Planning Commission Agenda

Regular Meeting

Tuesday October 10, 2023 at 1:15 p.m.

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631 Zoom
Webinar Link:
https://greeleygov.zoom.us/j/86889411136

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Submit Written Comments:

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

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Planning Commission

October 10, 2023 at 1:15 PM
1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the September 26, 2023, Planning Commission Meeting Minutes

EXPEDITED AGENDA

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

5. A public hearing to consider a request by Vector Development for a Preliminary/Final Subdivision approval on approximately 1.603 acres located north of Sanborn Park and east of the 35th Avenue and 20th Street intersection. (Case Number SUB2023-0001, Westlake Commons Townhomes Subdivision)

END OF EXPEDITED AGENDA

6. Staff Report
7. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
September 26, 2023
Video Recording of the Meeting can be found at:
https://www.youtube.com/live/DjW4lGGcDRU?si=ipGHW4qjAD5SdfYD

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT
Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Briscoe
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT
Commissioner Jeff Carlson

3. Approval of Agenda

No additions or changes

4. Approval of September 12, 2023, Minutes

Commissioner Andersen moved to approve the minutes dated September 12, 2023. Commissioner Franzen seconded the motion. Motion carried 6-0.

5. A public hearing to consider a request to rezone approximately 11.2 acres located at 2118 N. 47th Avenue from Holding Agriculture (H-A) to Residential Estate (R-E). (ZON2022-0023).

Chair Yeater introduced the item, asking if the commission or anyone in attendance wished to see a presentation, seeing none the Public Hearing opened at 1:19 p.m.

Elmar Oestman, lives across from the location of this request. The applicant has eight percent of his irrigation well located in the parcel under consideration for this rezoning. He wants to know what the applicant plans to do on the parcel. Chair Yeater commented that the commission is present regarding the rezoning and that the information is in the packet and if the applicant wishes to speak, they can. He let Mr. Oestman know that he is welcome to share any opinion or feelings he has about the case. Mr. Oestman responded, sharing that he would be against approval of this right now.

Seeing no further requests for public comment, Chair Yeater stated if the applicant wished to speak in rebuttal they could at this time.

Owen Shanks with Uinta Surveying, 3313 35th Avenue Suite B, Evans, Colorado. Shared that the applicant was unable to attend the hearing due to being out of town, but he was present on his behalf. To address the concern, the applicant wanted to build a new house on the back portion of the property, he wanted to subdivide it into three separate lots and now is proposing two separate lots due to ongoing issues regarding water service with the city. He shared that is the purpose of the rezone and to build accordingly if approved. New versions of the plats reflecting this are being created now. The applicant does not have any plans to develop any additional units, that is not their intent.

With no further public comment or further questions for the applicant, Chair Yeater closed the Public Hearing at 1:21 p.m.

Chair Yeater turned the item to the commission for action. Commissioner Andersen motioned, based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from H-A (Holding Agriculture) zoning district to R-E (Residential Estate) zoning district meets the Development Code criteria, Sections 24-204 and therefore, recommends approval of the rezone to City Council. Commissioner Briscoe seconded the motion.

Chair Yeater asked the commission if there was any needed discussion on the matter. Commissioner Andersen asked what the minimum acreage for the R-E zone district was. Michael Franke, Planner II responded that the minimum lot size for the proposed zone district is 13,000 square feet.

With no further discussion, Chair Yeater called for the vote.

Motion Carried 6-0.

6. A Public Hearing to consider a Planned Unit Development (PUD) request to rezone approximately 42.64 acres of property located at 10494, 10800, and 10892 Hwy 257 Spur from R-L (Residential Low Density), PUD (Planned Unit Development), and C-H (Commercial High Intensity) to PUD (Planned Unit Development). (Project: PUD2023-0005)

Chair Yeater introduced the item, asking if the commission or anyone in attendance wished to see a presentation.

Commissioner Schulte stated he did not need to see the presentation but did have a question for staff. He wanted to know if one of the properties included in the proposed rezone had been the subject in a previous case that was presented to the commission before and commented he recalled that it was approved with a condition that the exterior wall be taller than originally submitted and he would like to know if that was still a factor.

Meg Oren, Planner III responded parcel Commissioner Schulte indicated, is what is essentially the "middle parcel" in this rezone, and it is remaining the same, it is not changing. The buffering standard or the wall itself is not changing at all. She included that the eastern parcel is going to match the buffering standard and landscape standards as well.

Chair Yeater commented that he recalled that the previous case mentioned, required an additional motion to make sure the wall met the expectation of the Planning Commission, he asked Ms. Oren what review procedure would be in place to make sure that it happens. Ms. Oren responded that any development that occurs in the PUD, the code standards, set back and landscape standards have already been determined by the proposed PUD and any development that comes in will have to meet

those standards. Chair Yeater shared that he recalled that entirety of the wall had to be constructed with stone material and he asked if the additional parcels would be required to have the same stone wall construction around the entirety of the property. Ms. Oren responded that they would not all necessarily be required to have the wall because the PUD itself does not require the wall, but it does require a larger setback than what would usually be required in similar zone districts.

With no further questions for staff, Chair Yeater asked if anyone in attendance would like to see a presentation or if the applicant was present and wished to speak. Seeing none, he opened the Public Hearing at 1:26. No requests to speak were made and Chair Yeater closed the Public Hearing at 1:26 p.m. and turned the request back to the commission for action.

Commissioner Andersen motioned, based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council approval. Commissioner Franzen seconded the motion.

Chair Yeater asked if the commission had any comments. Commissioner Schulte shared, he had the same concern that was expressed previously with the parcel including the wall and that the visual appeal of the area because it's kind of the gateway into Greeley from the highway and that the standards needed to be maintained.

Chair Yeater agreed with Commissioner Schulte and added that he appreciates the land use and need of the PUD however, he struggles with the lack of opportunity for the commission to review the Site Plan given the significance of the location being an entry point corridor. He will not support it in the current motion and does not want to take away from the applicants need to develop the parcel but he feels it needs to have a higher level of scrutiny as well as give the city the opportunity to vet the idea from a minimum to understand that the public is going to need to be able to take a look at it and have the chance to comment on it. He hopes the commission will consider amending the current motion to include some sort of review process for the site plan.

Commissioner Andersen asked if it was possible for the commission to ask for additional review after they have already made an approval and Brian McBroom, Community Development Director clarified the question to be, is it allowed for the commission to amend the motion to include that Planning Commission would get have to review and approve the site plan? Chair Yeater responded that was correct and it could be the Planning Commission or both Planning Commission and City Council. Mr. McBroom stated that this was perhaps more of a legal question, but he would suggest that if it is important to the commission that they should include it in their motion.

Chair Yeater spoke to the commissioners and stated he did not see it being very different than when they required the wall to be in place and that they are simply asking for an opportunity to review what is submitted for the Site Plan to ensure the intent for the original approval is upheld carries through the development of the remaining parcels in this PUD. Commissioner Andersen agreed that she felt it was a reasonable amendment to the motion.

Chair Yeater continued, reminding the commission that there was a motion that had already been proposed and it would be his wish that it is not approved but for a revised motion to be proposed that includes the discussed components.

Mr. McBroom stated that the commission could also have a subsequent motion to amend the motion.

Chair Yeater stated that he was content with having a motion to amend the current motion and

Commissioner Andersen agreed.

Commissioner Franzen moved that they move to amend the original motion to include adding Site Plan review and approval by Planning Commission and City Council. Commissioner Modlin seconded the amended motion. No further comment the commission voted. Motion carried 6-0.

Commissioner Andersen moved based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and with the amendment that Site Plan review would be remanded to both Planning Commission and City Council for approval prior to its passing and would therefore recommends City Council approval. Commissioner Schulte seconded the motion.

Motion Carried 6-0

7. A Public Hearing to consider a Use by Special Review (USR) request for a Parking Lot in the C-L (Commercial Light Intensity) Zone District West of 71st Avenue, North of 29th Street, South of Highway 34 (USR2023-0010).

Chair Yeater introduced the item and asked if the commission or anyone in attendance wished to see a presentation, or if the applicant wished to speak. seeing none the Public Hearing opened 1:32 p.m.

No one requested to speak and Chair Yeater closed the Public Hearing at 1:33 p.m. and turned the item back to the commission for action.

Commissioner Andersen moved, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a Parking Lot in the C-L (Commercial Light Intensity) Zone District is consistent with the Development Code criteria of Section 24-206 (a-d), and therefore, approve the Use by Special Review as submitted. Commissioner Franzen seconded the motion.

Motion carried 6-0

8. A continuation of a public hearing (continued from September 12, 2023) to consider an application to rezone a property 11.08 acres in size from Residential Low Density (RL) to a Planned Unit Development (PUD). The PUD would allow various Residential and Institutional uses with specific zoning standards (PUD2022-0007).

Chair Yeater introduced the item. Re-opening the Public Hearing at 1:34 p.m. and asking the applicant if they wished to speak.

Ian Percey, 2130 62nd Avenue Court, Greeley. He began by sharing in the previous meeting they had asked for continuance. He would like to discuss the plans for this project and include that he does have a presentation for the project he hopes to share. The intent is to build a high-quality senior living facility with continual care, assisted living, memory care and 12 cottages that would be adjacent to Cambridge Glen.

Mr. Percey stated that his team has conducted a neighborhood meeting and heard concerns regarding both traffic and the density of the project. Since the neighborhood meeting after hearing the concerns, his team has updated the plans to limit the number of units that can be included as well as making the units adjacent to Cambridge Glen only single-story units and no more than two

story units on the remaining portions of the site. They have done a lot of work determining what the facility will look like and what it will bring to the community, including the traffic impacts. They have worked with the city on creating traffic calming and have determined that they will install a median to be constructed in the center line of 47th Avenue to calm traffic. This is a great use for this site, they will build with high quality. The proposed use is a good use for this infill location, and it will bring great benefits to the city and community. The proposed use meets the criteria for a PUD and the city staff has recommended its approval.

Mr. Percey addressed questions that had been raised from public comment on the project. One of the questions was related to the service and loading area for the facility. Using the Site Massing Study included in his presentation, he indicated that the loading and service area would be on the lower drive, in the area with the cottages and that between the 4th and 5th cottages there is an access road into the facility. Around this same area, there would be an enclosed section for trash.

Continuing, Mr. Percey addressed the concern related to the parking area near the end of the row of cottages. He stated that there are about 5 parking spaces closest to Cambridge Glen and that there are 6 on the other side. He shared they will be well landscaped and have a good buffering. All lighting will be cut off lighting on the site.

Another concern they heard was regarding the emergency access route that goes around the back of the building. It will be a different surface and not the regular asphalt surface. It will also include breakaway barriers and access will be limited to emergency services.

Mr. Percey added that there were questions and concerns regarding mitigation of dust during construction and shared that the contractor would be required to follow all city standards for dust mitigation. They will complete the dirt work as quickly as possible and get the asphalt installed as soon as they can to help alleviate this concern as well.

Mr. Percey thanked the commission for their time and let them know he is available for any questions. Chair Yeater commented that many of the concerns the commission heard revolved around traffic. He stated that the applicant mentioned meeting with the city and installing the median on 47th Avenue to calm traffic and asked if they had any other methods that were considered for calming traffic, more specifically, an acceleration/deceleration lane and inquired if this is something that was investigated. Mr. Percey replied that it was initially considered but after meeting with the city, the preferred approach is the median and that is what they have agreed to. He included it is about 300 feet of median.

Commissioner Schulte asked if the connection from the parcel to 47th Avenue is going to be in about the same place that the current driveway is now. Mr. Percey responded by indicating that it is very close, not the same place but still very close.

With no further questions for the applicant Chair Yeater continued, moving forward to public comment.

Randy Bussey, 4510 West 14th Street, Greeley. Stated that he discussed this with some civil engineers and regarding a flow analysis on an 8" stub, that comes from Cambridge Glen into the area for this development. They have not seen a flow analysis and do not know if it was for 150, 200, or 250 units and they do not know if a lift is going to be required to go towards the south into his area (only considering the sewer). He asked if someone present could speak to the flow analysis for the sewer.

Craig McWhirter, 4517 West 14th Street, Greeley. Shared that the questions that Mr. Percey was

commenting on were the ones he had and included that he was satisfied with his response.

Amy Croissant, 4718 West 13th Street, Greeley. She shared that she and her husband moved to Greeley two years ago, they had sought out a home in a low-density area and thought that where they moved was the perfect spot. They are not the only ones in their neighborhood that are concerned about the various residential and institutional uses related to how much traffic it will bring to the neighborhood. As well as how it will devalue their property. She shared that she feels the traffic is already horrendous during certain times of the day on 47th Avenue and there needs to be an independent study on this and how many vehicles are using this roadway already. She is not for high rise or a business in the neighborhood. It is not characteristic for their neighborhood or the Country Club or the type of people who have bought houses in here for the quietness of it. She is not in support of this, and it does not fit their neighborhood and she would like it to be kept residential, low-density and she would like an independent study done on the traffic at this present time.

Claudia Susman, 1100 48th Avenue, Greeley. She lives in Hilltop, just around the corner from the previous speaker. Several years ago, two lots were sold in Hilltop that should not have been made into lots. It closed off their access to 10th Street and now they have to make a right turn only, which means to access 10th Street they now have to go down to 13th Street and try to make a left hand turn on a blind hill and if this development is allowed it will increase the traffic coming north bound and make it even harder for those in Hilltop to access 10th Street. Her other question regarding if the city was going to gain revenue by changing the zoning, is there money in their pockets by changing the zoning?

Sue Mantell, 4503 West 14th Street, Greeley. She believed she heard that they were going to place a median on 47th Avenue. She would like to know how it will be placed because 47th Avenue is currently 4 lanes, and she does not understand where there would be room to place the median. She would like clarification on that.

With no further public comment, Chair Yeater closed the Public Hearing at 1:48 p.m. and asked a representative from the city, regarding traffic come to the podium.

Thomas Gilbert, Engineering Development Review came to the podium. Chair Yeater commented that there have been a lot of questions raised regarding traffic and asked Mr. Gilbert to provide clarification on what the city and the applicant have done to address the traffic concerns.

Mr. Gilbert responded, sharing that he looked at this project with CDOT (Colorado Department of Transportation) and Water & Sewer. When they were reviewing this project for the rezone it included conceptual ideas about traffic, water, and sewer. There will be subdivision and a site plan review that will have to meet city criteria before this project is completed. To address traffic concerns, the first thing to address is the deceleration lane, he indicated it was reviewed and it was not warranted so it was not added. He continued, there has been a lot of talk about the traffic in the area and that he was able to speak with the traffic engineer for the city. He shared with Mr. Gilbert that in 2018 traffic volumes on 47th Avenue in this area averaged 19,202 trips daily. These counts are like other major streets in this area such as 35th Avenue. It was within what is considered reasonable traffic. If you factor in a 2% growth rate for traffic, it means that currently the estimated traffic count is about 21,200 vehicles per day. In October of this year there is another traffic count scheduled for this corridor. The other questions that have come up regarding traffic are around the median that this development will install on 47th Avenue. He shared that this is not proposed to be a very wide landscaped median but a median that is the height of a curb and is about 4 feet wide. It will be in the middle of the roadway, and it will not impact the current width of 47th Avenue. Chair Yeater asked for clarification on the acceleration/deceleration lane and if it would require a higher level of traffic

for those kinds of structures to be in place. Mr. Gilbert commented that for a deceleration lane it has to do with how many right turns are being made and, in this case, it is just not warranted. Chair Yeater asked what in the city code would require a development to be required to install a deceleration lane. Mr. Gilbert was not familiar with what the number of right-hand turns would make it required but shared that there is a chart in the code that shows how many turns are triggers for different levels of traffic calming. He shared this will all be looked at closer during the subsequent applications for this development but for the required cursory look for this process it is not required. Discussion continued related to the upcoming traffic study that will take place in October and how the city determines intersections and roadways that need to improve to accommodate for growth. Commissioner Modlin asked if it made sense for the applicant to allocate room for those lanes for future accommodations. Mr. Gilbert responded, sharing that this case is for zoning, and they do not know the exact data for what will happen with the site and when the Subdivision application is submitted the city will make those determinations at that time. Discussion continued regarding the process of zoning, conceptual plans and how traffic counts are determined.

Chair Yeater asked for city Planning staff to come to the podium. Jeff Woeber, Planner III came to the podium. Commissioner Briscoe asked why the city suggested that this project be submitted as a PUD and not a specific rezoning. Mr. Woeber replied that in this case, the applicant was considering R-H (residential high-density) which would allow for higher density and higher maximum building heights. Staff did not feel that those factors would be appropriate for this site but by submitting this as a PUD, the number of units can be limited as well as the maximum building height. With no further questions for staff, Chair Yeater asked the applicant to step forward to speak.

Troy Sprigger, Civil Engineer, 4715 Innovation Drive, Ft. Collins, Colorado. He wanted to address the question regarding sanitary sewer. He included that they did go through intensive modeling, and it is limited to the maximum allowable density for this PUD. They have looked at the maximum capacity for the 8" line and it is at about 40% of the maximum capacity when you factor in the proposed units, and it will still be under the maximum threshold for this facility. All their studies and calculations have been submitted to the city and they are available for the public to see if they wish. With no further questions for Mr. Sprigger, Chair Yeater asked for the applicants' traffic representative to step forward.

Matt Brown, 5690 DTC Boulevard, Greenwood Village, Colorado. He is the traffic engineer for the project. He wanted to provide additional responses to the traffic questions that have been posed. Regarding the comments and concerns about the applicant obtaining and independent traffic analysis, he shared that he did prepare an independent traffic analysis for the project that was submitted and subsequently approved by the city. In response to the deceleration lane, the threshold for this type of project and roadway in the city of Greeley is 50 vehicles per hour. The study shows that there would be 32 vehicles per hour for this project. Chair Yeater asked what model is used to determine that there would be 32 vehicles per hour. Mr. Brown reported that it is based on 200 dwelling units with 120 living units attached, 24 independent living units detached and 66 memory care/assisted living units or beds. He shared that the numbers are based on number of dwelling units not the number of employees and based on imperial studies done across the country that determine how these rates are applied to the project and that it is all built into the calculations provided. In response to northbound traffic and access at Hilltop, providing perspective based on their counts there were 646 vehicles on the northbound in the afternoon peak our and this development would add 29 vehicles to that count, it is a very small percentage increase. Neither the morning nor the afternoon traffic counts for this development trigger acceleration or deceleration lanes. Discussion continued relating to future growth and relation to this site. Chair Yeater asked what his experience indicates that the median in 47th Avenue will achieve. Mr. Brown shared that the median will absolutely limit the traffic at the driveway to right in and right out, there will not be an opportunity

to turn left out of the development and it may potentially reduce speeds along 47th avenue slightly. Chair Yeater asked if the acceleration/deceleration lane was the deciding factor for this application to be approved, would the applicant proceed, and Mr. Brown replied that it appeared they would be willing. Commissioner Schulte asked for clarification on the counts used to determine the number of vehicles related to the facility employees and if they were granular enough to capture the number of employee vehicles because of the nature of the facility and if the numbers equaled out because of the residents who would have vehicles versus the employees that would. Mr. Brown confirmed this to be accurate because each different unit type has vehicles count attached to it based on the empirical studies previously mentioned.

With no further questions, Chair Yeater turned the item back to the commission for action. Commissioner Andersen moved based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning and Planned Unit Development is in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council approval. Commissioner Schulte seconded the motion.

Commissioner Briscoe stated that he struggles with the PUD portion of this application. He does not feel this is the appropriate application for this site. He can appreciate what the applicant is trying to achieve, he just does not feel that a site this small is relevant to the PUD application. Additionally, with the traffic issues and secondary entrance, he thinks that there are some issues with this, and he will probably not support this application for those reasons.

Commissioner Schulte commented that thinks that they have seen more PUD applications since the code was changed but in this case, he sees the advantage to utilizing it because if it were to be zoned as R-H, in the future would allow for much higher density than this PUD would allow for. He is willing to support it on that basis, he does have traffic concerns but those would be addressed in subsequent applications. Based on this application for PUD he would be in support of the motion.

Chair Yeater shared that he appreciates what the applicant is trying to do with this request. He supports it on its face value based on the PUD, limiting the height of the structures. He feels the applicant is doing everything they can to address the concerns of the property owners nearby and develop this piece of property. He sees the challenges with the PUD in that this is conceptual, and it does not give everyone an opportunity to see what will be built as well as the traffic concerns. He supports conceptually what this project is but would also like to see the city really look at the traffic issues. He would like to hear any suggestions on the best way to get this project approved but also address the concerns that have been raised.

Commissioner Andersen commented that she likes the idea of this project, and it is needed in the community. She is also highly concerned about rezoning with this intent in mind and if something were to happen and the project was not developed this parcel is going to be zoned with these specifications.

Commissioner Franzen agreed with Commissioner Andersen's comments. He thinks it is a great use for the property and it has been vacant for years but does feel that they need to take a deeper look at it.

Chair Yeater asked staff for any suggestions on how to amend this or the best path to proceed with. Brian McBroom replied that the commission is doing a good job identifying the key issues. He shared that the commission does have some ability, such as in the previous case to add conditions to their recommendations and in respect to concerns about the commission not having another opportunity to review the project as it progresses, on advantage to the PUD verses a R-H zoning is that there is a

certain amount of specificity that they would normally not have. Discussion continued to include what is required procedurally when an application is recommended for approval and when it is not recommended for approval as well as what components are covered under the City's Site Plan review.

Chair Yeater called for the motion currently proposed.

Motion Denied 1-5

Commissioner Andersen moved based on the application received and the preceding analysis, the Planning Commission that the proposed rezoning and Planned Unit Development is in compliance with Sections 24-204(b) and 24-205(c) of the Development Code and therefore recommends City Council approval with the condition that the Site Plan and Traffic Plan are reviewed and approved by Planning Commission and City Council. Commissioner Schulte seconded the motion.

Second motion Andersen, Seconded: Shulte 6-0

9. Staff Report

Brian McBroom shared thanks to Commissioner's Briscoe and Modlin for the discussions they had this morning, and he looks forward to ones in the future.

He continued sharing the City is in the final stages of the budget process for 2024 and the City Manager's office is recommending additional funds in the budget for additional sub-area plans in 2024. West Greeley would be one of the areas included as well as parts of the North side of Greeley. Related to his discussions with Commissioners Modlin and Briscoe were joint work sessions with the City Council regarding sub area planning.

There have been several issues including traffic, PUD's and the 2024 work plan that would translate into great work session discussions. Chair Yeater and Commissioner Modlin agreed.

10. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:36 PM.

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Justin Yeater, Chair

_____

Don Threewitt, Interim Community Development Director

Planning Commission Agenda Summary

October 10, 2023
Key Staff Contact: Meghan Oren, Planner III

Title:

Case Number SUB2023-0001, Westlake Commons Townhomes Subdivision

Summary:

A public hearing to consider a request by Vector Development for a Preliminary/Final Subdivision approval on approximately 1.603 acres located north of Sanborn Park and east of the 35th Avenue and 20th Street intersection. (Case Number SUB2023-0001, Westlake Commons Townhomes Subdivision)

Recommended Action:

Staff recommends approval of the proposal.

Attachments:

1. Planning Commission Summary
2. Vicinity/Zoning Map
3. Project Narrative
4. Preliminary/Final Subdivision Plan Set
5. Neighborhood Notification Boundary Map
6. Staff Presentation

PLANNING COMMISSION SUMMARY

ITEM: Preliminary/Final Plat approval on approximately 1.603 acres located north of Sanborn Park and east of the 35th Avenue and 20th Street intersection.

FILE NUMBER: SUB2023-0001

PROJECT: Westlake Commons Townhomes Subdivision

LOCATION: North of Sanborn Park, east of the intersection at 35th Avenue and 20th Street; Parcel #095912337002

APPLICANT: Collin Bowman, Vector Development

CASE PLANNER: Meg Oren, Planner III

PLANNING COMMISSION HEARING DATE: October 10, 2023

PLANNING COMMISSION FUNCTION:
The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-203(b) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Vector Development for a Preliminary/Final Plat approval on approximately 1.603 acres located north of Sanborn Park and east of the 35th Avenue and 20th Street intersection.

A. REQUEST

The applicant proposes a subdivision of Lot 2 of the Westlake Commons Townhomes, into 15 lots and two outlots, on approximately 1.603 acres located on the parcel directly north of Sanborn Park, west of Cottonwood Creek Condo Subdivision, and east of the intersection at 35th Avenue and 20th Street.

The property is zoned R-H (Residential High Density) and the proposed subdivision is listed as a permitted use in the zoning district. Development is proposed to follow Development Code standards for the R-H (Residential High Density) zoning district and ensures that the site maintains adequate screening, buffering, landscaping, open space, and setbacks.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning
North: R-L (Residential Low Density)
South: R-L (Residential Low Density)
East: PUD (Planned Unit Development)
West: R-H (Residential High Density)

Abutting Land Uses
North: Residential
South: Park/Open Space
East: Residential
West: Residential

Site Characteristics:
The site is currently vacant. There are no major topographical changes, and the site does not contain any major environmental areas of interest.

D. BACKGROUND

The site is a part of the Westlake Commons Minor Subdivision (S29-07; Recordation No. 3524189).

The applicant seeks to develop three townhome buildings, each with five units. Each unit will be its own lot, for a total of 15 lots. Outlot A consists of the open space and drainage easement for the subdivision. Outlot B is the private drive and vehicular access to the subdivision.

E. APPROVAL CRITERIA

Major Subdivision Review Criteria, Section 24-203(b):

1. **The proposal is in accordance with the Comprehensive Plan, or any other apecific plan created under that plan, and in particular, the physical development patterns and design concepts of the plan.**

   Staff Comment: The subject area is identified as a Suburban Neighborhood on the Land Use Guidance Map in the Imagine Greeley Comprehensive Plan. Additionally, the following comprehensive plan goals support the subject application:

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

Objective GC-4.3 Infill Compatibility Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.

The request complies with this criterion.

2. **The development and infrastructure is arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.**

   Staff Comment: The property is currently vacant and does not contain any hazards, environmentally sensitive areas, or other natural features of concern.

   The request complies with this criterion.

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

   Staff Comment: The development is designed to have all vehicles and parking on the interior of the site, and the open space surrounding the buildings adds a substantial buffer to existing surrounding residential neighborhoods. The open space is 42.38% of the overall site.

   The request complies with this criterion.

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

   Staff Comment: The proposed development aligns with all development and site design standards applicable under the R-H (Residential High Density) zoning district.

   The request complies with this criterion.

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

   Staff Comment: The proposal has addressed all necessary dedicated easements, maintenance requirements and construction obligations within the established parameters of City of Greeley development code. A Site Plan Review land use process is also being considered in conjunction with the Subdivision application.

The request complies with this criterion.

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

   Staff Comment: Development and construction is expected to be completed in one phase.

   The request complies with this criterion.

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

   Staff Comment: The proposal has addressed the obligations within the established parameters of City of Greeley development code.

   The request complies with this criterion.

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

   Staff Comment: The proposal has addressed the obligations of the City of Greeley goals and policies stated within the Comprehensive Plan.

   The request complies with this criterion.

9. **The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.**

   Staff Comment: Planning staff and the Administrative Review Team recommend approval.

   The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site is Lot 2 of Westlake Commons Minor Subdivision, recorded in 2007 (S29-07; Recordation No. 3524189). The propety will be divided into 15 lots and two outlots.

2. **HAZARDS**
   No hazards have been identified on the site.

3. **WILDLIFE**
   No ecologically sensitive areas have been identified on the site.

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

5. **DRAINAGE AND EROSION**
   Outlot A has been established as open space and as a drainage easement. Drainage and erosion is currently being reviewed concurrently with a Site Plan Review.

6. **TRANSPORTATION**
   The site has adequate connectivity with an existing access from 20th Street. Additional traffic generation is expected to be minimal.

G. SERVICES

1. **WATER**
   Existing water infrastructure is present and adequate to serve the site.

2. **SANITATION**
3. Existing sewer infrastructure is present and adequate to serve the site.

4. **EMERGENCY SERVICES**
   Existing emergency services are adequate to serve the site, including Fire Station #2, located approximately 1.4 miles away.

5. **PARKS AND OPEN SPACES**
   Cash-in-lieu has been established for park land dedication.

6. **SCHOOLS**
   The subject property is located within Greeley-Evans School District 6. Cash-in-lieu for school land dedication has been established.

7. **METROPOLITAN DISTRICT**
   The site is not located within a Metropolitan District.

H. NEIGHBORHOOD IMPACTS

1. **VISUAL**
   Maintaining a generous buffer from existing residential uses is anticipated to adequately address visual impacts.

2. NOISE

Significant noise impacts are not anticipated. Any noise created by future development is regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Public notices were completed as follows:

- Notice was placed on the City of Greeley's website on September 25, 2023.
- A sign was posted on the property on September 25, 2023.
- Notice was mailed to 95 property owners or current residents within 500 feet of the site on September 25, 2023.

No comments have been received.

J. MINERIAL ESTATE OWNER NOTIFICATION

The applicant satisfied the mineral owner notification requirements. No feedback from mineral owners has been received.

K. PLANNING COMMISSION RECOMMENDED MOTIONS

Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Preliminary/Final Plat is in compliance with Section 24-203 of the Development Code and therefore approves the proposal.

Alternative (Denial)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Preliminary/Final Plat is not in compliance with Section 24-203 of the Development Code and therefore denies the proposal.

R-L
R-E
C-L
R-H
PUD
R-H
20th Street
35th Avenue
C-H
R-L
R-H
Sanborn Park

VECTOR DEVELOPMENT

Westlake Commons Townhomes

Vector Development is proposing a 15-unit townhome community on 1.603 acres. The project will consist of 3 buildings, 5 townhomes per building. Each deeded home will be two stories, 3 bedrooms, with an attached oversized two stall garage, as well as a full two stall driveway apron. Vector Development has utilized similar variations of this product at Park Crossing and Centerplace Crossing in Greeley over the last 2.5 years.

Surrounding uses to the property include: Commercial Assisted Living Facility to the West, Single Family Residences to the North and East. Access to the property will use the existing driveway off 20th Street accessed driving East on 20th.

Vector Development in partnership with the property owner Warren Yoder of WJY Enterprises looks forward to enhancing the established community with a high end, medium density project.

WESTLAKE COMMONS MINOR SUBDIVISION 2ND FILING

BEING A RESUBIDIVISION OF LOT 2, WESTLAKE COMMONS MINOR SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, WELD COUNTY, COLORADO. 1.603 ACRES, 15 LOTS AND 2 OUTLOTS – PROJECT NUMBER : SUB2023-0001

STANDARD CITY NOTES

1) Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the city until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and, provided that construction of said roadway is started within one year of the construction plan approval. The owner, developer and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the city accepts the responsibility for maintenance as stated above.
2) Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner, homeowners' association or other entity other than the city is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross-access easements, drainage easements, etc.).
3) Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed in accordance with City of Greeley Standards and the accepted construction plans. Requirements include, but are not limited to, maintaining the specified stormwater 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 working days of receipt of notification by the city, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the city. If the owner fails to take corrective action within ten working days, the City may provide the necessary maintenance and assess the maintenance cost to the owner of the property.
4) Drainage liability. The city does not assume any liability for drainage facilities improperly designed or constructed. The city 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.
5) Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner, 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.
6) Sight distance. The clear vision zone of a corner lot shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than 36 inches in height from the street level.
7) Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across 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.
8) Drainage master plan. The policy of the city requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:
(i) Design and construct the local drainage system as defined by the final drainage report and plan and the stormwater management plan.
(ii) 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 off-site 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.
(iii) Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the city and designed in the final drainage report and the stormwater management plan.
9) Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one structure is built on the lot line. In order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to 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 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.
10) Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the public utilities commission of the state relating to street lighting in this subdivision, together with rates, rules and regulations 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.
11)Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three feet, tall mature growth, or other encumbrances located in water or sewer main easements.
12)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.

LEGAL DESCRIPTION – Westlake Commons Minor Subdivision 2nd Filing

A plat of a parcel of land in the City of Greeley, Weld County, Colorado, located in the Southwest Quarter of Section 12, Township 5 North, Range 66 West of the 6th P.M. and more particularly described as follows:

Being a Resubdivision of Lot 2, Westlake Commons Minor Subdivision City of Greeley, Weld County, Colorado

Containing 1.603 Acres more or less.

LAND USE TABLE			
LOTS (15)	29,860 SQ. FT.	0.684 ACRES	42.75 %
OUTLOT A	29,602 SQ. FT.	0.680 ACRES	42.38 %
OUTLOT B	10,387 SQ. FT.	0.239 ACRES	14.87 %
TOTAL	69,849 SQ. FT.	1.603 ACRES	100.00 %

EASEMENT DEDICATION TABLE		
PURPOSE	OWNERSHIP AND MAINTENANCE	SIZE SQ/AC
DRAINAGE EASEMENT	WESTLAKE COMMONS MINOR SUBD. 2ND FILING HOA	29,602/0.680
ACCESS EASEMENT	WESTLAKE COMMONS MINOR SUBD. 2ND FILING HOA	29,602/0.680
UTILITY EASEMENT	WESTLAKE COMMONS MINOR SUBD. 2ND FILING HOA	29,602/0.680
DRAINAGE EASEMENT	WESTLAKE COMMONS MINOR SUBD. 2ND FILING HOA	10,387/0.239
PUBLIC ACCESS EASEMENT	WESTLAKE COMMONS MINOR SUBD. 2ND FILING HOA	10,387/0.239
EMERGENCY ACCESS EASEMENT	WESTLAKE COMMONS MINOR SUBD. 2ND FILING HOA	10,387/0.239
UTILITY EASEMENT	WESTLAKE COMMONS MINOR SUBD. 2ND FILING HOA	10,387/0.239

Lot/Outlot Table		
Lot/Outlot #	Square Footage	Area
Lot 1	2242 Sq. Ft.	0.051 Ac.
Lot 2	1748 Sq. Ft.	0.040 Ac.
Lot 3	1748 Sq. Ft.	0.040 Ac.
Lot 4	1748 Sq. Ft.	0.040 Ac.
Lot 5	2242 Sq. Ft.	0.051 Ac.
Lot 6	2242 Sq. Ft.	0.051 Ac.
Lot 7	1748 Sq. Ft.	0.040 Ac.
Lot 8	1748 Sq. Ft.	0.040 Ac.
Lot 9	1748 Sq. Ft.	0.040 Ac.
Lot 10	2191 Sq. Ft.	0.050 Ac.
Lot 11	2240 Sq. Ft.	0.051 Ac.
Lot 12	1882 Sq. Ft.	0.043 Ac.
Lot 13	1943 Sq. Ft.	0.045 Ac.
Lot 14	1940 Sq. Ft.	0.044 Ac.
Lot 15	2448 Sq. Ft.	0.056 Ac.
Outlot A	29602 Sq. Ft.	0.680 Ac.
Outlot B	10387 Sq. Ft.	0.239 Ac.

OUTLOT TABLE		
OUTLOT	OWNERSHIP AND MAINTENANCE	SIZE SQ/AC
OUTLOT A	WESTLAKE COMMONS MINOR SUBD. 2ND FILING HOA	29,602/0.680
OUTLOT B	WESTLAKE COMMONS MINOR SUBD. 2ND FILING HOA	10,387/0.239

Lot Usage:

15 Lots,
Average Square Footage – 1,991
Total Square Footage – 29,858

2 Outlots
Total Square Footage – 39,989

SURVEYOR'S CERTIFICATE

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

SNYDER LAND SURVEYING INC.

By: _____
Erik Jay Snyder
Colo. L.S. 38555

Outlot Designations:

Outlot A
To be open space, drainage, utility and access for the Westlake Commons Minor Subdivision 2nd Filing Townhomes.

Outlot B
To be for Public, Emergency Access, Utility and Drainage Easement for Westlake Commons Minor Subdivision 2nd Filing Townhomes. Public and Emergency Access Easement dedicated to the City of Greeley by this plat.

NOTES:

1) Basis of Bearings:
Assumed the South Line of WESTLAKE COMMONS MINOR SUBDIVISION as bearing South 89°55'09" West and with all bearings contained herein relative thereto, being monumented as shown hereon.

2) Recorded and apparent rights-of-way and easements are shown per the recorded plat of Westlake Commons Minor Subdivision and Title Commitment by First American Title Insurance Company, File No. 5525-3774385, dated March 11, 2022.

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

4) The lineal units used in preparing this survey are U.S. survey feet.

5) Flood Zone: The subject parcel lies in Zone X, Areas determined to be outside the 0.2% annual chance floodplain according to the FEMA Flood Insurance Rate Map, Map No. 08123C1536E dated January 20, 2016, NOT PRINTED.

6) Common Elements to be installed per approved engineering plans and/or approved site plan by the City of Greeley.

7) All dry utilities will be placed outside of any drainage area and installed in an utility easement.

8) All service pedestals will be placed outside of all lot lines and installed in an utility easement.

9) Ownership and maintenance of all private utilities throughout Westlake Commons Minor Subdivision 2nd Filing shall be maintained by the Westlake Commons Minor Subdivision 2nd Filing Homeowners Association.

OWNERSHIP DEDICATION:

VECTOR DEVELOPMENT, LLC, being the sole owner(s) in fee of the property, being Lot 2, Westlake Commons Minor Subdivision, shown on the attached map as embraced within the heavy exterior lines thereon, have subdivided the same into lots as shown on the attached map; and does hereby set aside said portion or tracts of land and designate the same WESTLAKE COMMONS MINOR SUBDIVISION 2ND FILING, being a subdivision of the City of Greeley, County of Weld, State of Colorado; and does dedicate to the public, the streets and all easements over and across said lots at locations shown on said map; and does further certify that the dimensions of the lots and the names and numbers thereof are correctly designated upon said map.

VECTOR DEVELOPMENT, LLC

_____
By:

_____
Title:

_____
Date:

Witness my hand and seal this _____ day of _____, A.D. 2023.
STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 2023.

My commission expires: _____.

WITNESS my Hand and Official Seal.

_____
Notary Public

PLANNING COMMISSION APPROVAL

Approved by the City of Greeley Planning Commission on _____ day of _____, 2023.

COMMUNITY DEVELOPMENT DIRECTOR

_____ _____
Community Development Director Date

DEVELOPMENT REVIEW MANAGER

_____ _____
Development Review Manager Date

CITY OF GREELEY FIRE MARSHAL

_____ _____
City fo Greeley Fire Marshal Date

OWNER / APPLICANT
VECTOR DEVELOPMENT, LLC
2402 WEST 49TH AVE. CT.
GREELEY, COLORADO 80634
mark@vectordevelopment.us
(303) 570-7837

ENGINEER / DESIGNER
I2 CONSULTANTS. INC.
16911 POTTS PLACE
MEAD, COLORADO 80542
troy@i2-consultants.com
(970) 217-9148

SURVEYOR
SNYDER LAND SURVEYING INC
2061 SANDWATER CT.
WINDSOR, CO 80550
SnyderLandSurveying@Outlook.com
(970) 686-5157

VICINITY MAP
SCALE: 1"=1320'

Snyder Land Surveying Inc.
Professional Land Surveyor
Erik Jay Snyder; PLS 38555
O: 970-686-5157
C: 724-992-8754
E: SnyderLandSurveying@outlook.com
W: SnyderLandSurveying.com

CLIENT: VECTOR CONSTRUCTION, LLC

TITLE: WESTLAKE COMMONS MINOR 2ND FILING

DATE: 25 SEPT. 2023

SCALE: 1"=30'

JOB NO: VECT-22-09-004

DRAWN BY: EJS

CHECKED BY: TTS

APPROVED BY: EJS

REVISIONS:

PAGE(S): 1 OF 2

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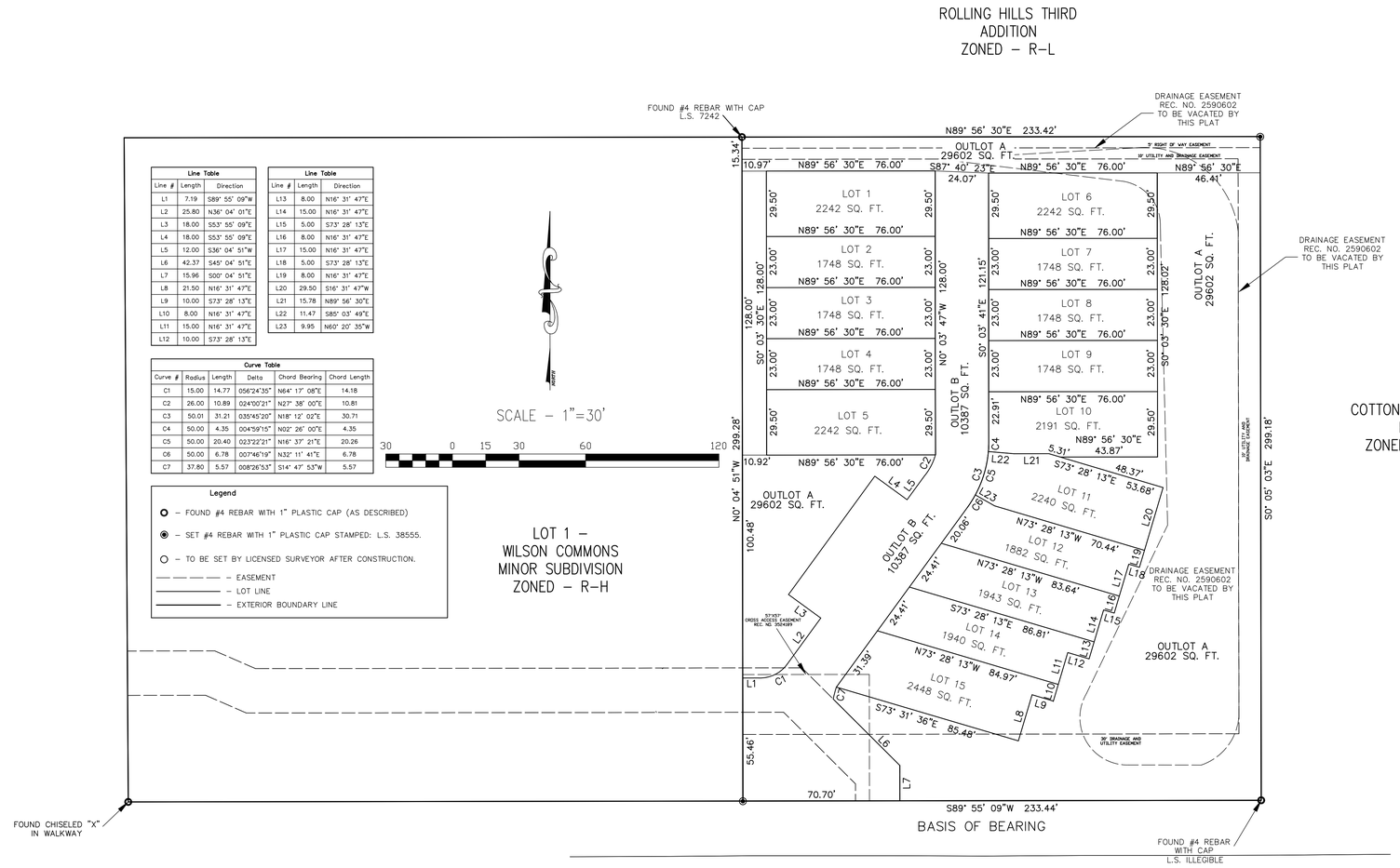
WESTLAKE COMMONS MINOR SUBDIVISION 2ND FILING

BEING A RESUBIDIVISION OF LOT 2, WESTLAKE COMMONS MINOR SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, WELD COUNTY, COLORADO.
1.603 ACRES, 15 LOTS AND 2 OUTLOTS – PROJECT NUMBER : SUB2023-0001



Line Table		
Line #	Length	Direction
L1	7.19	S89° 55' 09"W
L2	25.80	N36° 04' 01"E
L3	18.00	S53° 55' 09"E
L4	18.00	S53° 55' 09"E
L5	12.00	S36° 04' 51"W
L6	42.37	S45° 04' 51"E
L7	15.96	S00° 04' 51"E
L8	21.50	N16° 31' 47"E
L9	10.00	S73° 28' 13"E
L10	8.00	N16° 31' 47"E
L11	15.00	N16° 31' 47"E
L12	10.00	S73° 28' 13"E

Line Table		
Line #	Length	Direction
L13	8.00	N16° 31' 47"E
L14	15.00	N16° 31' 47"E
L15	5.00	S73° 28' 13"E
L16	8.00	N16° 31' 47"E
L17	15.00	N16° 31' 47"E
L18	5.00	S73° 28' 13"E
L19	8.00	N16° 31' 47"E
L20	29.50	S16° 31' 47"W
L21	15.78	N89° 56' 30"E
L22	11.47	S85° 03' 49"E
L23	9.95	N60° 20' 35"W

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	15.00	14.77	056°24'35"	N64° 17' 08"E	14.18
C2	26.00	10.89	024°00'21"	N27° 38' 00"E	10.81
C3	50.01	31.21	035°45'20"	N18° 12' 02"E	30.71
C4	50.00	4.35	004°59'15"	N02° 26' 00"E	4.35
C5	50.00	20.40	023°22'21"	N16° 37' 21"E	20.26
C6	50.00	6.78	007°46'19"	N32° 11' 41"E	6.78
C7	37.80	5.57	008°26'53"	S14° 47' 53"W	5.57

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C8	42.38	65.77	088°55'50"	N50° 21' 13"W	59.37
C9	25.08	29.42	067°12'21"	N37° 42' 44"E	27.76
C10	21.35	45.77	122°50'05"	S30° 37' 50"E	37.49
C15	19.85	28.85	083°16'23"	N38° 57' 35"W	26.38

Line Table		
Line #	Length	Direction
L24	89.39	N86° 44' 06"E
L25	218.40	S00° 05' 03"E
L26	32.52	N89° 54' 12"W
L27	84.19	N25° 41' 54"E
L28	134.46	N01° 23' 51"W
L29	83.91	N83° 07' 28"W

Legend

- ○ – FOUND #4 REBAR WITH 1" PLASTIC CAP (AS DESCRIBED)
- ◉ – SET #4 REBAR WITH 1" PLASTIC CAP STAMPED: L.S. 38555.
- ○ – TO BE SET BY LICENSED SURVEYOR AFTER CONSTRUCTION.
- – – – – – – EASEMENT
- ——————— LOT LINE
- ——————— EXTERIOR BOUNDARY LINE

Lot/Outlot Table		
Lot/Outlot #	Square Footage	Area
Lot 1	2242 Sq. Ft.	0.051 Ac.
Lot 2	1748 Sq. Ft.	0.040 Ac.
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Lot 13	1943 Sq. Ft.	0.045 Ac.
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Lot 15	2448 Sq. Ft.	0.056 Ac.
Outlot A	29602 Sq. Ft.	0.680 Ac.
Outlot B	10387 Sq. Ft.	0.239 Ac.

CLIENT: VECTOR CONSTRUCTION, LLC

TITLE: WESTLAKE COMMONS MINOR 2ND FILING

DATE: 25 SEPT. 2023

SCALE: 1"=30'

JOB NO: VECT-22-09-004

Snyder Land Surveying Inc.
Professional Land Surveyor
Erik Jay Snyder; PLS 38555
O: 970-686-5157
C: 724-992-8754
E: SnyderLandSurveying@outlook.com
W: SnyderLandSurveying.com

DRAWN BY: EJS

CHECKED BY: TTS

APPROVED BY: EJS

REVISIONS:

PAGE(S): 2 OF 2

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19TH ST
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Page 28 of 31

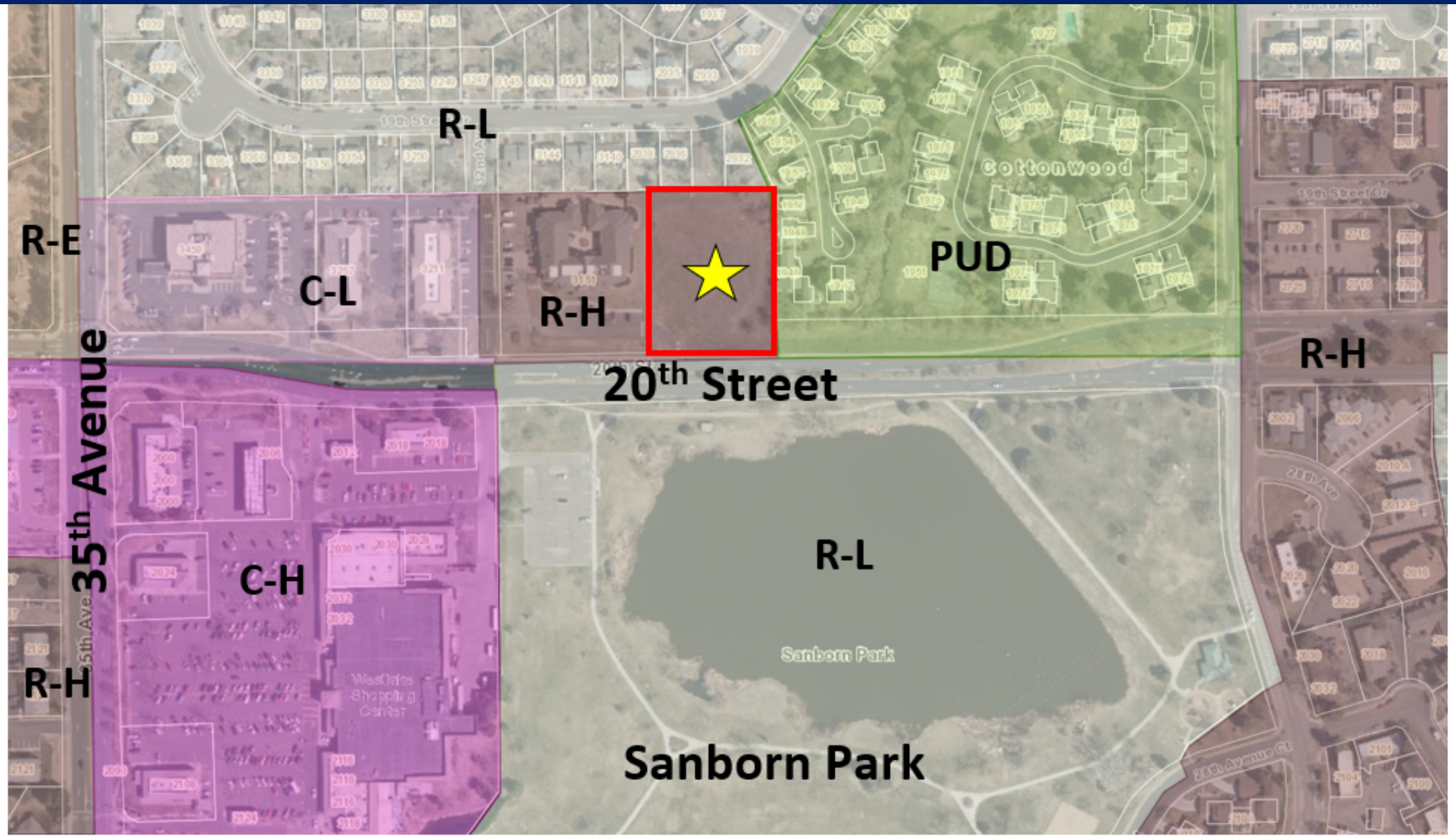
Westlake Commons Townhomes Subdivision SUB2023-0001

Planning Commission
October 10, 2023
Meg Oren, Planner III

Request & Site Background

- Request:
  - Preliminary/Final Subdivision on approximately 1.603 acres located north of Sanborn Park, and east of 35th Avenue and 20th Street intersection
  - 15 Lots; Outlots A & B
- Background:
  - Westlake Commons Minor Subdivision (2007)

Location


R-L
R-E
C-L
R-H
PUD
Cottonwood
R-H
20th Street
35th Avenue
C-H
R-L
Sanborn Park
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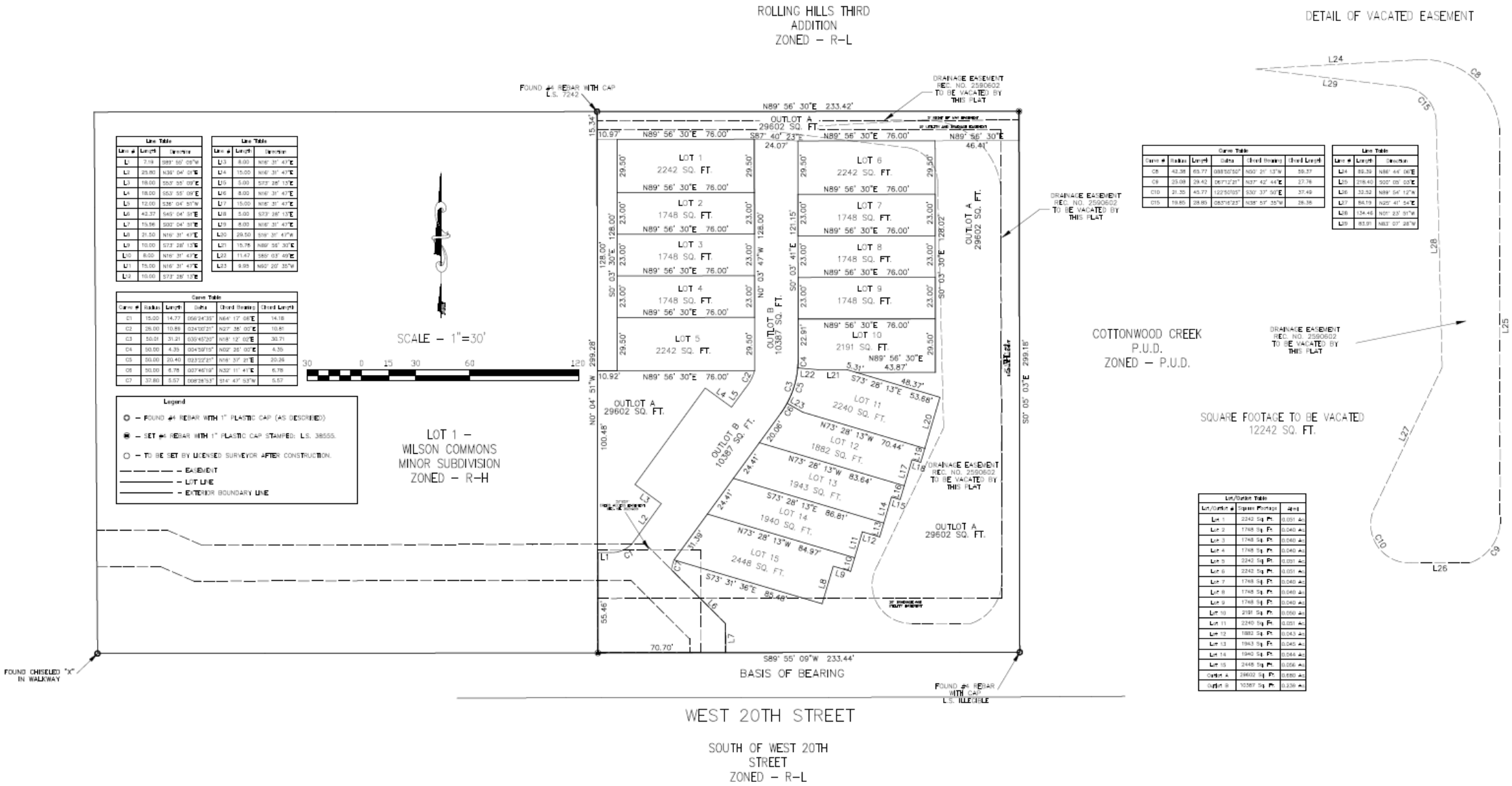
Westlake Commons Townhomes Subdivision



Considerations

Approval Criteria

✓ Major Subdivision Criteria, 24-203

Notification

- 95 notice letters sent within 500 feet
- Sign posted on the property
- Web notice
- Mineral notice completed
- No objection/support

Recommendation

- Staff recommends approval.

Recommended Motion

Major Subdivision Criteria, Section 24-203

- Approval

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Preliminary/Final Plat **meets** the Development Code criteria, Section 24-203 and therefore, recommends **approval.**

Alternative Motion

Major Subdivision Criteria, Section 24-203

- Denial

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Preliminary/Final Plat **does not meet** the Development Code criteria, Section 24-203 and therefore, recommends **denial**.

Monthly Construction Report

September 2023

Community Development

BUILDING INSPECTION

This report is sent digitally to conserve our natural resources.

CONSTRUCTION ACTIVITY SUMMARY
September 2023

TOTAL PERMIT ACTIVITY

	No. of Permits	Valuation
New Residential, Commercial, Addition & Remodel, Footing and Foundations and Misc.:	311	$ 9,606,833

RESIDENTIAL

	No. of Permits/Buildings	No. Units	Valuation
Single Family Dwelling:	6	6	$ 2,856,774
Multi-Family (Buildings)	6/1	6	$ 1,680,119
Remodel and Addition Work:	26	n/a	$ 738,444

COMMERCIAL

	No. of Permits	Valuation
New Commercial Projects:	1	$ 426,528

Commercial projects valued over $100,000 are summarized.

- ***Construction of a New 3,200 sq. ft. Metal Structure, at 120 15th Street, by Abraham Robles., for a Total Valuation of $426,528.***

Building Inspection Division
Construction Activity Comparative Analysis

		Sept 2023	Sept 2022	YTD 2023	YTD 2022
New Single Family Dwelling Units*	**# of Permits**	6	10	91	322
	# of Units	6	10	91	322
	Valuation	2,856,774	3,543,299	37,007,671	99,257,053
Single Family Footing & Foundation Only	**# of Permits**	0	0	1	13
	Valuation			50,000	353,027
New Multi-Family Dwellings Units*	**# of Permits**	6	4	54	85
	# of Buildings	1	2	26	61
	# of Units	6	27	521	1,263
	Valuation	1,680,119	4,900,160	85,043,047	185,691,827
Multi-Family Footing & Foundation Only	**# of Permits**	0	0	7	15
	Valuation			2,442,307	5,233,515
Residential Additions and Remodels	**# of Permits**	26	31	242	283
	Valuation	738,444	798,704	7,599,944	7,349,122
New Commercial Projects	**# of Permits**	1	1	31	55
	Valuation	426,528	7,200,000	68,157,137	93,413,117
Commercial Footing & Foundation Only	**# of Permits**	0	1	0	2
	Valuation		121,748		276,136
Commercial Additions and Remodels	**# of Permits**	13	10	117	120
	Valuation	987,559	3,110,814	65,901,533	75,057,179
Miscellaneous Permits	**# of Permits**	216	254	1,990	2,002
	Valuation	2,712,122	4,530,156	28,973,246	27,886,900
Mobile Home Permits	**# of Permits**	43	1	50	45
	Valuation	205,287	4,000	1,000,175	322,500
TOTALS	**# of Permits**	311	312	2,583	2,942
	Valuation	9,606,833	24,208,881	296,175,060	494,840,376

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

Permit Number	ISSUED	JOBVALUE	SITE_ADDR	PERMITTYPE	PERMITSUBTYPE	DESCRIPTION	CONTRACTOR_NAME	SITE_LOT_NO	SITE_BLOCK	SITE_SUBDIVISION	MODELNUMBER	BLDG_SQFT	BALANCE_DUE
BCN2301-0237	09/12/2023	426,528	120 15TH ST	COMMERCIAL NEW	WAREHOUSE	New 40ft X 80ft metal structure from ground up.	Abraham Robles	28	171	BRAUCHTS SUB		3200	0
BCN2308-0203	09/06/2023	16287	2495 28TH ST	COMMERCIAL NEW	CONSTRUCTION TRAILER	Temporary Construction Trailer (Mobile Office 48x12)	ACCURATE BUILDERS					560	0
BCX2205-0398	09/29/2023	306,120	337 E 8TH ST	COMMERCIAL EXISTING	ADDITION	4000 SF ADDITION TO EXISITNG SHOP	D & S STEEL BUILDINGS CO					4000.00	0.00
BCX2302-0409	09/28/2023	198,000	1705 61ST AVE	COMMERCIAL EXISTING	TENANT FINISH	Approx. 5,000 sq. ft. tenant finish	ROCHE CONSTRUCTORS INC	C	NONE	FOX RUN BUSINESS PARK FINAL PLAT		5384.00	0.00
BCX2307-0647	09/08/2023	114,515	1813 61ST AVE 210	COMMERCIAL EXISTING	REMODEL	Remodel/Update Existing Dental Office including Nitrous & O2	PATRIARCH LLC	201	NONE	FOX RUN BUSINESS PARK CONDOS NO 2		3190.00	0.00
BCX2308-0260	09/08/2023	250,000	111 E 26TH ST	COMMERCIAL EXISTING	PATIO DECK COVER AWNING	Concrete pads covered by Manufactured pavilions	CHURCHICH RECREATION	2	NONE	SALIDA DEL SOL		2500.00	0.00
BCX2308-0412	09/01/2023	2,548	1816 30TH ST	COMMERCIAL EXISTING	PATIO DECK COVER AWNING	R&R Balcony/Deck on Unit 201 per engineer's plan. Building#7	KING'S REMODEL	NONE	NONE			40.00	0.00
BCX2308-0514	09/20/2023	22,299	2015 59TH AVE	COMMERCIAL EXISTING	ACCESSORY STRUCTURES	A Shed to cover above ground gas pipes	Western States Land Services, LLC					252.00	0.00
BCX2308-0654	09/12/2023	2,846	2115 117TH AVE	COMMERCIAL EXISTING	REMODEL	ADDING (1) DOOR TO EXISTING ACCESS CONTROL SYSTEM	Convergint Technologies	3A	NONE			131147.00	0.00
BCX2309-0019	09/08/2023	2,548	1722 30TH ST	COMMERCIAL EXISTING	PATIO DECK COVER AWNING	R&R Balcony/Deck on Unit 210 per engineer's plan. Building#5	KING'S REMODEL	NONE	NONE			40.00	0.00
BCX2309-0058	09/29/2023	15,000	1302 1ST AVE	COMMERCIAL EXISTING	TELECOMMUNICATION	Modification of existing cell phone tower	NEWWORK ELECTRIC SOLUTIONS	1	NONE			10.00	0.00
BCX2309-0190	09/20/2023	4,403	2115 117TH AVE FRC BLDG	COMMERCIAL EXISTING	REMODEL	ADDING (1) DOOR TO EXISTING ACCESS CONTROL SYSTEM	Convergint Technologies	3A	NONE			57420.00	0.00
BCX2309-0246	09/20/2023	14,280	1013 C ST	COMMERCIAL EXISTING	METHAMPHETAMINE REMEDIATION	Decontamination for methamphetamine residue	ALL STAR ENVIRONMENTAL SERVICES INC	11	35			494.00	0.00
BCX2309-0300	09/29/2023	45,000	2435 2ND AVE	COMMERCIAL EXISTING	TELECOMMUNICATION	Modification of existing cell phone tower	WESTERN TELCOM INC					10.00	0.00
BCX2309-0354	09/29/2023	10,000	900 8TH AVE	COMMERCIAL EXISTING	ACCESSORY STRUCTURES	build storage area under stairs	City of Greeley Terry Griebe	1	1			400.00	0.00
BRN2307-0465	09/07/2023	501,954	134 65TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch Deck Incl AC No Bsmt Incl Lwn Sprklr Crwl	DR HORTON	60	6	NORTHRIDGE ESTATES 1ST REPLAT	X452	2,718.00	0.00
BRN2307-0618	09/27/2023	4,500	431 N 35TH AVE SPC 50	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0626	09/27/2023	4,500	431 N 35TH AVE SPC 52	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1056	0
BRN2307-0628	09/27/2023	4,500	431 N 35TH AVE SPC 54	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0629	09/27/2023	4,500	431 N 35TH AVE SPC 55	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0631	09/27/2023	4,500	431 N 35TH AVE SPC 56	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0634	09/27/2023	4,500	431 N 35TH AVE SPC 59	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0636	09/27/2023	4,500	431 N 35TH AVE SPC 60	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0637	09/27/2023	4,500	431 N 35TH AVE SPC 61	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0638	09/27/2023	4,500	431 N 35TH AVE SPC 62	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0639	09/27/2023	4,500	431 N 35TH AVE SPC 63	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0640	09/27/2023	4,500	431 N 35TH AVE SPC 65	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		960	0
BRN2307-0642	09/27/2023	4,500	431 N 35TH AVE SPC 67	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0643	09/27/2023	4,500	431 N 35TH AVE SPC 68	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0645	09/27/2023	4,500	431 N 35TH AVE SPC 70	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0646	09/27/2023	4,500	431 N 35TH AVE SPC 71	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1056	0
BRN2307-0648	09/27/2023	4,500	431 N 35TH AVE SPC 72	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0650	09/27/2023	4,500	431 N 35TH AVE SPC 74	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0652	09/27/2023	4,500	431 N 35TH AVE SPC 75	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2307-0667	09/27/2023	4,500	431 N 35TH AVE SPC 103	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC			STONEYBROOK FG #1 1ST RPLT AMD #1		1216	0
BRN2308-0131	09/15/2023	548,536	6601 6TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch Incl AC 695 sf Finish Bsmt Incl Lwn Sprklr	HARTFORD CONSTRUCTION LLC	94	1	CITY CENTER WEST RESIDENTIAL 2ND FG	Plan 6 Twain	2,570.00	0.00
BRN2308-0158	09/19/2023	1,680,119	6933 4TH STREET RD UNIT 1	RESIDENTIAL NEW	5 OR MORE FAMILY	1 Unit of New 6-Plex Incl AC No Bsmt Incl Lwn Sprklr Crwl Sp	HARTFORD CONSTRUCTION LLC	4	1	CITY CENTER WEST RESIDENTIAL 2ND FG	20' 6plex Townhome, Farmhouse	9664	0
BRN2308-0191	09/19/2023	0	6933 4TH STREET RD UNIT 2	RESIDENTIAL NEW	5 OR MORE FAMILY	1 Unit of New 6-Plex Incl AC No Bsmt Incl Lwn Sprklr Crwl Sp	HARTFORD CONSTRUCTION LLC	4	1	CITY CENTER WEST RESIDENTIAL 2ND FG	20' 6plex Townhome, Farmhouse	9664	0
BRN2308-0192	09/19/2023	0	6933 4TH STREET RD UNIT 3	RESIDENTIAL NEW	5 OR MORE FAMILY	1 Unit of New 6-Plex Incl AC No Bsmt Incl Lwn Sprklr Crwl Sp	HARTFORD CONSTRUCTION LLC	4	1	CITY CENTER WEST RESIDENTIAL 2ND FG	20' 6plex Townhome, Farmhouse	9664	0
BRN2308-0193	09/19/2023	0	6933 4TH STREET RD UNIT 4	RESIDENTIAL NEW	5 OR MORE FAMILY	1 Unit of New 6-Plex Incl AC No Bsmt Incl Lwn Sprklr Crwl Sp	HARTFORD CONSTRUCTION LLC	4	1	CITY CENTER WEST RESIDENTIAL 2ND FG	20' 6plex Townhome, Farmhouse	9664	0
BRN2308-0194	09/19/2023	0	6933 4TH STREET RD UNIT 5	RESIDENTIAL NEW	5 OR MORE FAMILY	1 Unit of New 6-Plex Incl AC No Bsmt Incl Lwn Sprklr Crwl Sp	HARTFORD CONSTRUCTION LLC	4	1	CITY CENTER WEST RESIDENTIAL 2ND FG	20' 6plex Townhome, Farmhouse	9664	0
BRN2308-0195	09/19/2023	0	6933 4TH STREET RD UNIT 6	RESIDENTIAL NEW	5 OR MORE FAMILY	1 Unit of New 6-Plex Incl AC No Bsmt Incl Lwn Sprklr Crwl Sp	HARTFORD CONSTRUCTION LLC	4	1	CITY CENTER WEST RESIDENTIAL 2ND FG	20' 6plex Townhome, Farmhouse	9664	0
BRN2308-0417	09/14/2023	514,199	130 65TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch Incl AC Unfinish Bsmt Incl Lwn Sprklr	DR HORTON	61	6	NORTHRIDGE ESTATES 1ST REPLAT	X429	2,652.00	0.00
BRN2308-0439	09/13/2023	462,563	138 65TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch Incl AC No Bsmt Incl Lwn Sprklr Crwl Spc	DR HORTON	59	6	NORTHRIDGE ESTATES 1ST REPLAT	X430	2,546.00	0.00
BRN2308-0450	09/19/2023	369,120	124 63RD AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch Deck Incl AC Unfinish Bsmt No Lwn Sprklr	SAGE HOMES LLC	39	6	NORTHRIDGE ESTATES 1ST REPLAT	North Platte	1,576.00	0.00
BRN2308-0559	09/27/2023	460,402	7204 28TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvrd Prch Incl AC No Bsmt Incl Lwn Sprklr Crwl Spc	DR HORTON	39	7	WESTGATE 1ST FILING	X430	2,546.00	0.00
BRN2309-0013	09/27/2023	4,500	431 N 35TH AVE SPC 106	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0014	09/27/2023	4,500	431 N 35TH AVE SPC 107	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0015	09/27/2023	4,500	431 N 35TH AVE SPC 77	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conidtioner	Joes Mobile Service					1216	0
BRN2309-0022	09/27/2023	4,500	431 N 35TH AVE SPC 87	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0023	09/27/2023	4,500	431 N 35TH AVE SPC 88	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0024	09/27/2023	4,500	431 N 35TH AVE SPC 89	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0025	09/27/2023	4,500	431 N 35TH AVE SPC 90	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0026	09/27/2023	4,500	431 N 35TH AVE SPC 91	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0027	09/27/2023	4,500	431 N 35TH AVE SPC 92	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0028	09/27/2023	4,500	431 N 35TH AVE SPC 93	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0029	09/27/2023	4,500	431 N 35TH AVE SPC 94	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0031	09/27/2023	4,500	431 N 35TH AVE SPC 102	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0032	09/27/2023	4,500	431 N 35TH AVE SPC 104	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0045	09/27/2023	4,500	431 N 35TH AVE SPC 125	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0046	09/27/2023	4,500	431 N 35TH AVE SPC 126	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0047	09/27/2023	4,500	431 N 35TH AVE SPC 129	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC					1216	0
BRN2309-0259	09/27/2023	4,500	431 N 35TH AVE SPC 42	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC	42				1216	0
BRN2309-0260	09/27/2023	4,500	431 N 35TH AVE SPC 44	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC	44				1216	0
BRN2309-0261	09/27/2023	4,500	431 N 35TH AVE SPC 45	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC	45				1216	0
BRN2309-0262	09/27/2023	4,500	431 N 35TH AVE SPC 46	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC	46				1216	0
BRN2309-0263	09/27/2023	4,500	431 N 35TH AVE SPC 47	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC	47				1216	0
BRN2309-0265	09/27/2023	4,500	431 N 35TH AVE SPC 48	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC	48				1216	0
BRN2309-0266	09/27/2023	4,500	431 N 35TH AVE SPC 49	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation Incl Air Conditioner	JOE'S MOBILE SERVICE LLC	49				1216	0
BRX2306-0559	09/18/2023	2,650	3228 5TH STREET RD	RESIDENTIAL EXISTING	SIDING SOFFIT FASCIA	stucco siding		13	3	FRANKLIN SUB		1/0/1900	1/0/1900
BRX2308-0312	09/06/2023	17,210	2402 25TH ST	RESIDENTIAL EXISTING	SIDING SOFFIT FASCIA	Instll 9 sq vnyl sdng, sfft, fscia, cppng. No strct chnge	POWER HOME REMODELING GROUP	1	7			1/0/1900	1/0/1900
BRX2308-0347	09/14/2023	1,994	1107 30TH STREET RD A30	RESIDENTIAL EXISTING	DECK	Covered deck		NONE	NONE			1/0/1900	1/0/1900
BRX2308-0358	09/06/2023	33,749	3027 49TH AVE	RESIDENTIAL EXISTING	SIDING SOFFIT FASCIA	Instll 26 sq vnyl sdng, sfft, fscia, cppng. No strct chnge	POWER HOME REMODELING GROUP	18	6			1/0/1900	1/0/1900
BRX2308-0360	09/08/2023	27,000	2111 64TH AVE	RESIDENTIAL EXISTING	PATIO DECK COVER AWNING	Covering existing deck	2 BROS CONSTRUCTION LLC	49	NONE			1/0/1900	1/0/1900
BRX2308-0367	09/08/2023	130,548	1333 31ST AVE	RESIDENTIAL EXISTING	GARAGE ADDITION	REAR GARAGE ADDITION WITH SECOND STORY	WESTERN SKIES CONSTRUCTION	6	8			1/0/1900	1/0/1900
BRX2308-0396	09/14/2023	23,268	1346 84TH AVENUE CT	RESIDENTIAL EXISTING	PATIO DECK COVER AWNING	Addition of a new 14'x 25' patio cover on rear of home	GL CUSTOM BUILDERS, INC					1/0/1900	1/0/1900
BRX2308-0542	09/11/2023	11,401	805 44TH AVE	RESIDENTIAL EXISTING	PATIO DECK COVER AWNING	Patio cover	ROPER CONSTRUCTION LLC	19	10			1/0/1900	1/0/1900
BRX2308-0607	09/06/2023	39,500	1706 87TH AVE	RESIDENTIAL EXISTING	DECK	Building new deck with Shed	ROCKY MOUNTAIN FENCE & DECK	1	1			1/0/1900	1/0/1900
BRX2308-0652	09/19/2023	32,000	6309 2ND ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement finish in finished Stillwater ranch plan.	SAGE HOMES LLC					1/0/1900	1/0/1900
BRX2309-0119	09/19/2023	23,223	2512 18TH STREET RD	RESIDENTIAL EXISTING	SIDING SOFFIT FASCIA	Instll 14 sq vnyl sdng, cppng. No strct chnge	POWER HOME REMODELING GROUP	6	11			1/0/1900	1/0/1900
BRX2309-0122	09/19/2023	33,210	1937 24TH AVE	RESIDENTIAL EXISTING	SIDING SOFFIT FASCIA	Instll 22 sq vnyl sdng, sfft, fscia, cppng. No strct chnge	POWER HOME REMODELING GROUP	65	5			1/0/1900	1/0/1900
BRX2309-0125	09/19/2023	66,927	320 N 44TH AVENUE CT	RESIDENTIAL EXISTING	PATIO ENCLOSURE SUNROOM	Enclosing existing patio	CHAMPION WINDOWS	2	13			1/0/1900	1/0/1900
BRX2309-0130	09/19/2023	3,490	601 50TH AVE	RESIDENTIAL EXISTING	PATIO DECK COVER AWNING	Front porch cover	Jesus Llerenas	24	2			1/0/1900	1/0/1900
BRX2309-0135	09/19/2023	11,933	2157 BUENA VISTA DR	RESIDENTIAL EXISTING	DECK	Deck and Patio Replacement	John Gauthiere	5	4			1/0/1900	1/0/1900
BRX2309-0151	09/18/2023	9,165	8107 SURREY ST	RESIDENTIAL EXISTING	BASEMENT FINISH	finish 2 bedrooms 1 bath	Arthur Pitner	42	NONE			1/0/1900	1/0/1900
BRX2309-0152	09/13/2023	16,420	200 N 35TH AVE 197	RESIDENTIAL EXISTING	CARPORT	Adding a Carport	Oliva Vazquez					1/0/1900	1/0/1900
BRX2309-0154	09/17/2023	25,000	15756 66 CR	RESIDENTIAL EXISTING	DEMOLITION	Demo single family residence	Lockman Excavating INC					1/0/1900	1/0/1900
BRX2309-0181	09/25/2023	62,964	5905 24TH ST	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement Remodel	ALPHA DESIGN GROUP LLC	47	NONE			1/0/1900	1/0/1900
BRX2309-0199	09/17/2023	59,458	7732 11TH STREET RD	RESIDENTIAL EXISTING	PATIO DECK COVER AWNING	Building new deck with Shed Roof over deck	ROCKY MOUNTAIN FENCE & DECK	17	2			1/0/1900	1/0/1900
BRX2309-0290	09/15/2023	17,525	2094 35TH AVENUE CT	RESIDENTIAL EXISTING	BASEMENT FINISH	Basement Finsish	G.A.R. CONSTRUCTION	27	3			1/0/1900	1/0/1900
BRX2309-0328	09/21/2023	40,892	2639 49TH AVENUE CT	RESIDENTIAL EXISTING	SIDING SOFFIT FASCIA	Instll 29 sq vnyl sdng, sfft, fscia, cppng. No strct chnge	POWER HOME REMODELING GROUP	19	1			1/0/1900	1/0/1900
BRX2309-0411	09/22/2023	16,921	2140 GLENFAIR DR	RESIDENTIAL EXISTING	REMODEL	Master Bath Remodel w/ Plumbing and Electrical	UNI DESIGN	6	3			1/0/1900	1/0/1900
BRX2309-0439	09/26/2023	13,296	1817 2ND AVE A8	RESIDENTIAL EXISTING	CARPORT	carport		3	NONE			1/0/1900	1/0/1900
BRX2309-0440	09/25/2023	12,700	504 7TH ST	RESIDENTIAL EXISTING	REMODEL	Installation of a retaining wall,supp. beam and concrete pad	HOMESTRONG INC	3	41			1/0/1900	1/0/1900
BRX2309-0445	09/28/2023	6,000	2001 BIRCH AVE	RESIDENTIAL EXISTING	BASEMENT FINISH	Adding a Bathroom in Basement	Alma Ramirez	16B	2			1/0/1900	1/0/1900
ELEC2309-0008	09/01/2023	27,300	680 10TH ST	ELECTRICAL	SERVICE	Install new electric service lines, XCEL pole to Museum	Caberra Systems / Electrical Edge	1	NONE			0	0
ELEC2309-0070	09/05/2023	3,500	2935 11TH AVE A3	ELECTRICAL	SERVICE	upgrade	AC/DC ELECTRIC INC					0	0
ELEC2309-0071	09/05/2023	3,500	2935 11TH AVE A4	ELECTRICAL	SERVICE	upgrade	AC/DC ELECTRIC INC					0	0
ELEC2309-0089	09/06/2023	1,000	1215 19TH ST	ELECTRICAL	SERVICE	Tesla BackupGateway will be used as new service disconnect.	TESLA ENERGY OPERATIONS INC	1	9			0	0
ELEC2309-0114	09/06/2023	4,400	2472 25TH STREET RD	ELECTRICAL	SERVICE	upgrade panel to 150 amps	CT ELECTRICAL SERVICES	5	10			0	0
ELEC2309-0144	09/08/2023	6,000	813 21ST ST	ELECTRICAL	SERVICE	Move electrical meters to outside location. Upgrade service.	POWER PRO'S ELECTRIC LTD	22	19			0	0
ELEC2309-0208	09/12/2023	500	2052 50TH AVE	ELECTRICAL	SERVICE	100 Amp Feeders from new meter pedestal	LIMON ELECTRIC INC	4	NONE			0	0
ELEC2309-0252	09/13/2023	650	7210 28TH ST	ELECTRICAL	SERVICE	Install electric for irrigation clock	MOORE ELECTRIAL ENTERPRISES					0	0
ELEC2309-0331	09/15/2023	1,750	4305 29TH STREET RD	ELECTRICAL	SERVICE	Add a generator plug	Shane Rueb - SLS Services	7	6			0	0
ELEC2309-0471	09/25/2023	2,952	542 30TH AVE	ELECTRICAL	SERVICE	Upgrade and relocate existing service	Sparky's Electrical Services LLC	19	9			0	0
ELEC2309-0497	09/26/2023	43,840	1300 A ST BLDG I	ELECTRICAL	SERVICE	New 200 277/480V 3 PH Mtr Tst Bench & Light Panel Replacemen	ECKSTINE ELECTRIC CO	NONE	21			0	0
ELEC2309-0603	09/28/2023	6,428	1536 14TH AVE	ELECTRICAL	SERVICE	Service Change	LEADING EDGE ELECTRIC	18	159			0	0
FLAT2308-0031	09/06/2023	5,000	1924 34TH AVE	FLATWORK		TEAR OUT AND REPLACE DRIVEWAY	RELENTLESS ENTERPRISES	4	2	ROLLING HILLS 3RD ADD		0	0
FLAT2308-0335	09/11/2023	8,400	2303 24TH STREET RD	FLATWORK		Replace Driveway and add walk way for handicap senior adult		11	1			0	0
FLAT2308-0352	09/08/2023	4,000	1645 27TH AVE	FLATWORK		Replace & add 5 feet to the driveway..	Martin Morado	13	1			0	0
FLAT2308-0354	09/08/2023	6,084	218 13TH ST	FLATWORK		put concrete in Driveway for the first time		5	143			0	0
FLAT2309-0098	09/15/2023	10,000	4983 30TH ST	FLATWORK		repour driveway concrete and back patio, adding sidewalk	Colin Construction	2	7			0	0
FLAT2309-0175	09/13/2023	10,000	2831 13TH ST	FLATWORK		Replace Driveway Like for Like		9	1			0	0
FLAT2309-0176	09/13/2023	6,000	600 30TH AVE	FLATWORK		Remove and replace existing driveway exact same dimensions		12	8			0	0
FLAT2309-0361	09/20/2023	2,160	2010 46TH AVE UNIT 61	FLATWORK		Replace driveway at 2010 46th unit 61 greeley,Co	CROSS-CO CONCRETE LLC	NONE	NONE			0	0
LPR2309-0256	09/13/2023	6,531	1218 5TH ST	LEAD PIPE REPLACEMENT		Remove lead water line and replace with approved material		3	28			0	0
LPR2309-0257	09/13/2023	5,782	1430 8TH ST	LEAD PIPE REPLACEMENT		Remove lead water line and replace with approved material		1	1			0	0
LPR2309-0264	09/13/2023	5,682	1424 8TH ST	LEAD PIPE REPLACEMENT		Remove lead water line and replace with approved material		1	1			0	0
LPR2309-0267	09/13/2023	7,162	1212 13TH ST	LEAD PIPE REPLACEMENT		Remove lead water line and replace with approved material		2	108			0	0
MECH2309-0011	09/01/2023	900	2412 10TH ST	MECHANICAL	GAS TEST	Atmos asking for re-pressure test.	Lakeside Mechanical Service LLC	NONE	NONE			0	0
MECH2309-0061	09/05/2023	3,635	824 E 20TH STREET LN	MECHANICAL	FURNACE	replace existing furnace in basement mech room	Energy Resource Center	4	5			0	0
MECH2309-0064	09/05/2023	2,251	4025 13TH ST	MECHANICAL	AIR CONDITIONING	Replacing A/C	POUDRE VALLEY AIR	31	11			0	0
MECH2309-0065	09/05/2023	3,935	2036 1ST AVE 281	MECHANICAL	FURNACE	replace furnace in mobile home - Eggers Electric to add GFCI	Energy Resource Center	6	1			0	0
MECH2309-0075	09/05/2023	10,000	7404 12TH ST	MECHANICAL	FURNACE AND AIR CONDITIONING	Replace Furnace and AC	AIRTECH HVAC SERVICES (AIR SOLUTION	7	2			0	0
MECH2309-0078	09/05/2023	11,600	2219 13TH ST	MECHANICAL	FURNACE AND AIR CONDITIONING	Replacing existing furnace and condenser	GREELEY FURNACE CO LLC	13	3			0	0
MECH2309-0086	09/06/2023	19,539	3016 68TH AVENUE CT	MECHANICAL	AIR CONDITIONING	Gas Frnce, 80% 90MBTUH/2.5 TN 16 SR AC, 12MBTUH 25 SRHT Pmp	IMS HEATING & AIR INC	5	43			0	0
MECH2309-0090	09/06/2023	4,350	1626 55TH AVE	MECHANICAL	AIR CONDITIONING	INSTALL/REPLACE MINI SPLIT	SWAN HEATING & AIR CONDITIONING INC	31	3			0	0
MECH2309-0092	09/06/2023	4,895	1633 33RD AVE	MECHANICAL	FURNACE	Replacing existing furnace	GREELEY FURNACE CO LLC	6	3			0	0
MECH2309-0094	09/06/2023	6,785	1324 61ST AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	INSTALL/REPLACE .96% EFF AND 30K 2.5 TON AIR COND	SWAN HEATING & AIR CONDITIONING INC	5	1			0	0
MECH2309-0097	09/06/2023	3,500	1934 23RD AVENUE CT	MECHANICAL	AIR CONDITIONING	A/C Replacement	American Air Heating & Air Conditioning	20	7			0	0
MECH2309-0100	09/06/2023	10,412	1242 101ST AVENUE CT	MECHANICAL	FURNACE AND AIR CONDITIONING	INSTALL/REPLACE .96% EFF GAS FURNACE AND 36K 3 TON AIR COND	SWAN HEATING & AIR CONDITIONING INC	11	18			0	0
MECH2309-0101	09/06/2023	8,776	2218 73RD AVENUE CT	MECHANICAL	AIR CONDITIONING	INSTALL FUR AND HEAT PUMP	SWAN HEATING & AIR CONDITIONING INC	3	3			0	0
MECH2309-0112	09/06/2023	800	2034 WEDGEWOOD DR	MECHANICAL	GAS TEST	running new plumbing for a kitchen that is done new.	LUBIN HEATING AND AIR	23	6			0	0
MECH2309-0116	09/07/2023	16,000	6925 19TH ST 13	MECHANICAL	FURNACE AND AIR CONDITIONING	Remove and install 70K BTU Furnace and 2 Ton AC	One Hour Heating and Air	13	NONE			0	0
MECH2309-0128	09/07/2023	11,000	4507 30TH STREET RD	MECHANICAL	FURNACE AND AIR CONDITIONING	Replace Furnace and AC	AIRTECH HVAC SERVICES (AIR SOLUTION	15	7			0	0
MECH2309-0134	09/07/2023	7,078	2907 70TH AVE	MECHANICAL	AIR CONDITIONING	Replacement of existing ac and furnace - like for likel	AIR COMFORT INC	8	38			0	0
MECH2309-0137	09/08/2023	12,467	3017 43RD AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	Replace furnace and a/c	A TO Z HEATING AND COOLING	56	13			0	0
MECH2309-0148	09/08/2023	15,993	2205 41ST AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	install replacements	COOPER HEATING & COOLING	15	8			0	0
MECH2309-0167	09/11/2023	4,832	1608 37TH AVE	MECHANICAL	FURNACE	Replacing existing furnace	GREELEY FURNACE CO LLC	22	NONE			0	0
MECH2309-0187	09/11/2023	2,157	1732 30TH AVENUE CT	MECHANICAL	FURNACE	REPLACE FURNACE	NORTHERN COLORADO AIR INC	7	8			0	0
MECH2309-0197	09/12/2023	2,157	1732 30TH AVENUE CT	MECHANICAL	FURNACE	REPLACE FURNACE	NORTHERN COLORADO AIR INC	7	8			0	0
MECH2309-0201	09/12/2023	1,600	2046 22ND AVE	MECHANICAL	AIR CONDITIONING	replacement of 4 ton 13 seer ac system	MCCORMICK MECHANICAL INC.	2	3			0	0
MECH2309-0209	09/12/2023	6,495	119 14TH AVE	MECHANICAL	AIR CONDITIONING	Replacing existing condenser -121-1A	GREELEY FURNACE CO LLC	7	NONE			0	0

MECH2309-0210	09/12/2023	6,495	119 14TH AVE	MECHANICAL	AIR CONDITIONING	Replacing existing condenser -145-1B	GREELEY FURNACE CO LLC	7	NONE				0	0
MECH2309-0211	09/12/2023	13,500	950 52ND AVENUE CT B-1	MECHANICAL	AIR CONDITIONING	Replace AC	AIRTECH HVAC SERVICES (AIR SOLUTION	1	NONE				0	0
MECH2309-0244	09/13/2023	600	1221 24TH AVE	MECHANICAL	GAS TEST	Pressure Test	AIR X-TREME	8	3				0	0
MECH2309-0245	09/13/2023	9,140	2559 53RD AVE	MECHANICAL	FURNACE	Replacing existing furnace	GREELEY FURNACE CO LLC	5	3				0	0
MECH2309-0255	09/13/2023	400	627 8TH AVE UNIT 19	MECHANICAL	GAS TEST	gas test	ADVANCED SERVICES CO LLC	21	37				0	0
MECH2309-0277	09/14/2023	28,679	419 18TH ST	MECHANICAL	FURNACE	4-150,000 BTU radiant heaters	GREELEY FURNACE CO LLC	9	NONE				0	0
MECH2309-0299	09/14/2023	11,950	3035 43RD AVENUE CT	MECHANICAL	FURNACE AND AIR CONDITIONING	Remove existing furnace/ AC and replace with new like furnac	ALLEN PLUMBING & HEATING	8	11				0	0
MECH2309-0317	09/15/2023	25,000	6710 21ST STREET LN	MECHANICAL	AIR CONDITIONING	Remove and install 4 Ton AC	One Hour Heating and Air	6	6				0	0
MECH2309-0322	09/15/2023	11,947	1101 22ND ST	MECHANICAL	FURNACE AND AIR CONDITIONING	INSTALL FURNACE AND HEAT PUMP	A-1 HEATING AND AIR CONDITIONING	1	4				0	0
MECH2309-0329	09/15/2023	5,000	4106 AA ST	MECHANICAL	AIR CONDITIONING	A/C Replacement	AMERICAN AIR HEATING & A/C						0	0
MECH2309-0332	09/15/2023	9,000	1316 40TH AVE	MECHANICAL	AIR CONDITIONING	Remove and install 3 Ton AC	One Hour Heating and Air	10	6				0	0
MECH2309-0334	09/15/2023	9,300	1316 40TH AVE	MECHANICAL	AIR CONDITIONING	Remove and install 3 ton AC	One Hour Heating and Air	10	6				0	0
MECH2309-0336	09/15/2023	5,675	249 N 60TH AVE	MECHANICAL	FURNACE	Replace Furnace	AIRTECH HVAC SERVICES (AIR SOLUTION	5	2				0	0
MECH2309-0349	09/18/2023	9,602	936 50TH AVE	MECHANICAL	AIR CONDITIONING	Installing 24MBTUH Heat Pump with 1 Head mini split system	IMS HEATING & AIR INC	7	17				0	0
MECH2309-0356	09/18/2023	1,500	1806 19TH AVE	MECHANICAL	AIR CONDITIONING	Replacement of 3 ton 14 seer AC system	MCCORMICK MECHANICAL INC.	9	1				0	0
MECH2309-0357	09/18/2023	9,876	801 E 20TH STREET DR	MECHANICAL	FURNACE AND AIR CONDITIONING	install replacement AC/furnace combo	HEART HEATING AND COOLING LLC	18A	3				0	0
MECH2309-0365	09/18/2023	500	2606 12TH STREET RD	MECHANICAL	GAS TEST	Pressure Test	AIR X-TREME	4	NONE				0	0
MECH2309-0371	09/19/2023	13,000	2403 14TH ST	MECHANICAL	FURNACE	Remove and install 80k BTU 97% Furnace	One Hour Heating and Air	38	8				0	0
MECH2309-0386	09/19/2023	7,468	1100 48TH AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	INSTALL FURNACE AND AC UNIT	A-1 HEATING AND AIR CONDITIONING	22	PT				0	0
MECH2309-0392	09/19/2023	3,258	2840 21ST ST 12	MECHANICAL	FURNACE AND AIR CONDITIONING	Replacing furnace and AC	POUDRE VALLEY AIR	12	NONE				0	0
MECH2309-0393	09/19/2023	4,720	1826 73RD AVE	MECHANICAL	FURNACE	Install a 80k BTU 96% ng Furnace	JMP HEAT dba LION HOME SERVICE	7	4				0	0
MECH2309-0400	09/19/2023	12,003	3904 YOSEMITE DR	MECHANICAL	FURNACE AND AIR CONDITIONING	Replacing Gas Furnace, 95% 60MBTUH, 2.5 Ton 14 Seer AC	IMS HEATING & AIR INC	11	9				0	0
MECH2309-0416	09/20/2023	10,449	1725 67TH AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	100,000 btu furnace and 3 ton ac	AFFORDABLE HEATING & A/C	18	7				0	0
MECH2309-0418	09/20/2023	4,999	2103 68TH AVE	MECHANICAL	AIR CONDITIONING	Install a 3 ton 14 Seer	JMP Heat dba Lion Home Service	10	1				0	0
MECH2309-0449	09/22/2023	2,932	4222 MESA VERDE DR	MECHANICAL	AIR CONDITIONING	INSTALL FURNACE	A-1 HEATING AND AIR CONDITIONING	7	13				0	0
MECH2309-0459	09/25/2023	2,224	6104 10TH ST	MECHANICAL	AIR CONDITIONING	Install Furnace							0	0
MECH2309-0461	09/25/2023	10,506	2420 52ND AVENUE CT	MECHANICAL	FURNACE AND AIR CONDITIONING	Replacing existing furnace and condenser	GREELEY FURNACE CO LLC	4	2				0	0
MECH2309-0467	09/25/2023	15,433	1212 102ND AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	replace current ac and furnace		4	17				0	0
MECH2309-0482	09/26/2023	8,000	2404 8TH ST	MECHANICAL	FURNACE	Remove and install 60K BTU 96% Furnace	One Hour Heating and Air	1	1				0	0
MECH2309-0489	09/26/2023	7,050	6101 27TH ST	MECHANICAL	AIR CONDITIONING	Replace existing ac	TRA MAR MECHANICAL AKA WESTERN COMFORT	3	3				0	0
MECH2309-0501	09/26/2023	4,127	2431 14TH AVENUE CT	MECHANICAL	FURNACE	INSTALL/REPLACE .96% EFF GAS FURNACE	SWAN HEATING & AIR CONDITIONING INC	9	7				0	0
MECH2309-0506	09/26/2023	14,078	5107 16TH ST	MECHANICAL	FURNACE AND AIR CONDITIONING	Gas Furnace, 96% 60MBTUH/2.5 TON 16 SEER AC	IMS HEATING & AIR INC	11	8				0	0
MECH2309-0539	09/27/2023	3,935	1823 5TH ST 10	MECHANICAL	FURNACE	Replace furnace, Eggers Electric to install cfci	Energy Resource Center						0	0
MECH2309-0590	09/28/2023	5,342	6810 18TH ST	MECHANICAL	FURNACE	Replacing Gas Furnace, 80% 80MBTUH	IMS HEATING & AIR INC	17	4				0	0
MECH2309-0592	09/28/2023	11,422	599 E 19TH ST	MECHANICAL	FURNACE AND AIR CONDITIONING	Replacing 2.5 TON 16 SEER AC and coil, Gas Furnace, 80% 70MB	IMS HEATING & AIR INC	5	4				0	0
MECH2309-0604	09/28/2023	9,232	2033 68TH AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	Replacing 95% 80MBTUH Gas furnace/ 3.5 TON 14 SEER AC	IMS HEATING & AIR INC	9	1				0	0
MECH2309-0616	09/29/2023	6,985	414 42ND AVE	MECHANICAL	FURNACE	Replacement furnace	JIM NEEDHAM PLUMBING LLC	2	9				0	0
MECH2309-0620	09/29/2023	6,000	2516 28TH AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	REPLACE .96% EFF GAS FUR, 30K 1.5TON AC AND 40GAL WTR HTR	SWAN HEATING & AIR CONDITIONING INC	10	8				0	0
MECH2309-0621	09/29/2023	8,000	9107 18TH ST	MECHANICAL	AIR CONDITIONING	Installing outdoor 24MBTUH heat pump with 1 head	IMS HEATING & AIR INC	16	2				0	0
MECH2309-0624	09/29/2023	8,245	1715 88TH AVENUE CT	MECHANICAL	FURNACE AND AIR CONDITIONING	REPLACE .80% GAS FUR AND 2.5 TON HEAT PUMP	SWAN HEATING & AIR CONDITIONING INC	13	1				0	0
MECH2309-0625	09/29/2023	7,918	6024 1ST ST 9	MECHANICAL	FURNACE AND AIR CONDITIONING	REPLACE .96% EFF GAS FUR AND 24K 2 TON HP	SWAN HEATING & AIR CONDITIONING INC	3	NONE				0	0
PLB2309-0010	09/01/2023	1,500	1330 71ST AVE	PLUMBING	WATER SEWER SERVICE LINE	Partial sewer - Tie into new City sewer line							0	0
PLB2309-0012	09/01/2023	120	1314 28TH STREET RD	PLUMBING	GAS TEST	Gas test		9	2				0	0
PLB2309-0016	09/01/2023	6,500	2927 19TH STREET RD	PLUMBING	WATER SEWER REPAIR	9 foot spot 9 feet deep front yard. install clean out	TRENCH RIGHT SPV LLC	17	6				0	0
PLB2309-0059	09/05/2023	1,500	2125 26TH AVENUE CT	PLUMBING	WATER SEWER REPAIR	12' sewer repair in private property with cleanouts	Elite Rooter	14	6				0	0
PLB2309-0063	09/05/2023	800	1644 37TH AVE	PLUMBING	WATER SEWER SERVICE LINE	sewer line repair	Gold Star Excavation	13	NONE				0	0
PLB2309-0072	09/05/2023	1,730	6607 3RD ST N-1422	PLUMBING	WATER HEATER BOILER	40 GAL gas 36K BTU water heater replacement, like for like	COLORADO DELTA MECHANICAL INC	1422	NONE				0	0
PLB2309-0077	09/05/2023	3,000	2001 17TH ST	PLUMBING	WATER SEWER SERVICE LINE	Main sewer line replacement	LT PLUMBING LLC	6	1				0	0
PLB2309-0079	09/05/2023	2,650	2461 ASH AVE Unit 101	PLUMBING	WATER HEATER BOILER	Replacing 40 gallon Natural water heater	TOP NOTCH PLUMBING						0	0
PLB2309-0080	09/05/2023	300	420 6TH AVE	PLUMBING	GAS PIPING	repaired line	TOP NOTCH PLUMBING	1	2				0	0
PLB2309-0083	09/06/2023	5,500	2408 15TH ST 101-102, 104-112, 201-212, 301-312, 401-412	PLUMBING	WATER HEATER BOILER	Installing Tankless water heater	TOP NOTCH PLUMBING						0	0
PLB2309-0084	09/06/2023	2,650	4902 29TH ST 12C	PLUMBING	WATER HEATER BOILER	Replacing 40 gallon Natural water heater	TOP NOTCH PLUMBING	12DR	NONE				0	0
PLB2309-0085	09/06/2023	2,200	2503 14TH AVE	PLUMBING	WATER HEATER BOILER	Needing a new water heater	TOP NOTCH PLUMBING	26	16				0	0
PLB2309-0095	09/06/2023	2,650	1426 30TH AVE	PLUMBING	WATER HEATER BOILER	Replacing 50 gallon natural gas water heater	TOP NOTCH PLUMBING	17	6				0	0
PLB2309-0105	09/06/2023	725	6024 1ST ST 31	PLUMBING	GAS PIPING	add regulators to increase psr to 2 psi per gas appliance	PRIDE MECHANICAL LLC						0	0
PLB2309-0140	09/08/2023	1,500	2400 MOUNTAIR LN	PLUMBING	WATER HEATER BOILER	Main sewer line spot repair	LT PLUMBING LLC	15	1				0	0
PLB2309-0155	09/08/2023	1,100	3769 25TH ST	PLUMBING	WATER HEATER BOILER	Replace like for like gas water heater in unit 1-301	MASTER ROOTER PLUMBING LLC						0	0
PLB2309-0157	09/08/2023	3,000	1806 7TH AVE	PLUMBING	WATER SEWER REPAIR	78' sewer line repair in backyard with cleanouts	Elite Rooter	45	8				0	0
PLB2309-0172	09/11/2023	2,070	1941 79TH AVE	PLUMBING	WATER HEATER BOILER	Changed out a 50 gallon natural gas water heater.	MASTER PLUMBING SOLUTIONS	11	1				0	0
PLB2309-0186	09/11/2023	5,309	1704 7TH ST	PLUMBING	WATER SEWER REPAIR	One room drain repipe; replace with new plastic lines		2	9				0	0
PLB2309-0196	09/12/2023	7,800	1955 24TH AVE	PLUMBING	WATER SEWER REPAIR	Install cleanouts and approximately 50' of sewer liner	COVENANT PLUMBING	9	5				0	0
PLB2309-0200	09/12/2023	1,100	3769 25TH ST	PLUMBING	GAS PIPING	Replacing gas valve for water heater in unit 1-303	MASTER ROOTER PLUMBING LLC						0	0
PLB2309-0206	09/12/2023	3,250	2709 13TH ST	PLUMBING	WATER SEWER SERVICE LINE	10'L spot repair in front yard 9'D. Install dual cleanouts	THE ELITE PIPE MD	9	2				0	0
PLB2309-0258	09/13/2023	1,500	2002 6TH ST	PLUMBING	WATER HEATER BOILER	Install a 30 gallon gas hot water heater	ARS AMERICAN RESIDENTIAL SERVICES LLC	9	2				0	0
PLB2309-0270	09/14/2023	3,500	320 23RD AVE B	PLUMBING	WATER HEATER BOILER	existing roll in shower remove and replace		1	NONE				0	0
PLB2309-0271	09/14/2023	3,500	2302 APPLE AVE	PLUMBING	WATER HEATER BOILER	existing roll in shower remove and replace		18	4				0	0
PLB2309-0278	09/14/2023	300	419 18TH ST	PLUMBING	GAS TEST	4-150,000 BTU radiant heaters	GREELEY FURNACE CO LLC	9	NONE				0	0
PLB2309-0291	09/14/2023	800	6524 24TH STREET RD	PLUMBING	GAS TEST	gas leaks pressure test	WALKER PLUMBING LLC	8	2				0	0
PLB2309-0301	09/14/2023	2,650	140 E 24TH ST	PLUMBING	WATER HEATER BOILER	Replacing 40 gallon Natural water heater	TOP NOTCH PLUMBING						0	0
PLB2309-0323	09/15/2023	1,615	6105 6TH STREET RD	PLUMBING	WATER HEATER BOILER	Install a 50 ng Water Heater	JMP HEAT dba LION HOME SERVICE	8	13				0	0
PLB2309-0355	09/18/2023	500	22360 54 CR	PLUMBING	GAS TEST	Leak in pipe that was fixed	TOP NOTCH PLUMBING						0	0
PLB2309-0394	09/19/2023	3,948	708 E 20TH ST	PLUMBING	WATER SEWER REPAIR	Spot repair and two way cleanouts in yard on Sewer	JMP HEAT dba LION HOME SERVICE	4	1				0	0
PLB2309-0396	09/19/2023	200	330 E 8TH ST	PLUMBING	WATER SEWER SERVICE LINE	Repaired main water line	TERRY'S PLUMBING						0	0
PLB2309-0412	09/20/2023	350	1626 1/2 6TH AVE	PLUMBING	GAS TEST	Fixed leak on union...replacement of fitting.....LOT NUMBE	Practical Plumbing	13	1				0	0
PLB2309-0417	09/20/2023	10	1709 13TH AVE	PLUMBING	WATER SEWER REPAIR	Splice leak in water main between meter and house		4	14				0	0
PLB2309-0420	09/20/2023	8,000	1335 25TH AVENUE CT	PLUMBING	WATER HEATER BOILER	Water heater replacement	PD GREEN'S PLUMBING	16	7				0	0
PLB2309-0427	09/21/2023	9,992	2731 22ND STREET LN	PLUMBING	WATER SEWER SERVICE LINE	water service repair from curb stop to foundation	LIMELIGHT SERVICES LLC	10	1				0	0
PLB2309-0446	09/22/2023	8,000	1822 MONTVIEW BLVD	PLUMBING	WATER SEWER REPAIR	10 FOOT REPAIR ON SEWER LINE. IN FRONT YARD	TRENCH RIGHT SPV LLC	9	1				0	0
PLB2309-0447	09/22/2023	8,200	2400 16TH ST	PLUMBING	WATER SEWER REPAIR	10 SPOT REPAIR IN FRONT LOT	TRENCH RIGHT SPV LLC	1	1				0	0
PLB2309-0451	09/22/2023	1,000	708 E 20TH ST	PLUMBING	WATER SEWER REPAIR	sewer line repair	Gold Star Excavation	4	1				0	0
PLB2309-0462	09/25/2023	6,500	119 N 27TH AVE	PLUMBING	WATER SEWER REPAIR	REPAIR 10 FEET OF SEWER LINE IN FRONT LOT	TRENCH RIGHT SPV LLC	5	2				0	0
PLB2309-0464	09/25/2023	5,500	1508 25TH AVE	PLUMBING	WATER HEATER BOILER	Installing Tankless Water Heater	TOP NOTCH PLUMBING						0	0
PLB2309-0468	09/25/2023	2,010	2108 35TH AVENUE CT	PLUMBING	WATER HEATER BOILER	40 GAL gas 40K BTU water heater replacement, like for like	COLORADO DELTA MECHANICAL INC	25	3				0	0
PLB2309-0481	09/26/2023	600	1111 86TH AVE	PLUMBING	GAS TEST	leak please see pressure test unit d-101	WALKER PLUMBING LLC						0	0
PLB2309-0487	09/26/2023	1,000	1034 26TH AVE	PLUMBING	GAS TEST	fixed leaks on gas mains	A TO ZEN PLUMBING LLC	NONE	PT				0	0
PLB2309-0488	09/26/2023	1,000	1108 26TH AVE	PLUMBING	GAS TEST	fix gas leaks on main	A TO ZEN PLUMBING LLC	NONE	PT				0	0
PLB2309-0505	09/26/2023	50	1126 26TH AVE	PLUMBING	GAS PIPING	test for pressure in apt #203 (new line from Almos)	WOODY INVESTMENTS LLC	NONE	PT				0	0
PLB2309-0508	09/26/2023	1,250	1715 68TH AVE	PLUMBING	WATER HEATER BOILER	REPLACE WATER HEATER	NORTHERN COLORADO AIR INC	21	6				0	0
PLB2309-0524	09/27/2023	8,700	5404 24TH ST	PLUMBING	WATER SEWER REPAIR	12 SPOT REPAIR ION FRONT YARD, INCLUDING TAP REPAIR	TRENCH RIGHT SPV LLC	25	1				0	0
PLB2309-0530	09/27/2023	17,832	200 N 35TH AVE 62	PLUMBING	WATER SEWER SERVICE LINE	water line replacement	LIMELIGHT SERVICES LLC						0	0
PLB2309-0537	09/27/2023	100	3056 17TH AVE	PLUMBING	GAS TEST	gas test	TERRY'S PLUMBING	NONE	NONE				0	0
PLB2309-0568	09/28/2023	5,500	1010 23RD STREET RD	PLUMBING	WATER HEATER BOILER	Installing Tankless Water Heater	TOP NOTCH PLUMBING	25	7				0	0
PLB2309-0571	09/28/2023	5,500	1010 23RD STREET RD	PLUMBING	WATER HEATER BOILER	Installing Tankless Water Heater	TOP NOTCH PLUMBING	25	7				0	0
PLB2309-0577	09/28/2023	5,500	1010 23RD STREET RD	PLUMBING	WATER HEATER BOILER	Installing Tankless Water Heater	TOP NOTCH PLUMBING	25	7				0	0
PLB2309-0596	09/28/2023	375	1229 6TH ST	PLUMBING	GAS TEST	Atmos shut down gas, repair leak	TOP NOTCH PLUMBING	3	13				0	0
PLB2309-0597	09/28/2023	375	430 13TH AVE	PLUMBING	GAS TEST	Atmos shut down gas, repair leak	TOP NOTCH PLUMBING	3	13				0	0
PLB2309-0598	09/28/2023	2,650	101 21ST AVE 22	PLUMBING	WATER HEATER BOILER	Replacing 40 gallon electric water heater	TOP NOTCH PLUMBING						0	0
PLB2309-0600	09/28/2023	600	1111 86TH AVE BLDG P	PLUMBING	GAS TEST	gas leak on unit p-301	WALKER PLUMBING LLC						0	0
PLB2309-0602	09/28/2023	1,055	3770 24TH ST	PLUMBING	WATER HEATER BOILER	50 gallon water heater	FORT COLLINS HEATING & AIR	NONE	NONE				0	0
PLB2309-0608	09/28/2023	1,800	4751 KINGS CANYON DR	PLUMBING	WATER SEWER REPAIR	6' sewer line repair in private property with cleanouts	Elite Rooter	10	3				0	0
PLB2309-0610	09/28/2023	13,500	2520 20TH STREET RD	PLUMBING	WATER SEWER REPAIR	9' spot in front yard including liner to tap	TRENCH RIGHT SPV LLC	18	1				0	0
ROOF2309-0017	09/01/2023	11,655	1691 46TH AVE	ROOFING		Tear off and install 37 sq of OC FLEX on 1 story 6:12 pitch	ANCHOR ROOFING LLC	20	NONE				0	0
ROOF2309-0052	09/04/2023	6,285	2503 15TH ST	ROOFING		Residential asphalt re-roof	BIG GUS INC dba MIGHTY DOG ROOFING	21	8				0	0
ROOF2309-0053	09/04/2023	930	1100 7TH AVE	ROOFING		tear off install 3 sq Tamko Heritage on DETACHED BARN	ANCHOR ROOFING LLC	9	NONE				0	0
ROOF2309-0055	09/04/2023	10,850	1522 64TH AVE	ROOFING		Tear off; install 35sq Malarkey Legacy on 1 story 6/12 res	ANCHOR ROOFING LLC	1	14				0	0
ROOF2309-0056	09/04/2023	19,887	805 44TH AVE	ROOFING		Re-roof asphalt shingles	Jarrett Watson	19	10				0	0
ROOF2309-0088	09/06/2023	10,400	2518 9TH ST	ROOFING		Re- Roof, tear down to deck, replace with laminate comp shin	SUMMIT ROOFING SOLUTIONS LLC	4	3				0	0
ROOF2309-0099	09/06/2023	19,800	117 40TH AVE	ROOFING		68 squares of owens corning flex shingles.	SODERBURG ROOFING LLC	5	NONE				0	0
ROOF2309-0104	09/06/2023	4,800	2050 BUCKEYE AVE	ROOFING		Re-roof 24 sq using OC Duration Storm Shingles	TOTAL REMODEL CONTRACTOR	18	1				0	0
ROOF2309-0106	09/06/2023	6,800	7211 CANBERRA STREET DR	ROOFING		Re-roof 34 sq using OC Duration Storm Shingles	TOTAL REMODEL CONTRACTOR	2	2				0	0
ROOF2309-0139	09/08/2023	9,000	4421 7TH ST	ROOFING		Reroof using OCF Tru Def Duration Storm asphalt shingles	INDEPENDENT ROOFING	15	11				0	0
ROOF2309-0141	09/08/2023	153,838	3485 10TH ST B	ROOFING		Overlay existing roof with new 60mil white TPO.	AVI ROOFING GUTTER						0	0
ROOF2309-0142	09/08/2023	127,043	3487 10TH ST A	ROOFING		Overlay existing roof with new 60mil white TPO.	AVI ROOFING GUTTER						0	0
ROOF2309-0150	09/08/2023	16,351	8025 22ND STREET LN	ROOFING		Re-roof House Only	Bob Behrends Roofing	2	2				0	0
ROOF2309-0153	09/08/2023	10,000	2523 29TH AVE	ROOFING		tear off and reroof	A & M ROOFING	4	9				0	0
ROOF2309-0160	09/10/2023	11,700	1622 15TH AVE	ROOFING		Remove and Replace Shingled Roof	Dark Sky Construction	105	1				0	0
ROOF2309-0161	09/11/2023	8,000	150 N 25TH AVENUE CT	ROOFING		tear off and reroof	A & M ROOFING	12	2				0	0
ROOF2309-0168	09/11/2023	20,025	1900 86TH AVE	ROOFING		Remove existing roof and replace to building code class 4 s	SCHULTZ ROOFING & REPAIR						0	0
ROOF2309-0178	09/11/2023	5,900	3056 3RD STREET RD	ROOFING		Remove shingles to deck. Install new underlayment, shingles	GUS ROOFING	2	7				0	0
ROOF2309-0188	09/11/2023	20,785	4630 14TH ST	ROOFING		Remove and replace like for like	INTERSTATE ROOFING	2	NONE				0	0
ROOF2309-0202	09/12/2023	8,095	406 16TH AVE	ROOFING		Remove current roofing, replace with Atlas StormMaster Shake	PRIDE ROOFING AND CONSTRUCTION LLC	4	4				0	0
ROOF2309-0249	09/13/2023	3,700	518 22ND ST	ROOFING		Re- Roof, tear down to deck, replace with laminate comp shin	SUMMIT ROOFING SOLUTIONS LLC	6	1				0	0
ROOF2309-0253	09/13/2023	3,700	520 27TH AVE	ROOFING		replacing shingles and gutters		21	4				0	0
ROOF2309-0269	09/13/2023	15,647	1146 52ND AVENUE CT	ROOFING		Reroof 27 SQ's using Certainteed Northgate shingle black	Resolution Contrctors	17	8				0	0
ROOF2309-0281	09/14/2023	8,852	1140 31ST AVE	ROOFING		Reroof home - ice/water, dripedge, laminate and Mod Bit	LEGACY BUILDERS LLC	14	1				0	0
ROOF2309-0294	09/14/2023	4,800	1519 28TH AVE	ROOFING		R&R Architectural shingles	Colorado Exteriors, LLC	19	1				0	0
ROOF2309-0335	09/15/2023	6,895	2000 5TH AVE	ROOFING		TEAR OFF OLD SHINGLES AND INSTALL GAF - TIMBERLINE HDZ	Reliable Roofing & Restoration	24	4				0	0
ROOF2309-0367	09/18/2023	9,200	4316 14TH STREET RD	ROOFING		Roof Replacement	SLAUGHTER ROOFING	7	NONE				0	0
ROOF2309-0370	09/19/2023	7,200	1441 23RD AVENUE CT	ROOFING		Remove old comp shingels and install new	C & E ROOFING	15	4				0	0
ROOF2309-0387	09/19/2023	17,918	640 54TH AVE	ROOFING		Remove existing roofing materials and install new roof.	GOLD ROOFING, INC.	4	5				0	0
ROOF2309-0429	09/21/2023	2,600	2328 6TH AVE	ROOFING		Roof Replacement	SLAUGHTER ROOFING	17	1				0	0
ROOF2309-0458	09/22/2023	6,820	1629 58TH AVE	ROOFING		Tear off; install 22 sq Malarkey Vista asphalt on prim res	ANCHOR ROOFING LLC	22	5				0	0
ROOF2309-0470	09/25/2023	368,408	900 8TH AVE	ROOFING		Commercial Roofing - Recover TPO	FRONT RANGE ROOFING SYSTEMS	1	1				0	0
ROOF2309-0477	09/25/2023	116,731	618 13TH ST	ROOFING		Remove existing metal roof and install Versico 60mil TPO	ADVANCED ROOFING TECHNOLOGIES	3	101				0	0
ROOF2309-0486	09/26/2023	6,510	3402 6TH STREET RD	ROOFING		Tear off; install 21 Malarkey Vista on 1 story residence	ANCHOR ROOFING LLC	18	16				0	0
ROOF2309-0491	09/26/2023	8,000	211 52ND AVE	ROOFING		Reroof insurance	ONE WAY PROJECT MANAGEMENT	3	4				0	0
ROOF2309-0525	09/27/2023	12,400	3302 33RD AVENUE CT	ROOFING		46 squares of owens corning flex shingles	SODERBURG ROOFING LLC	35	1				0	0
ROOF2309-0529	09/27/2023	7,553	8620 18TH ST	ROOFING		Install Owens Corning Tr-Def Duration Flex Shingles in Onyx	ADVANCED ROOFING TECHNOLOGIES						0	0
ROOF2309-0536	09/27/2023	6,800	2280 1ST AVE 37	ROOFING		Re- Roof, tear down to deck, replace with laminate comp shin	SUMMIT ROOFING SOLUTIONS LLC	37	NONE				0	0
ROOF2309-0545	09/27/2023	6,750	2280 1ST AVE 37	ROOFING		Re- Roof, tear down to deck, replace with laminate comp shin	SUMMIT ROOFING SOLUTIONS LLC	37	NONE				0	0
ROOF2309-0549	09/27/2023	4,800	501 26TH AVENUE CT	ROOFING		Re- Roof, tear down to deck, replace with laminate comp shin	SUMMIT ROOFING SOLUTIONS LLC	9	4				0	0
ROOF2309-0584	09/28/2023	48,147	5250 9TH STREET DR	ROOFING		Commercial Roofing - Recover TPO	FRONT RANGE ROOFING SYSTEMS	6	NONE				0	0
ROOF2309-0601	09/28/2023	23,500	1817 28TH ST	ROOFING		Re- Roof, tear down to deck, replace with laminate comp shin	SUMMIT ROOFING SOLUTIONS LLC	1	2				0	0
ROOF2309-0609	09/28/2023	8,000	1449 28TH AVE	ROOFING		Remove existing and replace with new shingles	Kendall Robbins	15	1				0	0

ROOF2309-0617	09/29/2023	6,000	380 49TH AVENUE PL	ROOFING		Full roof replacement	SORENSEN ROOFING & RESTORATION	15	5			0	0
SIGN2210-0245	09/14/2023	40,000	2555 47TH AVE	SIGN	MAJOR AND ELECTRICAL	Signage taller than 6 ft.	Biltrite Sign Service Inc.					0	0
SIGN2306-0543	09/18/2023	3,000	930 8TH AVE	SIGN	MINOR AND FACE REPLACEMENT	Window Perforation	SIGNARAMA FORT COLLINS	17	63	GREELEY CITY		0	0
SIGN2307-0423	09/06/2023	250	2332 27TH ST	SIGN	TEMPORARY	Temporary signage		2	NONE	AGUR MINOR SUB FG NO 1		0	0
SIGN2308-0364	09/06/2023	1,226	2409 10TH ST	SIGN	MINOR AND FACE REPLACEMENT	Replace 32' lettering and change face	THE MAINE SIGN, LLC	23	16			0	0
SIGN2308-0445	09/08/2023	15,000	244 DUNDEE AVE A	SIGN	MINOR AND FACE REPLACEMENT	Install a 48"x96" and 60"x120"Sign on the face of building	MORGAN COUNTY SIGNS					0	0
SPV2308-0521	09/06/2023	25,236	5130 16TH ST	PHOTOVOLTAIC		Install a 4.560 kW roof mounted PV system & sub-panel	FREEDOM FOREVER COLORADO LLC	20	9			0	0
SPV2308-0595	09/06/2023	18,036	3216 2ND ST	PHOTOVOLTAIC		Sobieski PV Solar Array 5.46 kW	BLUE RAVEN SOLAR	11	4			0	0
SPV2309-0060	09/06/2023	25,963	1905 24TH AVENUE CT	PHOTOVOLTAIC		Install a 4.860 kW solar PV system with sub-panel	FREEDOM FOREVER COLORADO LLC	1	5			0	0
SPV2309-0087	09/14/2023	41,778	2106 39TH AVE	PHOTOVOLTAIC		Installation of 7.600kW roof mounted PV solar system	Source Installation Services LLC dba SourceNRG	9	3			0	0
SPV2309-0117	09/08/2023	41,762	318 49TH AVENUE PL	PHOTOVOLTAIC		Install a 6.840 kW grid tied, roof flush mounted PV system	FREEDOM FOREVER COLORADO LLC	11	5			0	0
SPV2309-0118	09/08/2023	29,359	1717 58TH AVE	PHOTOVOLTAIC		Install a 10.780 kW grid tied, roof flush mounted PV system	FREEDOM FOREVER COLORADO LLC	8	6			0	0
SPV2309-0120	09/08/2023	37,272	2807 40TH AVE	PHOTOVOLTAIC		Install a 7.600 kW grid tied, roof flush mounted PV system	FREEDOM FOREVER COLORADO LLC	2	2			0	0
SPV2309-0132	09/08/2023	15,892	1619 102ND AVE	PHOTOVOLTAIC		Installation of solar panels on existing residential roof.	ION DEVELOPER LLC					0	0
SPV2309-0156	09/28/2023	45,026	2549 17TH AVENUE CT	PHOTOVOLTAIC		19 panels, 7.296kW DC	LGCY INSTALLATION SERVICES LLC	6	4			0	0
SPV2309-0171	09/13/2023	54,706	2412 24TH ST	PHOTOVOLTAIC		Daniel Jeannoutot Roof mounted PV system	SKYLINE SOLAR AND ROOFING	4	5			0	0
SPV2309-0183	09/22/2023	19,014	4227 31ST ST	PHOTOVOLTAIC		Install a 7.700 kW grid tied, roof flush mounted PV system	FREEDOM FOREVER COLORADO LLC	45	13			0	0
SPV2309-0184	09/13/2023	27,786	7302 20TH STREET LN	PHOTOVOLTAIC		Install a 5.320 kW grid tied, roof flush mounted PV system	FREEDOM FOREVER COLORADO LLC	6	2			0	0
SPV2309-0289	09/20/2023	14,468	281 30TH AVE	PHOTOVOLTAIC		Installing 3.48 Kw PV System, Installing solar meter collar	Freedom Solar	27	5			0	0
SPV2309-0364	09/20/2023	51,744	2621 34TH AVE	PHOTOVOLTAIC		Install of 19 PV Solar Roof Mount panels w/ supply side tap	MERAKI INSTALLERS LLC	20	4			0	0
SPV2309-0413	09/25/2023	29,407	4300 9TH ST	PHOTOVOLTAIC		PV Solar Roof Mounted Grid Tied 14.0 kW 35 Panels	SUNRUN INSTALLATION SERVICES INC	1	3			0	0
SPV2309-0433	09/28/2023	32,600	2930 AVOCADO AVE	PHOTOVOLTAIC		Install a 6.545 kW grid tied, roof flush mounted PV system	FREEDOM FOREVER COLORADO LLC	44	10			0	0
SPV2309-0503	09/29/2023	31,320	215 12TH ST	PHOTOVOLTAIC		6.000 kW Rooftop Solar PV	1SOLAR	5	135			0	0
SPV2309-0558	09/29/2023	32,520	602 61ST AVENUE CT	PHOTOVOLTAIC		Install a 6.080 kW grid tied, roof flush mounted PV system	FREEDOM FOREVER COLORADO LLC	1	14			0	0
		9,606,833											