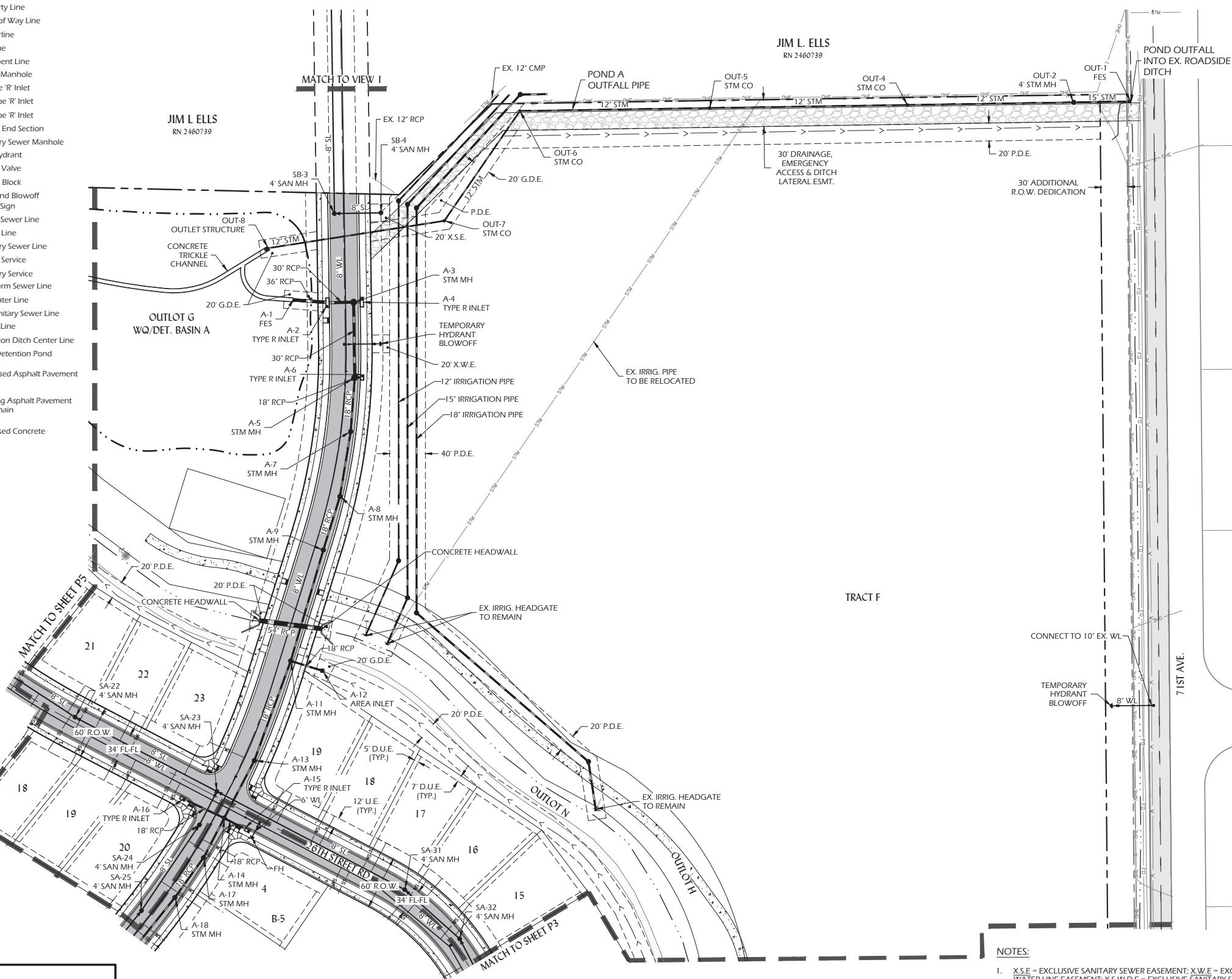
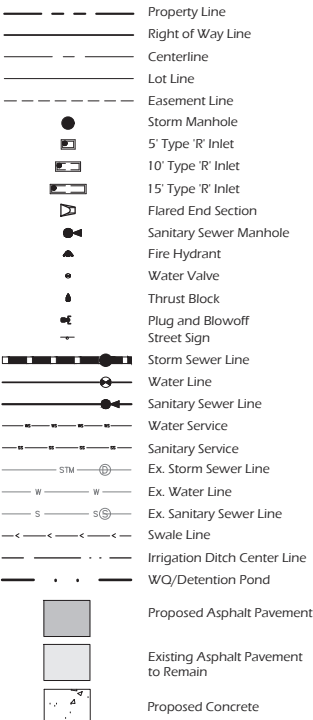


GRAPHIC SCALE: 1" = 60'

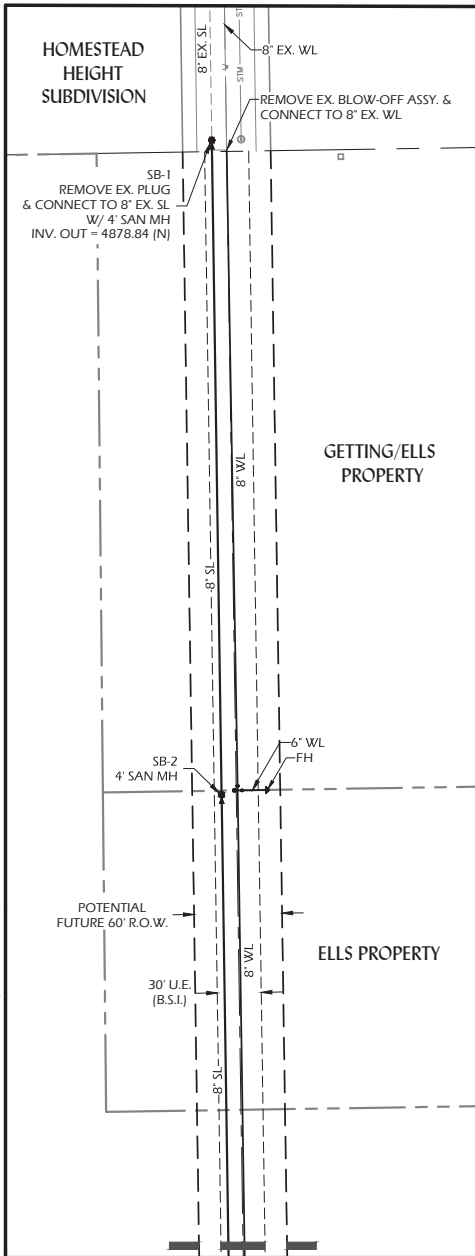
WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

LEGEND



Key Map
Scale: 1" = 600'



NOTES:

1. X.S.E. = EXCLUSIVE SANITARY SEWER EASEMENT; X.W.E. = EXCLUSIVE WATER LINE EASEMENT; X.S.W.D.E. = EXCLUSIVE SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENT; P.T.E. = PUBLIC TRAIL EASEMENT; U.E. = UTILITY EASEMENT; D.U.E. = DRAINAGE & UTILITY EASEMENT; P.D.E. = PRIVATE STORM DRAINAGE EASEMENT; G.D.E. = CITY OF GREELEY STORM DRAINAGE EASEMENT; B.S.I. = TO BE PROVIDED BY SEPARATE INSTRUMENT.

UTILITY NOTES:

1. ALL PROPOSED WATERLINES SHALL BE 8" PVC UNLESS OTHERWISE NOTED AND AT FIRE HYDRANTS (6" DIP).
2. THE OVERHEAD ELECTRIC LINES ADJACENT TO 71ST AVENUE ALONG THE PUD'S EAST BOUNDARY ARE TO BE BURIED IN ACCORDANCE WITH XCEL ENERGY REQUIREMENTS. THE WORK CAN BE COMPLETED IN STAGES IN CONJUNCTION WITH INDIVIDUAL PLANNING AREA DEVELOPMENT AND TIMED WITH 71ST AVENUE IMPROVEMENTS.

P.T.E. NOTE:

1. PUBLIC TRAIL EASEMENT (P.T.E.) TO BE DEDICATED AT A LATER TIME AND SUBJECT TO NOTES SHOWN ON THE PRELIMINARY PLAT.

PROJECT BENCHMARK:
NGS CONTROL POINT S 261 (AKA LLO208) BEING A 3" BRASS CAP SET IN A CONCRETE MONUMENT LOCATED AT 1.85 MILES NORTH ALONG THE UNION PACIFIC RAILROAD FROM THE STATION AT LA SALLE, AT EVANS, AT THE CROSSING OF 39TH STREET, 93 FEET SOUTH OF THE CENTER LINE OF 7TH STREET, 0.85 MILE SOUTH OF BENCHMARK D 314.
NAVD88 ELEVATION = 4653.00'

PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, SUITE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WRD4 GREELEY PROPERTY, LLC
252 CLAYTON STREET
DENVER, CO 80206
(303) 398-0401

Master Utility Plan

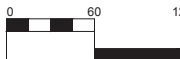
PROJECT #: 1036-01
DRAWN BY: CGS/ZA
CHECKED BY: TRH

ISSUE RECORD

1ST SUBMITTAL	12-11-2015
2ND SUBMITTAL	02-08-2016
3RD SUBMITTAL	03-11-2016

SHEET NUMBER

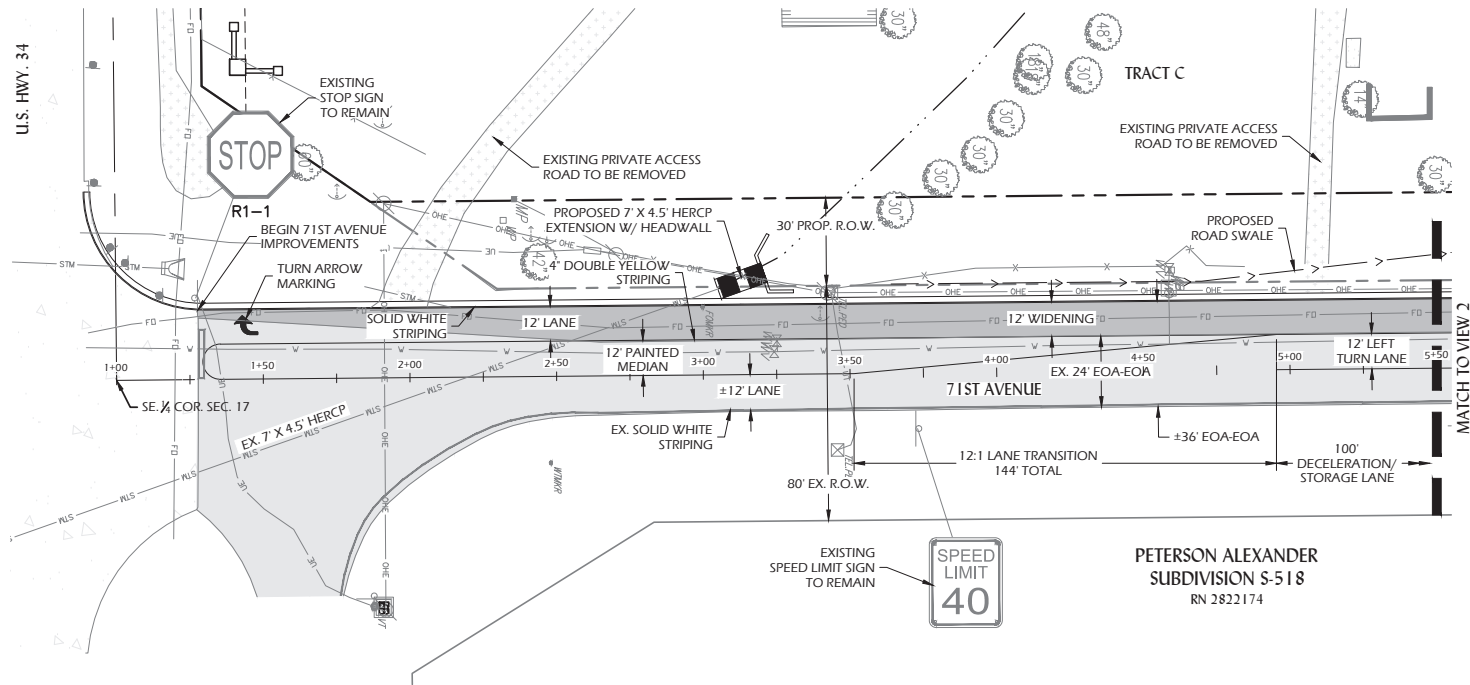
P6



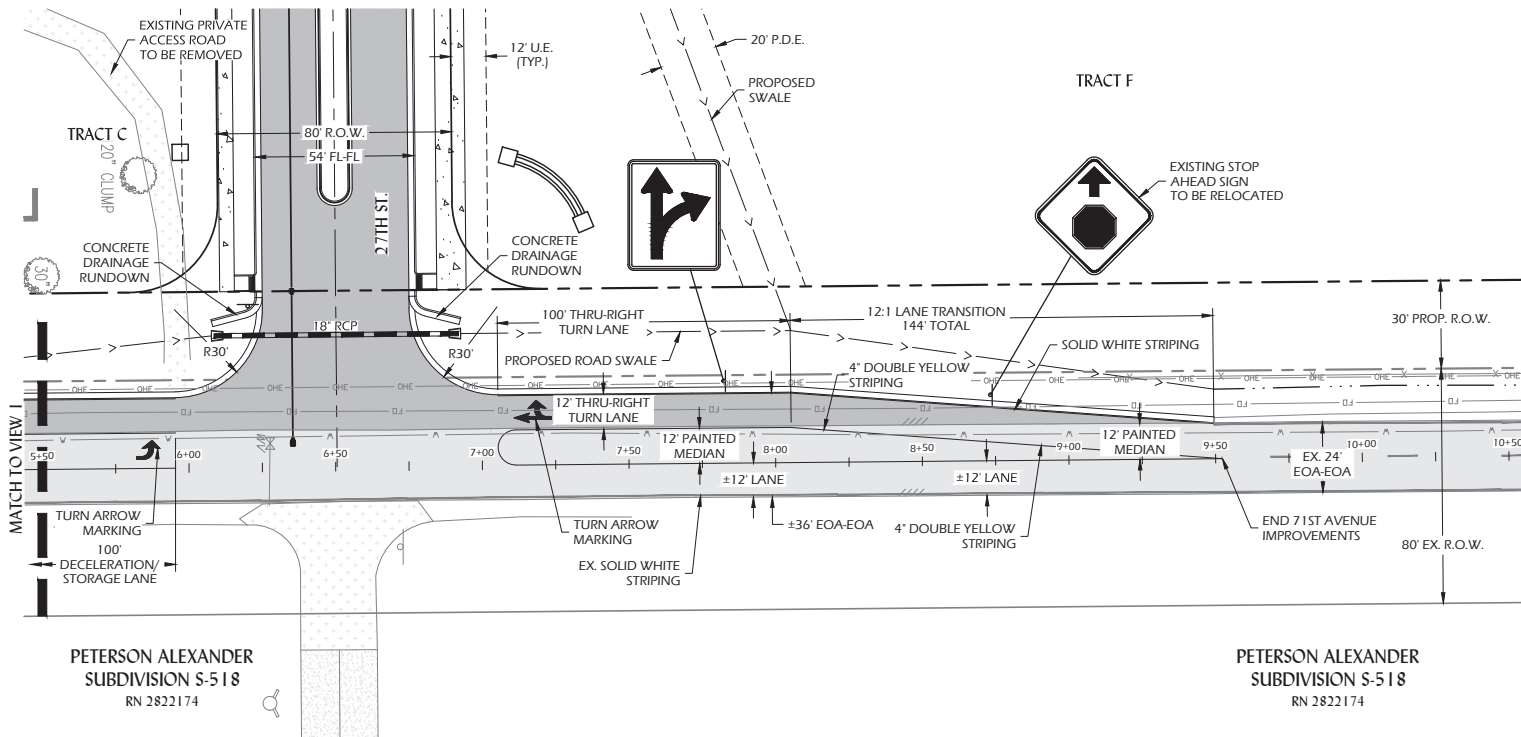
GRAPHIC SCALE: 1" = 60'

WESTGATE PRELIMINARY P.U.D.

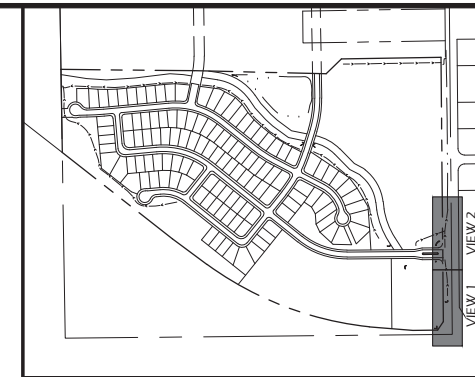
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



VIEW 1



VIEW 2

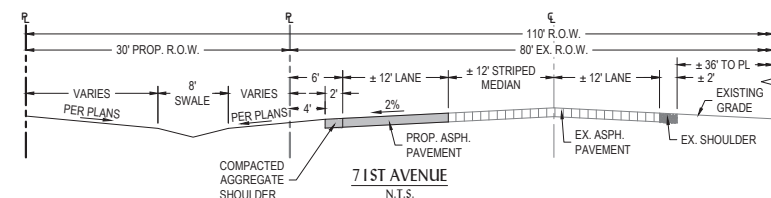


Key Map
Scale: 1" = 600'

LEGEND	
---	Property Line
---	Right of Way Line
---	Centerline
---	Lot Line
---	Easement Line
●	Storm Manhole
○	5' Type 'R' Inlet
○	10' Type 'R' Inlet
○	15' Type 'R' Inlet
○	Flared End Section
○	Sanitary Sewer Manhole
○	Fire Hydrant
○	Water Valve
○	Thrust Block
○	Plug and Blowoff
○	Street Sign
---	Storm Sewer Line
---	Water Line
---	Sanitary Sewer Line
---	Water Service
---	Sanitary Service
---	Ex. Storm Sewer Line
---	Ex. Water Line
---	Ex. Sanitary Sewer Line
---	Swale Line
---	Irrigation Ditch Center Line
---	WQ/Detention Pond
---	Proposed Asphalt Pavement
---	Existing Asphalt Pavement to Remain
---	Proposed Concrete

NOTES:

1. X.S.E = EXCLUSIVE SANITARY SEWER EASEMENT; X.W.E = EXCLUSIVE WATER LINE EASEMENT; X.S.W.D.E = EXCLUSIVE SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENT; P.T.E. = PUBLIC TRAIL EASEMENT; U.E. = UTILITY EASEMENT; D.U.E. = DRAINAGE & UTILITY EASEMENT; P.D.E. = PRIVATE STORM DRAINAGE EASEMENT; G.D.E. = CITY OF GREELEY STORM DRAINAGE EASEMENT; B.S.L. = TO BE PROVIDED BY SEPARATE INSTRUMENT.



PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, SUITE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WRD4 GREELEY PROPERTY, LLC
252 CLAYTON STREET
DENVER, CO 80206
(303) 398-0401

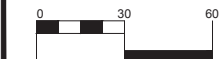
PROJECT #: 1036-01
DRAWN BY: CGS/ZA
CHECKED BY: TRH

ISSUE RECORD

1ST SUBMITTAL	12-11-2015
2ND SUBMITTAL	02-08-2016
3RD SUBMITTAL	03-11-2016

SHEET NUMBER

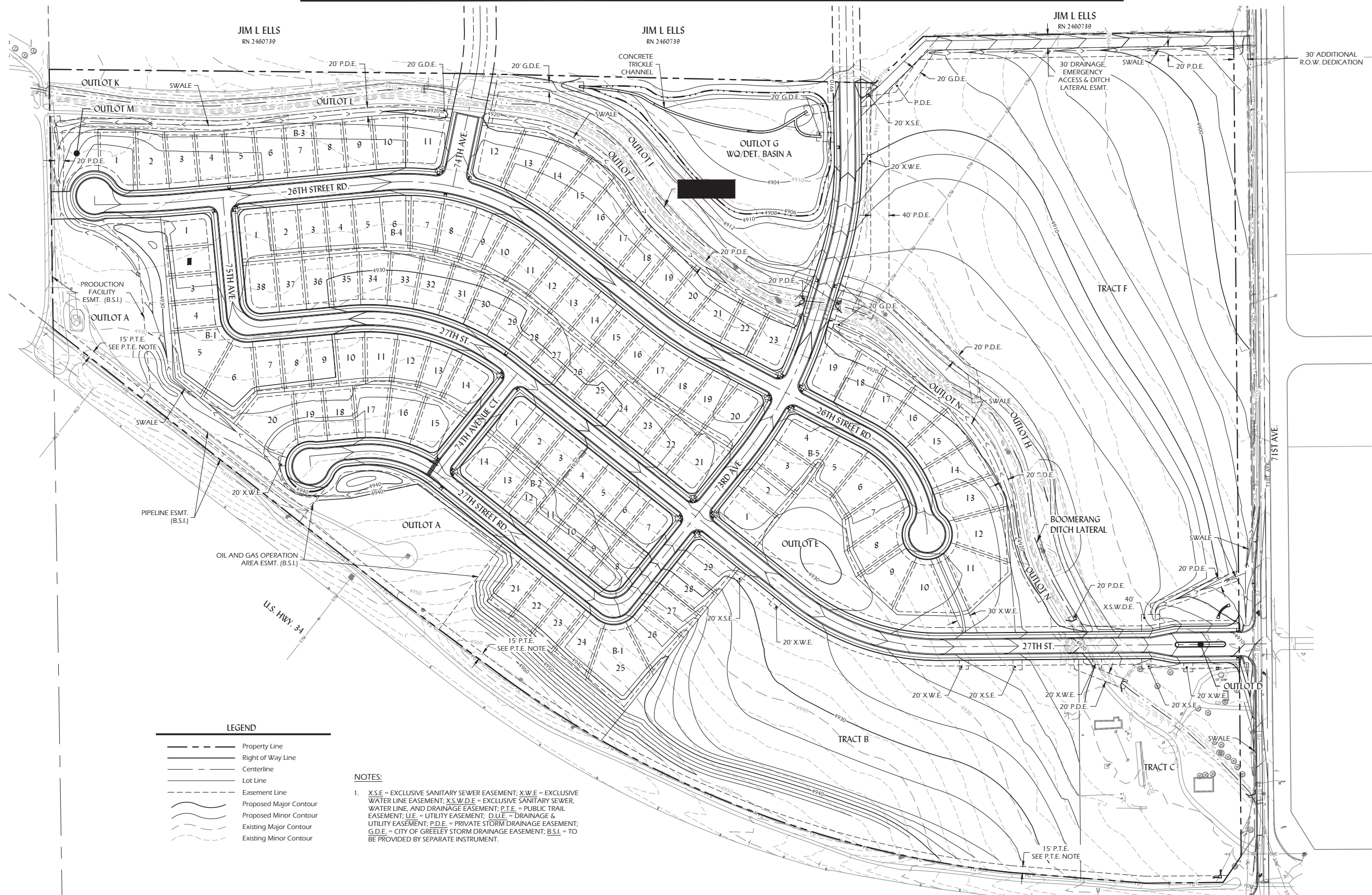
P7



GRAPHIC SCALE: 1" = 30'

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

GRAPHIC SCALE: 1" = 100'



I:\JOB FOLDERS\1036 - WEST RANGE\1036-01\PROD\PUD\CONTOUR SHEET PRINTED ON: 3/10/2016 5:10 PM

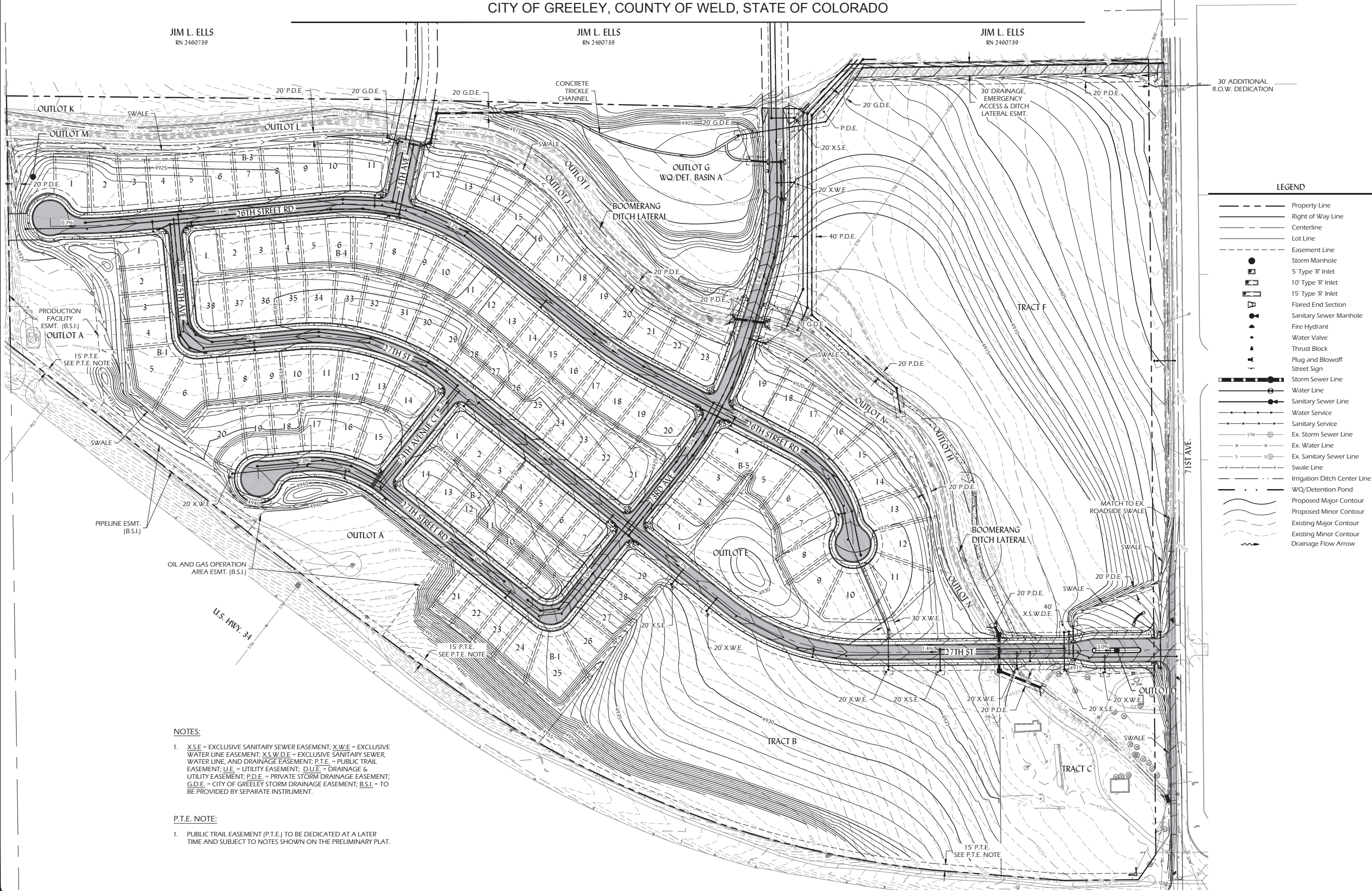
WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

JIM L. ELLS
RN 2460739

JIM L. ELLS
RN 2460739

JIM L. ELLS
RN 2460739



PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, SUITE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WRD4 GREELEY PROPERTY, LLC
252 CLAYTON STREET
DENVER, CO 80206
(303) 398-0401

Overall Grading Plan

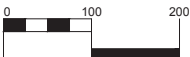
PROJECT #: 1036-01
DRAWN BY: CGS/ZA
CHECKED BY: TRH

ISSUE RECORD

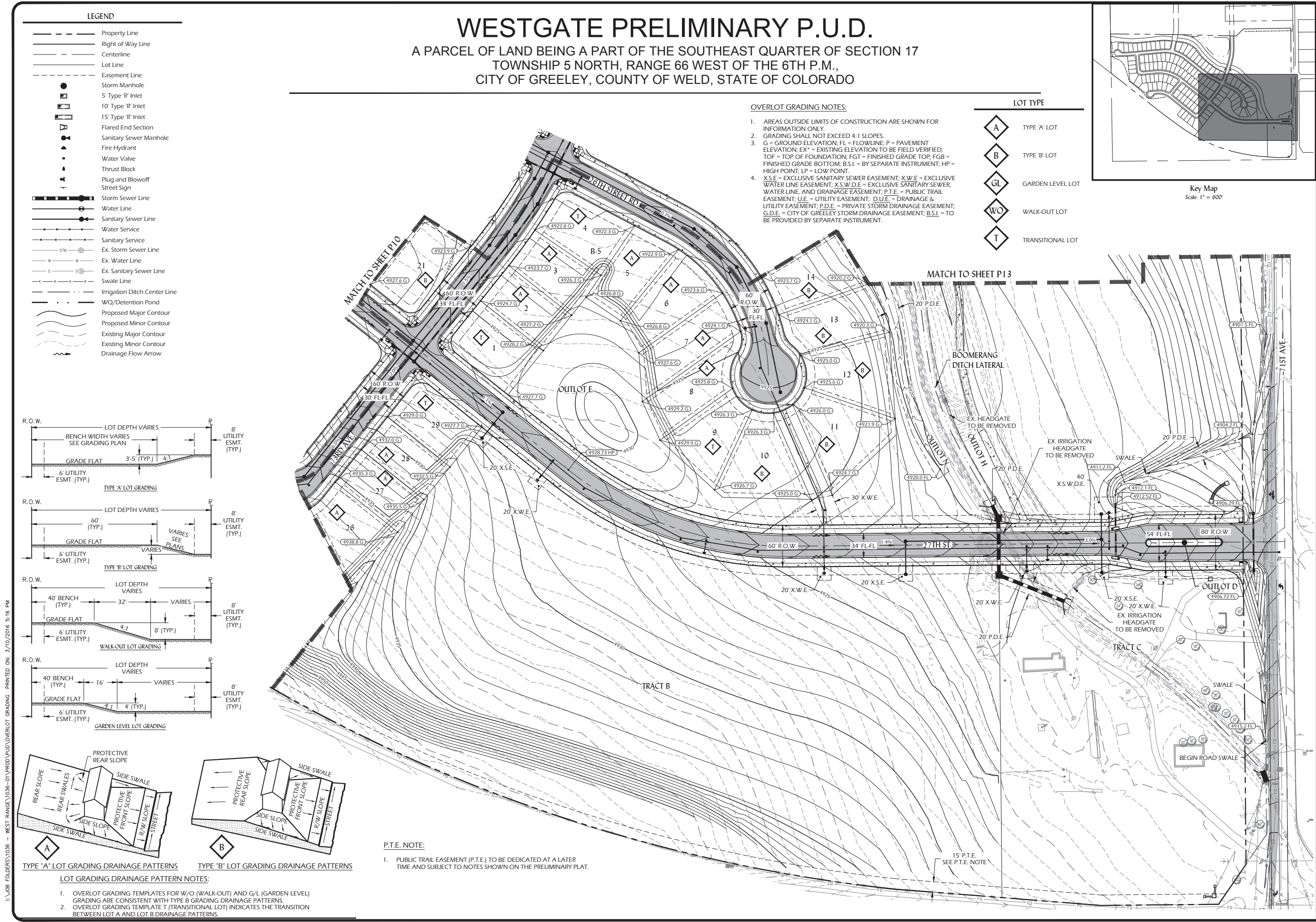
1ST SUBMITTAL	12-11-2015
2ND SUBMITTAL	02-08-2016
3RD SUBMITTAL	03-11-2016

SHEET NUMBER

P9



GRAPHIC SCALE: 1" = 100'



PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, SUITE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

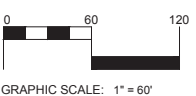
SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WRD4 GREELEY PROPERTY, LLC
252 CLAYTON STREET
DENVER, CO 80206
(303) 398-0401

Overlot Grading Plan

PROJECT #: 1036-01
DRAWN BY: CGS/ZA
CHECKED BY: TRH
ISSUE RECORD
1ST SUBMITTAL 12-11-2015
2ND SUBMITTAL 02-08-2016
3RD SUBMITTAL 03-11-2016

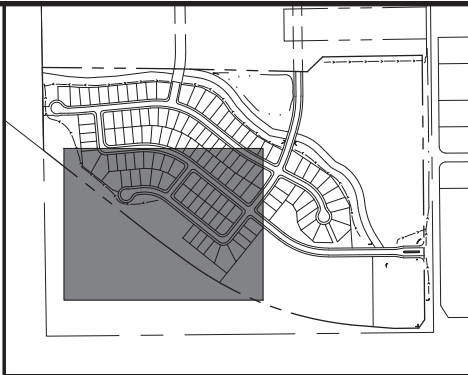
SHEET NUMBER
P10
NORTH



I:\JOB FOLDERS\1036 - WEST RANGE\1036-01\PROD PUD\OVERLOT GRADING PRINTED ON: 3/10/2016 5:16 PM

WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



Key Map
Scale: 1" = 600'

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Lot Line
- Easement Line
- Storm Manhole
- 5' Type 'R' Inlet
- 10' Type 'R' Inlet
- 15' Type 'R' Inlet
- Flared End Section
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve
- Thrust Block
- Plug and Blowoff
- Street Sign
- Storm Sewer Line
- Water Line
- Sanitary Sewer Line
- Water Service
- Sanitary Service
- Ex. Storm Sewer Line
- Ex. Water Line
- Ex. Sanitary Sewer Line
- Swale Line
- Irrigation Ditch Center Line
- W/O/Detention Pond
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Drainage Flow Arrow

LOT TYPE

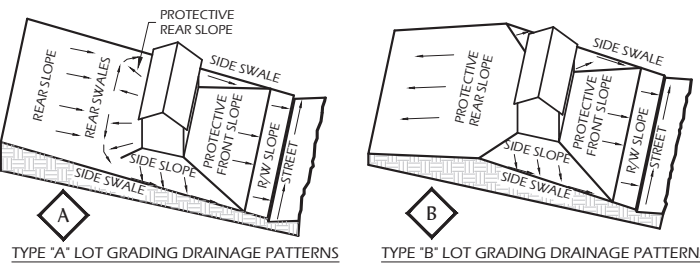
- TYPE 'A' LOT
- TYPE 'B' LOT
- GARDEN LEVEL LOT
- WALK-OUT LOT
- TRANSITIONAL LOT

OVERLOT GRADING NOTES:

- AREAS OUTSIDE LIMITS OF CONSTRUCTION ARE SHOWN FOR INFORMATION ONLY.
- GRADING SHALL NOT EXCEED 4:1 SLOPES.
- G = GROUND ELEVATION; FL = FLOWLINE; P = PAVEMENT ELEVATION; EX* = EXISTING ELEVATION TO BE FIELD VERIFIED; TOF = TOP OF FOUNDATION; FGT = FINISHED GRADE TOP; FGB = FINISHED GRADE BOTTOM; B.S.I. = BY SEPARATE INSTRUMENT; HP = HIGH POINT; LP = LOW POINT.
- X.S.E = EXCLUSIVE SANITARY SEWER EASEMENT; X.W.E = EXCLUSIVE WATER LINE EASEMENT; X.S.W.D.E = EXCLUSIVE SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENT; P.T.E. = PUBLIC TRAIL EASEMENT; U.E. = UTILITY EASEMENT; D.U.E. = DRAINAGE & UTILITY EASEMENT; P.D.E. = PRIVATE STORM DRAINAGE EASEMENT; G.D.E. = CITY OF GREELEY STORM DRAINAGE EASEMENT; B.S.I. = TO BE PROVIDED BY SEPARATE INSTRUMENT.

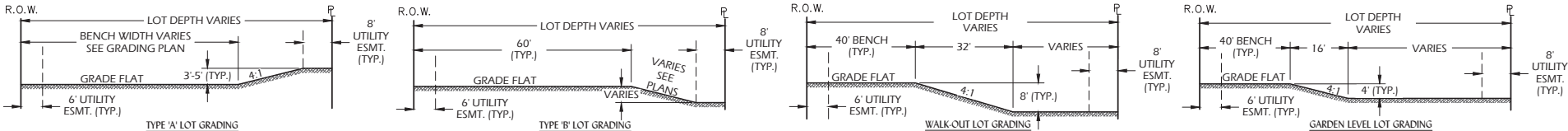
P.T.E. NOTE:

- PUBLIC TRAIL EASEMENT (P.T.E.) TO BE DEDICATED AT A LATER TIME AND SUBJECT TO NOTES SHOWN ON THE PRELIMINARY PLAN.



LOT GRADING DRAINAGE PATTERN NOTES:

- OVERLOT GRADING TEMPLATES FOR W/O (WALK-OUT) AND G/L (GARDEN LEVEL) GRADING ARE CONSISTENT WITH TYPE B GRADING DRAINAGE PATTERNS.
- OVERLOT GRADING TEMPLATE T (TRANSITIONAL LOT) INDICATES THE TRANSITION BETWEEN LOT A AND LOT B DRAINAGE PATTERNS.



Overlot Grading Plan

PROJECT #: 1036-01
DRAWN BY: CGS/ZA
CHECKED BY: TRH

ISSUE RECORD

1ST SUBMITTAL 12-11-2015
2ND SUBMITTAL 02-08-2016
3RD SUBMITTAL 03-11-2016

SHEET NUMBER

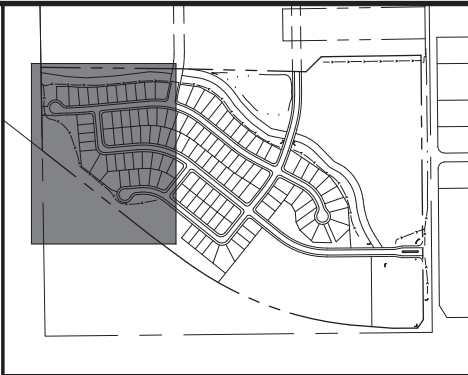
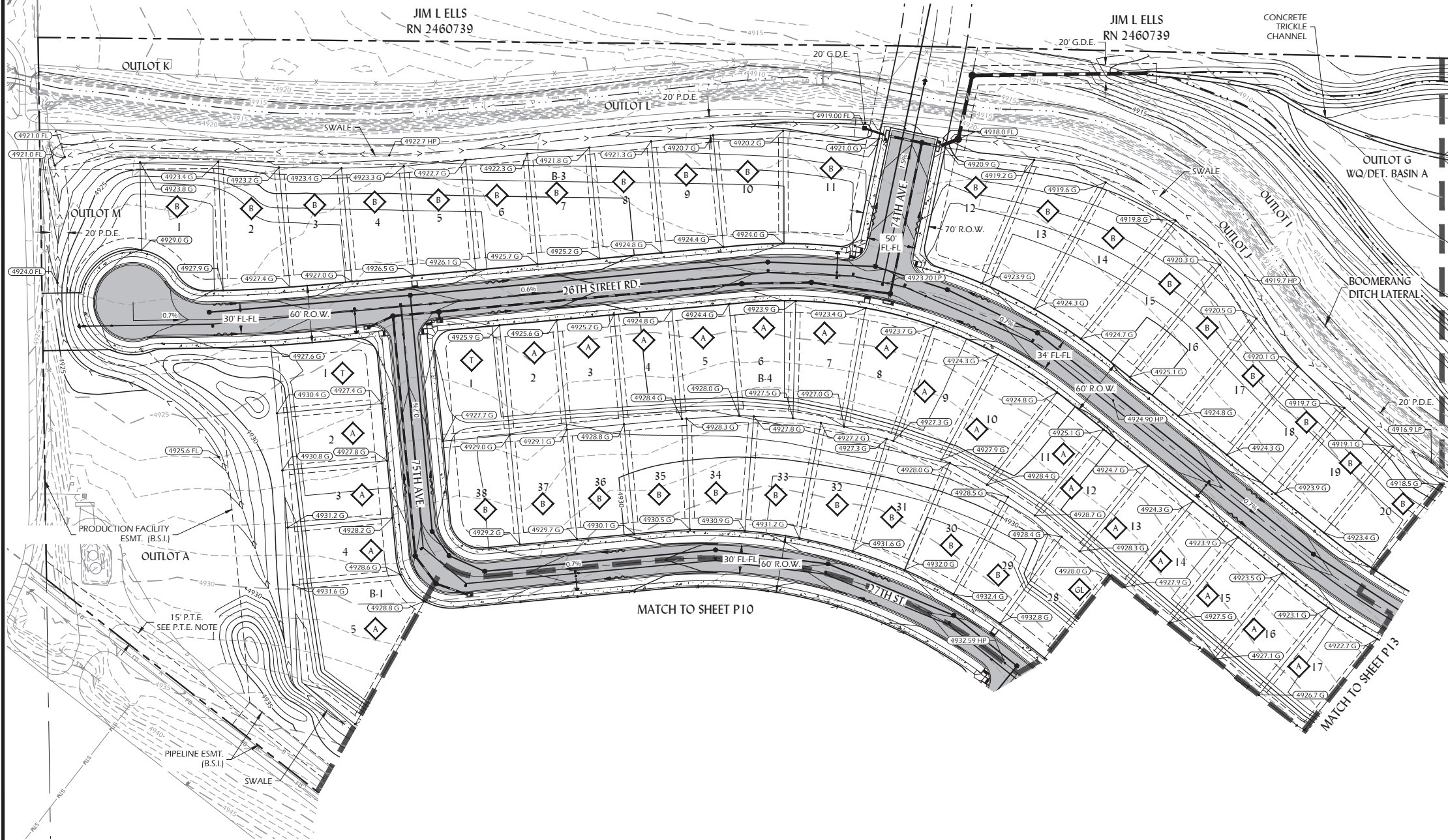
P11



GRAPHIC SCALE: 1" = 60'

WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



Key Map
Scale: 1" = 600'

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Lot Line
- Easement Line
- Storm Manhole
- 5' Type 'R' Inlet
- 10' Type 'R' Inlet
- 15' Type 'R' Inlet
- Flared End Section
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve
- Thrust Block
- Plug and Blowoff
- Street Sign
- Storm Sewer Line
- Water Line
- Sanitary Sewer Line
- Water Service
- Sanitary Service
- Ex. Storm Sewer Line
- Ex. Water Line
- Ex. Sanitary Sewer Line
- Swale Line
- Irrigation Ditch Center Line
- W/Q/Retention Pond
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Drainage Flow Arrow

LOT TYPE

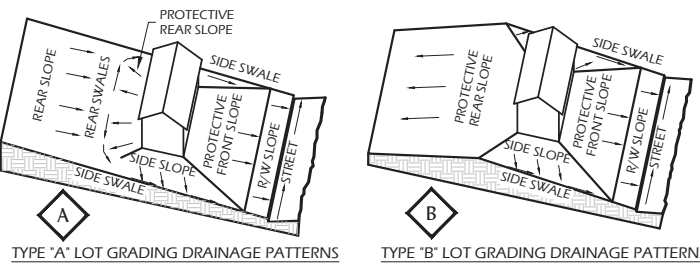
- A TYPE 'A' LOT
- B TYPE 'B' LOT
- GL GARDEN LEVEL LOT
- WO WALK-OUT LOT
- T TRANSITIONAL LOT

OVERLOT GRADING NOTES:

- AREAS OUTSIDE LIMITS OF CONSTRUCTION ARE SHOWN FOR INFORMATION ONLY.
- GRADING SHALL NOT EXCEED 4:1 SLOPES.
- G = GROUND ELEVATION; FL = FLOWLINE; P = PAVEMENT ELEVATION; EX* = EXISTING ELEVATION TO BE FIELD VERIFIED; TOF = TOP OF FOUNDATION; FGT = FINISHED GRADE TOP; FGB = FINISHED GRADE BOTTOM; B.S.I. = BY SEPARATE INSTRUMENT; HP = HIGH POINT; LP = LOW POINT.
- X.S.E = EXCLUSIVE SANITARY SEWER EASEMENT; X.W.E = EXCLUSIVE WATER LINE EASEMENT; X.S.W.D.E = EXCLUSIVE SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENT; P.T.E. = PUBLIC TRAIL EASEMENT; U.E. = UTILITY EASEMENT; D.U.E. = DRAINAGE & UTILITY EASEMENT; P.D.E. = PRIVATE STORM DRAINAGE EASEMENT; G.D.E. = CITY OF GREELEY STORM DRAINAGE EASEMENT; B.S.I. = TO BE PROVIDED BY SEPARATE INSTRUMENT.

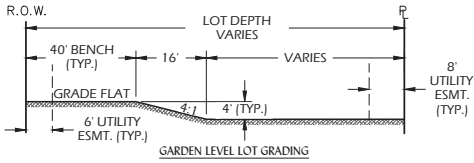
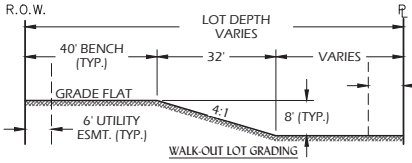
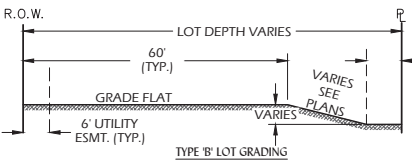
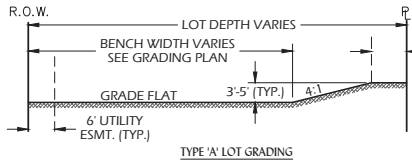
P.T.E. NOTE:

- PUBLIC TRAIL EASEMENT (P.T.E.) TO BE DEDICATED AT A LATER TIME AND SUBJECT TO NOTES SHOWN ON THE PRELIMINARY PLAN.



LOT GRADING DRAINAGE PATTERN NOTES:

- OVERLOT GRADING TEMPLATES FOR W/O (WALK-OUT) AND G/L (GARDEN LEVEL) GRADING ARE CONSISTENT WITH TYPE B GRADING DRAINAGE PATTERNS.
- OVERLOT GRADING TEMPLATE T (TRANSITIONAL LOT) INDICATES THE TRANSITION BETWEEN LOT A AND LOT B DRAINAGE PATTERNS.



Overlot Grading Plan

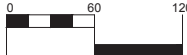
PROJECT #: 1036-01
DRAWN BY: CGS/ZA
CHECKED BY: TRH

ISSUE RECORD

1ST SUBMITTAL 12-11-2015
2ND SUBMITTAL 02-08-2016
3RD SUBMITTAL 03-11-2016

SHEET NUMBER

P12

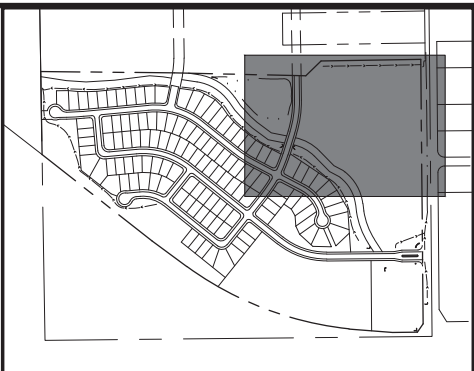
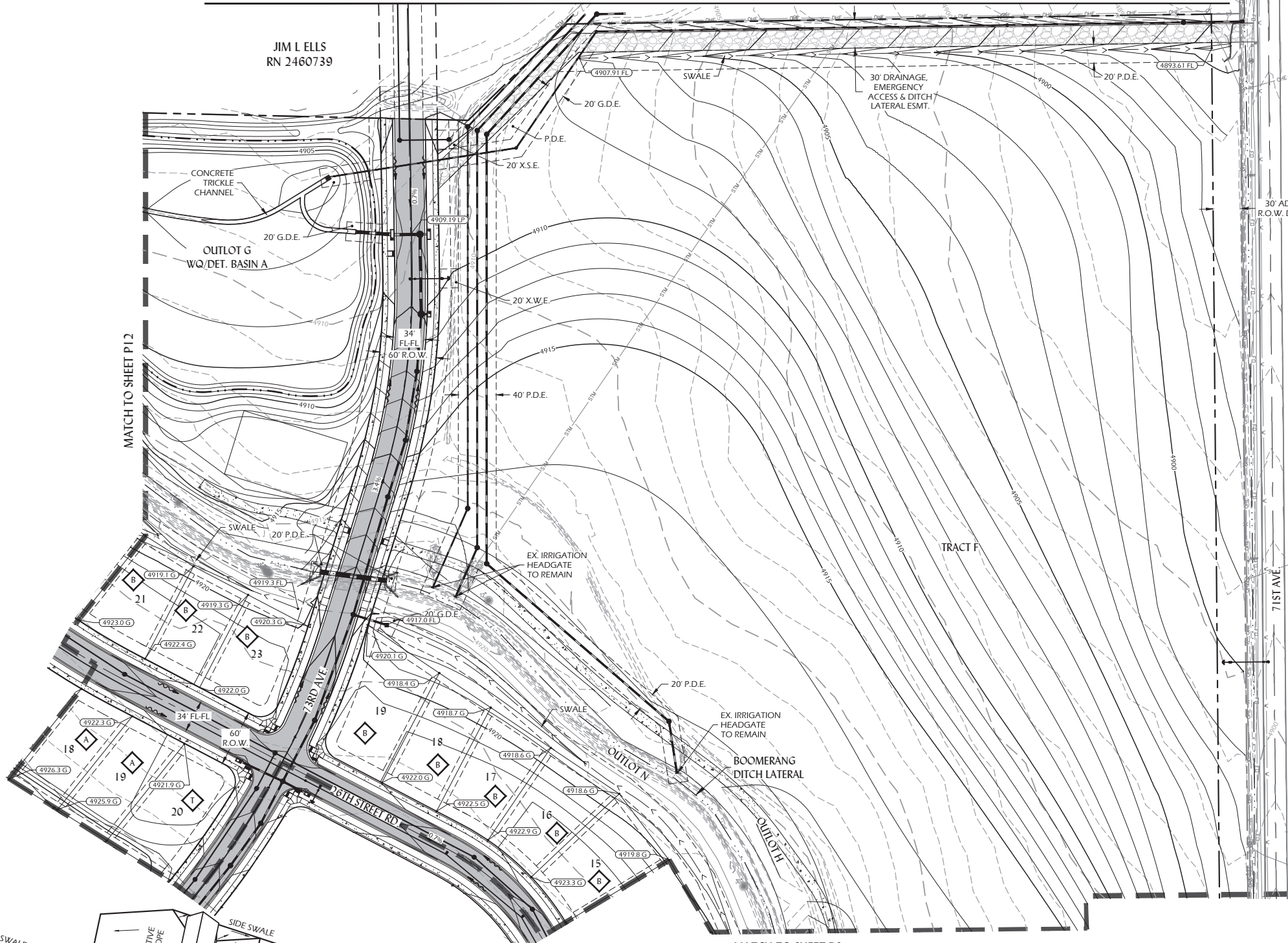


GRAPHIC SCALE: 1" = 60'

WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

JIM L ELLS
RN 2460739



Key Map
Scale: 1" = 600'

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Lot Line
- Easement Line
- Storm Manhole
- 5' Type 'R' Inlet
- 10' Type 'R' Inlet
- 15' Type 'R' Inlet
- Flared End Section
- Sanitary Sewer Manhole
- Fire Hydrant
- Water Valve
- Thrust Block
- Plug and Blowoff
- Street Sign
- Storm Sewer Line
- Water Line
- Sanitary Sewer Line
- Water Service
- Sanitary Service
- Ex. Storm Sewer Line
- Ex. Water Line
- Ex. Sanitary Sewer Line
- Swale Line
- Irrigation Ditch Center Line
- W/Q/Detention Pond
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour
- Drainage Flow Arrow

LOT TYPE

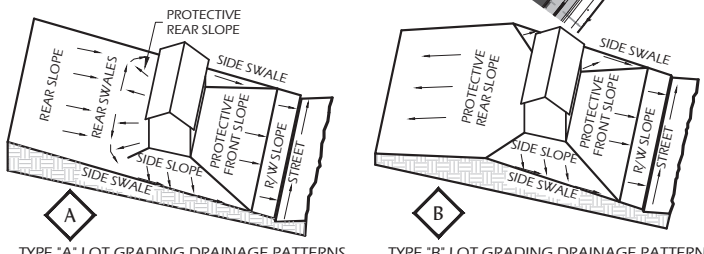
- A TYPE 'A' LOT
- B TYPE 'B' LOT
- GL GARDEN LEVEL LOT
- WO WALK-OUT LOT
- T TRANSITIONAL LOT

OVERLOT GRADING NOTES:

- AREAS OUTSIDE LIMITS OF CONSTRUCTION ARE SHOWN FOR INFORMATION ONLY.
- GRADING SHALL NOT EXCEED 4:1 SLOPES.
- G = GROUND ELEVATION; FL = FLOWLINE; P = PAVEMENT ELEVATION; EX* = EXISTING ELEVATION TO BE FIELD VERIFIED; TOF = TOP OF FOUNDATION; FGT = FINISHED GRADE TOP; FGB = FINISHED GRADE BOTTOM; B.S.I. = BY SEPARATE INSTRUMENT; HP = HIGH POINT; LP = LOW POINT.
- X.S.E. = EXCLUSIVE SANITARY SEWER EASEMENT; X.W.E. = EXCLUSIVE WATER LINE EASEMENT; X.S.W.D.E. = EXCLUSIVE SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENT; P.T.E. = PUBLIC TRAIL EASEMENT; U.E. = UTILITY EASEMENT; D.U.E. = DRAINAGE & UTILITY EASEMENT; P.D.E. = PRIVATE STORM DRAINAGE EASEMENT; G.D.E. = CITY OF GREELEY STORM DRAINAGE EASEMENT; B.S.I. = TO BE PROVIDED BY SEPARATE INSTRUMENT.

P.T.E. NOTE:

- PUBLIC TRAIL EASEMENT (P.T.E.) TO BE DEDICATED AT A LATER TIME AND SUBJECT TO NOTES SHOWN ON THE PRELIMINARY PLAT.

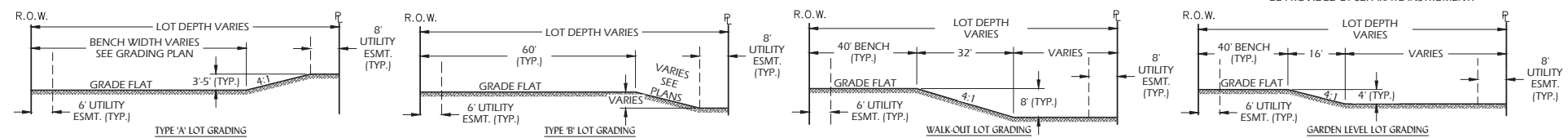


TYPE 'A' LOT GRADING DRAINAGE PATTERNS

TYPE 'B' LOT GRADING DRAINAGE PATTERNS

LOT GRADING DRAINAGE PATTERN NOTES:

- OVERLOT GRADING TEMPLATES FOR W/O (WALK-OUT) AND G/L (GARDEN LEVEL) GRADING ARE CONSISTENT WITH TYPE B GRADING DRAINAGE PATTERNS.
- OVERLOT GRADING TEMPLATE T (TRANSITIONAL LOT) INDICATES THE TRANSITION BETWEEN LOT A AND LOT B DRAINAGE PATTERNS.



TYPE 'A' LOT GRADING

TYPE 'B' LOT GRADING

WALK-OUT LOT GRADING

GARDEN LEVEL LOT GRADING

PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, SUITE 470
WESTMINSTER, CO 80234
PHONE: (303) 713-1898
JN: 97715-02

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
PHONE: (303) 713-1898
JN: 97715-02

OWNER/CLIENT
WRD4 GREELEY PROPERTY, LLC
252 CLAYTON STREET
DENVER, CO 80206
(303) 398-0401

Overlot Grading Plan

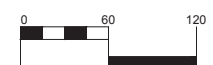
PROJECT #: 1036-01
DRAWN BY: CGS/ZA
CHECKED BY: TRH

ISSUE RECORD

1ST SUBMITTAL	12-11-2015
2ND SUBMITTAL	02-08-2016
3RD SUBMITTAL	03-11-2016

SHEET NUMBER

P13



GRAPHIC SCALE: 1" = 60'

WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS
12071 TEJON ST, STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

OWNER/CLIENT
WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80206
PHONE: (303) 398-0401

LANDSCAPE PLAN

PROJECT #: 15060
DRAWN BY: RH
CHECKED BY: DB

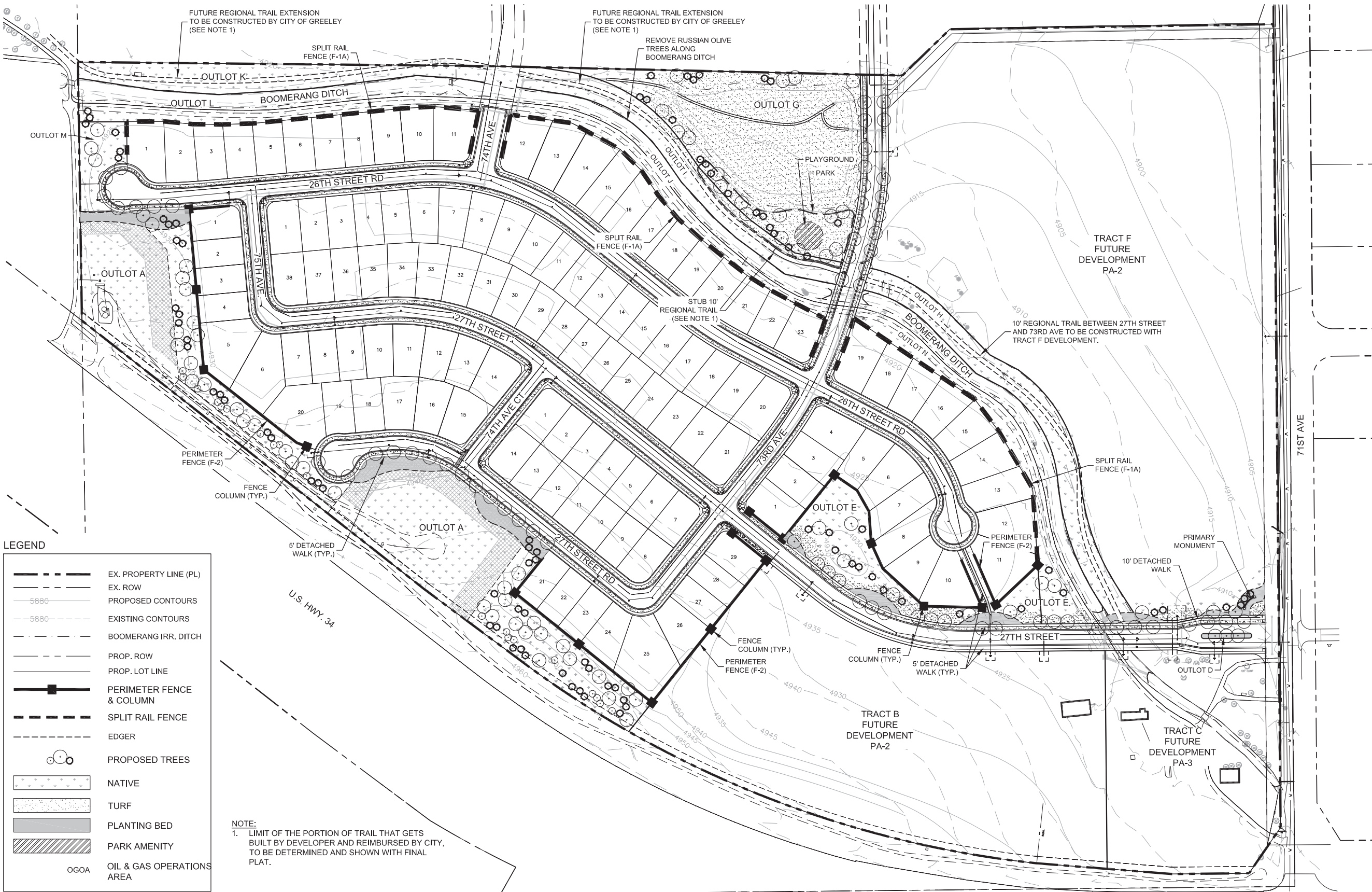
ISSUE RECORD
1st SUBMITTAL 12-1-2015
2nd SUBMITTAL 2-8-2016
3rd SUBMITTAL 3-11-2016

SHEET NUMBER

P14



0 100 200
GRAPHIC SCALE: 1"=100'



LEGEND	
	EX. PROPERTY LINE (PL)
	EX. ROW
	PROPOSED CONTOURS
	EXISTING CONTOURS
	BOOMERANG IRR. DITCH
	PROP. ROW
	PROP. LOT LINE
	PERIMETER FENCE & COLUMN
	SPLIT RAIL FENCE
	EDGER
	PROPOSED TREES
	NATIVE
	TURF
	PLANTING BED
	PARK AMENITY
	OGO A

NOTE:
1. LIMIT OF THE PORTION OF TRAIL THAT GETS
BUILT BY DEVELOPER AND REIMBURSED BY CITY,
TO BE DETERMINED AND SHOWN WITH FINAL
PLAT.

WESTGATE PRELIMINARY P.U.D.
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SITE NOTES

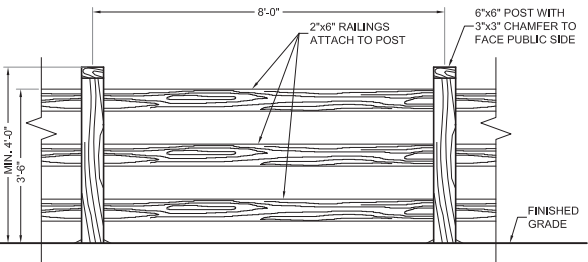
1. NEIGHBORHOOD IDENTITY FEATURES - PER P.U.D. REQUIREMENTS AND SECTION 18.40.100, AS AMENDED, OF THE CITY CODE, THIS PRELIMINARY PLAN FOR PLANNING AREA IS REQUIRED TO HAVE AT MINIMUM TWO (2) NEIGHBORHOOD IDENTITY FEATURES BASED ON THE PROPOSED TOTAL NUMBER OF DWELLING UNITS (51 TO 150 DWELLING UNITS = 2 FEATURES). THIS PLAN PROPOSES THE FOLLOWING FEATURES TO COUNT TOWARDS THIS REQUIREMENT.
- 1.1. HALF-ACRE POCKET PARK - (1) FEATURE
1.2. PLAYGROUND IN POCKET PARK - (1) FEATURE
- THIS PRELIMINARY PLAN ALSO PROPOSES ADDITIONAL IDENTITY FEATURES (SOME FUTURE AND PART OF WHOLE P.U.D.):
- 1.3. UNIFIED MONUMENTATION - (1/2) FEATURE
1.4. INTEGRATED ENTRYWAY SYSTEM - (1/2) FEATURE
1.5. PORTIONS OF THE REGIONAL TEN (10) FOOT WIDE TRAIL - (1) FEATURE
1.6. ONE HALF (1/2) MILE OF PERIMETER OPAQUE FENCING - (1) FEATURE
1.7. DETENTION POND WITH LANDSCAPING - (1) FEATURE
- THESE IDENTITY FEATURES WHETHER PROPOSED WITH THIS PRELIMINARY PLAN OR WITH FUTURE PLANS ARE TO COUNT TOWARDS THE TOTAL FEATURES REQUIRED FOR ENTIRE P.U.D.
2. REGIONAL TRAIL SHOWN ON THIS PLAN TO BE INSTALLED BY DEVELOPER AND TO BE REIMBURSED BY THE CITY. THE EXACT LIMIT OF TRAIL CONSTRUCTED BY DEVELOPER VERSUS BY CITY TO BE DETERMINED AT FINAL PLAT. THE CITY WILL BE RESPONSIBLE FOR THE EXTENSION OF THE REGIONAL TRAIL.
3. STREET TREES ALONG LOCAL RESIDENTIAL STREETS WITH ADJACENT PRIVATE RESIDENTIAL LOTS TO BE PROVIDED AT A RATE OF ONE TREE PER RESIDENTIAL LOT. LOTS WHICH SIDE TO LOCAL RESIDENTIAL STREET RIGHT-OF-WAY TO PROVIDE TWO ADDITIONAL STREET TREES ALONG SIDE.

CALCULATIONS

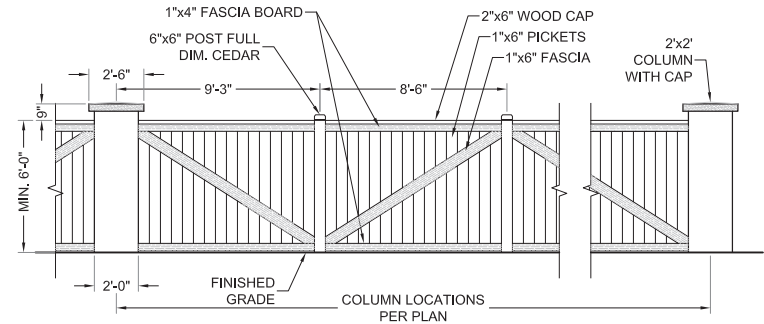
DENSITY FOR PLANNING AREA - 1	
PROPOSED UNITS	123 UNITS
EXISTING SITE ACREAGE	50.98 AC.
PROPOSED GROSS DENSITY	2.41 DU/AC
(NOTE: PA-1 GROSS DENSITY RANGE ALLOWED = 2.0-3.7 DU/AC.)	
EXISTING SITE ACREAGE	50.98 AC.
LESS OPEN SPACE	17.92 AC.
OUTLOTS A, E, G, H, I J, K, L, M, N	
NET ACRES DEVELOPED	33.06 AC.
PROPOSED NET DENSITY	3.72 DU/AC

OPEN SPACE	
REQUIRED OPEN SPACE FOR P.U.D.	23.80 AC.
PLANNING AREA - 1 OPEN SPACE	17.92 AC.
REMAINING OPEN SPACE REQUIRED	5.88 AC.
REMAINING OPEN SPACE REQUIRED WILL NEED TO BE MET IN OTHER PLANNING AREAS.	
REQUIRED USABLE OPEN SPACE FOR P.U.D.	11.90 AC.
PLANNING AREA - 1 USABLE OPEN SPACE	12.14 AC.
REMAINING USABLE OPEN SPACE REQUIRED	0 AC.
USABLE OPEN SPACE OUTLOTS : E, G, H, I J, K, L, M, N	

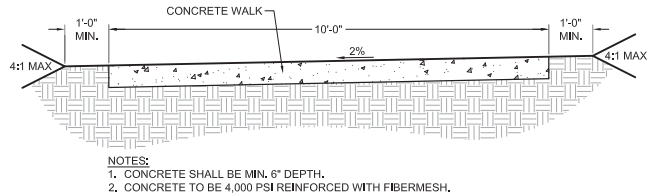
F-1A SPLIT RAIL FENCING SCALE: 1/2" = 1'-0"



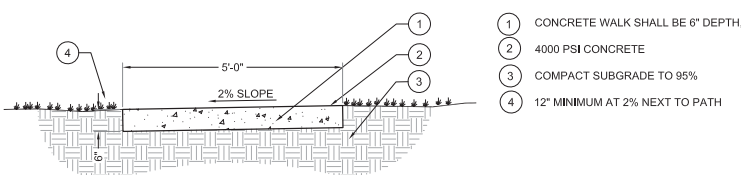
F-2 SOLID FENCING SCALE: 1/4" = 1'-0"



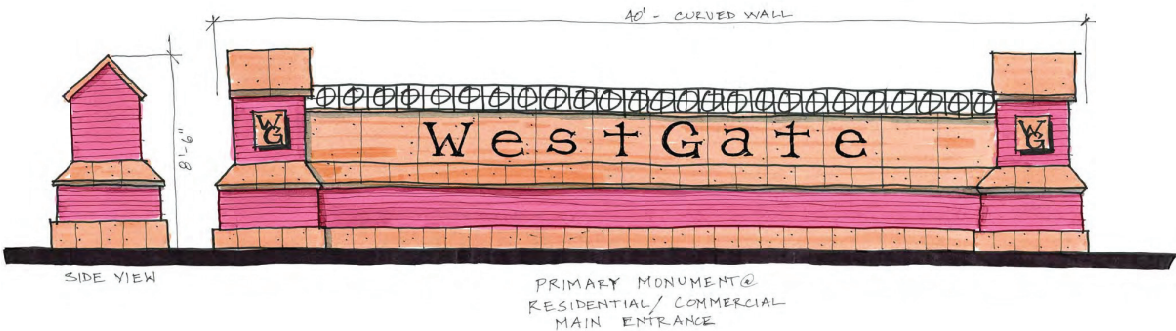
10' REGIONAL TRAIL SCALE: 1/2" = 1'-0"



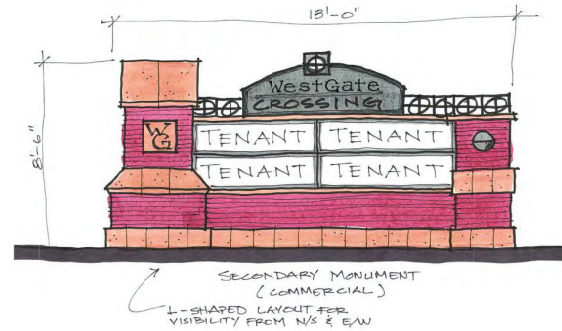
CONCRETE WALK SCALE: 1/2" = 1'-0"



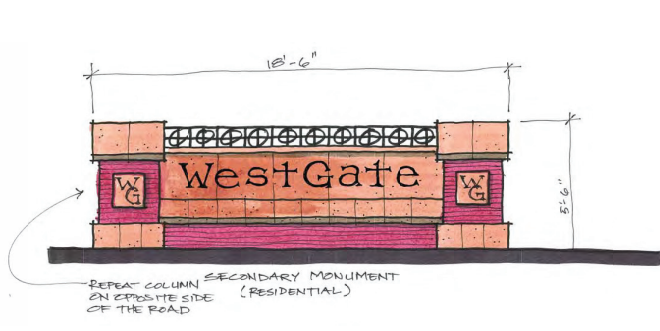
CONCEPTUAL PRIMARY MONUMENT



CONCEPTUAL SECONDARY MONUMENT (COMMERCIAL)



CONCEPTUAL SECONDARY MONUMENT (RESIDENTIAL)



PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS
12071 TEJON ST, STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

OWNER/CLIENT
WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80206
PHONE: (303) 398-0401

SITE DETAILS

PROJECT #: 15060
DRAWN BY: RH
CHECKED BY: DB

ISSUE RECORD	
1st SUBMITTAL	12-1-2015
2nd SUBMITTAL	2-8-2016
3rd SUBMITTAL	3-11-2016

SHEET NUMBER
P15

WESTGATE PRELIMINARY P.U.D.

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

LANDSCAPE NOTES

- ALL TREE LAWNS TO BE SOD.
- ALL REQUIRED STREET TREES IN THE R.O.W. ADJACENT TO PRIVATE LOTS SHALL BE INSTALLED BY THE BUILDER UPON COMPLETION OF CONSTRUCTION OF THE HOMES IN ACCORDANCE WITH CITY OF GREELEY DEVELOPMENT CODE.
- STREET TREES SHALL NOT BE PLANTED WITHIN 10' OF WATER, SEWER, OR STORM SEWER MAINS. STREET TREE LOCATIONS (BUT NOT QUANTITIES) MAY BE ADJUSTED IF REQUIRED TO RESOLVE UTILITY SERVICE OR STREET LIGHTING CONFLICTS.
- NATIVE SEED AREAS TO BE SEEDED WITH MIXES SHOWN ON THIS PAGE.
- WHERE BARE GRADED CONDITIONS CREATE DRAINAGE SWALES, THE AREA IS TO BE SEEDED AS PER THE PLAN AND OVERSEEDED WITH A LIGHTER RATE OF THE MOIST SWALE SEED MIX.
- ALL TREE AND SHRUB SPECIES SHALL BE SELECTED ACCORDING TO THE CITY OF GREELEY DEVELOPMENT CODE APPENDIX 18-D - TREE, SHRUB, AND GROUND COVER LIST.
- ALL LANDSCAPING TO MEET MINIMUM LANDSCAPE REQUIREMENTS CALLED OUT IN CITY OF GREELEY DEVELOPMENT CODE SECTION 18.16.040, AS AMENDED.
- ALL LANDSCAPING IN PRIVATE TRACTS TO BE MAINTAINED BY HOA. ALL TREE LAWNS IN R.O.W. TO BE MAINTAINED BY HOA OTHER THAN THOSE WHICH ARE IMMEDIATELY ADJACENT TO FRONT OR SIDE OF PRIVATE LOTS WHICH ARE THE RESPONSIBILITY OF PRIVATE LOT OWNER. LANDSCAPING AND OTHER IMPROVEMENTS WITHIN PUBLIC REGIONAL TRAIL EASEMENTS AND MULTI-MODAL TRAIL EASEMENTS TO BE MAINTAINED BY CITY OF GREELEY.
- ALL SIDEWALK AND LANDSCAPE IMPROVEMENTS ON THE SOUTH SIDE OF THE PRIMARY ENTRYWAY FROM 71ST AVE TO BE INSTALLED AT TIME OF DEVELOPMENT OF ADJACENT SOUTH SIDE AREAS.
- LANDSCAPE PLAN IS SUBJECT TO CHANGE.

Table 1. Mixed Grass Prairie Native Seed Mixture: For use in open space native seeding at least 25 feet away from road and trail edges, or beyond the top of slope above roadway/trail and outside the toe of slope below roadway/trail if sloped areas are present adjacent to roadway or trail. This mixture is for general usage, is dominated by short to mid sized native prairie grasses (6-18 inches in height), but includes a few taller species (up to 36 inches) and a limited amount of native wildflowers (identified with the *, below). Best for use in larger open space areas. Be sure to over seed any swales or moist areas within this seeding type with the Moist Swale Seed Mixture (Table 3). While seeding is preferred beginning in late winter (after February 1st), this mixture may be used between October 30th and April 30th only without supplemental irrigation. If adequate supplemental irrigation is in place, this mixture may be seeded through June 15th.

COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
Buffalo grass	<i>Buchloe dactyloides</i>	Native, Bison or Texoka		3
Sideoats grama	<i>Bouteloua curtipendula</i>	Butte, Niner or El Reno		5
Prairie sandreed	<i>Calamovilfa longifolia</i>	Goshen or Bowman		1
Blue grama	<i>Chondrosium gracile</i>	Lovington, Alma, Native or Hachita		3
Western wheatgrass	<i>Pascopyrum smithii</i>	Arriba, Oahe or Rosana		5
Little bluestem	<i>Schizachyrium scoparium</i>	Pastura, Cimarron, Aldous Camper		4
Alkali sacaton	<i>Sporobolus airoides</i>	Common		1
Sand dropseed	<i>Sporobolus cryptandrus</i>	Common		1
Switchgrass	<i>Panicum virgatum</i>	Blackwell		5
Fringed sage*	<i>Artemisia frigida</i>	Common	1	
Purple prairie clover*	<i>Dalea purpurea</i>	Common	6	
Blanketflower*	<i>Gaillardia aristata</i>	Common	6	
Gayfeather*	<i>Liatris punctata</i>	Common	4	
COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
Blue flax*	<i>Linum perenne</i>	Common	3	
Tansy aster*	<i>Machaeranthera tanacetifolia</i>	Common	3	
Prairie coneflower*	<i>Ratibida columifera</i>	Common	3	
Yarrow*	<i>Achillea millefolium</i>	Western	2	
OUNCES			28	1.75
SEEDING RATE POUNDS PLS/ACRE				29.75

A MIXED GRASS PRAIRIE NATIVE SEED MIX
SCALE: NTS

Table 2. Shortgrass Prairie Native Seed Mixture. For use in open space native seeding less than 25 feet from road and trail edges, or within the top of slope above roadway/trail and inside the toe of slope below roadway/trail if sloped areas are present adjacent to roadway or trail. This mixture is for specific usage near trails or where shorter grasses are desired (such as smaller park sites). It is dominated by short to mid sized native prairie grasses (6-18 inches in height), but includes a few native wildflowers (identified with the *, below). Best for use along roads and trails and in smaller native seeded park areas. Be sure to over seed any swales or moist areas within this seeding type with the moist swale seed mixture (Table 3). While seeding is preferred beginning in late winter (after February 1st) this mixture may be used between October 30th and April 30th only without supplemental irrigation. If adequate supplemental irrigation is in place, this mixture may be seeded through June 15th.

COMMON NAME	SCIENTIFIC NAME	VARIETY	OZ/ACRE	PLS LBS/ACRE
Buffalograss	<i>Buchloe dactyloides</i>	Native, Bison or Texoka		10
Blue grama	<i>Chondrosium gracile</i>	Lovington Alma, Native or Hachita		8
Sand dropseed	<i>Sporobolus cryptandrus</i>	Common		4
Prairie Junegrass	<i>Loeleria macrartha</i>	Common		4
Hard Fescue	<i>Festuca brevipila</i>	'Dura'		4
Fringed sage*	<i>Artemisia frigida</i>	Common	1	
Purple prairie clover*	<i>Dalea purpurea</i>	Common	4	
Gayfeather*	<i>Liatris punctata</i>	Common	4	
Tansy aster*	<i>Machaeranthera tanacetifolia</i>	Common	3	
Yarrow*	<i>Achillea millefolium</i>	Western	2	
OUNCES			14	.875
SEEDING RATE POUNDS PLS/ACRE				30.875

B SHORTGRASS PRAIRIE NATIVE SEED MIX
SCALE: NTS

Table 3. Moist Swale Seed mixture. This mixture is intended to be seeded over the top of either Table 1 or Table 2 seed mixtures in locations which may be moist at least some of the year (such as pond edges, small or larger swales or ditches within the open space areas or along roads, in detention or retention basins, or along the inner banks of irrigation ditches. Be sure to seed one of the other seed mixtures first and then add this mixture to provide adequate species adapted to moist conditions. This mixture may be used between October 30th and June 15th without supplemental irrigation, and from June 16th through July 31st if adequate supplemental irrigation is present and acceptable to the Parks & Recreation Director or designee.

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS LBS/ACRE
Woolly sedge	<i>Carex lanuginosa</i>	Native	0.5
Nebraska sedge	<i>Carex nebrascensis</i>	Native	0.1
Blue grama	<i>Chondrosium gracile</i>	Lovington, Alma, Native or Hachita	1.5
Buffalograss	<i>Buchloe dactyloides</i>	Native, Bison or Texoka	0.5
Inland saltgrass	<i>Distichlis stricta</i>	Native	0.5
Belted rush	<i>Juncus balticus</i>	Native	0.1
Prairie cordgrass	<i>Spartina pectinata</i>	Native	1
Alkali sacaton	<i>Sporobolus airoides</i>	Native	3
Switchgrass	<i>Panicum virgatum</i>	Blackwell	3
Western wheatgrass	<i>Pascopyrum smithii</i>	Arriba or Rosana	5
Aster	<i>Aster laevis</i>		0.05
Yarrow	<i>Achillea millefolium</i>	Western	0.05
Prairie coneflower	<i>Ratibida columifera</i>		0.05
SEEDING RATE POUNDS PLS/ACRE			15.35

NOTE: MOIST SWALE SEED MIX TO BE ADDED TO SHORT GRASS PRAIRIE NATIVE SEED NOT USED IN PLACE OF.

C MOIST SWALE SEED MIX (WET AREAS)
SCALE: NTS

LANDSCAPE DETAILS

PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777

CIVIL ENGINEER
INNOVATIVE LAND CONSULTANTS
12071 TEJON ST, STE 470
WESTMINSTER, CO 80234
PHONE: (303) 421-4224

OWNER/CLIENT
WRD4 GREELEY PROPERTY
252 CLAYTON STREET
DENVER, CO 80206
PHONE: (303) 398-0401

PROJECT #: 15060
DRAWN BY: RH
CHECKED BY: DB

ISSUE RECORD

1st SUBMITTAL 12-1-2015
2nd SUBMITTAL 2-8-2016
3rd SUBMITTAL 3-11-2016

SHEET NUMBER

P16

Westgate Preliminary PUD – First Amendment

PUD2019-0014

City Council| November 17, 2020

Carol Kuhn, AICP, Chief Planner



Request

- **Amend existing Westgate Preliminary PUD**
 - **Adjust to PA boundaries modify densities**
 - **Allow up to 20% adjustment to PA boundaries**
 - **Reduce the lot size for single-family**
 - **Increase building height for commercial**
 - **Require only written notice, rather than approval, for future amendments**
 - **Increase minimum open space requirements in some PA's**

Surrounding Zoning

North:

- **H-A (Holding Agricultural)**

South:

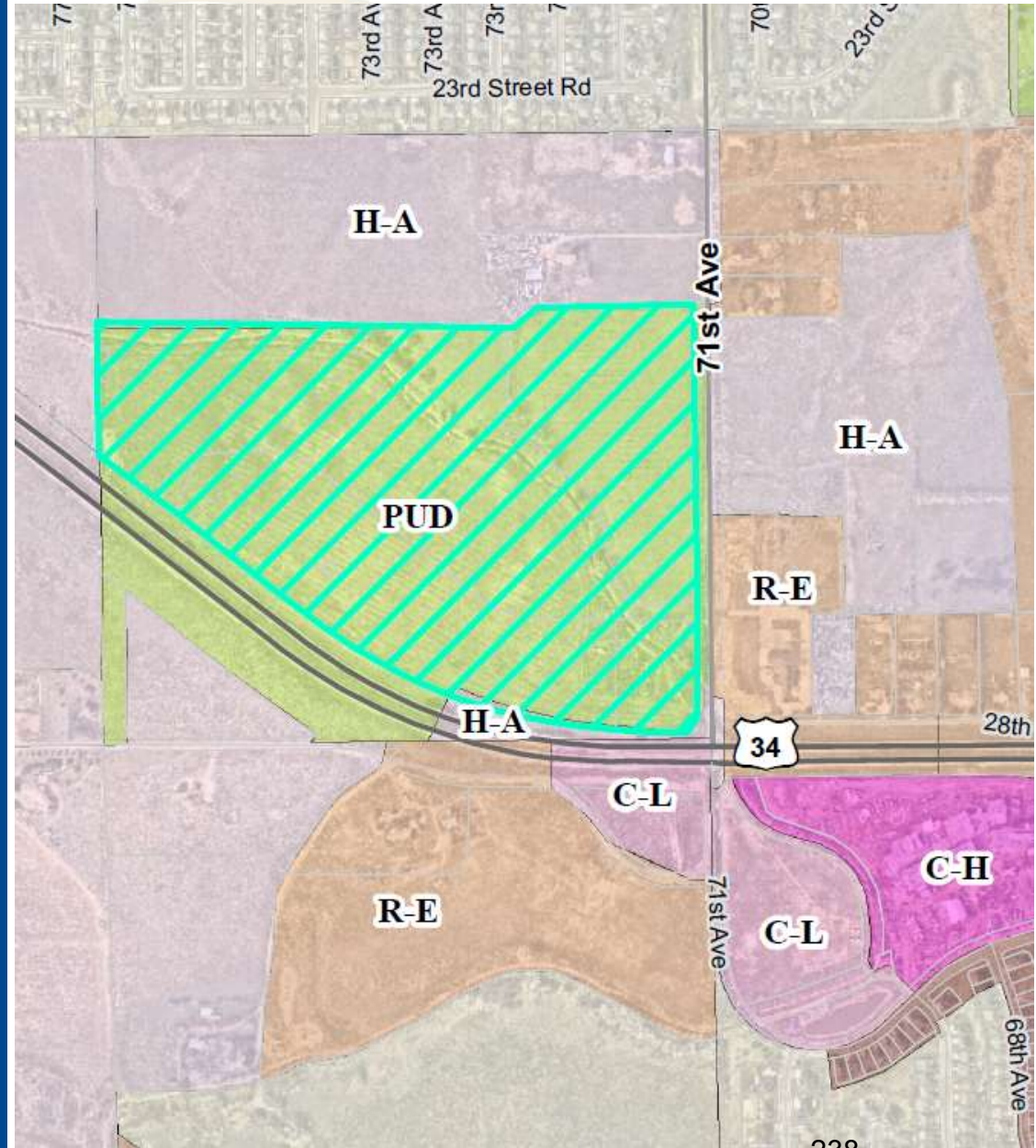
- **H-A (Holding Agricultural)**
- **R-E (Residential Estate)**
- **C-L (Commercial Low)**

East:

- **H-A (Holding Agricultural)**
- **R-E (Residential Estate)**

West:

- **H-A (Holding Agricultural)**



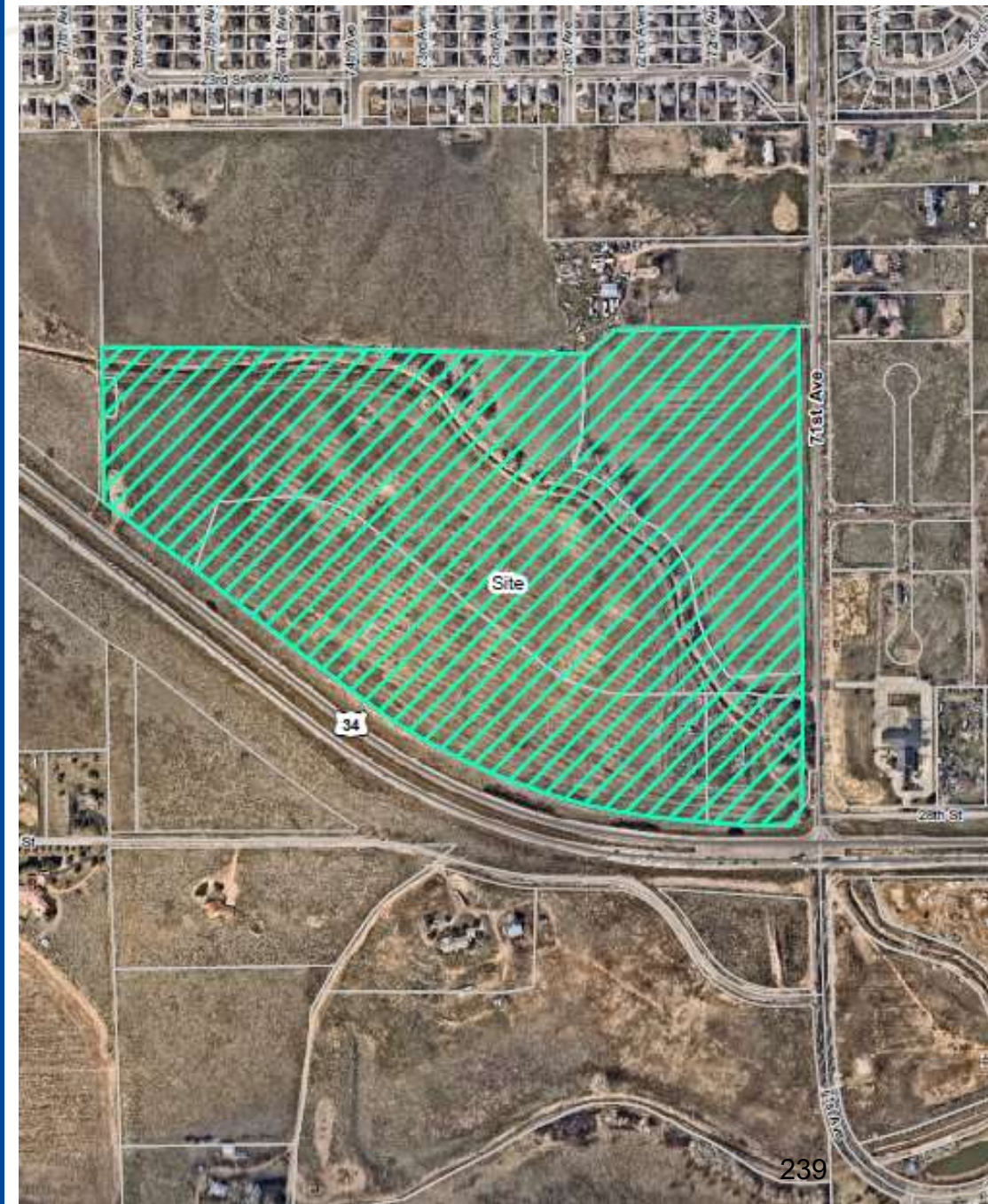
Surrounding Land Uses

North: Vacant/Agriculture

South: Agriculture

East: Church/Residential

West: Vacant



Site Photos



Site Photos



Site Photos



Site Photos

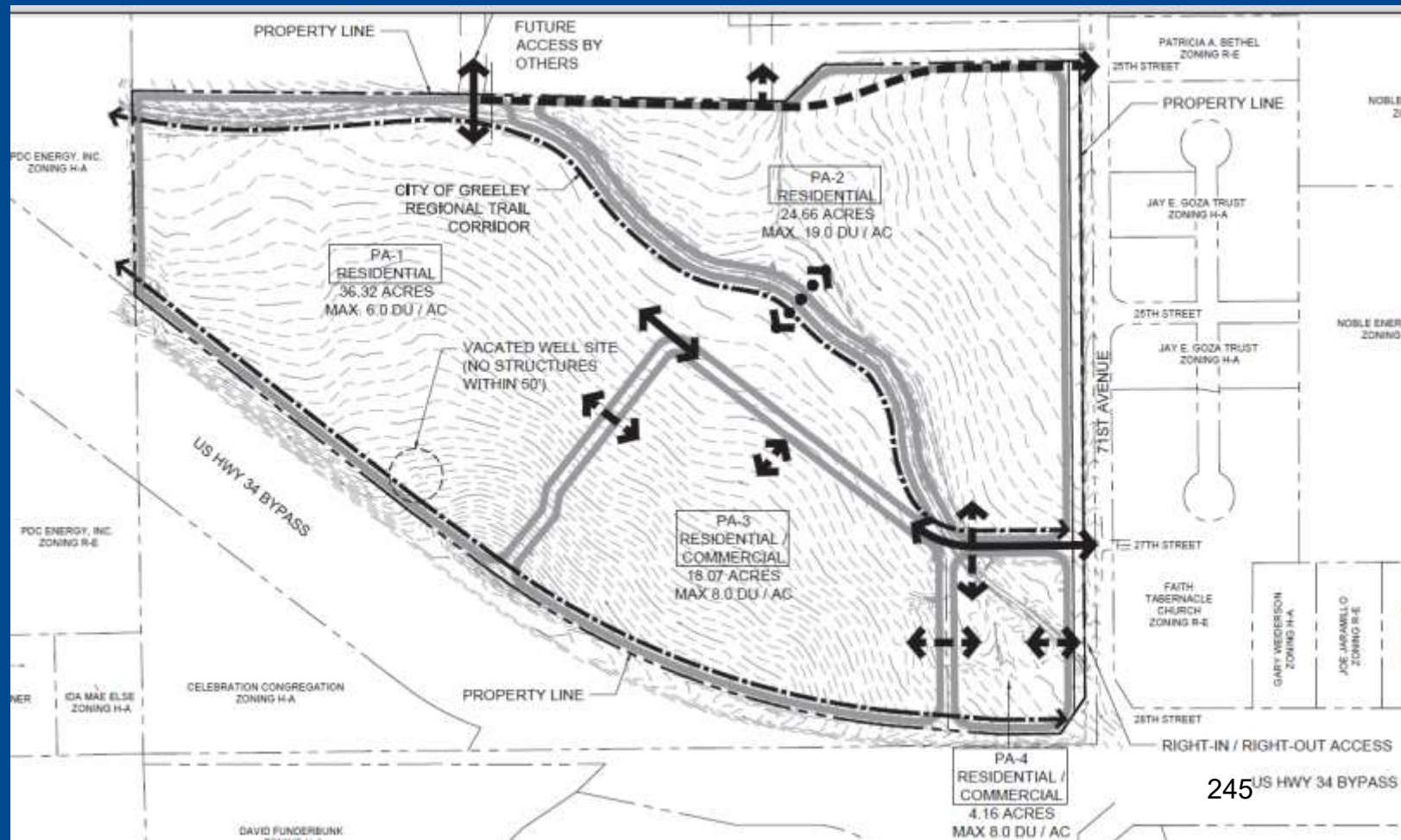


Westgate Preliminary PUD History

- **2016 – Westgate PUD Approved by Council**
 - **84.44 acres of land**
 - **2 – 10 du/ac – Mix of single-family and multi-family residential**
 - **3.87 acres of commercial**
 - **Remaining acreage dedicated for ROW, parks, and existing oil and gas**
 - **Final PUD was not submitted**
 - **Final PUD must be submitted within 2 years of Preliminary PUD approval**
 - **Applicant granted consecutive 6-month extensions for Preliminary PUD**
 - **September 2019, applicant submitted Preliminary PUD Amendment**
- **2018 – Westgate Metropolitan District Approved by Council**
- **2019 – September – Preliminary PUD Amendment submittal**

Proposed Preliminary PUD

- **Maximums:**
 - 494 residential units
 - 150,000 square feet of commercial
 - Assisted Living & Memory Care
 - Increase commercial building height from 40 feet to 50 feet
- **Minimum open space:**
 - 30% in PA-1
 - 20% in PA-2 - PA-4
- **Future access to 74th Avenue**
- **Remove platting details**
- **ROW for 71st Ave – 1.23 acres**

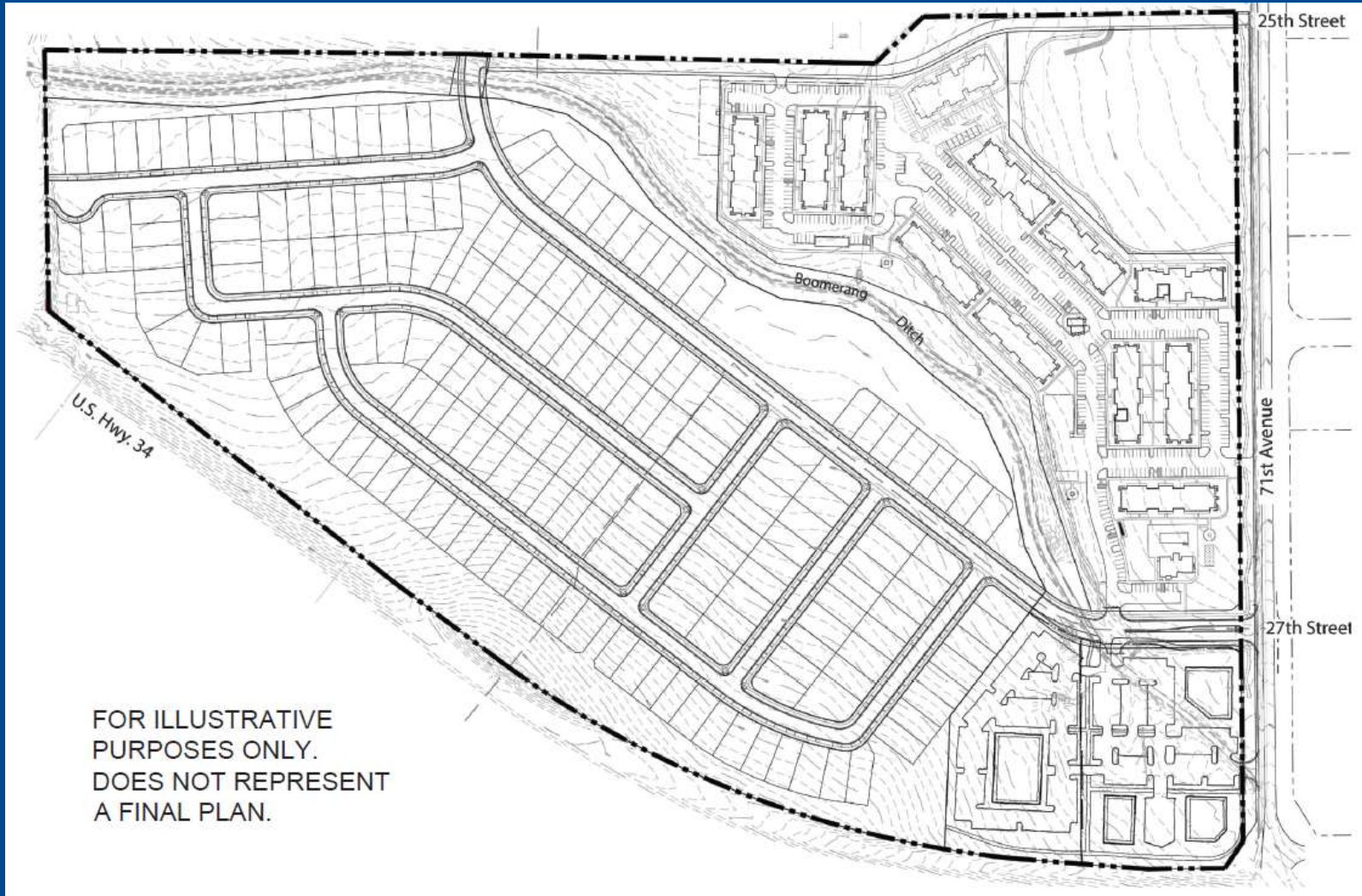


Proposed Preliminary PUD

- PA-1 – Single-family residential – 6 du/ac
- PA-2 – Multi-family – 19 du/ac
- PA-3 – Residential/Commercial – 8 du/ac
- PA-4 – Residential/Commercial
 - Height – 50 feet commercial
- Increase the required parking to match code
- Reduce minimum lot size in PA-2-PA-4

Proposed Change	Existing - PUD11:15			Proposed - PUD2019-0014		
Reconfigure Planning Area Boundaries and allow residential uses in PA-4	PA 1	50.98 ac	2-3.7 du/ac	PA-1	36.32 ac	6 du/ac
	PA 2A	9.65 ac	2-10 du/ac	PA-2	24.66 ac	19 du/ac
	PA 2B	18.71 ac	2-10 du/ac	PA-3	18.07 ac	8 du/ac Residential/ Commercial
	PA 3	3.87 ac	Commercial	PA-4	4.16 ac	8 du/ac Commercial/ Residential
Set maximum number of units	Not specified; provided density ranges			Set a maximum of 494 residential units for entire PUD		

Conceptual Site Layout



- Site – 84.44 acres
- 79.05 acres of residential
- 150,000 square feet of commercial
- 4.75 acres for detention
 - Portion of detention – non-potable pond

Public Improvements Commitments

- **Include Commitments Matrix**

- **Boomerang Trail**
- **Park**
- **71st Ave Improvements**
- **Non-potable pond**
- Hwy 34 Trail access**

Public Improvements Commitments Matrix					
Area / Improvement	Plan Preparation and Approval	Construction Timing*	Construction Responsibility	Maintenance Responsibility	Ownership
Boomerang Regional Trail Corridor	Area to be dedicated will be determined in conjunction with the final plan / final plat for each phase or planning area.	Prior to 25% of building permits issued in Phase confining the trail.	Developer and/or Westgate Metropolitan District and reimbursed by City of Greeley	City of Greeley	City of Greeley
Neighborhood Park	Area to be dedicated will be determined in conjunction with the final plan / final plat for each phase or planning area.	The Neighborhood Park in PA-1 shall be constructed prior to issuance of 25% of the building permits in the Phase containing the park.	Developer and/or Westgate Metropolitan District	City of Greeley or Metropolitan District / HOA	City of Greeley or Metropolitan District / HOA
71st Avenue Improvements	Area to be dedicated and extent of improvements will be determined in with the final plan / final plat.	Prior to the first CO in PA-1 and/or 25% of COs issued in first phase of PA-2.	Developer and/or Westgate Metropolitan District	City of Greeley	City of Greeley
Water & Sewer Improvements	Determined at Final Plan/Final Plat	Prior to issuance of first building permit	Developer and/or Westgate Metropolitan District	City of Greeley	City of Greeley
Public Streets & Sidewalks	R.O.W dedicated at Subdivision Plat	Prior to construction of first lot in filing.	Developer and/or Westgate Metropolitan District	City of Greeley	City of Greeley
Non-potable Pond	Pond will be portion of detention pond in Filing No.1 plat.	Prior to construction of first lot in filing.	Developer and/or Westgate Metropolitan District and reimbursed by City of Greeley	City of Greeley	City of Greeley/Metropolitan District
Hwy. 34 Trail	Public access to open space tract along highway to be granted should trail be needed.	Construction Timing based on City need.	City of Greeley	City of Greeley	City of Greeley

Proposed Development Standards

1.0 DEVELOPMENT STANDARDS CHART

AREA	LOT MINIMUMS	MINIMUM BUILDING SETBACKS						ADDITIONAL REQUIREMENTS		
USE	SIZE	FRONT	TO GARAGE	REAR / GARAGE	SIDE	SIDE ADJ. TO ROW*	INTERNAL LOT LINE	MAX. BLDG. HT.	MAX. LOT COVERAGE	MIN. PARKING SPACES / UNIT
PLANNING AREA 1 SINGLE FAMILY	5,000 SF	15 FT	20 FT	15 FT / 5 FT	5 FT	10 FT	N/A	30 FT	70% (NOTE 2)	2 SPACES
PLANNING AREA 2										
SINGLE FAMILY	3,200 SF	15 FT	20 FT	15 FT / 5 FT	5 FT	10 FT	N/A	30 FT	80%	2 SPACES
FRONT-LOADED TWO-FAMILY	2,500 SF	15 FT	20 FT	10 FT	5 FT	10 FT	0 FT	40 FT	80%	2 SPACES
TOWNHOUSE **	N/A	15 FT	20 FT	10 FT	7.5 FT	15 FT	0 FT	40 FT	N/A	2 SPACES
REAR-LOADED TWO-FAMILY	2,500 SF	15 FT	N/A	5 FT	5 FT	15 FT	0 FT	40 FT	80%	2 SPACES
TOWNHOUSE **	N/A	15 FT	N/A	5 FT	7.5 FT	15 FT	0 FT	40 FT	N/A	2 SPACES
MULTI-FAMILY	N/A	15 FT. R.O.W.	20 FT	N/A	N/A	25 FT	0 FT.	40 FT	80%	SEE SEC. 3.0
PLANNING AREA 3 & 4										
SINGLE FAMILY	3,200 SF	15 FT	20 FT	15 FT	5 FT	10 FT	N/A	30 FT	80%	2 SPACES
FRONT-LOADED TWO-FAMILY	2,500 SF	15 FT	15 FT	10 FT	5 FT	15 FT	0 FT	40 FT	80%	2 SPACES
TOWNHOUSE **	N/A	15 FT	20 FT	10 FT	7.5 FT	15 FT	0 FT	40 FT	N/A	2 SPACES
REAR-LOADED TWO-FAMILY	2,500 SF	15 FT	N/A	5 FT	5 FT	15 FT	0 FT	40 FT	80%	2 SPACES
TOWNHOUSE **	N/A	15 FT	N/A	5 FT	7.5 FT (NOTE 2)	15 FT	0 FT	40 FT	N/A	2 SPACES
COMMERCIAL	N/A	25 FT	N/A	N/A	PER CODE	25 FT*	0 FT	50 FT (NOTE 5)	80%	SEE SEC. 3.0

*AND EXTERNAL P.U.D. BOUNDARY

- Some proposed development standards differ from those within the Development Code.
- Reduced setbacks to accommodate smaller lot minimums
- Increased height for commercial

Proposed Development Standards

- Proposed design standards meet the City's design standards.
- Provided an additional house model than required by code.
- Included buffer standards.



**Illustrative
only*

Public Notice

- **Letters sent to property owners within 500 feet**
- **Signs Posted on property**
- **Notice in newspaper**
- **Four citizen inquiries**

Recommendation

The application was reviewed against Development Code Criteria found within Section 18.32.040(b) pertaining to Planned Unit Developments. These code criteria are met with the proposal as detailed in the staff report.

Planning Commission – recommended approval (6-0) on October 13, 2020

Motion : Based on the application received and the preceding analysis, the City Council finds that the proposed Westgate Preliminary PUD - First Amendment meets the requirements in Development Code Sections 18.32.040(a) – (c) and Section 18.32.050 and approves project number PUD2019-0014.



Questions?

Council Agenda Summary

November 17, 2020

Agenda Item Number 24

Key Staff Contact: Roy Otto, City Manager, 970-350-9750

Title:

COVID-19 Update

Summary:

There will be a brief update to Council regarding COVID-19.

Council Agenda Summary

November 17, 2020

Agenda Item Number 25

Key Staff Contact: Dale Lyman, Fire Chief, 970-350-9511

Title:

Consideration of a resolution of the City Council of the City of Greeley, Colorado, extending the City of Greeley Local Disaster Declaration of March 16, 2020 (updated on April 21, 2020, June 2, 2020, and August 11, 2020) related to the COVID-19 Pandemic

Summary:

With the recent COVID-19 surge, the City of Greeley is still in a Response Phase to the pandemic. COG resources are protecting the community, guiding the City workforce, and assisting our hospitals, healthcare facilities, and other community partners. The Regional FEMA grant expert has recommended to the Greeley Office of Emergency Management (OEM) that we stay under a Local Disaster Emergency (LDE) Declaration for our FEMA Public Assistance grant funding that we are currently applying for. The City of Greeley is also eligible for CARES Act funding up to December 30, 2020, and we have recently submitted our 2nd round of reimbursement requests and expect a 3rd round in December. The current City declaration is due to expire on November 17, 2020.

Does this item create a fiscal impact on the City of Greeley?	Yes
Fiscal Impact: If yes, what is the initial, or, onetime impact?	Federal Grant Funding
What is the annual impact?	Unknown
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	Yes
If yes, does this grant require a match?	Yes
Is this grant onetime or ongoing?	Ongoing
Additional Comments:	

Legal Issues:

None.

Other Issues and Considerations:

None.

Applicable Council Priority and Goal:

Image: Reinforce Greeley's vision as an attractive and vibrant community in which to live, learn, work and play.

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Economic Health & Development: Foster and maintain public and private investment in business development.

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

Resolution

**CITY OF GREELEY, COLORADO
RESOLUTION NO._____, 2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO, EXTENDING THE CITY OF GREELEY LOCAL DISASTER
DECLARATION OF MARCH 16, 2020 RELATED TO COVID-19**

WHEREAS, on March 16, 2020, pursuant to C.R.S. § 24-33.5-709, and the emergency management and operations plans and resolutions of the City of Greeley, Colorado, Mayor John Gates declared a local disaster emergency due to the occurrence of an imminent threat of widespread or severe damage, injury or loss of life or property resulting from the Coronavirus disease 2019 (COVID-19) requiring emergency action to avert danger or damage within the City of Greeley, and requiring activation of State and Federal assistance programs; and

WHEREAS, Pursuant to C.R.S. § 24-33.5-709 (1), the declaration may be continued or renewed for a period in excess of seven days with the consent of the City Council; and

WHEREAS, on March 17, 2020 the City Council ratified the Declaration of Local Disaster Emergency and extended it until April 21, 2020;

WHEREAS, on April 21, 2020 the City Council renewed the Declaration of Local Disaster Emergency and extended it until June 2, 2020; and

WHEREAS, on June 2, 2020 the City Council renewed the Declaration of Local Disaster Emergency and extended it until August 11, 2020; and

WHEREAS, on August 11, 2020 the City Council renewed the Declaration of Local Disaster Emergency and extended it until November 17, 2020; and

WHEREAS, the COVID-19 pandemic is on-going and therefore, the City Council finds that it is appropriate and in the interests of the public health, safety, and welfare; and to further property protection, for the City Council to extend the Local Disaster Declaration until such time as the City Council terminates such declaration.

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

Section 1. That the City Council hereby confirms, determines, and declares that there is a local disaster in Greeley, Colorado, to wit, the occurrence or imminent threat of widespread or severe damage, injury or loss of life or property resulting from COVID-19, including the presence and likelihood of additional cases, requiring emergency action to avert danger or damage.

Section 2. That the effect of this resolution shall be to continue the Local Disaster Declaration signed by Mayor Gates on March 16, 2020, which is attached hereto as Exhibit A and incorporated herein by this reference. Further, this declaration shall authorize the continued response and recovery aspects of any and all applicable local and interjurisdictional disaster emergency plans and to authorize the furnishing of aid and assistance under such plans.

Section 3. That the City Manager is directed and authorized to continue coordination with internal and external partners and to direct city staff as appropriate and necessary to address the local disaster emergency.

Section 4. That the City Council directs the City Manager to implement steps for long term continuity of government services.

Section 5. That the City Council hereby hereby extends the Local Disaster Declaration for an additional 63 days until January 19, 2021 at which time City Council may resolve to extend the Local Disaster Declaration for an additional period.

Section 6. That the City Clerk is directed to ensure this resolution and declaration is promptly filed with the appropriate authorities.

SIGNED AND EFFECTIVE THIS _____ DAY OF NOVEMBER, 2020.

THE CITY OF GREELEY, COLORADO

ATTEST:

By: _____
Mayor

By: _____
City Clerk

LOCAL DISASTER DECLARATION

WHEREAS, on March 16, 2020, the City of Greeley Office of Emergency Management (OEM) advised the Greeley City Council of a disaster (as that term is defined in the Colorado Disaster Emergency Act, C.R.S. §24-33.5-702, *et seq.*) currently present in the City of Greeley, to wit, the occurrence of an imminent threat of widespread or severe damage, injury or loss of life or property resulting from the Coronavirus disease 2019 (COVID-19) requiring emergency action to avert danger or damage within the City of Greeley, and requiring activation of State and Federal assistance programs; and

WHEREAS, the Governor of Colorado, by Executive Order D 2020 03, has declared a statewide disaster emergency due to the presence of COVID-19 in the state. The Executive Order identifies the potential for community spread and, among other things, activates disaster response and recovery aspects of applicable state, local and inter-jurisdictional disaster emergency plans.

WHEREAS, the Office of Emergency Management (OEM) has recommended that the City Council declare a local disaster due to the presence of COVID-19 in the community; and

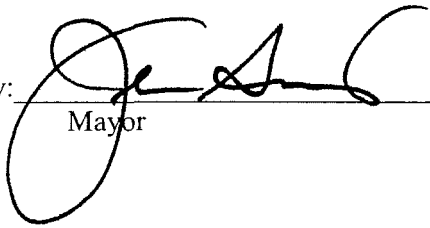
WHEREAS, pursuant to C.R.S. §24-33.5-709 and the Emergency Management Resolution of Greeley, Colorado, the City Council has authorized the Mayor to declare a **local disaster emergency**.

Now therefore be it resolved that:

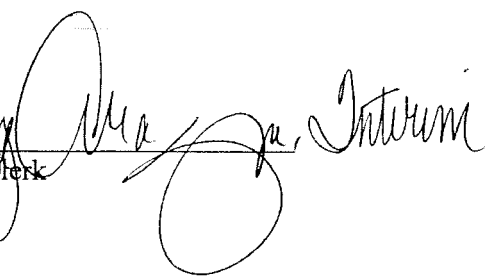
1. There is hereby declared to be a local disaster in the City of Greeley, Colorado, due to the imminent threat of widespread or severe damage, injury, or loss of life or property, due to the presence and spread of COVID-19 requiring activation of State and Federal assistance programs.
2. The effect of this declaration shall be to activate the recovery aspects of any and all applicable local and inter-jurisdictional disaster emergency plans and to authorize the furnishing of aid and assistance under such plan.
3. The effect of this declaration hereby provides access to and spending of all emergency funds for response, recovery, aid, and assistance for this local disaster held by the City in accordance with Article 10, Section 20 of the Colorado Constitution.
4. Be it further resolved that this declaration shall be effective upon the date and time given below, and shall remain in effect for a period not to exceed 7 days thereafter except by or with the consent of a majority of the members of the City Council. True copies of this declaration shall be filed promptly with the Colorado Office of Emergency Management (OEM) (within the Division of Homeland Security and Emergency Management (DHSEM)) and with the City Clerk and shall be promptly distributed to the appropriate representatives of the news media.

SIGNED AND EFFECTIVE THIS 16th DAY OF March, 2020, AT 9:31 A.M.

THE CITY OF GREELEY, COLORADO

By:  Mayor



 Interim

Exhibit

Council Agenda Summary

November 17, 2020

Agenda Item Number 26

Key Staff Contact: Sean Chambers, Water & Sewer Director, 970-350-9815

Title:

Consideration of a resolution of the City Council of the City of Greeley authorizing the declaration of a local disaster emergency (Cameron Peak and East Troublesome Wildfires)

Summary:

The Cameron Peak and East Troublesome fires have burned over 402,000 acres impacting the City of Greeley's water supply and water supply infrastructure. Declaring a local disaster emergency will assist in recovery actions including helping to secure funding at the State and federal levels.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

The Mayor may declare a local disaster emergency, with the consent of City Council required for continuance of the declaration beyond seven (7) days. C.R.S. Section 24-33.5-709(1). The City Attorney's Office has reviewed this declaration.

Other Issues and Considerations:

None.

Applicable Council Priority and Goal:

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or

- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to authorize the declaration.

Attachments:

Resolution

Declaration of Local Disaster Emergency (Cameron Peak and East Troublesome Wildfires)

USDA Letter regarding Cameron Peak Fire

Cameron Peak Fire Watershed Letter

PowerPoint

**CITY OF GREELEY, COLORADO
RESOLUTION NO. __, 2020**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREELEY
AUTHORIZING THE DECLARATION OF A LOCAL DISASTER EMERGENCY
(CAMERON PEAK AND EAST TROUBLESOME WILDFIRES)**

WHEREAS, the City of Greeley Office of Emergency Management (“OEM”) has advised the City of Greeley City Council this 17th day of November 2020 of a disaster (as that term is defined in the Colorado Disaster Emergency Act, C.R.S. § 24-33.5-701, et seq.) currently present in the City of Greeley, such disaster being the occurrence and imminent threat of widespread and severe damage to City of Greeley municipal watershed and water supply infrastructure resulting from the Cameron Peak and East Troublesome Fires in Larimer County; and

WHEREAS, the occurrence and imminent threat of damage to City of Greeley municipal watershed and water supply infrastructure resulting from the Cameron Peak and East Troublesome Fires constitutes an emergency that requires an immediate and comprehensive response, including through the use of state and community resources and procedures, to avert continued danger to the municipal water supply of the City of Greeley; and

WHEREAS, the Governor of the State of Colorado, originally by Executive Orders D 2020 193 and 194, and as continued by Executive Order D 2020 222, declared a state of disaster emergency due to multiple wildfires across Colorado, activating the State Emergency Operations Plan and directing State departments and agencies to respond as required by the Office of Emergency Management; and

WHEREAS, the Governor of the State of Colorado, by Executive Order D 2020 208, also declared a state of disaster emergency due, more specifically, to the Cameron Peak Fire in Larimer County, enabling State agencies to further coordinate with other governmental agencies and nonprofit organizations, and making resources available for fire suppression, response, consequence management, and recovery efforts; and

WHEREAS, the Mayor of the City of Greeley is empowered by C.R.S. § 24-33.5-709(1) and the Emergency Management Resolution of the City of Greeley to declare a local disaster emergency; and

WHEREAS, the City of Greeley OEM has recommended, in accordance with the Colorado Disaster Emergency Act and the Emergency Management Resolution of the City of Greeley, that the Mayor declare a local disaster emergency due to the occurrence and imminent threat of widespread and severe damage to City of Greeley municipal watershed and water supply infrastructure resulting from the Cameron Peak Fire and East Troublesome Fire in Larimer County, such declaration being in the interests of the public health and safety of the City of Greeley, its citizens, and its municipal water supply; and

WHEREAS, the City Council finds that it is appropriate and in the interests of the public health and safety of the City of Greeley, its citizens, and its municipal water supply, to address the

occurrence and imminent threat to City of Greeley municipal watershed and water supply infrastructure, by authorization of the Declaration of Local Disaster Emergency (Cameron Peak and East Troublesome Wildfires) attached hereto, in accordance with C.R.S. § 24-33.5-709(1);

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

Section 1. The City Council hereby confirms, determines, and declares there to be a local disaster emergency in the City of Greeley, Colorado, due to the occurrence and imminent threat of widespread and severe damage to City of Greeley watershed and water supply infrastructure resulting from the Cameron Peak and East Troublesome Fires in Larimer County, requiring the activation of State and Federal assistance programs.

Section 2. This resolution shall authorize the Declaration of Local Disaster Emergency (Cameron Peak and East Troublesome Wildfires) attached hereto and the actions described therein, including activation of the recovery aspects of any and all applicable local and inter-jurisdictional disaster emergency plans, and the furnishing and receipt of aid and assistance under such plans.

Section 3. The Declaration of Local Disaster Emergency (Cameron Peak and East Troublesome Wildfires) attached hereto is authorized for a period of 270 days, unless amended or continued with the consent of a majority of the City Council.

Section 4. The City Manager is hereby directed and authorized to continue coordination with internal and external partners, and to direct City staff as appropriate and necessary to address the local disaster emergency.

Section 5. The City Clerk is hereby directed to ensure that true copies of this resolution and the Declaration of Local Disaster Emergency (Cameron Peak and East Troublesome Wildfires) are filed promptly with the Colorado Office of Emergency Management, within the Division of Homeland Security and Emergency Management, and promptly distributed to the other appropriate authorities and representatives of the news media.

SIGNED AND EFFECTIVE THIS ____ DAY OF NOVEMBER 2020.

THE CITY OF GREELEY, COLORADO

ATTEST:

Mayor

City Clerk

DECLARATION OF LOCAL DISASTER EMERGENCY
CAMERON PEAK AND EAST TROUBLESOME WILDFIRES

WHEREAS, the City of Greeley Office of Emergency Management (“OEM”) has advised the City of Greeley City Council this 17th day of November 2020 of a disaster (as that term is defined in the Colorado Disaster Emergency Act, C.R.S. § 24-33.5-701, et seq.) currently present in the City of Greeley, such disaster being the occurrence and imminent threat of widespread and severe damage to City of Greeley municipal watershed and water supply infrastructure resulting from the Cameron Peak and East Troublesome Fires in Larimer County; and

WHEREAS, the occurrence and imminent threat of damage to City of Greeley municipal watershed and water supply infrastructure resulting from the Cameron Peak and East Troublesome Fires constitutes an emergency that requires an immediate and comprehensive response, including through the use of state and community resources and procedures, to avert continued danger to the municipal water supply of the City of Greeley; and

WHEREAS, the Governor of the State of Colorado, originally by Executive Orders D 2020 193 and 194, and as continued by Executive Order D 2020 222, declared a state of disaster emergency due to multiple wildfires across Colorado, activating the State Emergency Operations Plan and directing State departments and agencies to respond as required by the Office of Emergency Management; and

WHEREAS, the Governor of the State of Colorado, by Executive Order D 2020 208, also declared a state of disaster emergency due, more specifically, to the Cameron Peak Fire in Larimer County, enabling State agencies to further coordinate with other governmental agencies and nonprofit organizations, and making resources available for fire suppression, response, consequence management, and recovery efforts; and

WHEREAS, the Mayor of the City of Greeley is empowered by C.R.S. § 24-33.5-709(1) and the Emergency Management Resolution of the City of Greeley to declare a local disaster emergency; and

WHEREAS, the City of Greeley OEM has recommended, in accordance with the Colorado Disaster Emergency Act and the Emergency Management Resolution of the City of Greeley, that the Mayor declare a local disaster emergency due to the occurrence and imminent threat of widespread and severe damage to City of Greeley municipal watershed and water supply infrastructure resulting from the Cameron Peak Fire and East Troublesome Fire in Larimer County, such declaration being in the interests of the public health and safety of the City of Greeley, its citizens, and its municipal water supply; and

WHEREAS, the City of Greeley City Council has consented to and authorized, on this 17th day of November, 2020, this declaration for such period of time in excess of seven (7) days as is necessary and appropriate to address the occurrence and imminent threat to City of Greeley municipal watershed and water supply infrastructure, in accordance with C.R.S. § 24-33.5-709(1);

NOW, THEREFORE:

Section 1. There is hereby declared to be a local disaster emergency in the City of Greeley, Colorado, due to the occurrence and imminent threat of widespread and severe damage to City of Greeley watershed and water supply infrastructure resulting from the Cameron Peak and East Troublesome Fires in Larimer County, requiring the activation of State and Federal assistance programs.

Section 2. This declaration shall activate the recovery aspects of any and all applicable local and inter-jurisdictional disaster emergency plans, and authorize the furnishing and receipt of aid and assistance under such plans.

Section 3. This declaration shall also provide access to, and authorize the spending of, all emergency funds for response, recovery, aid, and assistance for local disaster emergencies that are held by the City of Greeley in accordance with Article X, Section 20 of the Constitution of the State of Colorado.

Section 4. This declaration shall take effect as of the date and time set forth below, and remain in effect for a period of 270 days, unless amended or continued with the consent of a majority of the City of Greeley City Council. True copies of this declaration shall be filed promptly with the Colorado Office of Emergency Management, within the Division of Homeland Security and Emergency Management, with the City Clerk for the City of Greeley, and shall be promptly distributed to the appropriate representatives of the news media.

SIGNED AND EFFECTIVE THIS ____ DAY OF NOVEMBER 2020 AT __:___ A.M./P.M.

THE CITY OF GREELEY, COLORADO

ATTEST:

Mayor

City Clerk

Congress of the United States
Washington, DC 20510

October 8, 2020

The Honorable Sonny Perdue
Secretary
United States Department of Agriculture
1400 Independence Avenue SW
Washington, DC 20250

The Honorable Kevin Norton
Acting Chief
Natural Resources Conservation Service
United States Department of Agriculture
1400 Independence Avenue SW
Washington, DC 20250

Dear Secretary Perdue and Acting Chief Norton,

We write to request the Natural Resources Conservation Service and its Emergency Watershed Protection Program at the U.S. Department of Agriculture (USDA) coordinate to the maximum extent possible with the State of Colorado and local governments to help protect water supplies that rely on the Cache la Poudre (Poudre) River.

Communities in Larimer and Weld counties, like Fort Collins and Greeley, receive at least some water supplies from the Poudre River, which pulls water from high mountain reservoirs. There are currently five reservoirs that are highly susceptible to erosion and potential sediment from the Cameron Peak wildfire burning in the area that could impact the larger area's drinking and irrigation water. The Cameron Peak fire has burned over 128,000 acres in Larimer County, directly west of Weld County, and is only 42 percent contained.

Once the fire is more contained, it will be important to work swiftly to mitigate erosion impacts, sediment loading, and debris. In 2012, the High Park fire burned over 80,000 acres in a different part of the Poudre River watershed. The effects of that wildfire caused extreme difficulty for many Northern Colorado communities and water utilities that rely on the Poudre River to provide a clean water supply and irrigation water to highly productive agricultural lands. Fort Collins, Greeley, and other communities anticipate many of the same problems from the Cameron Peak fire that they faced after the 2012 fire, including filtration challenges.

Colorado is managing threats from multiple wildfires across the state. One of the contributors to this wildfire season has been hot and dry weather throughout the spring and summer. The lack of moisture across Colorado has caused system-wide stress on water systems. Working to restore and make any necessary infrastructure repairs to the Poudre River watershed in advance of next spring's snowmelt may well prove to be vital in protecting drinking and irrigation water supplies for communities across Larimer and Weld counties.

We are thankful for the work USDA and other federal agencies have already done to provide support to our communities as they respond to wildfires and long-term issues associated with the fires. We firmly believe we must continue to work together at the federal, state, and local level on wildfire resiliency during and following the fires.

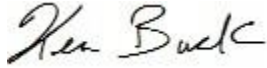
Sincerely,



Cory Gardner
United States Senator



Joe Neguse
Member of Congress



Ken Buck
Member of Congress

Congress of the United States
Washington, D.C. 20510

October 8, 2020

The Honorable Vicki Christiansen
Chief
United States Forest Service
United States Department of Agriculture
1400 Independence Avenue, SW
Washington, D.C. 20250

The Honorable Kevin Norton
Acting Chief
Natural Resources Conservation Service
United States Department of Agriculture
1400 Independence Avenue, SW
Washington, D.C. 20250

Dear Chief Christiansen and Acting Chief Norton:

We write to request that the United States Forest Service (USFS) and the Natural Resources Conservation Service (NRCS) work with the State of Colorado and local governments to address the Cameron Peak Fire's threat to the region's watersheds and water supply.

The Cameron Peak Fire remains less than 50 percent contained and has already burned over 131,000 acres, making it the third largest fire in Colorado's history. In addition to the structural damage and poor air quality, at least five high mountain reservoirs in the Cache La Poudre River watershed are at risk of erosion and sedimentation damage from the fire. Communities across Northern Colorado depend on the watershed for their water supply. Damage to these reservoirs and other water infrastructure puts the drinking and irrigation water supply, which is already facing pressure from a severe drought year, at risk.

The United States Department of Agriculture is a valuable partner in helping our state respond to and recover from wildfires. Since much of the Cameron Peak Fire is burning on USFS land, Coloradans are concerned that they may be limited in their ability to protect private property and downstream communities. Therefore, we ask that the Forest Service work quickly, and in coordination with local governments and water providers, to prioritize watershed repair in areas critical to the region's water supply. We also ask that the NRCS's Emergency Watershed Protection Program work with local governments to provide maximum flexibility and minimize costs, so that project sponsors can quickly undertake priority projects across public and private lands that protect the region's water infrastructure. Combined, these steps will help the region recover from the wildfire and mitigate future damage.

We are thankful for the ongoing work of the NRCS and USFS to support Colorado's wildfire response and recovery. We look forward to working together to protect Northern Colorado's water supply and infrastructure.

Sincerely,



Michael F. Bennet
United States Senator



Joe Neguse
United States Representative

Wildfire Impact Local Emergency Declaration

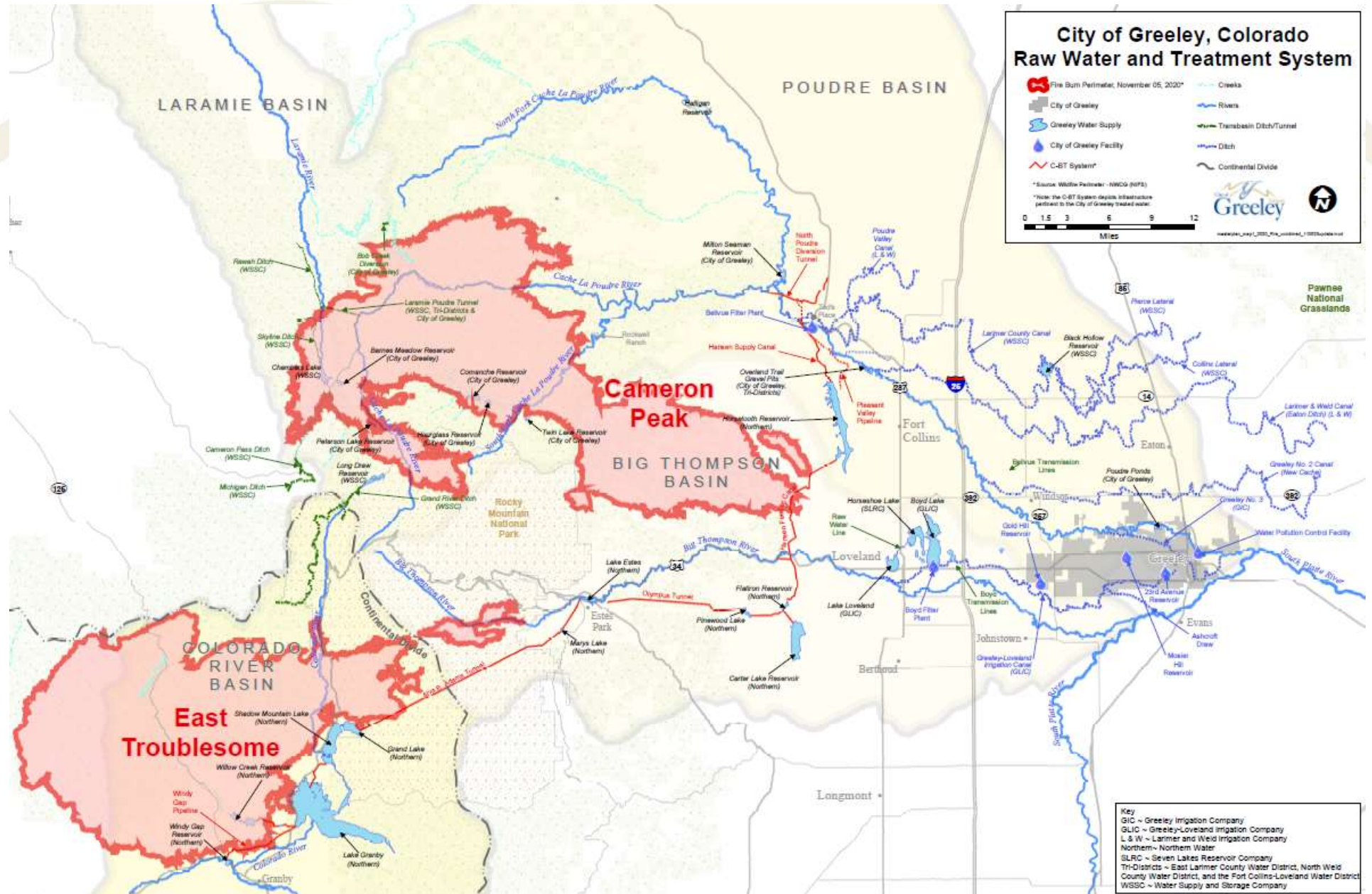


**Presented to Greeley
City Council**

November 17, 2020

Wildfire Damage in all Greeley source water basins:

1. Poudre River
2. Big Thompson
3. Laramie River
4. Upper Colorado River (Windy Gap and CB-T)



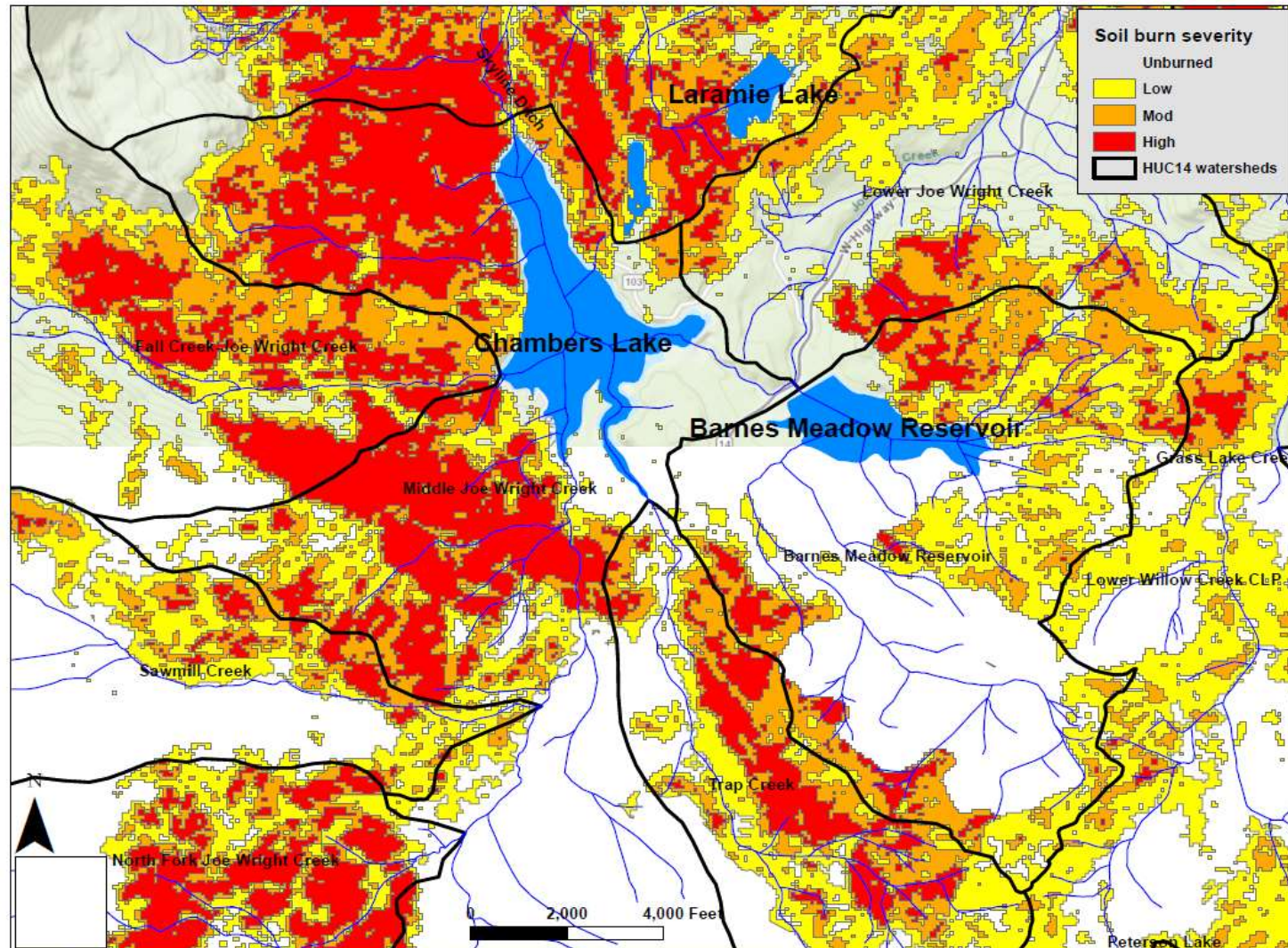
Current Burn Area Facts

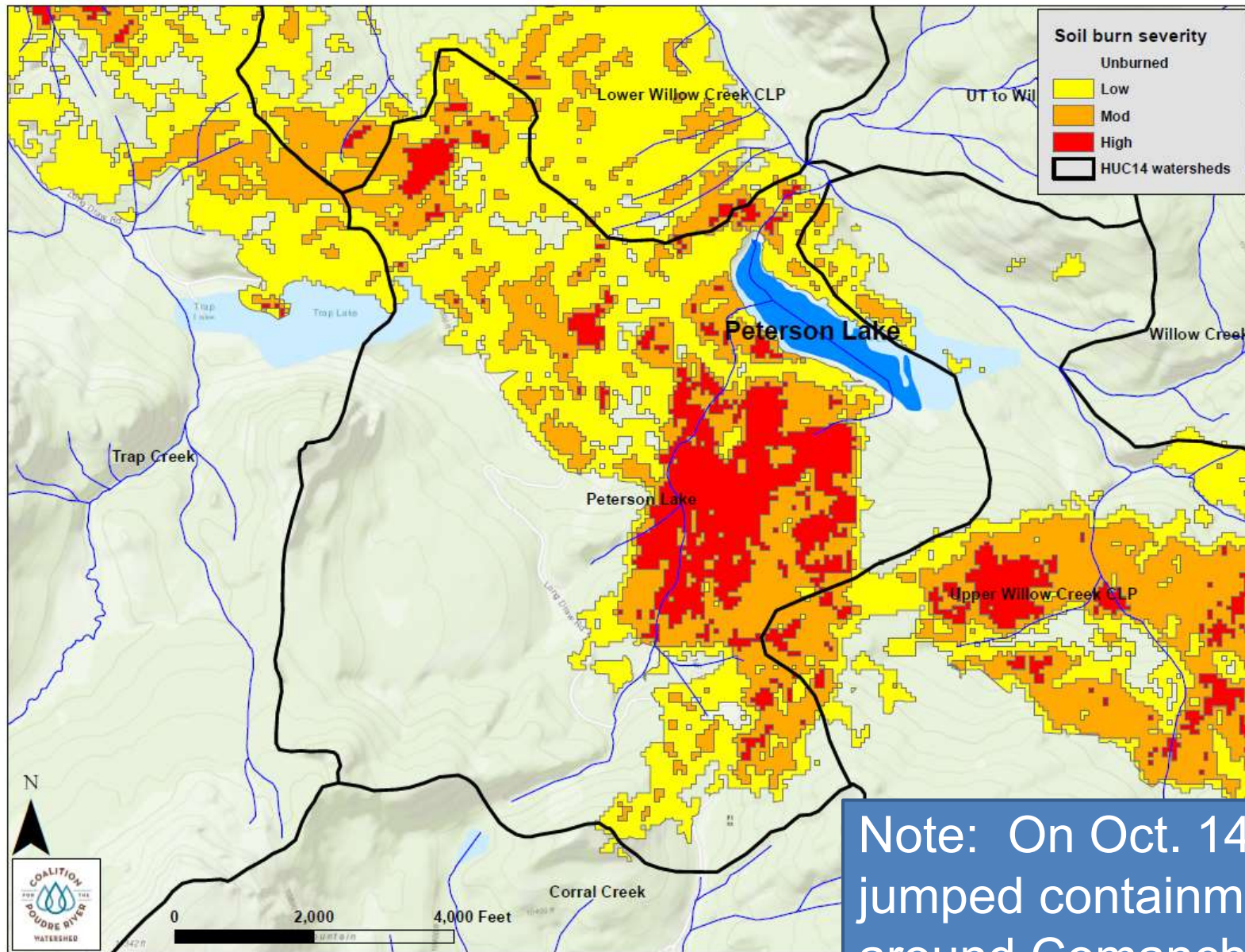
- Cameron Peak and East Troublesome fires have burned over 402,000 acres*
- 213,800 acres in Poudre, Big T and Laramie River basins
- Cameron Peak is 92% contained*
- East Troublesome is 37% contained
- Majority on burn area is US Forest Service lands
 - Burn areas impact watershed health, water quality, reservoir operations, diversion structures and treatment facility operations

*As of November 10, 2020



Preliminary Burn Severity Mapping Camron Peak and the Laramie-Poudre Tunnel Area





Note: On Oct. 14, 2020, Camron Peak Fire jumped containment and severely burned around Comanche and Hourglass Reservoirs. Assessment of those damages is ongoing.

Major Impacts

All 4 municipal water supply basins are impacted

- Sediment, ash, trees and other debris delivery to reservoirs
 - 10-25 times more sediment
 - Loss of storage capacity
 - Inability to operate outlet works
 - Debris limiting operability could lead to limits on storage for safety reasons
- Water quality impacts
 - Erosion increases turbidity and treatment requirements, and cost to remove impurities
 - Unable to divert directly from Poudre at times
- Flooding hazards



Solutions

- **Sediment traps/basins at reservoirs**
- **Debris traps**
- **Aerial mulching and seeding**
- **Directional tree felling**
- **Erosion Wattles**
- **Enhanced real time monitoring on river and reservoirs**

Many of these were utilized and successful in mitigating impacts of the High Park Fire



Funding

- Mitigation is expensive! Potentially \$30M - \$50M in Poudre Big Thompson burn areas
- State and Federal funding is limited
- Natural Resource Conservation Service (NRCS) Emergency Watershed Protection (EWP) can only be used on private lands;
 - Greeley and Larimer County are sponsors
- Congressional support is important
- Forest Service requesting additional appropriations
 - Currently only \$300,000 appropriated (approximately 1% of need)





Recommendation

City OEM and Water Dept. recommend, in accordance with the Disaster Emergency Act, that the Mayor declare a local disaster emergency; and that City Council adopt a Local Emergency Disaster Declaration to justify FEMA and other state and federal funding and assist in lobbying efforts

Questions



Council Agenda Summary

November 17, 2020

Agenda Item Number 27

Title:

Consideration of an Executive Session to determine positions, develop strategy and instruct negotiators regarding collective bargaining with the Greeley Fire Fighters Union Local 888

Council's Recommended Action:

If this item is considered favorably by City Council, the following suggested motion is needed:

A motion to go into an Executive Session as authorized by C.R.S. § 24-6-402(4)(b) and Greeley Municipal Code § 2.04.020(a)(2) to receive legal advice from the City's attorneys; and by C.R.S. § 24-6-402(e) and Greeley Municipal Code § 2.04.020(a)(5) to determine positions, develop strategy, and instruct negotiators regarding collective bargaining with Greeley Fire Fighters Union Local 888.

Council Agenda Summary

November 17, 2020

Agenda Item Number 28

Title

Scheduling of Meetings, Other Events

Summary

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Worksession Schedule regarding any upcoming meetings or events.

Attachments

Council Meeting/Worksession Schedule
Council Meetings/Other Events Calendar

City Council Meeting Scheduling

	Current as of 11/13/2020		
	This schedule is subject to change		
Date	Description	Sponsor	Placement/Time
November 24, 2020 Worksession Meeting	Pending Cancellation		
December 1, 2020 Council Meeting	Resolution - DDA Budget	Robert Miller	Consent
	Resolution - DDA Mill Levy	Robert Miller	Consent
	Ordinance - Intro - Final Additional Appropriation	Robert Miller	Consent
	Ordinance - Intro - Transfer of Customers and Water Resources to Evans	Sean Chambers	Consent
	Ordinance - Intro - Reauthorizing certain Boards & Commissions for 3 years	Anissa Hollingshead	Consent
	COVID-19 Update	Dan Frazen	Regular
	Ordinance - Final - Greeley West Multifamily Rezone	Brad Mueller	Regular
	Resolution - Greeley West Multifamily Preliminary PUD	Brad Mueller	Regular
	Boards & Commissions Appointments	Anissa Hollingshead	Regular
December 8, 2020 Worksession Meeting	COVID-19 Update	Dan Frazen	0.25
	Fire Based EMS	Chief Lyman	0.50
	Landscape Code Update	Brad Mueller	0.50
	Long Range Water Storage and Terry Ranch Diligence Update	Sean Chambers	0.50
	Sales Tax Definitions and Standardized Collections	Robert Miller	0.50
December 15, 2020 Council Meeting	COVID-19 Update	Dan Frazen	Regular
	Ordinance - Final - Reauthorizing certain Boards & Commissions for 3 years	Anissa Hollingshead	Regular
	Ordinance - Final - Tranfser of Customer and Water Resources to Evans	Sean Chambers	Regular
	Resolution - IGA with School District 6 regarding Boomerang South Land Swap	Sean Chambers	Regular
	Ordinance - Final - Final Additional Appropriation	Robert Miller	Regular
	UNC Update from Dr. Feinstein	Roy Otto	Regular
December 22, 2020 Worksession Meeting	Pending Cancellation		

November 16, 2020 - November 22, 2020

November 2020						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2020						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Monday, November 16

Tuesday, November 17

6:00pm - City Council Meeting - Council Master Calendar

Wednesday, November 18

2:00pm - 5:00pm Water & Sewer Board (Gates)

Thursday, November 19

7:30am - 8:30am DDA (Zasada/Butler)

3:30pm - 4:30pm Airport Authority (Clark/Payton)

Friday, November 20

4:00pm - 6:00pm Webinar and Group Discussion with Dr. Allen
(<https://greeleygov.zoom.us/j/97521340282>) - Council Master Calendar

Saturday, November 21

Sunday, November 22

November 23, 2020 - November 29, 2020

November 2020						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
	7	8	9	10	11	12
	13	14	15	16	17	18
	19	20	21	22	23	24
	25	26	27	28	29	30

December 2020						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
	6	7	8	9	10	11
	12	13	14	15	16	17
	18	19	20	21	22	23
	24	25	26	27	28	29
	30	31				

Monday, November 23

11:30am - 12:30pm Greeley Chamber of Commerce (Hall) ☺

6:00pm - 7:00pm Youth Commission (Butler) ☺

Tuesday, November 24

6:00pm - **Pending Cancellation ** City Council Worksession Meeting - Council Master Calendar ☺

Wednesday, November 25

7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar ☺

Thursday, November 26

7:30am - Poudre River Trail (Hall) ☺

Friday, November 27

Saturday, November 28

Sunday, November 29

November 30, 2020 - December 6, 2020

November 2020						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2020						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Monday, November 30

Tuesday, December 1

6:00pm - City Council Meeting - Council Master Calendar

Wednesday, December 2

Thursday, December 3

3:30pm - IG Adv. Board (Butler)

6:00pm - MPO (Gates/Payton)

Friday, December 4

Saturday, December 5

8:30am - 12:00pm Group Session with Dr. Allen (Anywhere!;

12:30pm - 1:00pm Mayor Gates meeting with Dr. Allen

1:00pm - 1:30pm Councilmember Hall meeting with Dr. Allen

1:30pm - 2:00pm Councilmember Butler Meeting with Dr. Allen

2:00pm - 2:30pm Councilmember Payton meeting with Dr. Allen

More Items...

Sunday, December 6

December 7, 2020 - December 13, 2020

December 2020						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January 2021						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Monday, December 7

Tuesday, December 8

 **6:00pm - City Council Worksession Meeting** - Council Master
Calendar 

Wednesday, December 9

Thursday, December 10

 **7:30am - Poudre River Trail (Hall)** 

Friday, December 11

Saturday, December 12

Sunday, December 13

December 14, 2020 - December 20, 2020

December 2020						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January 2021						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Monday, December 14

Tuesday, December 15

6:00pm - City Council Meeting - Council Master Calendar

Wednesday, December 16

2:00pm - 5:00pm Water & Sewer Board (Gates)

Thursday, December 17

7:30am - 8:30am DDA (Zasada/Butler)

3:30pm - 4:30pm Airport Authority (Clark/Payton)

Friday, December 18

Saturday, December 19

Sunday, December 20

Council Agenda Summary

November 17, 2020

Agenda Item Number 29

Title

Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances

Council's Recommended Action

A motion to approve the above authorizations.

Council Agenda Summary

November 17, 2020

Agenda Item Number 30

[Title](#)

Adjournment