

# Planning Commission Agenda

Regular Meeting

**Tuesday March 25, 2025 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/89652119102>

## NOTICE:

Planning Commission meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers. Members of the public may participate in Planning Commission meetings in the manner that works best for them.

## Watch Meetings:



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

## Comment in Real Time:



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

## Submit Written Comments:



Email comments about any item on the agenda to [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com)

Written comments can be mailed or dropped off at the Planning office at 1100 10<sup>th</sup> Street,



Greeley, CO 80631. Written comments received prior to the meeting will be read into the record in real time.

Meeting agendas and minutes are available on the City's meeting portal at [Greeleyco.municodemeetings.com/](https://greeleyco.municodemeetings.com/) For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com).



## Planning Commission

**March 25, 2025 at 1:15 PM**  
**1001 11th Avenue, City Center South, Greeley, CO 80631**

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### **Agenda**

1. Call to Order
  2. Roll Call
  3. Approval of the Agenda
- 

#### **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.**

4. A public hearing to consider a request for approval of a preliminary subdivision SUB2023-0020 of 34.63 acres of land into 10 single-family lots, 2 Outlots, and dedication of rights-of-way. The subject property is located north of O Street, east of N. 47th Avenue, and south of AA Street.
  5. A public hearing to consider a request from Sandbox Solar ZON2024-0005, to rezone approximately 14.41 acres of a 132.17-acre parcel located north of County Road 56 and east of 95th Avenue from H-A (Holding Agriculture) to R-E (Residential Estate).
  6. A public hearing to consider a request from Avant Civil Group, on behalf of Crow Creek Construction LLC SUB2024-0025, to consider a request for approval of a preliminary subdivision of 7.43 acres of land (Tract 2 of the Mountain Vista Filing 3 Subdivision) into 26 residential lots and 2 outlots to serve future residential development as well as open space and rights-of-way. The property is generally located in the Mountain Vista Subdivision, at the northwest corner of 82<sup>nd</sup> Avenue and 19<sup>th</sup> Street.
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#### **END OF EXPEDITED AGENDA**

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7. Staff Report
8. Adjournment



# Planning Commission Agenda Summary

March 25, 2025

Key Staff Contact: Michael Franke, Planner III, 970-350-9782

## **Title:**

Tucker Subdivision Filing No. 1, Preliminary Subdivision - SUB2023-0020

## **Summary:**

The City of Greeley is considering a request for approval of a preliminary subdivision of 34.63

acres of land into 10 single-family lots, 2 Outlots, and dedication of rights-of-way. The subject

property is located north of O Street, east of N. 47th Avenue, and south of AA Street.

## **Recommended Action:**

City staff recommends approval of this Preliminary Subdivision request.

## **Attachments:**

Vicinity/Zoning Map

Project Narrative

Development Application

Preliminary Plat

Perimeter Treatment Plan

Notice Boundary

Notice Letter

Photo Aerial Map

## PLANNING COMMISSION SUMMARY

**ITEMS:** Preliminary Subdivision for 10 Single-Family Lots, 2 Outlots, and Dedication of Rights-of-Way in the Residential Estate (R-E) Zone District

**FILE NUMBER:** SUB2023-0020

**PROJECT:** Tucker Subdivision Filing No. 1, Preliminary Subdivision

**LOCATION:** North of O Street, East of N. 47<sup>th</sup> Avenue, and South of AA Street.

**APPLICANT:** Travis Tucker of Dynamic Homes, Eric Wernsman of Wernsman Engineering and Land Development

**CASE PLANNER:** Michael Franke, AICP, Planner III

**PLANNING COMMISSION HEARING DATE:** March 25, 2025

### PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a motion to approve, approve with conditions, or deny the request in the form of a finding based on the review criteria in Section 24-203(b)(1) of the Development Code.

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### EXECUTIVE SUMMARY

The City of Greeley is considering a request for approval of a preliminary subdivision of 34.63 acres of land into 10 single-family lots, 2 Outlots, and dedication of rights-of-way. The subject property is located north of O Street, east of N. 47<sup>th</sup> Avenue, and south of AA Street.

### A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating a residential development, outlots, and dedication of rights-of-way.

### B. STAFF RECOMMENDATION

Approval (see Section J).

### C. LOCATION

The subject site is located north of O Street, east of N. 47<sup>th</sup> Avenue, and south of AA Street (see Vicinity & Zoning Map attachment)

**Current Zoning:** R-E (Residential Estate)

**Abutting Zoning:**

**North:** R-E and I-M (Industrial Medium Intensity)

**South:** R-E and I-M

**East:** I-M

**West:** I-M

**Abutting Land Use:**

**North:** Single-Family Residential – Svetlov Minor 2<sup>nd</sup> Replat Subdivision

**South:** Single-Family Residential – Svetlov Minor Subdivision and Payne Subdivision

**East:** Undeveloped Farmland

**West:** N. 47<sup>th</sup> Avenue, Undeveloped Farmland

**Site Characteristics:**

The site is currently undeveloped land that has been historically used for farming. The site is surrounded by other existing farmland and single-family detached homes. There is a plugged and abandoned oil & gas well located on the central-southern portion of the site, located on proposed Lot 8 (Well Abandonment Report 401440944, Operator 100322). This site is primarily flat grading in its existing condition. An existing irrigation ditch runs along the west, south and eastern boundaries. The proposed infrastructure is designed so that the ditch remains, and the surrounding existing sites remain as-is without any negative impacts. The site has little to no existing landscaping due to the farming land use of the site.

**D. BACKGROUND**

In 1982, the site was annexed into the City of Greeley by the North Poudre Third Annexation (Rec. No. 1893288). Upon annexation, the property was zoned Industrial Medium Intensity (I-M). The property remained within I-M zoning from the time of annexation until 2018. In 2018, the property was rezoned from I-M zoning to R-E zoning with Development Concept Master Plan from the Bar Estates Rezone Case (Ord. 53, 2018 Rec. 4448831). In 2020, the subject property was subdivided into the lots that exist today through the Svetlov Minor Subdivision, 2<sup>nd</sup> Replat. Since the establishment of R-E zoning, two of the northern lots of the Svetlov Minor Subdivision, 2<sup>nd</sup> Replat have been developed into single-family detached homes on estate lots.

With this application, the applicant requests approval of a preliminary subdivision of 13.8 acres of land into 10 single-family lots, 2 Outlots, dedication of easements, installation of perimeter treatment landscaping, and dedication of rights-of-way.

**E. APPROVAL CRITERIA**

**Standards for a Preliminary Subdivision Plat:**

In reaching recommendations and decisions on a preliminary subdivision plat, the Planning Commission shall apply the following standards of Section 24-203.b.1. of the current Development Code.

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

Staff Comment: The City's Comprehensive Plan designates this area as "North Annexation Area", which allows for residential land uses. Patterns for ranchettes and other estate-agricultural lot uses are intended for the North Annexation Area, which is satisfied by the application. The proposed subdivision is meeting the goals of this future land use as it is zoned Estate Residential and works to preserve the low-density nature of this general area. The development maintains a large-acre per dwelling unit character as directed by the Comprehensive Plan.

**Comprehensive Plan Criteria:**

- HO-2: Encourage a broad diversity of housing options.
  - This proposed subdivision provides estate style single-family development on large lots, which is lacking in Greeley's urban development pattern.
- CG-2: Promote a balanced mix and distribution of land uses.
  - The proposed subdivision provides residential estate uses for "ranchette" type development, which is a goal for the North Annexation area of Greeley in the Comprehensive Plan. This provides estate lot housing within adjacent farmland and single family uses.
- HO-2.1: Diversity in New Development
  - The proposed subdivision will provide estate style large lot format housing development, which is different from the recent subdivision lot development in Greeley.
- NR-4.3: Landscaping and Plant Species
  - Landscaping has been strategically designed to follow hydrozone guidelines according to chapter 6 of the Water Conservation Department Code and landscape planting requirements stated in chapter 8 of the Greeley Development Code.

The request complies with this criterion.

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

Staff Comment: The site does not present any sensitive areas or special natural features. However, it is worth mentioning that the existing irrigation ditch that runs along the west, south and eastern boundaries are

being protected in place. The proposed infrastructure is designed so that the ditch remains, and the surrounding existing sites remain as-is without any negative impacts. The plugged and abandoned oil & gas well has been properly P&A per ECMC standards, see reference to P&A report above. Staff is unaware of any potential hazards that presently exist on the subject site.

The request complies with this criterion.

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

Staff Comment: The proposed subdivision layout meets the standards of the code by providing a possible future connection to the east via T-street. The lot layout design also meets Development Code criteria for residential subdivisions. Staff finds the preliminary plat layout meets this criterion.

This request complies with this criterion.

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

Staff Comment: The lot layout and lot sizes have been arranged to meet the subdivision standards by creating larger estate lots in-line with the R-E design criteria. The proposed subdivision meets the intent of the code by providing a single access point along N. 47th, creating minimal impacts to the surrounding properties. In addition to this, the proposed development provides buffering where necessary to the surrounding uses as well as a buffering landscaping design along the street frontage.

This request complies with this criterion.

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

Staff Comment: The applicant submitted their preliminary construction plans for concurrent review with the preliminary plat. City staff and referral agencies have reviewed the preliminary construction plans and will work through final details and logistics as part of the final plat submittal if the preliminary plat is approved. There are no

significant challenges to the site that would prohibit this site from being able to meet design, construction, performance, and maintenance requirements for all improvements included in this plan.

The request complies with this criterion.

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

Staff Comment: This criteria is not applicable to this project as it is not phased.

The request complies with this criterion.

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

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

The request complies with this criterion.

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

Staff Comment: The proposed subdivision would not impede any anticipated future public infrastructure. The applicant is required to construct on-site and appropriate off-site utility and roadway infrastructure to serve the development. The proposed infrastructure would be available for future development in the area. Staff are not aware of any other major infrastructure projects planned for this area.

This request complies with this criterion.

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

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

The request complies with this criterion.

## **F. PHYSICAL SITE CHARACTERISTICS**

### **1. SUBDIVISION HISTORY**

In 1982, the site was annexed into the City of Greeley by the North Poudre Third Annexation (Rec. No. 1893288). In 2006, a portion of the original annexation land was subdivided into two lots, creating Lot 1 and Lot 2 of the Svetlov Subdivision (Rec. 3424014). In 2017, the Svetlov Subdivision was replatted to create the Svetlov Minor Subdivision, 1<sup>st</sup> Replat (Rec. 4279067). The replat created Lot 2A from the existing Lot 1 and Tracts A and B from the existing Lot 2. Finally, in 2020, the Svetlov Minor Subdivision, 2<sup>nd</sup> Replat (Rec. 4606322) was created. The 2<sup>nd</sup> Replat created Lots 3, 4, and 5 from Tract A and Lots 1 and 2 from Tract A of the 1<sup>st</sup> Replat. Today, the Svetlov Minor Subdivision, 2<sup>nd</sup> Replat, is the most current subdivision for the subject site and designates the existing lot layout as seen today.

### **2. HAZARDS**

There is a plugged and abandoned oil & gas well located on the central-southern portion of the site, located on proposed Lot 8 (Well Abandonment Report 401440944, Operator 100322). Proper setbacks and mitigation are proposed with this project to account for development near the plugged and abandoned well. There is also a ditch on the site's perimeter that does not pose hazard, but worth noting the existence of the ditch. Staff is unaware of any other potential hazards that presently exist on the subject site.

### **3. WILDLIFE**

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

### **4. FLOODPLAIN**

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

### **5. DRAINAGE AND EROSION**

Increases in stormwater flows from development would be addressed with an on-site detention and water quality pond, which is designed to limit runoff to historical flows in accordance with City of Greeley and State of Colorado requirements.

Erosion control devices would be designed by the developer and reviewed by the city at time of construction to ensure that best management practices are utilized as the project progress.

**6. TRANSPORTATION**

The subject property would be connecting to N. 47th Street and building T Street to service the proposed lots and provide future connections to the east. The provided Traffic Impact Study is in compliance with City of Greeley criteria.

**G. SERVICES**

**1. WATER**

The applicant, in coordination with the City of Greeley Water and Sewer Department, will upgrade the existing infrastructure on N. 47th Ave. to meet current City of Greeley standards. The water main serving the property will be extended to the eastern end of the site to accommodate future development.

**2. SANITATION**

As of this hearing, the property is not connected to the City of Greeley sewer system. The houses will utilize on-site septic tanks that comply with all County and State regulations. The applicant will install a sewer main to facilitate future connections once the City of Greeley extends its sewer system to the property.

**3. EMERGENCY SERVICES**

The property is served by the City of Greeley Police and Fire Department adequately. The nearest Fire Station is Station #3 located 1.9 miles southeast of the site. Emergency services are able to be provided to this site.

**4. PARKS AND OPEN SPACES**

The development will be contributing cash-in-lieu of dedicated parkland. The cash-in-lieu for parkland dedication will be gathered by the City of Greeley Parks Department for funding of future park development throughout Greeley.

**5. SCHOOLS**

The subject property is located within the Eaton School District. The developer will work with the Eaton School District to provide a cash-in-lieu payment for dedication of school land. The cash-in-lieu for school dedication will be provided to the Eaton School District to fund the development of future schools as needed.

**6. METROPOLITAN DISTRICT**

There is no metropolitan district servicing this site. All infrastructure and subdivision improvements will be met by the developer without the establishment of a metropolitan district.



## H. NEIGHBORHOOD IMPACTS

### 1. VISUAL

The proposed subdivision includes a perimeter treatment plan consisting of trees, plantings and groundcover, consistent with Development Code Section 24-803. The perimeter treatment plan would help mitigate any visual impacts created by the proposed development.

### 2. NOISE

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

## I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for the hearing were mailed to surrounding property owners within 1,000 feet on 2/20/2025, and notice was published on the City's website per Development Code requirements. A sign was posted on the site on 3/7/2025. The mineral rights notice requirements to mineral owners was satisfied on 2/19/2025. No comments have been received.

## J. PLANNING COMMISSION RECOMMENDED MOTIONS

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, **approves** the preliminary subdivision plat as presented.

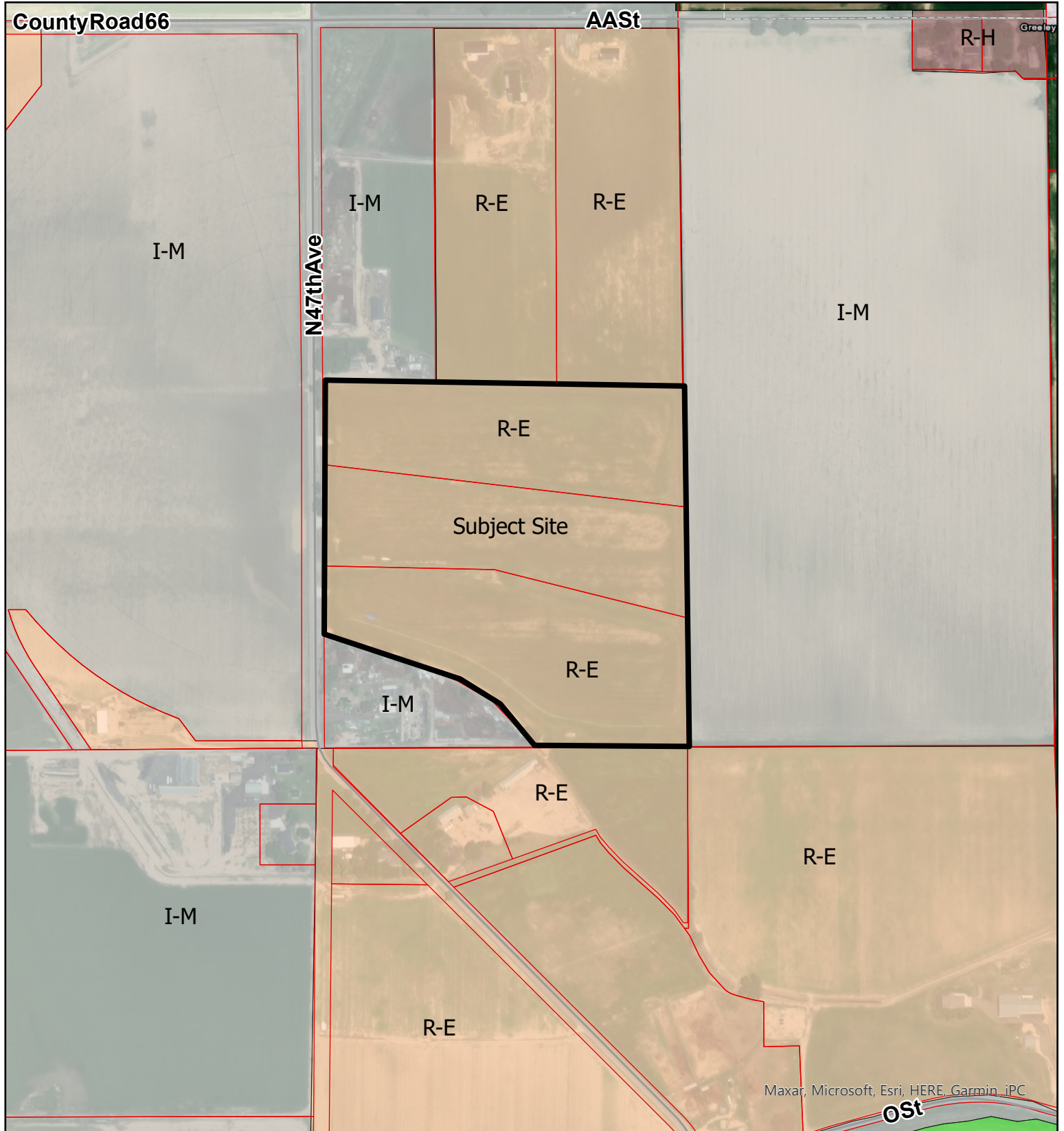
### Alternative motion:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1), and therefore, **denies** the preliminary subdivision plat

## ATTACHMENTS

Vicinity/Zoning Map  
Project Narrative  
Development Application  
Preliminary Plat  
Perimeter Treatment Plan  
Notice Boundary  
Notice Letter  
Photo Aerial Map

Vicinity & Zoning Map - Tucker Subdivision Filing No 1  
 SUB2023-0020  
 Planning Commission March 25, 2025



## Zoning

|                                                                                                              |                                                                                                                 |                                                                                                                |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  Conservation District**   |  Industrial Low Intensity    |  Residential Low Density    |
|  Commercial Low Intensity  |  Industrial Medium Intensity |  Residential Medium Density |
|  Commercial High Intensity |  Industrial High Intensity   |  Residential High Density   |
|  Holding Agriculture       |  Planned Unit Development    |  Residential Mobile Home    |
|                                                                                                              |  Residential Estate          |  Greeley Parcels            |



Maxar, Microsoft, Esri, HERE, Garmin, iPC

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JUNE 5, 2024

Planning & Zoning Department

1100 10th Street - 2nd Floor

Greeley, CO 8063

Re: Minor Subdivision Narrative – Tucker Subdivision

## OVERVIEW / EXISTING CONDITIONS

The application request is for a Preliminary Plat and ultimately Final Plat review for a proposed 10-lot residential subdivision for property located on the southeast area of N. 47<sup>th</sup> Avenue and CR66.

The existing site is roughly 33.53 acres, currently comprised of lots 3, 4 & 5 of the Svetlov Minor Subdivision 2nd Replat. The site is vacant and has been used for agricultural purposes over the last years. The lots are currently accessed by a singular drive off N. 47<sup>th</sup> Avenue. Fencing has been installed on the site, as well as the planting of some trees. A plugged and abandoned oil and gas well is located on lot 8 and an irrigation ditch runs along the west, south and eastern edges of the site. The properties are zoned R-E, Residential Estate which allow single family detached homes.



PROPOSAL



The area will be subdivided into 10 residential lots and two outlots. Outlot A will contain the subdivision detention pond while Outlot B will be designed for the landscaping buffer along the roadway. The residential lots range in size from 2.6 acres to 3.12 acres, in-line with the minimum lot size requirement of 13,000 SF within the R-E zone district. Single family detached homes with possible out buildings are planned for the lots. Proposed subdivision layout is listed below:

| LOT      | DESCRIPTION          | ACREAGE |
|----------|----------------------|---------|
| 1        | Residential          | 2.71    |
| 2        | Residential          | 2.88    |
| 3        | Residential          | 2.80    |
| 4        | Residential          | 3.12    |
| 5        | Residential          | 2.85    |
| 6        | Residential          | 2.91    |
| 7        | Residential          | 2.94    |
| 8        | Residential          | 2.72    |
| 9        | Residential          | 2.64    |
| 10       | Residential          | 2.62    |
| Outlot A | Detention Pond       | 5.13    |
| Outlot B | Landscape Bufferyard | 0.21    |
| Total    |                      | 33.53   |

A 60' wide paved public road (T Street) is proposed off N. 47<sup>th</sup> Avenue and will be designed as a cul-de-sac to provide access to all residential lots within the subdivision. Three fire hydrants are proposed. The water line will be an 8" water main that will connect into that existing water main located in N. 47<sup>th</sup> Avenue. Septic systems are proposed for the residential lots.

#### PRELIMINARY PLAT REVIEW CRITERIA

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

The site falls within the North Annexation Area as outlined in the Comprehensive Plan. The proposed subdivision is meeting the goals of this future land use as it is zoned Estate Residential and works to preserve the low-density nature of this general area. The development maintains a large-acre per dwelling unit character as directed by the Comprehensive Plan.

**(b)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.**

The site does not present any sensitive areas or special natural features. However, it is worth mentioning that the existing irrigation ditch that runs along the west, south and eastern boundaries are being protected in place. The proposed infrastructure is designed so that the ditch remains and the surrounding existing sites remain as-is without any negative impacts.

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

The proposed subdivision layout meets the standards of the code by providing a possible future connection to the east via T-street.

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

The lot layout and lot sizes have been arranged to meet the subdivision standards by creating larger estate lots in-line with the R-E design criteria. The proposed subdivision meets the intent of the code by providing a single access point along N. 47<sup>th</sup>, creating minimal impacts to the surrounding properties. In addition to this, the proposed development provides buffering where necessary to the surrounding uses as well as a buffering landscaping design along the street frontage.

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

The proposed subdivision is able to the this requirement as all infrastructure has proven to be adequate to serve the development.

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

This criteria is not applicable to this project as it is not phased.

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

No specific impacts have been determined by the reports or studies. The project is shown to provide adequate planning standards in terms of design and infrastructure capabilities. The development does demonstrate a long-term investment by providing a future ability to connect T-Street to the east as well as providing a landscape design along the N. 47<sup>th</sup> Ave frontage.

**(h)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.**

The proposed subdivision supports future development by maintaining R-E characteristics, providing future connections and following buffering standards.

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

The subdivision is currently being reviewed by City staff as well as referred to outside agencies.

## **REQUIRED IMPROVEMENTS**

The proposed subdivision will meet the required improvements in regards to utilities, street design, stormwater management and landscape buffering. The subdivision is proposed a paved internal street with future ability to connect to the east, a retention pond as well as all necessary drainage and utility easements. Water and sewer connections have been outlined within the construction set and are located within T-street. Landscape buffering is shown along the southern and western boundaries as required by City standards.

Further infrastructure detail will be demonstrated within the final plat, however the overall design and serviceability of the subdivision has been determined conceptually with the preliminary plat submittal.

Please feel free to reach out with any questions,

Planscapes Design Group  
Emily Tarantini

303-585-1055  
Tarantini.emily@gmail.com



# Development Application

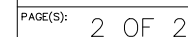
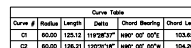
1100 10<sup>th</sup> Street Greeley, CO 80631

970-350-9780

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>APPLICANT NAME:</b><br>Travis Tucker - Dynamic Homes of Colorado, Inc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>ADDRESS:</b> 37225 CR29, Eaton, CO 80615<br><b>EMAIL:</b> travis@dynamichomesco.com         | <b>PHONE:</b><br>307-286-4129                                       |
| <b>OWNER(S) OF RECORD:</b><br>Same as above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>ADDRESS:</b><br><b>EMAIL:</b>                                                               | <b>PHONE:</b><br>307-286-4129                                       |
| <b>OWNER(S) OF RECORD:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>ADDRESS:</b><br><b>EMAIL:</b>                                                               | <b>PHONE:</b>                                                       |
| <b>POINT OF CONTACT:</b><br>Emily Tarantini-Planscapes Design group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>ADDRESS:</b> 2912 Ariel Drive Loveland, CO 80537<br><b>EMAIL:</b> tarantini.emily@gmail.com | <b>PHONE:</b><br>303-585-1055                                       |
| <b>PARCEL / LOT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                |                                                                     |
| <b>Parcel ID Number</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 080526203004, 080526203005 & 080526203003                                                      |                                                                     |
| <b>Address or Cross Streets:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2430, 2320 & 2250 N. 47th Avenue                                                               |                                                                     |
| <b>Subdivision Name &amp; Filing No.:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Lots 3, 4 & 5, Svetlot Minor Subdivision, 2nd Replat                                           |                                                                     |
| <b>Related Case Numbers: (PUD, Rezoning, and/or Plat )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                |                                                                     |
| <b>EXISTING</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                | <b>PROPOSED</b>                                                     |
| <b>Zoning:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | R-E                                                                                            | Same                                                                |
| <b>Project Name:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Tucker Subdivision                                                                             |                                                                     |
| <b>Site Area (Acres &amp; Square Ft.):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 33.53 acres                                                                                    |                                                                     |
| <b>Floor Area Ratio (FAR):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | n/a                                                                                            |                                                                     |
| <b>Density (Dwelling Units/Acre):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0                                                                                              | 0.29 du/ac                                                          |
| <b>Building Square Footage:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0                                                                                              | TBD                                                                 |
| <b>PROJECT TYPE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                |                                                                     |
| <input type="checkbox"/> Annexation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> Minor Subdivision                                          | <input type="checkbox"/> Historic Register Nomination               |
| <input type="checkbox"/> Appeal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Condominium Plat                                                      | <input type="checkbox"/> Historic Preservation Design Review        |
| <input type="checkbox"/> Entertainment Establishment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Easement Encroachment                                                 | <input type="checkbox"/> Historic Preservation Financial Incentives |
| <input type="checkbox"/> Major Subdivision - Final Plat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> Site Plan                                                             | <input type="checkbox"/> Easement Dedication/Vacation               |
| <input type="checkbox"/> Major Subdivision - Preliminary Plat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> Use by Special Review                                                 | <input type="checkbox"/> Metropolitan District                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                | <input type="checkbox"/> Rezoning                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                | <input type="checkbox"/> Planned Unit Development                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                | <input type="checkbox"/> ROW Dedication/Vacation                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                | <input type="checkbox"/> Variance                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                | <input type="checkbox"/> Other                                      |
| <b>Pre-Application Meeting Date:</b> 4/7/22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                |                                                                     |
| <b>Pre-Application Meeting Number:</b> PAM 2022-0029                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                |                                                                     |
| <p>This application must be signed by owner(s) of record or authorized officer, if a corporation. Owner(s) listed must match title work. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Greeley Development Code and Application Manual. After three (3) months of inactivity, a reminder will be sent to applicants stating that action is required within the next thirty (30) days or the application will be closed due to inactivity.</p> <p>I hereby certify that, to the best of my knowledge, all information supplied with this application is true and accurate and authorize the applicant listed above to process the application on my behalf.</p> <p>Owner's Signature: <u>Tarantini</u> Date: 6.22.23</p> |                                                                                                |                                                                     |

BEING A REPLAT OF LOTS 3, 4, AND 5 SVETLOV MINOR SUBDIVISION 2nd REPLAT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, WELD COUNTY, COLORADO.  
33.54 ACRES, 10 LOTS AND 2 OUTLOTS – PROJECT NUMBER : SUB2023-0020



JOB NO: DYNA-22-11-007

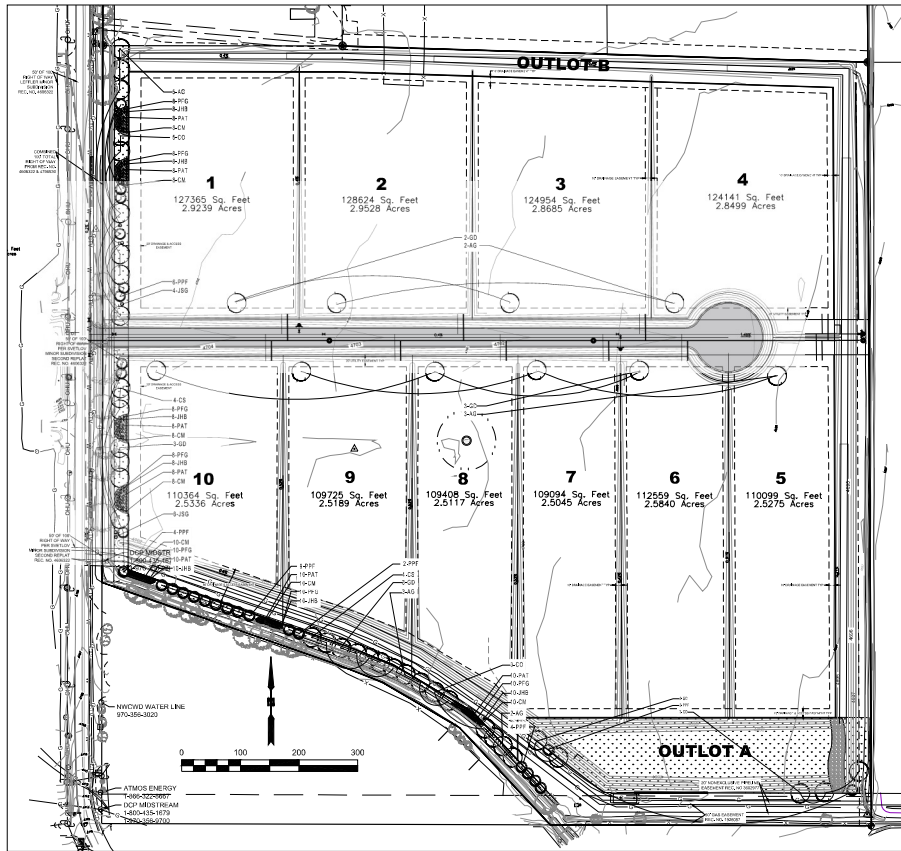
Snyder Land Surveying Inc.

Professional Land Surveyor  
Enik Jay Snyder; PLS 38555  
C: 970-686-5157  
C: 724-992-8754  
SnyderLandSurveying@outlook.com  
Mr. SnyderLandSurveying@comcast.net



# PRELIMINARY SUBDIVISION PLAT TUCKER SUBDIVISION 1ST FILING

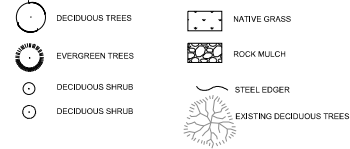
BEING A REPLAT OF LOTS 3, 4 AND 5 SVETLOV MINOR SUBDIVISION 2ND REPLAT, LOCATED IN THE  
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66WEST OF THE 6TH P.M., CITY OF  
GREELEY, WELD COUNTY, COLORADO.  
34.63 ACRES, 10 LOTS AND 2 OUTLOTS  
PROJECT NUMBER: SUB2023-0020



## LEGEND

|                    |       |                             |         |                           |           |
|--------------------|-------|-----------------------------|---------|---------------------------|-----------|
| ROW/PROPERTY LINE  | ---   | PROP. STORM DRAIN STRUCTURE | —       | EX. UNDERGROUND ELECTRIC  | —E—E—     |
| SECTION LINE       | ---   | PROP. CONTOUR MAJOR         | —4700—  | EX. OVERHEAD UTILITY      | —O—O—     |
| PROPERTY BOUNDARY  | ---   | PROP. CONTOUR MINOR         | —4701—  | EX. UNDERGROUND TELEPHONE | —T—T—     |
| CENTERLINE         | ---   | EX. CONTOUR MAJOR           | —4700—  | EX. UNDERGROUND CABLE TV  | —CTV—CTV— |
| PROPOSED EASEMENT  | ---   | EX. CONTOUR MINOR           | —4701—  | EX. FENCE                 | —X—X—X—   |
| EXISTING EASEMENT  | ---   | EX. GAS MAIN                | —G—G—G— |                           |           |
| PROP. WATER MAIN   | —W—W— | EX. WATER MAIN              | —W—W—W— |                           |           |
| PROP. WATER VALVE  | —     | EX. TELEPHONE PEDESTAL      | —       |                           |           |
| PROP. FIRE HYDRANT | —     | EX. MAIL BOX                | —       |                           |           |
| PROP. STORM DRAIN  | —     | EX. POWER POLE              | —       |                           |           |

## PLANT LEGEND



## PROPOSED PLANT LIST

| PLANTING SCHEDULE |     |     |                                     |                      |               |                  |           |
|-------------------|-----|-----|-------------------------------------|----------------------|---------------|------------------|-----------|
| TYPE              | KEY | QTY | BOTANICAL NAME                      | COMMON NAME          | PLANTING SIZE | SIZE AT MATURITY | NOTES     |
| Trees             |     |     |                                     |                      |               |                  |           |
| Deciduous         | AG  | 15  | Acer Ginnala                        | Ginnala Maple        | 2" Cal        | 50'              | B & B M   |
|                   | CO  | 11  | Celtis Occidentalis                 | Western Hackberry    | 2" Cal        | 50'              | B & B M   |
|                   | CS  | 8   | Catalpa Speciosa                    | Western Catalpa      | 2" Cal        | 40'              | B & B M   |
|                   | GD  | 13  | Gymnocladus Dioica                  | Kentucky Coffeetree  | 2" Cal        | 50'              | B & B L   |
| Evergreen         | PPF | 11  | Picea Pungens Glauca                | Colorado Blue Spruce | 6" Ht         | 40'              | B & B M   |
|                   | JSG | 7   | Juniperus Sppulorum 'Gray Glean'    | Gray Glean Juniper   | 6" Ht         | 16'-20'          | B & B L-M |
| Shrubs            |     |     |                                     |                      |               |                  |           |
| Deciduous         | PPG | 66  | Potentilla Fruticosa 'Gold Drop'    | Gold Drop Potentilla | 5 Gal         | 3'-4'            | 3' OC L   |
|                   | PAT | 60  | Potrovisia Atropifolia              | Russian Sage         | 5 Gal         | 6'-6'            | 6' OC L   |
|                   | CM  | 60  | Chamaelirio Millefolium             | Fernbush             | 5 Gal         | 6'-6'            | 3' OC L   |
| Evergreen         | JHB | 60  | Juniperus Horizontalis 'Bar Harbor' | Bar Harbor Juniper   | 12"-15"       | 5' OC            | L         |

| MINIMUM LANDSCAPE CALCULATIONS                              |          |          |
|-------------------------------------------------------------|----------|----------|
| DESCRIPTION                                                 | REQUIRED | PROVIDED |
| TYPE B PERMITTED LANDSCAPING 10' WIDE (N. 47th Avenue 750') |          |          |
| 2 TREES / 100 LF                                            | 16       | 16       |
| 2 EVERGREEN TREES / 100 LF                                  | 16       | 16       |
| 16 SHRUBS / 100 LF                                          | 120      | 120      |
| TYPE B PERMITTED LANDSCAPING 10' WIDE (Southern edge 750')  |          |          |
| 2 TREES / 100 LF                                            | 15       | 16       |
| 16 SHRUBS / 100 LF                                          | 120      | 120      |

DRAWN FOR  
PINNACLE LEASING LLC  
100 CHRISTENSEN AVE.  
Eaton, CO 80615

TUCKER SUBDIVISION  
PRELIMINARY ENGINEERING PLANS

GREELEY CO

WENDEMAN ENGINEERING  
AND LAND DEVELOPMENT LLC  
14400 EBBEL RD S  
PLATVILLE CO 80661  
(703) 508-2000  
engineering@wender.com

DATE

5/1/2023

DATE

5/2/2023

SCALE

1"=100'

PROJECT #

SHEET

LS1

OF 6 SHEETS



## PLANNING COMMISSION HEARING

This is a courtesy letter to advise you that public hearings are scheduled regarding a land use proposal in your area. To ensure that interested parties receive this notification, please notify any tenants and neighbors that you have in the vicinity in case they did not receive this letter. If you own or manage a multi-unit building or mobile/manufactured home park in this vicinity, please post this notice in a visible location for all residents.

### **Planning Commission and City Council Hearing Information**

**Planning Commission: March 25, 2025, 1:15 p.m.  
City Council Chambers, 1001 11<sup>th</sup> Avenue, Greeley, Colorado**

|                                                                                                                                                                                                                                                                                              |                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Project Name: Tucker Preliminary Subdivision 1 <sup>st</sup> Filing                                                                                                                                                                                                                          | Case Number: SUB2023-0020                                                                        |
| Applicant: Travis Tucker of Dynamic Homes                                                                                                                                                                                                                                                    | Applicant Phone: (307) 286-4129                                                                  |
| Property Address: N/A. See location                                                                                                                                                                                                                                                          | Property Location: North of O Street, East of N. 47 <sup>th</sup> Avenue, and South of AA Street |
| Description: The City is considering a request from Travis Tucker of Dynamic Homes to develop ten (10) residential estate lots with two (2) outlots and dedication of Right-of-Way on approximately 34.63 acres of land in the R-E (Residential Estate) zoning district. (See attached Map). |                                                                                                  |

If you would like to submit a written comment to be included with the packet of materials for the Planning Commission and City Council, please provide feedback to the Greeley Planning Division, 1100 10<sup>th</sup> Street, Greeley, Colorado 80631, or to the planner email below, no later than March 7, 2025. Correspondence received after this date will be presented at the hearing.

|                                  |                                         |                          |
|----------------------------------|-----------------------------------------|--------------------------|
| Planner:<br>Michael Franke, AICP | Email:<br>michael.franke@greeleygov.com | Phone:<br>(970) 350-9782 |
|----------------------------------|-----------------------------------------|--------------------------|

To download a meeting agenda, visit <https://greeleyco.portal.civicclerk.com/>. For more information about this meeting or to request reasonable accommodations, call 970-350-9780.

**Property Location Outlined in Red on Map Below**







 Greeley Parcels





# Tucker Filing No. 1 Preliminary Subdivision

---

Michael Franke, AICP, Planner III

[michael.franke@greeleygov.com](mailto:michael.franke@greeleygov.com) (970) 350-9782

Planning Commission – March 25, 2025



Community Vitality



# Agenda



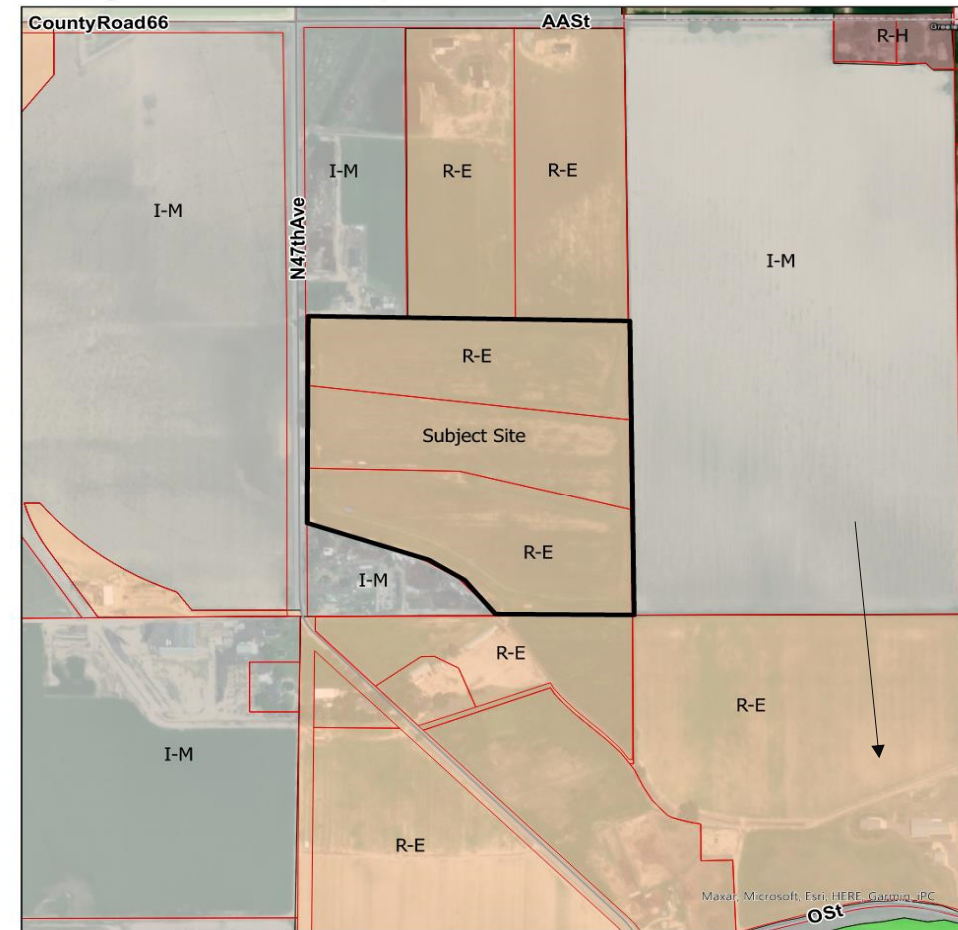
- Request:
  - Subdivide 34.63 acres creating 10 single-family lots, 2 outlots, and dedication of right of way
  - Parcel is currently vacant. Part of Svetlov Minor Sub, 2<sup>nd</sup> Replat
- Background:
  - In 1982, the property was annexed and zoned through the North Poudre Third annexation
  - 2018 property rezoned from I-M to R-E
  - 2020, Svetlov Minor Sub, 2<sup>nd</sup> Replat approved creating lots as is today
- Planning Commission Decision



# Zoning Map and Location

- North of O Street, East of N. 47<sup>th</sup> Avenue, and South of AA Street.
- Surrounding Zoning and Land Uses:
  - North: R-E (Residential Estate) and I-M (Industrial Medium Intensity) – Single Family Residential and Farmland
  - South: R-E and I-M – Single Family Residential
  - East: I-M – Undeveloped Farmland
  - West: I-M – N. 47<sup>th</sup> Avenue, Undeveloped Farmland

Vicinity & Zoning Map - Tucker Subdivision Filing No 1  
SUB2023-0020  
Planning Commission March 25, 2025



Zoning

Conservation District\*\*

Commercial Low Intensity

Commercial High Intensity

Holding Agriculture

Industrial Low Intensity

Industrial Medium Intensity

Industrial High Intensity

Planned Unit Development

Residential Estate

Residential Low Density

Residential Medium Density

Residential High Density

Residential Mobile Home

Greeley Parcels



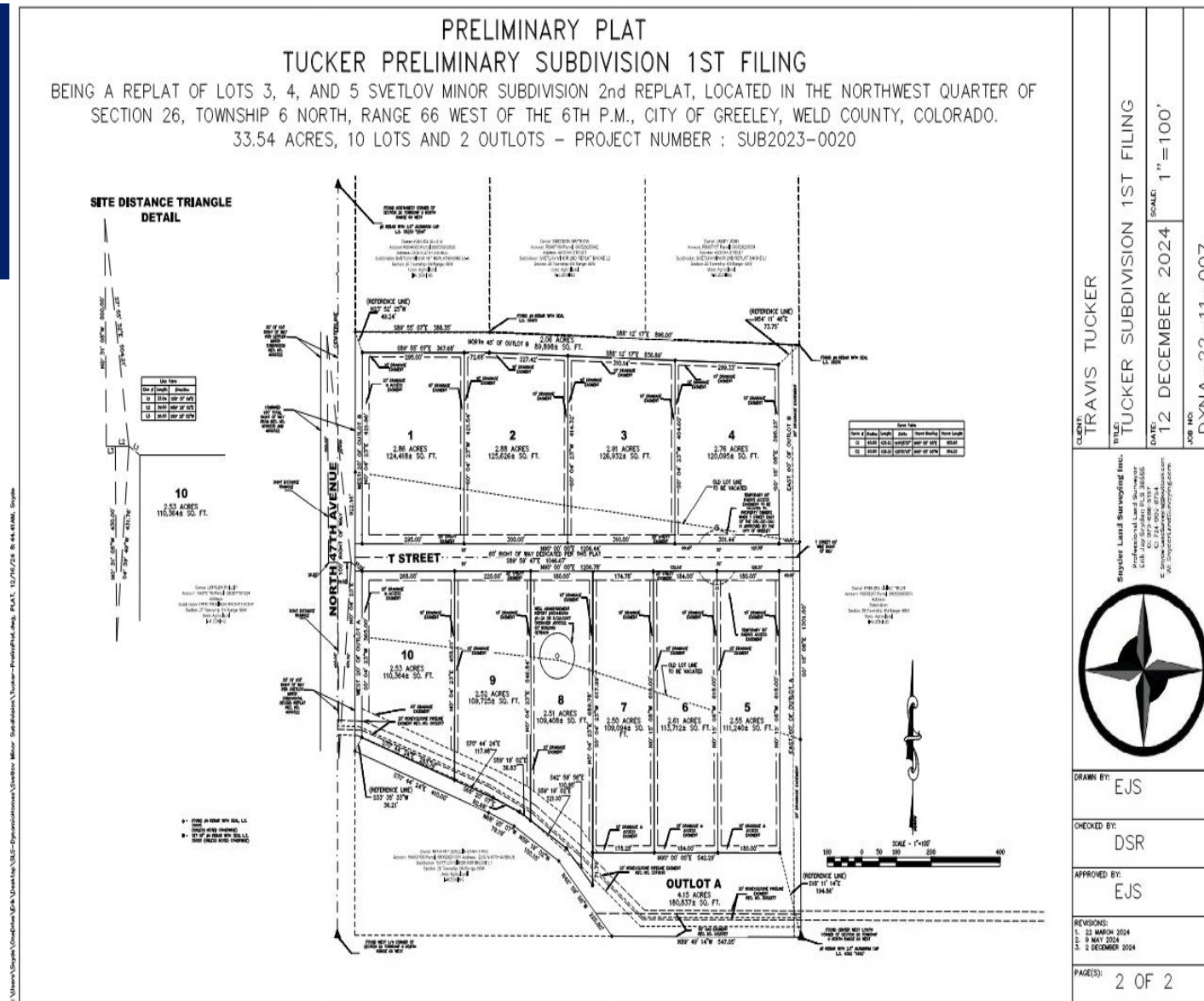
# Photo Aerial Map

- Aerial Imagery Map of Site
- Currently Undeveloped Farmland
- Surrounding Uses Compatible with Subdivision Proposal

Photo Aerial Map - Tucker Subdivision Filing No 1  
SUB2023-0020  
Planning Commission March 25, 2025



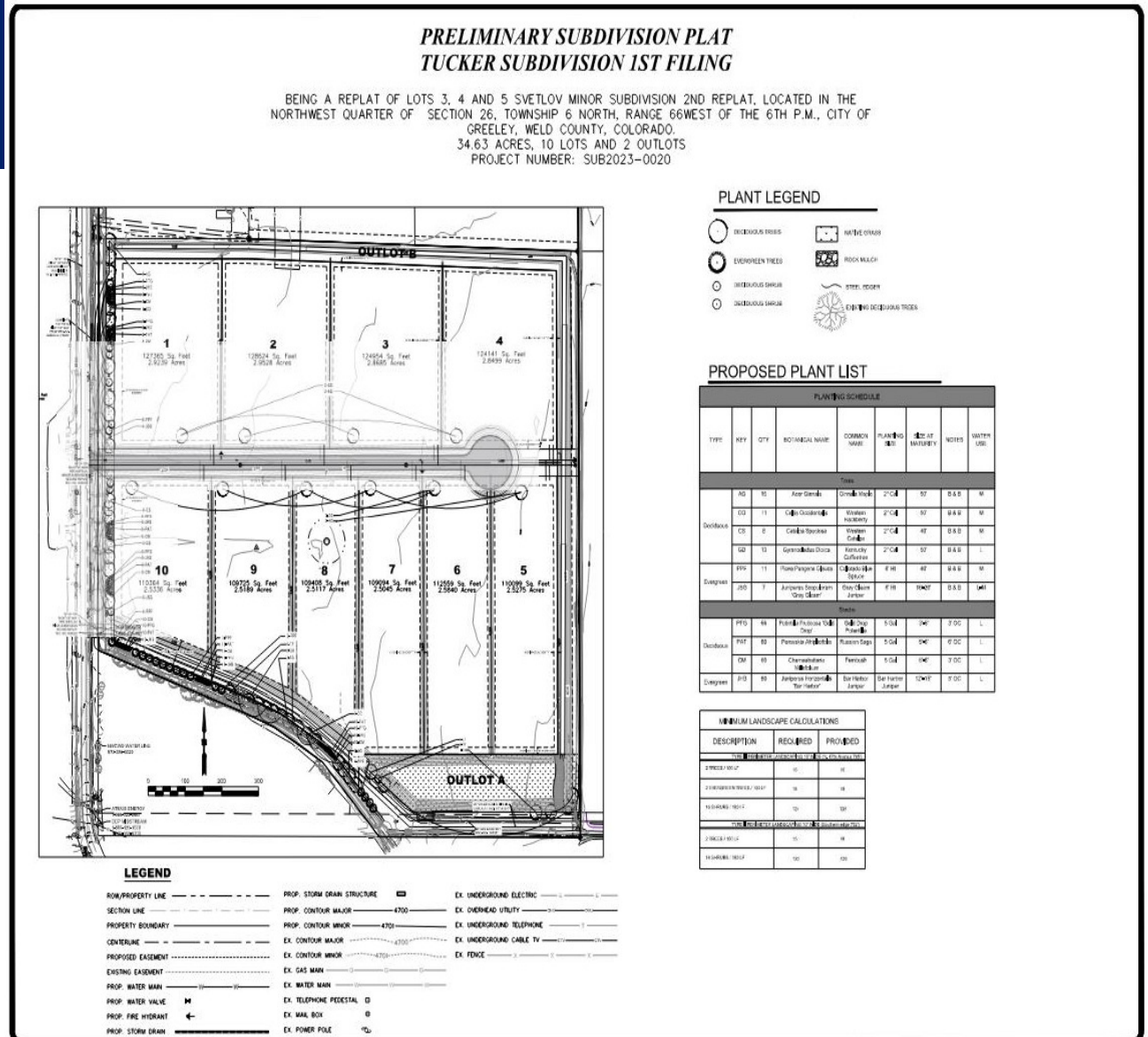
- 10 Single-Family Lots
- 2 Outlots
- Dedication of Right-of-Way – N. 47<sup>th</sup> Avenue and T Street
- Appropriate Infrastructure Installed





# Perimeter Treatment Plan

- Perimeter Treatment Plan meets requirements of Development Code Section 24-802, 24-803, and Section 6 of the Water Conservation Criteria



# Considerations

- **Approval Criteria**

- Preliminary Subdivision Criteria – 24-203.b.1 (a)-(i) – Criteria to Evaluate Preliminary Subdivision Applications
- The proposed Preliminary Subdivision is consistent with the criteria as outlined in the staff report

- **Recommendation**

- Complies with Section 24-203.b.1 (a)-(i)
- Recommend Approval

- **Notification**

- Notice letters were mailed to property owners within 1,000 feet.
- Signs posted on the property
- Web notice posted & all other noticing requirements met
- 0 letters of opposition of the Preliminary Subdivision



# Motions

## Recommended

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Tucker Subdivision Filing No. 1 Preliminary Subdivision does meet Development Code Section 24-203.b.1 (a)-(i); and therefore, approves the Preliminary Subdivision request.

## Alternative

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Tucker Subdivision Filing No. 1 Preliminary Subdivision does not meet Development Code Section 24-203.b.1 (a)-(i); and therefore, denies the Preliminary Subdivision request.

# Thank you

---



# Review Criteria



## Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

- |    |                                                                                                                                                                    |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) | <b>The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.</b> |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The City's Comprehensive Plan designates this area as "North Annexation Area", which allows for residential land uses. Patterns for ranchettes and other estate-agricultural lot uses are intended for the North Annexation Area, which is satisfied by the application. The proposed subdivision is meeting the goals of this future land use as it is zoned Estate Residential and works to preserve the low-density nature of this general area. The development maintains a large-acre per dwelling unit character as directed by the Comprehensive Plan.

- |    |                                                                                                                                                                                                      |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2) | <b>The development and infrastructure is arranged in a manner to minimize impacts of geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.</b> |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The site does not present any sensitive areas or special natural features. However, it is worth mentioning that the existing irrigation ditch that runs along the west, south and eastern boundaries are being protected in place. The proposed infrastructure is designed so that the ditch remains, and the surrounding existing sites remain as-is without any negative impacts. The plugged and abandoned oil & gas well has been properly P&A per ECMC standards, see reference to P&A report above. Staff is unaware of any potential hazards that presently exist on the subject site.

# Review Criteria



## Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

- |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3) | <p><b>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.</b></p> <p>The proposed subdivision layout meets the standards of the code by providing a possible future connection to the east via T-street. The lot layout design also meets Development Code criteria for residential subdivisions. Staff finds the preliminary plat layout meets this criterion.</p>                                                                                                             |
| 4) | <p><b>The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district.</b></p> <p>The lot layout and lot sizes have been arranged to meet the subdivision standards by creating larger estate lots in-line with the R-E design criteria. The proposed subdivision meets the intent of the code by providing a single access point along N. 47th, creating minimal impacts to the surrounding properties. In addition to this, the proposed development provides buffering where necessary to the surrounding uses as well as a buffering landscaping design along the street frontage.</p> |

# Review Criteria



## Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

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

The applicant submitted their preliminary construction plans for concurrent review with the preliminary plat. City staff and referral agencies have reviewed the preliminary construction plans and will work through final details and logistics as part of the final plat submittal if the preliminary plat is approved. There are no significant challenges to the site that would prohibit this site from being able to meet design, construction, performance, and maintenance requirements for all improvements included in this plan.

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.**

This criteria is not applicable to this project as it is not phased.



# Review Criteria



## Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

- |    |                                                                                                                                                                                                                                                                                                                                                                                                       |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7) | <b>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.</b>                                                                                                                           |
|    | Staff and referral agencies have reviewed all preliminary plans and studies associated with the project and are comfortable with the applicant moving forward in providing final studies and working through any minor comments as part of the final subdivision plat process.                                                                                                                        |
| 8) | <b>The design does not impede the construction of anticipated or planned future public infrastructure within the area, or deter future development of adjacent property from meeting the goals and policies of the Comprehensive Plan.</b>                                                                                                                                                            |
|    | The proposed subdivision would not impede any anticipated future public infrastructure. The applicant is required to construct on-site and appropriate off-site utility and roadway infrastructure to serve the development. The proposed infrastructure would be available for future development in the area. Staff are not aware of any other major infrastructure projects planned for this area. |

# Review Criteria



## Preliminary Subdivision Review Criteria, Section 24-203.b.1(a)-(i)

9)

### **The recommendations of professional staff or advisory review bodies.**

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



# Planning Commission Agenda Summary

March 25, 2025

Key Staff Contact: April Medeiros, Planner I

## *Title:*

Case number ZON2024-0005, Two Rivers Garden Rezone

## *Summary:*

The City of Greeley is considering a request from Sandbox Solar to rezone approximately 14.41 acres of a 132.17-acre parcel located north of County Road 56 and east of 95<sup>th</sup> Avenue from H-A (Holding Agriculture) to R-E (Residential Estate).

## *Planning Commission Recommended Action:*

Approval

## *Attachments:*

1. PC Summary Report
2. Vicinity/Zoning Map
3. Project Narrative
4. Development Application
5. Rezone Plan Set
6. Notice Boundary
7. Notice Letter and Photo Aerial Map
8. Staff Presentation

## PLANNING COMMISSION SUMMARY

**ITEM:** Rezone approximately 14.41 acres from H-A (Holding Agriculture) zoning district to R-E (Residential Estate) zoning district located north of County Road 56 and east of 95<sup>th</sup> Avenue

**FILE NUMBER:** ZON2024-0005

**PROJECT:** Two Rivers Garden Rezone

**LOCATION:** Parcel- 095918300002, north of County Road 56 and east of 95<sup>th</sup> Avenue

**APPLICANT:** Sandbox Solar

**CASE PLANNER:** April Medeiros, AICP Candidate, Planner I

**PLANNING COMMISSION HEARING DATE:** March 25, 2025

### PLANNING COMMISSION FUNCTION:

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

---

### EXECUTIVE SUMMARY

The City of Greeley is considering a request from Sandbox Solar to rezone approximately 14.41 acres of a 132.17-acre parcel located north of County Road 56 and east of 95<sup>th</sup> Avenue from H-A (Holding Agriculture) to R-E (Residential Estate) to establish a solar farm.

#### A. REQUEST

The applicant is requesting approval of a rezone request from H-A (Holding Agriculture) to R-E (Residential Estate).

#### B. STAFF RECOMMENDATION

Approval

## **C. LOCATION**

### **Abutting Zoning:**

North: H-A and I-L (Holding Agriculture, Industrial Low Intensity)

South: H-A (Holding Agriculture)

East: H-A (Holding Agriculture)

West: H-A (Holding Agriculture)

### **Surrounding Land Uses:**

North: Existing DCP Midstream processing facility and Poudre Valley REA Substation

South: Undeveloped

East: Undeveloped

West: Undeveloped

### **Site Characteristics:**

The subject site is approximately 14.41 acres of a 132.14-acre parcel located east of the Boomerang Ditch. Southwest of the subject area contains an irrigation ditch. The property is undeveloped aside from one existing oil and gas well operated by PDC Energy, Inc. The subject area slopes an average of four percent to the west. The existing landscaping consists of native grasses.

## **D. BACKGROUND**

The subject site was originally part of the Lundvall Annexation (File number A 35:00 and Record number 2835106) which was zoned as H-A (Holding Agriculture) in 2001. The property has remained zoned H-A, which is intended for properties which have been annexed into the City and is used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.

The applicant is requesting a rezone from H-A (Holding Agriculture) to R-E (Residential Estate). The Land Use Guidance Map from the Imagine Greeley Comprehensive Plan identifies that the subject property is within the “Mixed Use High Intensity Area” and “Suburban Neighborhood”. The Suburban Neighborhood category is described as being made up primarily of large-lot, single family detached homes with an average density of 2-5 dwelling units per acre. The R-E zone district is primarily designed to support single-family housing development. The majority of the property (117.462 acres) would maintain its current zoning of H-A. The applicant proposes to create a single lot with the same boundaries as the proposed rezoning of 14.411 acres for a proposed Solar Garden use. The applicant is required to complete a Minor Subdivision and a Use by Special Review for the proposed creation of lot and solar garden use.



## E. APPROVAL CRITERIA

### Rezoning Review Criteria, Section 24-204(b):

- 1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**

Staff Comment: The subject site is identified as a Suburban Neighborhood on the Land Use Guidance Map in the Imagine Greeley Comprehensive Plan. The Plan specifies that “types of housing found in suburban neighborhoods is largely limited to single-family detached homes”. The R-E zone district is primarily designed to support large lot single family housing development. The subject site is also within the “Mixed Use High Intensity” area on the Land Use Guidance Map. Due to the objectives of these designations, the zoning of R-E for this site is appropriate for a solar project. Additionally, the following comprehensive plan goals support the subject application:

***Objective NR-2.1 Air Pollution***

Reduce stationary and mobile sources of air pollutants in order to maintain full compliance with regional, state and federal air quality standards.

***Objective NR-2.2 Outdoor Odors***

Support ongoing efforts to identify, track, manage, and reduce offensive outdoor odors.

***Objective NR-2.3 Noise Level***

Promote acceptable noise levels throughout the community.

***Objective NR-2.4 Light Pollution***

Minimize light trespass from developed areas and reduce sky glow to maintain night sky visibility.

***Objective NR-2.7 Stormwater Management***

Promote the use of low impact development (LID) practices and design features to manage stormwater runoff and flooding, increase groundwater infiltration, and reduce the amount of sediment and other pollutants entering our surface waters.

***Objective NR-3.1 Protect Natural Features and Viewsheds***

Ensure that important natural features and viewsheds are protected or enhanced as development occurs.

***Objective NR-4.4 Renewable Resources***

Promote the incorporation of renewable resources throughout the community.

The proposal aligns with the goals and objectives of the Comprehensive Plan by supporting environmental sustainability and responsible land use. Rezoning the property to R-E allows for low-intensity uses that minimize air pollution, outdoor odors, noise, and light pollution. The proposed solar array produces no emissions or odors, generates negligible noise, and requires no site lighting, preserving air quality, community tranquility, and night sky visibility. Additionally, stormwater management features will mitigate runoff and protect water quality. The project maintains natural viewsheds with minimal earthwork and aligns with renewable energy goals by incorporating a solar array, which is permitted under the R-E district with a Use by Special Review application.

The request complies with this criterion.

**2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**

**Staff Comment:**

The R-E district is designed for very low-density residential living, with detached homes on larger lots or in rural patterns. While primarily residential in nature, the district also allows for limited utility uses and less intense rural uses that are compatible with low-density living. Given the dispersed development intensity of the R-E district, infrastructure and public services are typically provided at lower levels, and its application is generally limited unless incorporated into a broader housing strategy.

The proposed solar array is an appropriate use within this zoning framework, as it provides a low-intensity, renewable energy use that is compatible with the surrounding land patterns. It will serve as a buffer between the existing oil and gas operations to the east and the proposed future residential development to the southwest. Additionally, the site is strategically located directly south of the existing Poudre Valley REA Substation, making it an efficient location for solar energy generation. The solar array will contribute to the community by offering both buffering and a renewable energy source while maintaining the overall intent of the R-E district.

The request complies with this criterion.

**3. Whether the area changed or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.**

Staff Comment: The current zoning of the subject site is Holding Agriculture (H-A) and it is anticipated that the surrounding properties will need to be rezoned to allow development of the area. The adjacent site to the north of the proposed rezone area has previously been rezoned to Industrial Low Intensity for the existing electric substation. The other adjacent sites are still zoned Holding Agriculture but are currently used as oil and gas midstream facilities and farming. In line but to a lesser degree, this site's proposed use is a small-scale solar array. The R-E zoning aligns with the Land Use Guidance map and even if the site was never developed as a solar array, the proposed zoning would remain appropriate.

The request complies with this criterion.

**4. Whether the existing zoning has been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.**

Staff Comment: The existing H-A zoning was established in 2001 when the property was annexed and has remained undeveloped. It is common for newly annexed properties to be zoned H-A until development is proposed. As the City is projected to significantly grow west in the upcoming decades, maintaining H-A zoning for the subject site is inappropriate as the area develops.

The request complies with this criterion.

**5. The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces, and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**

Staff Comment: The proposed zoning will allow for the applicant to pursue approval of a Use by Special Review for the proposed solar use. The proposed solar site is situated directly south of the existing Poudre Valley REA Substation which is a similar and compatible use. The proposed solar array will provide buffering between the heavier oil and gas midstream facility to the west and the existing substation to the north. The proposed development is not situated near the right of way and will be an unmanned facility. If the proposed solar array is not constructed, the R-E zone district is intended for very low-density residential living with detached houses on larger lots or in rural patterns, which is aligned with

the Land Use Guidance Map and the existing development pattern in this part of the community.

The request complies with this criterion.

**6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**

Staff Comment: The proposed layout has accounted for setbacks, ROW dedication, and the need for utilities to serve the solar facility and adjacent properties. Existing electrical services are present in the vicinity to support development of the site as proposed. Water, sanitary sewer, and storm sewer will not be proposed with this development. Public water quality and detention will be provided to satisfy the City of Greeley MS4 permit.

The request complies with this criterion.

**7. The change will serve a community need, provide an amenity, or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**

Staff Comment: The proposed rezone and proposed project would provide a community solar energy option to residents who are the end users for Poudre Valley REA and the residents of the City of Greeley. If the proposed solar array use does not occur, the proposed rezone could accommodate the community's need for housing. The Housing Needs Assessment prepared for the City of Greeley indicates that there is demand for 19,400 housing units over the next 20 years.

The request complies with this criterion.

**8. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**

Staff Comment:

No significant negative impacts on surrounding properties are anticipated by rezoning the subject site to the R-E zone district.

The request complies with this criterion.

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

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 was originally part of the Lundvall Annexation (File number A 35:00 and Record number 2835106), which was approved and zoned as H-A (Holding Agriculture) in 2001. If the proposed rezone is approved, the applicant will need to be approved for a Subdivision to create a buildable lot. The applicant has submitted a Minor Subdivision application being reviewed concurrently with this application. The applicant is proposing to create one lot out of the proposed 14.41-acre rezone area. The reason that the applicant is required to rezone the subject parcel prior to Minor Subdivision review and approval is due to the fact that the existing zoning, Holding Agriculture, allows for a Subdivision of land with a minimum lot size of 40 acres and the applicant is proposing a 14.41-acre lot.

**2. HAZARDS**

A plugged and abandoned oil and gas facility impacts the subject site and a 50-foot setback from the abandoned well has been designated on the zoning plat to protect the surrounding development. Off-site PDC Energy oils and gas facilities impact the subject site and a 150-foot setback from the facilities has been designated on the zoning plat to protect the surrounding development. Staff is unaware of any other hazards on the property.

**3. WILDLIFE**

The subject site is located adjacent to a moderate area of ecological significance. Colorado Parks and Wildlife (CPW) reviewed the proposed project and determined that due to the proposed size of the solar array being less than 25 acres and a lack of wildlife concerns, CPW has no concerns. CPW noted that they appreciate the developers' use of wildlife exclusionary fencing, and no lighting proposed.

**4. FLOODPLAIN**

The subject site does not lie within a FEMA designated special flood hazard area.

**5. DRAINAGE AND EROSION**

There are no drainage or erosion hazards existing on site. A detention pond will be required to meet water quality and reduce sediment and hazards to the Boomerang Ditch in the future development applications.

## **6. TRANSPORTATION**

The site is bounded by 95<sup>th</sup> Avenue to the west, and County Road 56 alignment along the south. No traffic impacts are anticipated with the rezone.

## **G. SERVICES**

### **1. WATER**

Water is not required for this site. Currently there is a transmission main along the south property line, and a transmission main located approximately 0.5 miles to the north. Future development that requires water will be required to extend a water main to the site.

### **2. SANITATION**

Sanitary sewer is not required for this site. Currently the closest sanitary sewer is located approximately 0.5 miles to the north. Future development that requires sanitary sewer will be required to extend a sanitary sewer main to this site.

### **3. EMERGENCY SERVICES**

Emergency services are available and can adequately serve the subject property. The subject site is within the City of Greeley's Fire Protection area and would be served by Fire Station 6, which is approximately 1.7 miles from this property. Future development applications will be required to meet fire criteria.

### **4. PARKS AND OPEN SPACES**

No public parks or regional open space areas are proposed as part of this request. Cash-in-lieu for parkland dedication does not apply to this application. The applicant will be required to provide park dedication as defined in Section 24-302.b. of the City of Greeley Development Code during the Subdivision phase.

### **5. SCHOOLS**

No schools are proposed or located on the subject site. Cash-in-lieu for school dedication will be required during the Subdivision phase and when residential development is proposed on the subject site.



## **H. NEIGHBORHOOD IMPACTS**

### **1. VISUAL**

No adverse visual impacts are anticipated by the proposal.

### **2. NOISE**

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

## **I. PUBLIC NOTICE AND COMMENT**

Letters regarding the public hearing for the proposed rezone were mailed on February 20, 2025, to property owners within 500 feet of the site. Two notice signs were posted on the site on February 24, 2025. Public notice was also published on the City of Greeley website on February 21, 2025. Staff received no corresponding inquiries to date, March 5, 2025.

## **J. MINERAL ESTATE OWNER NOTIFICATION**

The mineral estate notice is not applicable in the Rezone stage and will be completed in the Use by Special Review application.

## **K. PLANNING COMMISSION RECOMMENDED MOTIONS**

### **Recommended (Approval)**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from H-A (Holding Agriculture) to R-E (Residential Estate) is in compliance with Section 24-204(b) of the Development Code and therefore recommends City Council approval.

### **Alternative (Denial)**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from H-A (Holding Agriculture) to R-E (Residential Estate) is not in compliance with Section 24-204(b) of the Development Code and therefore recommends City Council denial.

## **ATTACHMENTS**

Attachment A- Vicinity/Zoning Map  
Attachment B- Project Narrative  
Attachment C- Development Application  
Attachment D- Rezone Plan Set  
Attachment E- Notice Boundary  
Attachment F- Notice Letter and Photo Aerial Map  
PowerPoint Presentation

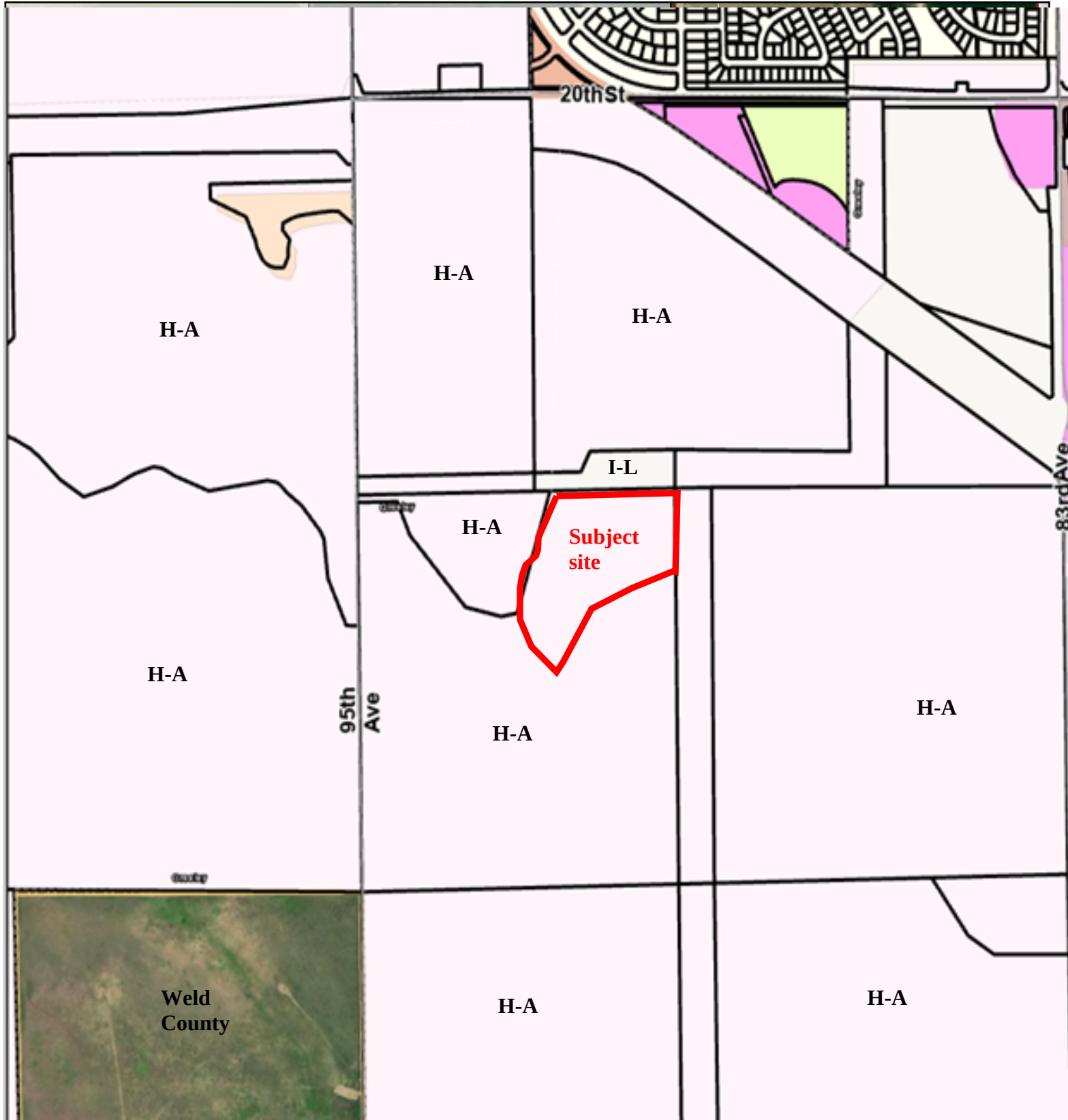
# Vicinity & Zoning Map- Two Rivers Garden Rezone

ZON2024-0005

Planning Commission March 25, 2025

ATTACHMENT A

N



## Zoning

|                                                                                                              |                                                                                                                 |                                                                                                                |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  Conservation District**   |  Industrial Low Intensity    |  Residential Low Density    |
|  Commercial Low Intensity  |  Industrial Medium Intensity |  Residential Medium Density |
|  Commercial High Intensity |  Industrial High Intensity   |  Residential High Density   |
|  Holding Agriculture       |  Planned Unit Development    |  Residential Mobile Home    |
|                                                                                                              |  Residential Estate          |  Greeley Parcels            |



February 13, 2025

Community Development Department – Planning & Zoning  
April Medeiros  
1100 10<sup>th</sup> Street  
Greeley, CO

4715 Innovation Dr., Ste. 100  
Fort Collins, CO 80525  
[P] 970.226.0342  
[F] 970.226.0879  
LampRynearson.com

RE: Two Rivers Garden –Rezoning Narrative

Dear April,

On behalf of Sandbox Solar, we would like to convey our appreciation for taking the time and effort to review our rezoning application documents. It is our understanding that the approval process will be in the order: Rezone, Minor Subdivision, then followed by the USR and construction drawings, then site construction.

### Site Location

The property is located at the northeast corner of CR 56 and 95<sup>th</sup> Avenue, and south of the existing DCP Midstream processing facility and the Poudre Valley REA substation. The property comprises of approximately 132.173 acres of land and is currently zoned as Holding Agriculture (H-A). The proposed rezone application will create a split zone on the property. The majority of the property will maintain its current zoning of H-A zoning for 117.762 acres and rezone 14.411 acres of land to Residential Estate (R-E). The R-E zone land will be followed by a minor subdivision application to create Lot 1 of Two Rivers Garden Subdivision. With this re-zone application, the parcel of land to be split zoned is Parcel #095918300002 and is situated in the Southwest Quarter of Section 18, Township 5 North, Range 66, West of the 6<sup>th</sup> PM.

### Rezoning Criteria

This rezone application aims to rezone 14.411 acres of land which is a portion of Parcel #095918300002 into Residential Estate (R-E) use. The remaining 117.762 acres will remain in the H-A zone district.

**1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**

- a. Per the Land Use Guidance Map the subject property is within the “Mixed Use High Intensity” area and also within the “Suburban” area, and north of the “Community Separator” area. Due to many of the objectives from all three area designations, the zoning of R-E for this site is appropriate and will act as a buffer between the oil and gas operations east of the site and the proposed residential site south and southwest of the proposed solar site.
- b. The proposed project meets the goals of the comprehensive plan as the description of Community Separator predominate uses within include agriculture or open lands, *and* very low-density residential uses are supported provided consideration of maximum open space preservation and suburban neighborhood provides a range density of 2 to 5 dwelling units per acre.

**Objective NR-2.1 Air Pollution** – With the rezone of the property to R-E there will be limited uses and will be low intensity, therefore air pollution generated will be minimal. With the development of the solar array there will not be any emissions and therefore there will be no increase in air pollution caused by this development.

- c. **Objective NR-2.2 Outdoor Odors** – With the rezone of the property to R-E there will be limited uses and will all be low intensity. Ultimate development will likely be residential estate lots, therefore there will not be any outdoor odors generated. With the development of the solar array no emissions will be generated and therefore, no odors will be generated by this facility.

- d. **Objective NR-2.3 Noise Levels** – With the rezone of the property to R-E there will be limited uses and will all be low intensity. With future low intensity uses the noise levels are expected to be limited. With the development of the proposed solar array there will be the sound of the trackers moving throughout the day. There may be an intermittent noise generated however, the noise will be much less than what would be generated by residential development, therefore the noise generated by solar development is considered negligible.
- e. **Objective NR-2.4 Light Pollution** – With the rezone of the property to R-E there will be limited uses and will all be low intensity. With any development, there will be a “Dark Sky” Requirement that will require all lights to be downcast. Since the zoning is proposed to be R-E there will be limited light proposed. With the current proposed use of solar, no site lighting is needed for this site as it is only maintained and accessed during daytime hours. Therefore, no light pollution is generated by this development.
- f. **Objective NR-2.7 Stormwater Management** - With the rezone and with any development of this site there will be a full spectrum detention pond constructed which will provide water quality to runoff and reduce downstream peak runoff rates. The development promotes the use of low impact development (LID) practices and infrastructure incorporated to manage stormwater runoff and reduce flooding, increase groundwater infiltration, and reduce the amount of sediment and other pollutants entering the adjacent Boomerang Irrigation ditch and downstream waters.
- g. **Objective NR-3.1 Protect Natural Features and Viewsheds** – With the rezone to R-E it is anticipated that there will be limited earth-moving activities and greater separation provided between structures. With limited earthwork and greater separation, view corridors will generally be maintained to the adjacent properties. With the current proposal of a solar array, the low profile of the trackers will generally preserve the view corridors for the adjacent developments.
- h. **Objective NR-4.4 Renewable Resources** – With the rezone to R-E this will allow the City of Greeley to allow the use of a solar array to be developed in the R-E zone district. The proposed solar array is a low-intensity use and will be appropriate for the proposed zoning.

**2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**

- a. Per the Land Use Guidance Map the subject property is within the “Mixed Use High Intensity” area and also within the “Suburban” area, and north of the “Community Separator” area. Due to many of the objectives from all three area designations, the use of this site as a solar array is appropriate and will act as a buffer between the oil and gas operations east of the site and the proposed residential site southwest of the proposed site.
- b. In addition, the solar site is situated directly south of the existing Poudre Valley REA Substation. The solar array will provide buffering and renewable energy for the surrounding areas.
- c. There is no water in the area, however this development will provide cash-in-lieu for additional trees and landscaping to be planted within the City of Greeley city limits.

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

- a. The current zoning is Holding Agricultural (H-A), and it is anticipated that the surrounding land will need to be rezoned to Residential Estate (R-E) to allow any development of the area. The adjacent site to the north of the area has been changed to Low Industrial for the existing electric substation. The other adjacent sites are still Holding Agricultural but are currently used as oil and gas midstream facilities. In line with but to a lesser degree, this site’s proposed use is a small-scale solar array. The H-A designation will require the area to be rezoned to a different

zone district, and for this area the City of Greeley planning staff is supportive of a zone district of Residential Estate, which will allow for this project to develop with a Use by Special Review. Per conversations with the City of Greeley, the site south of this area is designated as Holding Agriculture (H-A) but it is proposed by another rezone application to be rezoned to Residential Estate (R-E). This would also allow for the site to be zoned appropriately and aligned with surrounding areas, if for whatever reason the site is never developed as a solar array.

- 4. Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.**
  - a. West Greeley is projected to grow significantly in the upcoming decade. Therefore, this solar facility would exist as the surrounding area develops and grows. The solar site is quiet, limited in height, therefore protecting view corridors, and visually acceptable to the public.
  - b. By providing clean energy in the proposed area, the intent and spirit of the City of Greeley is provided to the citizens.
  - c. The zone district of Residential Estate (R-E) has been proposed by the City of Greeley as an acceptable zone district.
- 5. The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**
  - a. The solar site is situated directly south of the existing Poudre Valley REA Substation which is a similar and compatible use.
  - b. The solar array will provide buffering and renewable energy for the surrounding areas.
  - c. With the development of the solar array it will provide a beneficial buffering between the heavier oil and gas midstream facility to the west and the existing substation to the north.
  - d. The solar array is constructed to a limited height of 15 feet or less and is very quiet in operation.
  - e. Due to the current transition to clean energy this development could be seen as an amenity to the future residents who are the end users for Poudre Valley REA and residents of the City of Greeley.
  - f. This development is not situated near right of way and will be an unmanned facility. Therefore this development will not need to construct public infrastructure and hence will not be a financial burden to the residents of the City of Greeley.
- 6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**
  - a. The layout shown in the provided exhibit has accounted for setbacks, ROW dedication, and the need for utilities to serve the solar facility and adjacent properties.
  - b. The buildout of the solar facility will be 1 phase. If the project is expanded in the future then another USR application shall be complete.
  - c. Water, sanitary sewer, and storm sewer will not be required. The proposed facility will tie into the existing electrical infrastructure only, which is directly north of the site.
  - d. Public water quality and detention will be provided, to satisfy the City of Greeley MS4 permit.
  - e. It is anticipated that Boomerang Ditch Company review will be necessary.
- 7. The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**

- a. Due to the current zoning being Holding Agricultural (H-A), a rezoning must be completed in order to develop the project.
  - b. Per discussion with the City of Greeley the area to the south has been proposed to develop into Residential Estate (R-E) under a separate application. The adjacent proposed rezoning and this property rezone are in compliance to the surrounding area.
  - c. Due to the current transition to clean energy this development could be seen as an amenity to the future residents who are the end users for Poudre Valley REA and residents of the City of Greeley.
- 8. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**
- a. The solar site is quiet, low development, unmanned, and lighting is not proposed. Therefore, with the development of this solar array, there will be limited to no contribution to noise pollution, and with no lights being proposed there will be no light pollution. Since this site is unmanned, there is no additional need for public infrastructure, and land-disturbing activities are minimized. Since this development is low in height, the future view corridors will be preserved.
  - b. With the development of the solar array, it will generate much-needed renewable energy and help reduce our carbon footprint.
  - c. At this time the development in the area is limited and mainly consists of an existing substation to the north and an oil and gas midstream facility to the west. With the development of the solar array, it is perfectly situated south of the existing substation and directly east of the oil and gas midstream facility. Therefore, the solar development will provide a buffer for the future residential estate lots proposed south of the solar development.
  - d. The surrounding area is undeveloped farmland and oil and gas production facilities. This site is relatively small and therefore once the surrounding area develops the roadway and utility network will be developed by others and stubbed into adjacent properties.
  - e. Due to the nature of the solar facility, all generated electrical power will be transferred to PVREA substation that is located to the north of the envelopment.
- 9. The recommendations of professional staff or advisory review bodies.**
- a. This development does not require the review and approval of professional staff or advisory bodies.

**The applicant's vision and understanding of the market for the proposed project.**

- a. Sandbox Solar's vision is to create a product that provides clean energy to the community through the solar facility. Energy from this development will provide energy to Poudre Valley REA (PVREA) and will contribute to the 2030 carbon reduction goal. A portion of PVREA service territory is within the City of Greeley, therefore the citizens of Greeley will benefit.

The site will produce approximately 2 MW of AC power using a tracking system manufactured by Trina. An access dirt road, perimeter fence, and an electrical connection to the PVREA substation to the north of the site will be included in the design. If required, a water quality and detention pond will be included in the design. There are no buildings proposed for this development. There will be no lighting on-site because the operation and maintenance will be conducted during normal business hours. An 8' game fence is proposed around the entire site which is made of timber posts and welded wire (game fence). There will be a 10' setback from the surrounding



game fence to accommodate vehicle access. The project is not located in a flood zone. The City of Greeley will not require on-site landscaping and cash-in-lieu will be accepted.

- b. Once subdivided, the future single lot (Lot 1) will be 14.41 acres. The three PDC wells and the 150' radius setback on the site will remain. Once the project is constructed, then the facility will be owned and operated by PVREA.

Please contact Troy Spraker P.E. ([troy.spraker@lamprynearson.com](mailto:troy.spraker@lamprynearson.com)) if you have any questions or require additional information and we look forward to working with the City staff to complete a successful solar project.

Sincerely,  
LAMP RYNEARSON

Reviewed by:

A handwritten signature in black ink, appearing to read 'Troy Spraker', with a long horizontal flourish extending to the right.

Troy Spraker, PE  
Senior Project Manager



# Development Application

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

970-350-9780

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

|                                                                      |                                                                                                                                                                                |                                                                            |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>APPLICANT NAME:</b><br>Ian Skor                                   | <b>ADDRESS:</b> Sandbox Solar<br>112 Racquette Dr,<br>Fort Collins, CO, 80524<br><b>EMAIL:</b> iskor@sandboxsolar.com                                                          | <b>PHONE:</b><br>(970) 673-7733                                            |
| <b>OWNER(S) OF RECORD:</b><br>Chismar Mathew J Trust                 | <b>ADDRESS:</b> 8310 WELLINGTON BLVD<br>WELLINGTON, CO 80549-2191<br><b>EMAIL:</b>                                                                                             | <b>PHONE:</b>                                                              |
| <b>OWNER(S) OF RECORD:</b><br>Alexis Carol Chismar Irrevocable Trust | <b>ADDRESS:</b> 8310 WELLINGTON BLVD<br>WELLINGTON, CO 80549-2191<br><b>EMAIL:</b>                                                                                             | <b>PHONE:</b>                                                              |
| <b>POINT OF CONTACT:</b><br>Troy Spraker or Laine Landau             | <b>ADDRESS:</b> Lamp Rynearson<br>4715 Innovation Dr., Suite 100<br>Fort Collins CO 80525<br>Troy.Spraker@lamprynearson.com<br>Laine.Landau@lamprynearson.com<br><b>EMAIL:</b> | <b>PHONE:</b><br>Troy Direct (970) 267-3811<br>Laine Direct (970) 267-3809 |

## PARCEL / LOT INFORMATION

|                                                            |                                                 |
|------------------------------------------------------------|-------------------------------------------------|
| <b>Parcel ID Number</b>                                    | 095918300002                                    |
| <b>Address or Cross Streets:</b>                           | vacant 95th Ave Greeley, south of Hwy 34 bypass |
| <b>Subdivision Name &amp; Filing No.:</b>                  | Two Rivers Community Solar                      |
| <b>Related Case Numbers: (PUD, Rezoning, and/or Plat )</b> | PAM2024-0057                                    |

## EXISTING

|                                            |                         |
|--------------------------------------------|-------------------------|
| <b>Zoning:</b>                             | H-A Holding Agriculture |
| <b>Project Name:</b>                       | Vacant Agriculture      |
| <b>Site Area (Acres &amp; Square Ft.):</b> | 144 acres               |
| <b>Floor Area Ratio (FAR):</b>             | n/a                     |
| <b>Density (Dwelling Units/Acre):</b>      | n/a                     |
| <b>Building Square Footage:</b>            | n/a                     |

## PROPOSED

|  |                            |
|--|----------------------------|
|  | R-E Residential Estate     |
|  | Two Rivers Community Solar |
|  | 144 Acres (create 2 lots)  |
|  | n/a                        |
|  | n/a                        |
|  | n/a                        |

## PROJECT TYPE

|                                                               |                                                           |                                                                     |                                                   |
|---------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Annexation                           | <input checked="" type="checkbox"/> Minor Subdivision     | <input type="checkbox"/> Historic Register Nomination               | <input checked="" type="checkbox"/> Rezoning      |
| <input type="checkbox"/> Appeal                               | <input type="checkbox"/> Condominium Plat                 | <input type="checkbox"/> Historic Preservation Design Review        | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Entertainment Establishment          | <input type="checkbox"/> Easement Encroachment            | <input type="checkbox"/> Historic Preservation Financial Incentives | <input type="checkbox"/> ROW Dedication/Vacation  |
| <input type="checkbox"/> Major Subdivision - Final Plat       | <input type="checkbox"/> Site Plan                        | <input type="checkbox"/> Easement Dedication/Vacation               | <input type="checkbox"/> Variance                 |
| <input type="checkbox"/> Major Subdivision - Preliminary Plat | <input checked="" type="checkbox"/> Use by Special Review | <input type="checkbox"/> Metropolitan District                      | <input type="checkbox"/> Other                    |

Pre-Application Meeting Date: 5/15/2024

Pre-Application Meeting Number: PAM 2024-0057

This application must be signed by owner(s) of record or authorized officer, if a corporation. Owner(s) listed must match title work. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Greeley Development Code and Application Manual. After three (3) months of inactivity, a reminder will be sent to applicants stating that action is required within the next thirty (30) days or the application will be closed due to inactivity.

I hereby certify that, to the best of my knowledge, all information supplied with this application is true and accurate and authorize the applicant listed above to process the application on my behalf.

Owner's Signature:

Owner Signature:

Trustee

Date:

Trustee

Date:

8/14/24  
8/14/24

TWO RIVERS GARDEN REZONING  
SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH,  
RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
132.173 ACRES  
PROJECT: ZON2024-0005

CONTACT LIST

|                         |                                                                                                                                                                             |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER                   | MATTHEW J CHISMAR TRUST<br>ALEXIS CAROL CHISMAR 2012<br>IRREVOCABLE TRUST<br>3051 TALIESIN WAY<br>FORT COLLINS, CO 80524<br>970-590-7310<br>MATT CHISMAR TRUSTEE            |
| DEVELOPER               | SANDBOX SOLAR<br>IAN SKOR<br>112 RACQUETTE DRIVE<br>FORT COLLINS, CO 80524<br>970-673-7733                                                                                  |
| CIVIL ENGINEER/SURVEYOR | LAMP RYNEARSON<br>TROY SPRAKER P.E.<br>LAINE A LANDAU P.L.S.<br>4715 INNOVATION DRIVE, SUITE 100<br>FORT COLLINS CO. 80525<br>OFFICE: 970-226-0342<br>WWW.LAMPRYNEARSON.COM |

INDEX OF SHEETS

| Sheet List Table |                                           |
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| SHEET NUMBER     | SHEET TITLE                               |
| 1                | COVER                                     |
| 2                | EXISTING CONDITIONS AND SITE ANALYSIS MAP |
| 3                | EXISTING CONDITIONS AND SITE ANALYSIS MAP |
| 4                | EXISTING CONDITIONS AND SITE ANALYSIS MAP |
| 5                | EXISTING CONDITIONS AND SITE ANALYSIS MAP |
| 6                | ZONING SUITABILITY MAP                    |
| 7                | ZONING SUITABILITY MAP                    |
| 8                | ZONING SUITABILITY MAP                    |
| 9                | ZONING SUITABILITY MAP                    |
| 10               | PARCEL LEGAL DESCRIPTION                  |
| 11               | PROJECT BOUNDARY MAP                      |
| 12               | PROJECT BOUNDARY MAP                      |
| 13               | PROJECT BOUNDARY MAP                      |
| 14               | PROJECT BOUNDARY MAP                      |
| 15               | GENERAL LAYOUT                            |
| 16               | GENERAL LAYOUT                            |
| 17               | GENERAL LAYOUT                            |
| 18               | GENERAL LAYOUT                            |

REZONING DEVELOPMENT STANDARD NOTES

1. APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS (CHAPTER 3).
4. ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.

SURVEYOR'S CERTIFICATION

THAT I, LAINE A. LANDAU, 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.



LAINE A. LANDAU  
COLORADO PLS 31159  
ON BEHALF OF LAMP RYNEARSON  
EMAIL ADDRESS: LAINE.LANDAU@LAMPRYNEARSON.COM

CERTIFICATION OF OWNERSHIP

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED ZONING MAP AND THE CITY OF GREELEY DEVELOPMENT CODE.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_.

OWNERS

BY: \_\_\_\_\_  
BY: \_\_\_\_\_

NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_ AS OWNER.

WITNESS MY HAND AND MY SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED FOR APPROVAL BY THE CITY OF GREELEY PLANNING COMMISSION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

COMMUNITY DEVELOPMENT DIRECTOR

BY: \_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT  
DATE: \_\_\_\_\_



LOCATION MAP

1"=500'

INTENT STATEMENT

THE INTENT OF THE TWO RIVERS GARDEN REZONE IS TO ALLOW THE OPERATION OF A PROPOSED SOLAR GARDEN ON LAND CURRENTLY ZONED AS HOLDING AGRICULTURE. THIS SITE IS ADJACENT TO AGRICULTURE, ELECTRIC, AND OIL AND GAS FACILITIES AND WILL NOT NEGATIVELY EFFECT ADJACENT PROPERTIES.

PROJECT CONTROL

CONTROL POINT #1: 5/8" X 24" REBAR WITH A 1 1/4" ORANGE PLASTIC  
CAP, STAMPED: "CONTROL POINT"  
N: 1388876.788  
E: 3188726.338  
EL: 4968.98  
LONG: 104°49'20.556440"W

HORIZONTAL DATUM

NORTH AMERICAN DATUM OF 1983 (2011);  
COLORADO STATE PLANE, NORTH

\*PROJECT IS IN MODIFIED STATE PLANE COORDINATES. TO ACHIEVE GRID COORDINATES AND GRID DISTANCES SCALE ENTIRE PROJECT BY 0.999725469 FROM THE CP #1 AT PROJECT LOCATION COORDINATES.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID MODEL: 12AUS

LOCAL BENCHMARKS:

GREELEY BENCHMARK "GPS-LL", PUBLISHED EL=4979.33\* (NAVD 88).  
GIS REFERENCE NO. 64

GREELEY BENCHMARK "VERMILYEA", PUBLISHED EL=5026.19\* (NAVD 88).  
GIS REFERENCE NO. 107

\*ELEVATIONS BASED ON CITY OF GREELEY CONTROL NETWORK.

OVERALL PARCEL LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THE EAST 265 FEET THEREOF, AND EXCEPT LOT 1, CANVASBACK TURBINE SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18, BEING A 3/4" REBAR WITH A 2 1/2" ALUMINUM CAP, PARTIALLY ILLEGIBLE, STAMPED "POWERS ELEVATION", THENCE NORTH 89° 02' 06" EAST FOR 30.00 FEET ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE EAST RIGHT OF WAY FOR 95TH AVENUE (COUNTY ROAD 25) AND THE NORTHWEST CORNER OF LOT 1, CANVASBACK TURBINE SUBDIVISION, BEING A NAIL AND 1/4" BRASS TAG, LS 31159, SET IN CONCRETE;

THENCE THE FOLLOWING SEVEN (7) COURSES AROUND THE PERIMETER OF SAID SUBDIVISION:

THENCE SOUTH 00° 46' 51" EAST FOR 50.02 FEET TO A NAIL AND 1/4" BRASS TAG, LS 31159, SET IN CONCRETE;

THENCE NORTH 89° 02' 02" EAST FOR 299.73 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE SOUTH 22° 32' 49" EAST FOR 247.28 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE SOUTH 40° 21' 24" EAST FOR 643.85 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE SOUTH 76° 36' 50" EAST FOR 274.31 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE NORTH 79° 46' 58" EAST FOR 122.56 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE NORTH 16° 29' 57" EAST FOR 865.71 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE NORTH 89° 02' 31" EAST FOR 908.19 FEET ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 1 3/4" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 00° 39' 21" EAST FOR 2692.17 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 1 3/4" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 88° 40' 45" WEST FOR 2378.07 FEET ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 18, BEING A 3/4" REBAR WITH A 2 1/2" ALUMINUM CAP, PARTIALLY ILLEGIBLE, STAMPED "POWXXX XLEVATXXX, LS XX46XX;

THENCE NORTH 00° 46' 51" WEST FOR 2707.04 FEET ON THE WEST LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,757,452 SQUARE FEET, OR 132.173 ACRES, MORE OR LESS.

**BASIS OF BEARINGS:** THIS SURVEY IS BASED ON COLORADO STATE PLANE NORTH COORDINATES IN WHICH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 00°39'21" WEST FOR 2690.50 FEET, BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 28656, 1994", AND AT THE CENTER QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 16154", WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

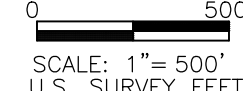
LAMP  
RYNEARSON

LAMPRYNEARSON.COM

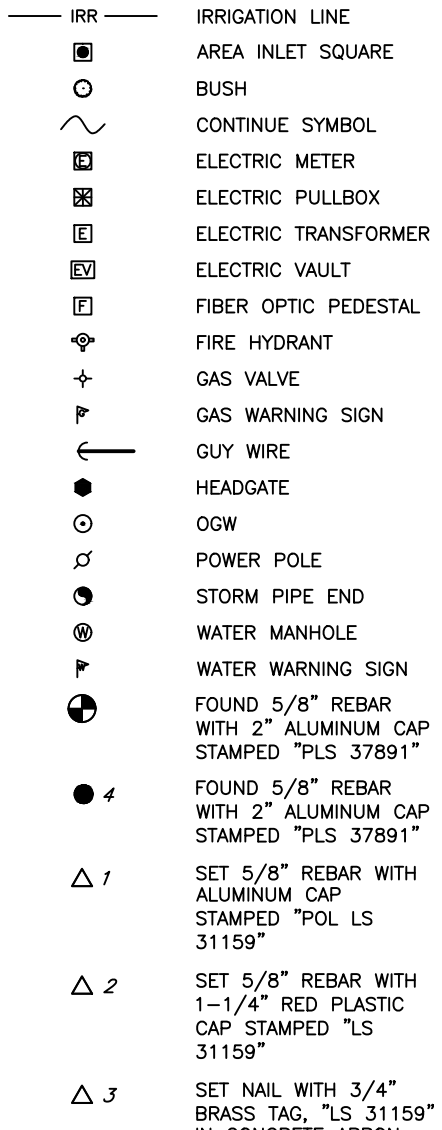
OMAHA, NEBRASKA  
14710 W. DODGE RD. STE. 100 (402) 496-2498  
E.A. AUTHORIZATION NO. CA0150  
FORT COLLINS, COLORADO  
4715 INNOVATION DR., STE. 100 (970) 226-0342  
KANSAS CITY, MISSOURI  
8001 STATE LINE RD., STE. 200 (816) 361-0440  
MO. AUTH. NO. E-2013011903 | LS-2019043127



PROJECT NUMBER: ZON2024-0005



**SITE LEGEND:**



**BASIS OF BEARINGS:**  
THIS SURVEY IS BASED ON COLORADO STATE PLANE NORTH COORDINATES IN WHICH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 00°39'21" WEST FOR 2690.50 FEET, BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 28656, 1994", AND AT THE CENTER QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 16154", WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**HORIZONTAL DATUM**  
NORTH AMERICAN DATUM OF 1983 (2011);  
COLORADO STATE PLANE, NORTH

**VERTICAL DATUM**  
NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID MODEL:  
12AUS

GREELEY BENCHMARK "VERMILYEA", PUBLISHED EL=5026.19'  
(NAVD 88). GIS REFERENCE NO. 107

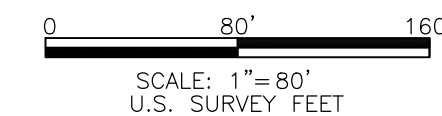
\*ELEVATIONS BASED ON CITY OF GREELEY CONTROL NETWORK

NOTE:  
1. PER A PHONE CALL WITH DAN KAMERZELL IN JULY OF 2021, THE GREELEY LOVELAND IRRIGATION COMPANY CLAIMS THAT THE BOOMERANG DITCH RIGHT OF WAY EXTENDS FROM THE WEST OR NORTH TOP BANK TO THE EAST OR SOUTH SIDE OF THE DITCH-RIDER ROAD THROUGH TRACT A. THE APPROXIMATE CENTERLINE OF SAID DITCH HAS BEEN SHOWN HEREON, NO SPECIFIC DITCH EASEMENT WAS PROVIDED, HOWEVER HISTORIC RIGHTS APPLY.

2. SEE SHEET 3 FOR LINE AND CURVE TABLES.

3. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA.

4. WATER AND SEWER LINES ARE NOT LOCATED NEAR THIS DEVELOPMENT.



**OMAHA, NEBRASKA**  
14710 W. DODGE RD. STE. 100 (402) 496.2458  
NE AUTHORIZATION NO.: CA0130

**FORT COLLINS, COLORADO**  
4715 INNOVATION DR., STE. 100 (970) 226.0342

**KANSAS CITY, MISSOURI**  
9001 STATE LINE RD., STE. 200 (816) 361.0440  
MO AUTH. NO.: E-2013011903 | LS-2019043127

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

## EXISTING CONDITIONS AND SITE ANALYSIS MAP

**TWO RIVERS GARDEN  
GREELEY, COLORADO**



## REVISIONS

DESIGNER / DRAFTER

AGM/MWBDATE 2024-11-14

PROJECT NUMBER

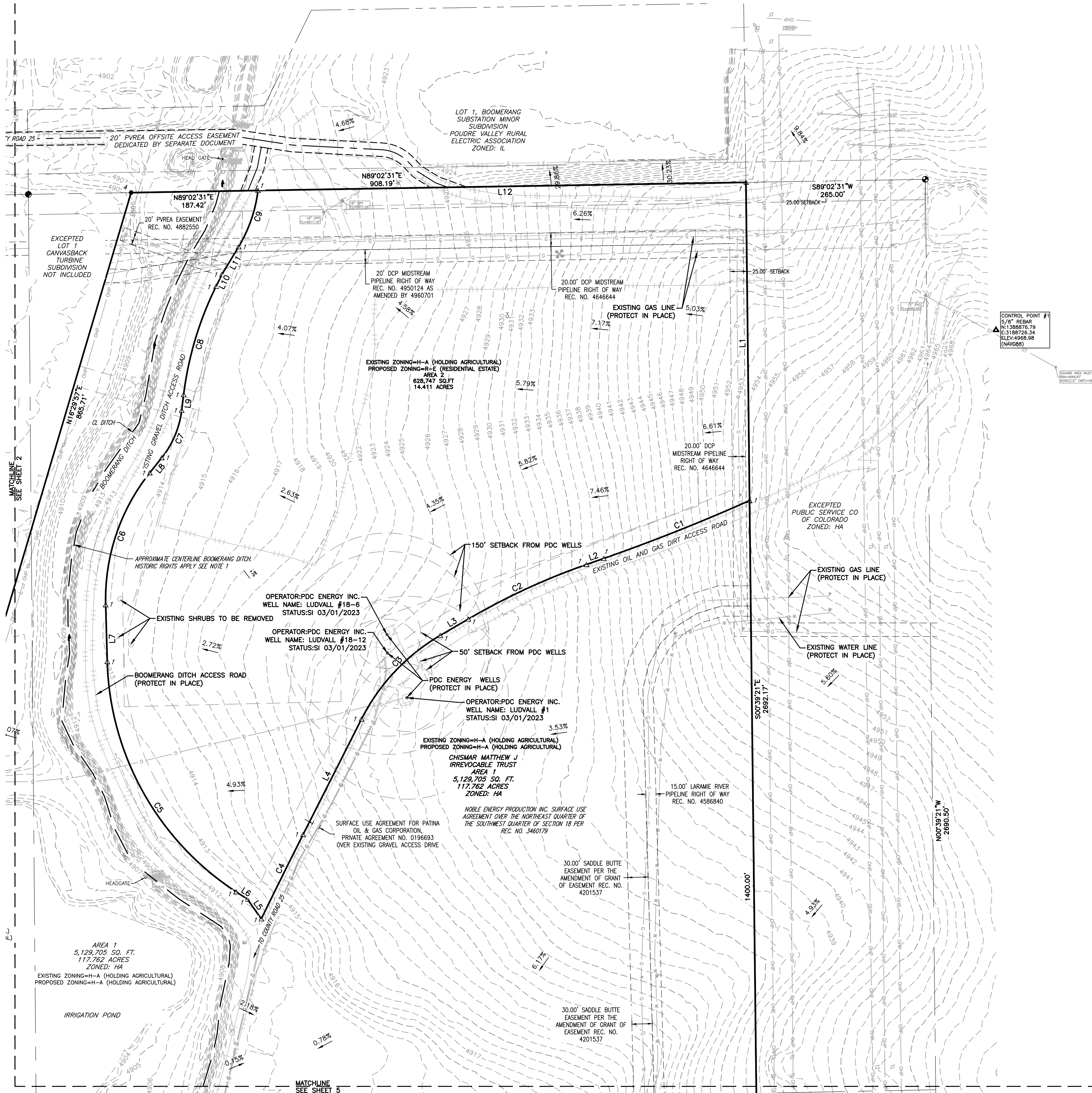
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BOOK AND PAGE

SHEET



TWO RIVERS GARDEN REZONING  
SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
132.173 ACRES  
PROJECT NUMBER: ZON2024-0005



SITE LEGEND:

- BOUNDARY
- SECTION LINE
- ADJACENT PROPERTY
- EASEMENT
- ROW
- GRAVEL ROAD EDGE
- FIBER OPTIC LINE
- CONCRETE EDGE
- ELECTRIC LINE
- SETBACK
- GAS LINE
- OVERHEAD POWER LINE
- WATER LINE
- FENCE
- RECORD POWER LINE
- RECORD IRRIGATION LINE
- IRRIGATION LINE
- AREA INLET SQUARE
- BUSH
- CONTINUE SYMBOL
- ELECTRIC METER
- ELECTRIC PULLBOX
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- FIBER OPTIC PEDESTAL
- FIRE HYDRANT
- GAS VALVE
- GAS WARNING SIGN
- GUY WIRE
- HEADGATE
- OGW
- POWER POLE
- STORM PIPE END
- WATER MANHOLE
- WATER WARNING SIGN
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 37891"
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 37891"
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "POL LS 31159"
- SET 5/8" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "LS 31159"
- SET NAIL WITH 3/4" BRASS TAG, "LS 31159" IN CONCRETE APRON

**BASIS OF BEARINGS:**  
THIS SURVEY IS BASED ON COLORADO STATE PLANE NORTH COORDINATES IN WHICH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 00°39'21" WEST FOR 2890.50 FEET, BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 28856, 1994", AND AT THE CENTER QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 16154", WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**PROJECT CONTROL**  
CONTROL POINT #1: 5/8" X 24" REBAR WITH A 1 1/4" ORANGE PLASTIC CAP, STAMPED: "CONTROL POINT"  
N: 1388876.788 LAT: 40°23'56.000760"N  
E: 3188726.338 LONG: 104°49'20.556440"W  
EL: 4968.98

**HORIZONTAL DATUM**  
NORTH AMERICAN DATUM OF 1983 (2011);  
COLORADO STATE PLANE, NORTH

\*PROJECT IS IN MODIFIED STATE PLANE COORDINATES. TO ACHIEVE GRID COORDINATES AND GRID DISTANCES SCALE ENTIRE PROJECT BY 0.999725469 FROM THE CP #1 AT PROJECT LOCATION COORDINATES.

**VERTICAL DATUM**  
NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID MODEL:

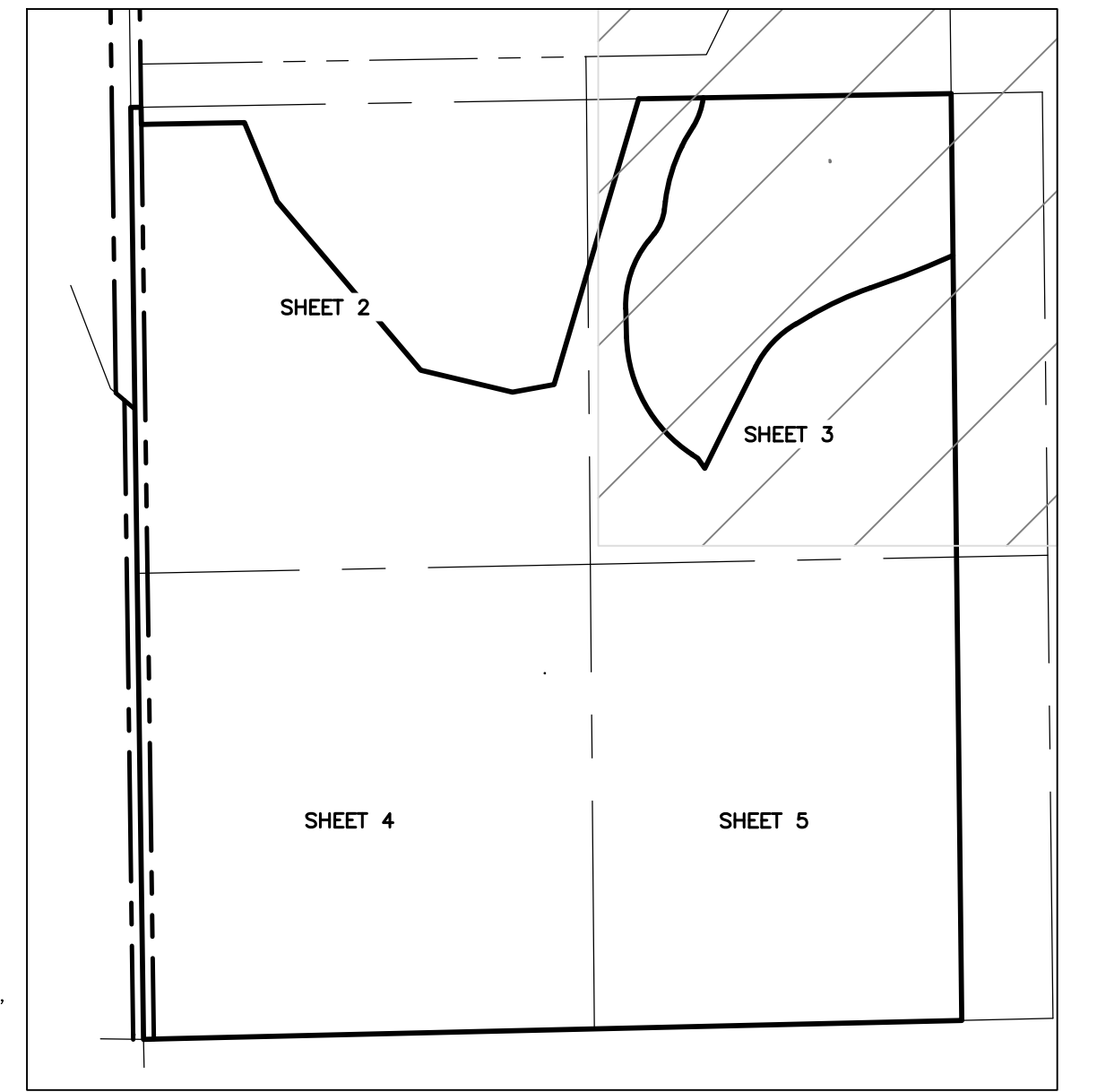
**LOCAL BENCHMARKS:**  
GREELEY BENCHMARK "GPS-LL", PUBLISHED EL=4979.33" (NAVD 88). GIS REFERENCE NO. 64  
GREELEY BENCHMARK "VERMILYEA", PUBLISHED EL=5026.19" (NAVD 88). GIS REFERENCE NO. 107

\*ELEVATIONS BASED ON CITY OF GREELEY CONTROL NETWORK.

- NOTE:**
- PER A PHONE CALL WITH DAN KAMERZELL IN JULY OF 2021, THE GREELEY LOVELAND IRRIGATION COMPANY CLAIMS THAT THE BOOMERANG DITCH RIGHT OF WAY EXTENDS FROM THE WEST OR NORTH TOP BANK TO THE EAST OR SOUTH SIDE OF THE DITCH-RIDER ROAD THROUGH TRACT A. THE APPROXIMATE CENTERLINE OF SAID DITCH HAS BEEN SHOWN HEREON. NO SPECIFIC DITCH EASEMENT WAS PROVIDED, HOWEVER HISTORIC RIGHTS APPLY.
  - SEE SHEET 3 FOR LINE AND CURVE TABLES.
  - THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA.
  - WATER AND SEWER LINES ARE NOT LOCATED NEAR THIS DEVELOPMENT.

| BOUNDARY LINE TABLE |             |         |
|---------------------|-------------|---------|
| LINE #              | DIRECTION   | LENGTH  |
| L1                  | S0°39'21"E  | 470.20' |
| L2                  | S70°43'06"W | 27.21'  |
| L3                  | S59°41'27"W | 48.01'  |
| L4                  | S26°49'24"W | 191.21' |
| L5                  | N35°04'41"W | 35.50'  |
| L6                  | N56°53'31"W | 19.89'  |
| L7                  | N1°35'16"W  | 83.91'  |
| L8                  | N38°30'06"E | 28.49'  |
| L9                  | N7°03'55"E  | 23.43'  |
| L10                 | N26°16'37"E | 20.06'  |
| L11                 | N31°03'43"E | 47.07'  |
| L12                 | N89°02'31"E | 720.77' |

| BOUNDARY CURVE TABLE |          |            |               |              |             |
|----------------------|----------|------------|---------------|--------------|-------------|
| CURVE #              | RADIUS   | ARC LENGTH | CHORD BEARING | CHORD LENGTH | DELTA ANGLE |
| C1                   | 2788.01' | 231.70'    | S68°20'15"W   | 231.63'      | 4°45'42"    |
| C2                   | 1000.00' | 192.46'    | S65°12'17"W   | 192.17'      | 11°01'38"   |
| C3                   | 300.00'  | 172.09'    | S43°15'26"W   | 169.74'      | 32°52'03"   |
| C4                   | 8909.60' | 138.97'    | S26°22'35"W   | 138.97'      | 0°53'37"    |
| C5                   | 420.00'  | 405.40'    | N29°14'23"W   | 389.84'      | 55°18'14"   |
| C6                   | 300.00'  | 209.91'    | N18°27'25"E   | 205.65'      | 40°05'22"   |
| C7                   | 140.00'  | 76.81'     | N22°47'01"E   | 75.85'       | 31°26'11"   |
| C8                   | 500.00'  | 167.94'    | N16°41'16"E   | 167.16'      | 19°14'42"   |
| C9                   | 210.90'  | 88.70'     | N19°00'51"E   | 88.04'       | 24°05'44"   |



LAMP  
RYNEARSON

LAMP RYNEARSON.COM  
OMAHA, NEBRASKA  
14710 W. DODGE RD. STE. 100 (402) 496-2498  
NE AUTHORIZATION NO.: CAD130  
FORT COLLINS, COLORADO  
4710 INNOVATION DR. STE. 100 (970) 226-0342  
KANSAS CITY, MISSOURI  
8001 STATE LINE RD. STE. 200 (816) 361-0440  
MO AUTH. NO.: E-2013011903 LLS-2015043127

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

EXISTING CONDITIONS AND SITE ANALYSIS MAP  
TWO RIVERS GARDEN  
GREELEY, COLORADO

811  
Know what's below.  
Call before you dig.

DESIGNER / DRAFTER  
AGM/MWB  
DATE  
02/14/2025  
PROJECT NUMBER  
0221022  
BOOK AND PAGE

SHEET

3 OF 18



PROJECT NUMBER: ZON2024-0005



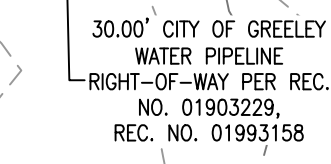
4 OF 18



4. WATER AND SEWER LINES ARE NOT LOCATED NEAR THIS DEVELOPMENT.



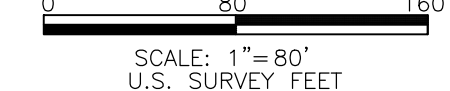
PROJECT NUMBER: ZON2024-0005



|       |                                                                        |
|-------|------------------------------------------------------------------------|
| —     | BOUNDARY                                                               |
| —     | SECTION LINE                                                           |
| —     | ADJACENT PROPERTY                                                      |
| —     | EASEMENT                                                               |
| —     | ROW                                                                    |
|       | GRAVEL ROAD EDGE                                                       |
| FO    | FIBER OPTIC LINE                                                       |
| —     | CONCRETE EDGE                                                          |
| E     | ELECTRIC LINE                                                          |
| —     | SETBACK                                                                |
| G     | GAS LINE                                                               |
| —     | OVERHEAD POWER LINE                                                    |
| W     | WATER LINE                                                             |
| X     | FENCE                                                                  |
| —R—P— | RECORD POWER LINE                                                      |
| —     | RECORD IRRIGATION LINE                                                 |
| IRR   | IRRIGATION LINE                                                        |
| —     | AREA INLET SQUARE                                                      |
| ○     | BUSH                                                                   |
| ~     | CONTINUE SYMBOL                                                        |
| M     | ELECTRIC METER                                                         |
| □     | ELECTRIC PULLBOX                                                       |
| □     | ELECTRIC TRANSFORMER                                                   |
| EV    | ELECTRIC VAULT                                                         |
| F     | FIBER OPTIC PEDESTAL                                                   |
| ⚡     | FIRE HYDRANT                                                           |
| +     | GAS VALVE                                                              |
| +     | GAS WARNING SIGN                                                       |
| —     | GUY WIRE                                                               |
| ●     | HEADGATE                                                               |
| ○     | OGW                                                                    |
| ⚡     | POWER POLE                                                             |
| —     | STORM PIPE END                                                         |
| ⊗     | WATER MANHOLE                                                          |
| ⊗     | WATER WARNING SIGN                                                     |
| ●     | FOUND 5/8" REBAR<br>WITH 2" ALUMINUM CAP<br>STAMPED "T5 37891"         |
| ●     | FOUND 5/8" REBAR<br>WITH 2" ALUMINUM CAP<br>STAMPED "T5 37891"         |
| Δ 1   | SET 5/8" REBAR WITH<br>ALUMINUM CAP<br>STAMPED "POL. LS<br>31159"      |
| Δ 2   | SET 5/8" REBAR WITH<br>1-1/4" RED PLASTIC<br>CAP STAMPED "LS<br>31159" |
| Δ 3   | SET NAIL WITH 3/4"<br>BRASS TAG, "LS 31159"<br>IN CONCRETE APRON       |

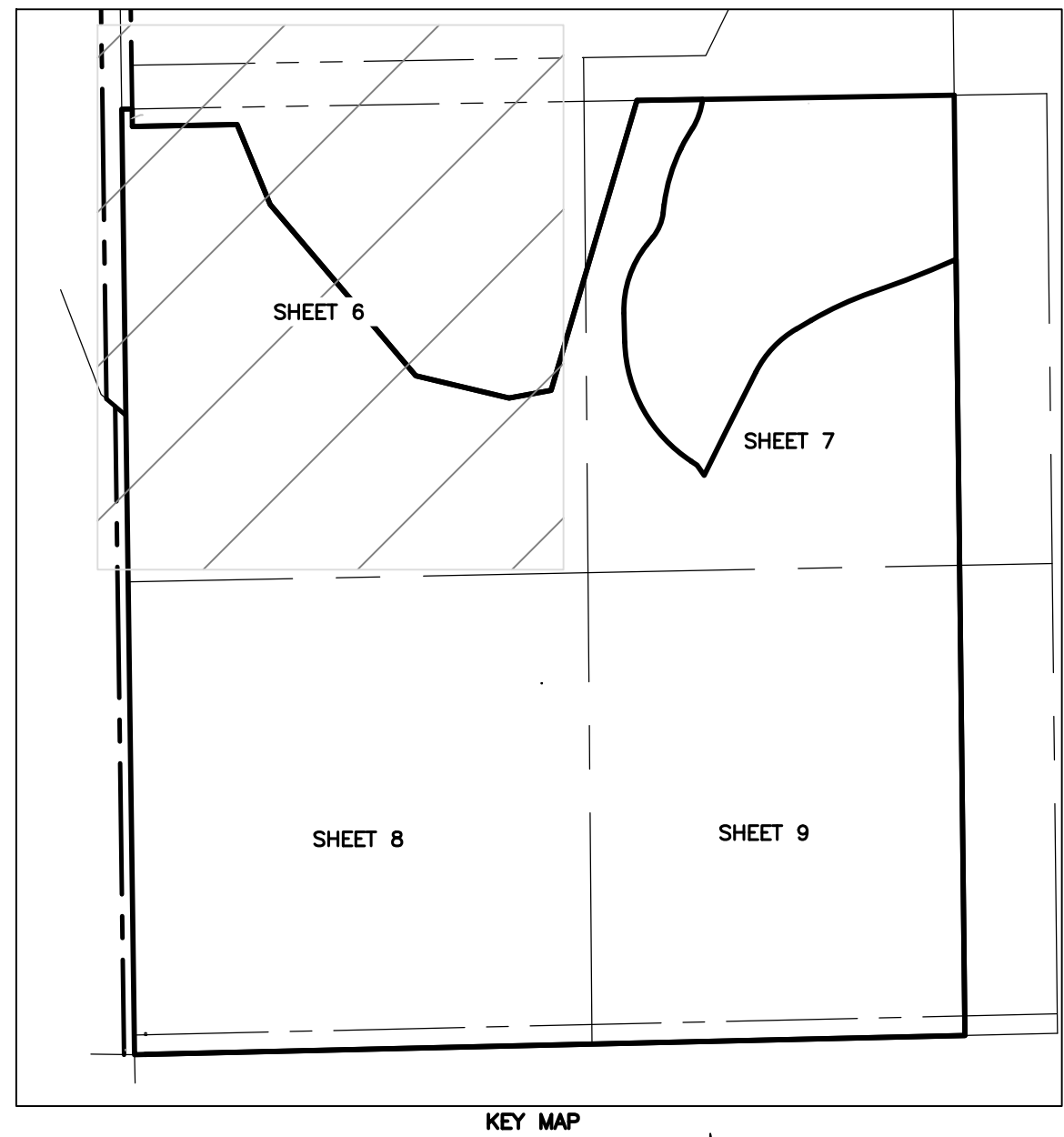
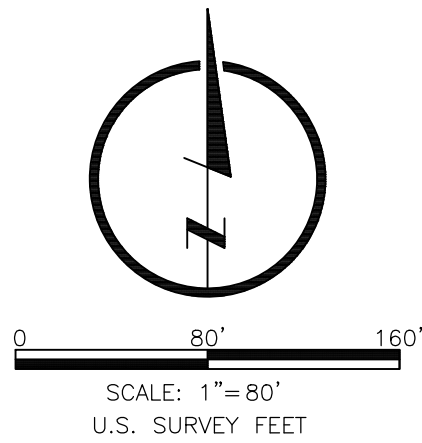
\*ELEVATIONS BASED ON CITY OF GREELEY CONTROL NETWORK.

- NOTE:
  1. PER A PHONE CALL WITH DAN KAMERZELL IN JULY OF 2021, THE GREELY LOVELAND IRRIGATION COMPANY CLAIMS THAT THE BOOMERANG DITCH RIGHT OF WAY EXTENDING FROM THE WEST OR NORTH TO BANK TO THE EAST OR SOUTH SIDE OF THE DITCH-RIDER ROAD THROUGH TRACT A, THE APPROXIMATE CENTERLINE OF SAID DITCH HAS BEEN SHOWN HEREON. NO SPECIFIC DITCH EASEMENT WAS PROVIDED, HOWEVER HISTORIC RIGHTS APPLY.
  2. SEE SHEET 3 FOR LINE AND CURVE TABLES.
  3. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA.
  4. WATER AND SEWER LINES ARE NOT LOCATED NEAR THIS DEVELOPMENT.

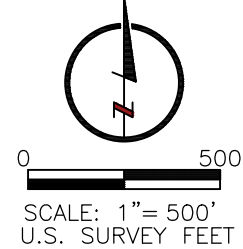




TWO RIVERS GARDEN REZONING  
SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
132.173 ACRES  
PROJECT NUMBER: ZON2024-0005



- LEGEND:**
- BOUNDARY
  - SECTION LINE
  - ADJACENT PROPERTY
  - EASEMENT
  - ROW
  - SETBACK



**BASIS OF BEARINGS:**  
THIS SURVEY IS BASED ON COLORADO STATE PLANE NORTH COORDINATES IN WHICH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 00°39'21" WEST FOR 2890.50 FEET, BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 28656, 1994", AND AT THE CENTER QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 16154", WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**PROJECT CONTROL:**  
CONTROL POINT #1: 5/8" X 24" REBAR WITH A 1 1/4" ORANGE PLASTIC CAP, STAMPED: "CONTROL POINT"  
N: 1388876.788 LAT: 40°23'56.000760"N  
E: 3188726.338 LONG: 104°49'20.556440"W  
EL: 4968.98

**HORIZONTAL DATUM:**  
NORTH AMERICAN DATUM OF 1983 (2011);  
COLORADO STATE PLANE, NORTH

\*PROJECT IS IN MODIFIED STATE PLANE COORDINATES. TO ACHIEVE GRID COORDINATES AND GRID DISTANCES SCALE ENTIRE PROJECT BY 0.999725469 FROM THE CP #1 AT PROJECT LOCATION COORDINATES.

**VERTICAL DATUM:**  
NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID MODEL: 12AUS

**LOCAL BENCHMARKS:**  
GREELEY BENCHMARK "GPS-LL", PUBLISHED EL=4979.33\* (NAVD 88). GIS REFERENCE NO. 64

GREELEY BENCHMARK "VERMILYEA", PUBLISHED EL=5026.19\* (NAVD 88). GIS REFERENCE NO. 107

\*ELEVATIONS BASED ON CITY OF GREELEY CONTROL NETWORK.

**NOTES:**  
1. PER A PHONE CALL WITH DAN KAMERZELL IN JULY OF 2021, THE GREELEY LOVELAND IRRIGATION COMPANY CLAIMS THAT THE BOOMERANG DITCH RIGHT OF WAY EXTENDS FROM THE WEST OR NORTH TOP BANK TO THE EAST OR SOUTH SIDE OF THE DITCH-RIDER ROAD THROUGH TRACT A. THE APPROXIMATE CENTERLINE OF SAID DITCH HAS BEEN SHOWN HEREON. NO SPECIFIC DITCH EASEMENT WAS PROVIDED, HOWEVER HISTORIC RIGHTS APPLY.

| ZONING SUMMARY  |                                    |      |                                  |      |         |
|-----------------|------------------------------------|------|----------------------------------|------|---------|
|                 | HOLDING AGRICULTURAL SQ.FT/(ACRES) | %    | RESIDENTIAL ESTATE SQ.FT/(ACRES) | %    | TOTAL % |
| EXISTING ZONING | 5,757,452/132.173                  | 100  | 0                                | 0    | 100     |
| PROPOSED ZONING | 5,129,705/117.762                  | 89.1 | 627,747/14.411                   | 10.9 | 100     |

LAMP  
RYNEARSON

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OMAHA, NEBRASKA  
14710 W. DODGE RD. STE. 100 (402) 496-2498  
NE AUTHORIZATION NO.: CAD130  
FORT COLLINS, COLORADO  
4716 INNOVATION DR. STE. 100 (970) 226-0342  
KANSAS CITY, MISSOURI  
8001 STATE LINE RD. STE. 200 (816) 361-0440  
MO AUTH. NO.: E-2013011903 LLS-2010643127

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

ZONING SUITABILITY MAP

TWO RIVERS GARDEN  
GREELEY, COLORADO



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REVISIONS

DESIGNER / DRAFTER

AGM/MWB

DATE

02/14/2025

PROJECT NUMBER

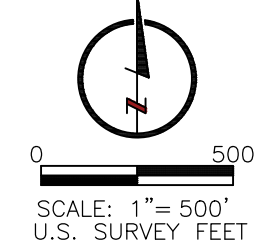
0221022

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6 OF 18





**OMAHA, NEBRASKA**  
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**FORT COLLINS, COLORADO**  
115 INNOVATION DR., STE. 100 (970) 226.0342

**KANSAS CITY, MISSOURI**  
0001 STATE LINE RD., STE. 200 (816) 361.0440  
MO AUTH. NO.: E-2013011903 | LS-2019043127

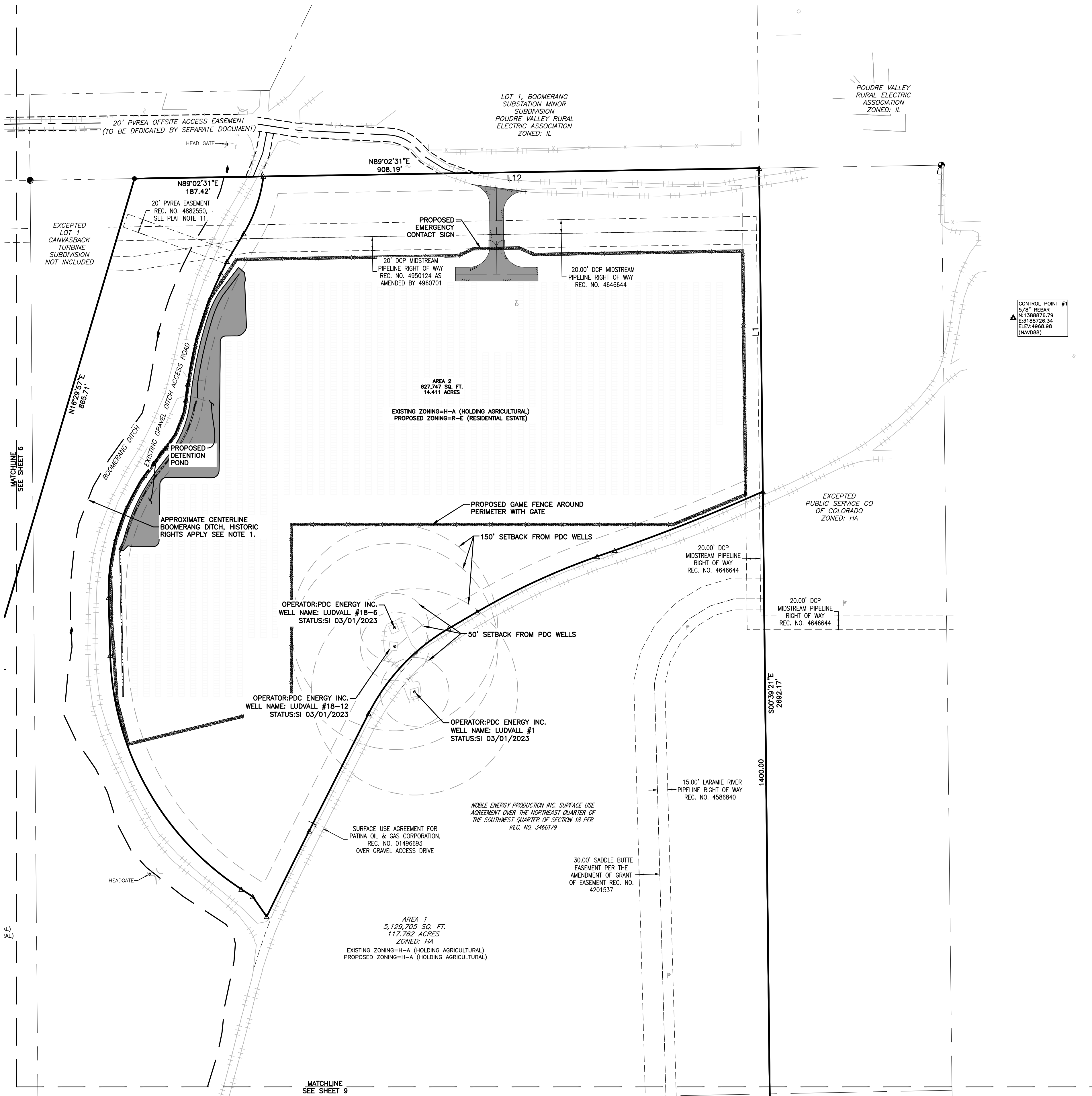
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**IWU RIVERS GARDEN  
GREELEY, COLORADO**



|                    |
|--------------------|
| DESIGNER / DRAFTER |
| AGM/MWB            |
| DATE               |
| 02/14/2025         |
| PROJECT NUMBER     |
| 221022             |
| BOOK AND PAGE      |

7 OF 18



\_\_\_\_\_ BOUNDARY  
 - - - - - SECTION LINE  
 - - - - - ADJACENT PROPERTY  
 - - - - - EASEMENT  
 \_\_\_\_\_ ROW  
 \_\_\_\_\_ SETBACK

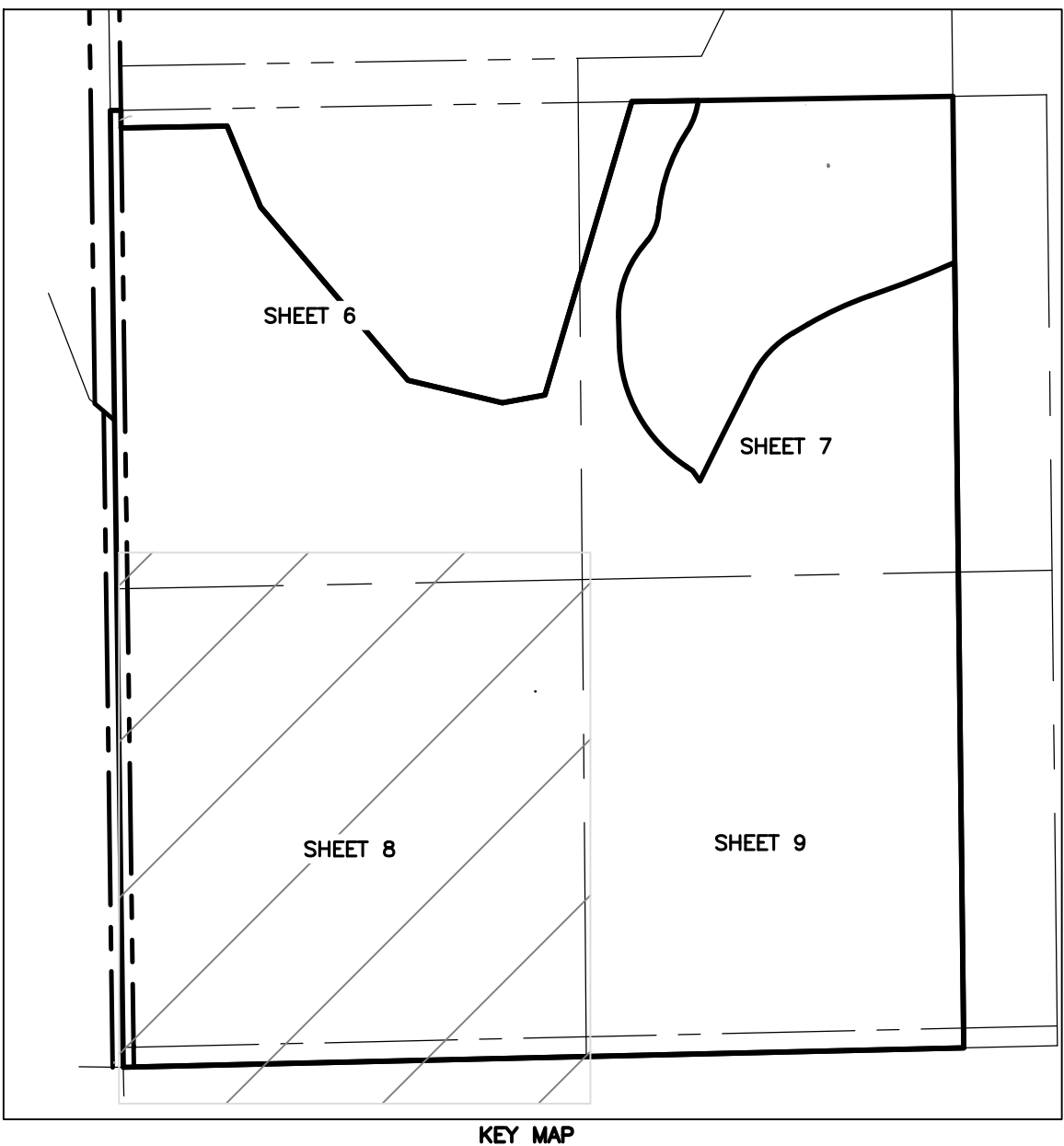
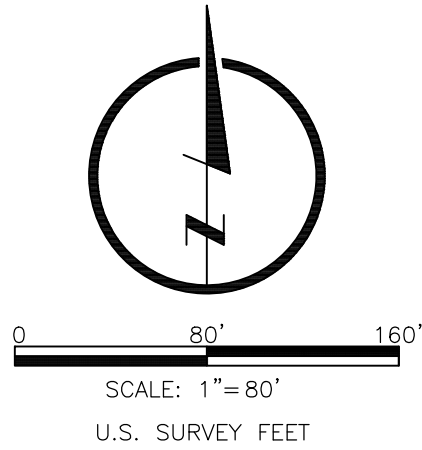
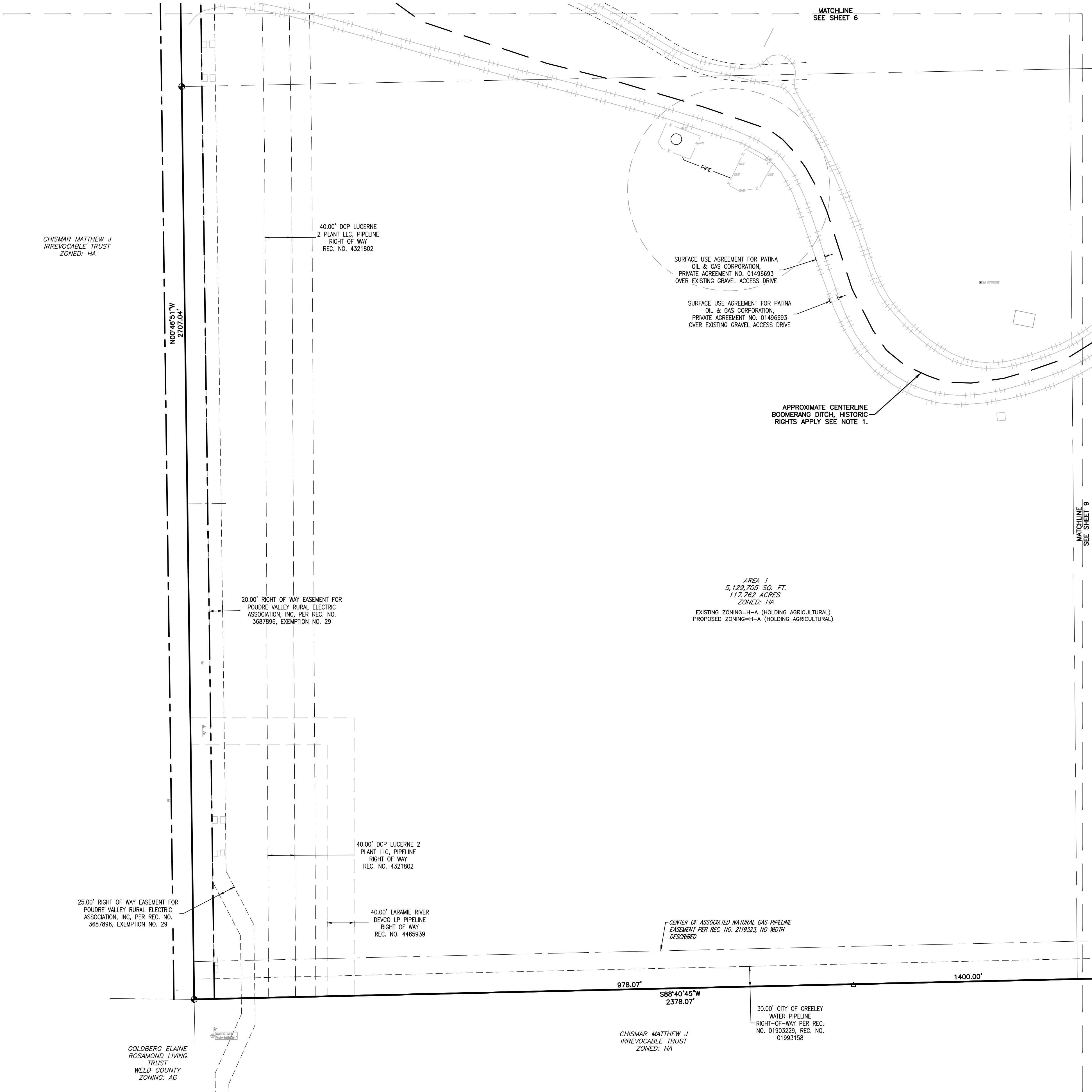
**NOTES:**  
1. PER A PHONE CALL WITH DAN KAMERZELL IN JULY OF 2021, THE GREELEY LOWLAND IRRIGATION COMPANY CLAIMS THAT THE BOOMERANG DITCH RIGHT OF WAY EXTENDS FROM THE WEST OR NORTH TOP BANK TO THE EAST OR SOUTH SIDE OF THE DITCH-RIDER ROAD THROUGH TRACT A. THE APPROXIMATE CENTERLINE OF SAID DITCH HAS BEEN SHOWN HEREON. NO SPECIFIC DITCH EASEMENT WAS PROVIDED, HOWEVER HISTORIC RIGHTS APPLY.

| ZONING SUMMARY     |                                          |      |                                        |      |         |
|--------------------|------------------------------------------|------|----------------------------------------|------|---------|
|                    | HOLDING<br>AGRICULTURAL<br>SQ.FT/(ACRES) | %    | RESIDENTIAL<br>ESTATE<br>SQ.FT/(ACRES) | %    | TOTAL % |
| EXISTING ZONING    | 5,757,452/132.173                        | 100  | 0                                      | 0    | 100     |
| PROPOSED<br>ZONING | 5,129,705/117.762                        | 89.1 | 627,747/14.411                         | 10.9 | 100     |



L:\Engineering\20210220.01 - Boulder, Greeley, Outback - 2MW (DRAWINGS).CONSTRUCTION - DRAWINGS\20210220 - ZONE-01.dwg, 2/14/2025 11:13:47 AM, JOSHUA A. CROOK, LAMP RYNEARSON

TWO RIVERS GARDEN REZONING  
SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
132.173 ACRES  
PROJECT NUMBER: ZON2024-0005



- LEGEND:**
- BOUNDARY
  - SECTION LINE
  - ADJACENT PROPERTY
  - EASEMENT
  - ROW
  - SETBACK

**BASIS OF BEARINGS:**  
THIS SURVEY IS BASED ON COLORADO STATE PLANE NORTH COORDINATES IN WHICH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 00°38'21" WEST FOR 2690.50 FEET, BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 28656, 1994", AND AT THE CENTER QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 18154", WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**PROJECT CONTROL:**  
CONTROL POINT #1: 5/8" X 24" REBAR WITH A 1 1/4" ORANGE PLASTIC CAP, STAMPED: "CONTROL POINT"  
N: 1388876.788 LAT: 40°23'56.000760"N  
E: 3188726.338 LONG: 104°49'20.556440"W  
EL: 4968.98

**HORIZONTAL DATUM:**  
NORTH AMERICAN DATUM OF 1983 (2011);  
COLORADO STATE PLANE, NORTH

\*PROJECT IS IN MODIFIED STATE PLANE COORDINATES. TO ACHIEVE GRID COORDINATES AND GRID DISTANCES SCALE ENTIRE PROJECT BY 0.999725469 FROM THE CP #1 AT PROJECT LOCATION COORDINATES.

**VERTICAL DATUM:**  
NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID MODEL: 12AUS

**LOCAL BENCHMARKS:**  
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\*ELEVATIONS BASED ON CITY OF GREELEY CONTROL NETWORK.

- NOTES:**
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| ZONING SUMMARY  |                                    |      |                                  |      |         |
|-----------------|------------------------------------|------|----------------------------------|------|---------|
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4716 INNOVATION DR., STE. 100 (970) 226-0342  
KANSAS CITY, MISSOURI  
8001 STATE LINE RD., STE. 200 (816) 361-0440  
MO AUTH. NO.: E-2013011903 / LS-2015043127

PRELIMINARY

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ZONING SUITABILITY MAP

TWO RIVERS GARDEN  
GREELEY, COLORADO



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| REVISIONS |
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|           |
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DESIGNER / DRAFTER

AGM/MWB

DATE

02/14/2025

PROJECT NUMBER

0221022

BOOK AND PAGE

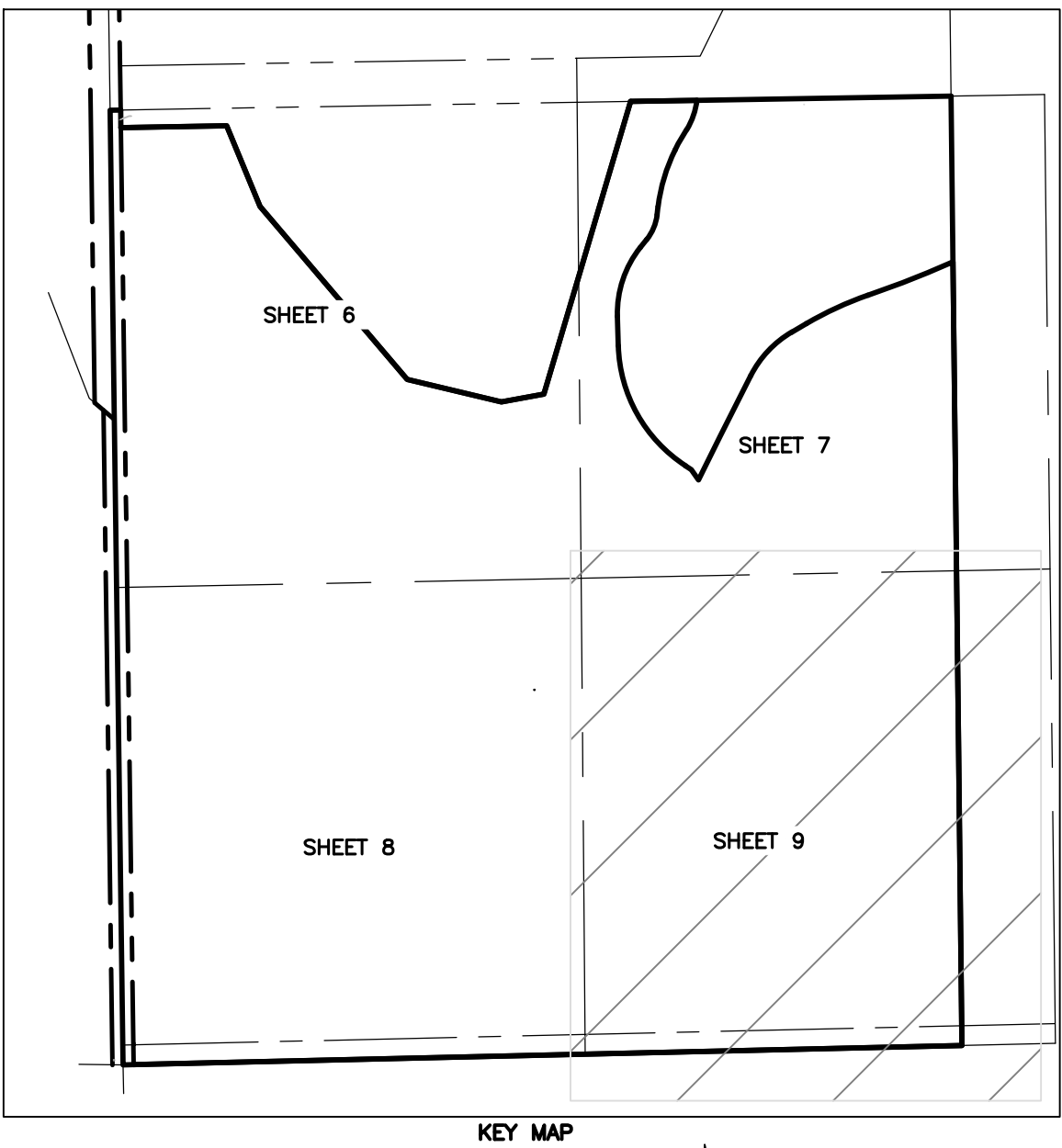
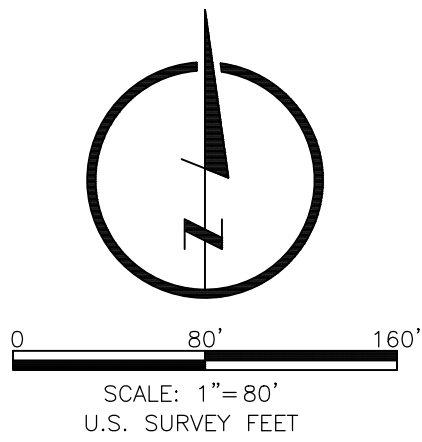
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8 OF 18



U:\Engineering\20210220.01 - Boulder - Greeley - Outback - 2MW (DRAWINGS) - CONSTRUCTION - DRAWINGS\20210220 - ZONE - 01.dwg, 2/14/2025 11:13:02 AM, JOSHUA A. CROOK, LAMP RYNEARSON

TWO RIVERS GARDEN REZONING  
SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
132.173 ACRES  
PROJECT NUMBER: ZON2024-0005



- LEGEND:**
- BOUNDARY
  - SECTION LINE
  - ADJACENT PROPERTY
  - EASEMENT
  - ROW
  - SETBACK

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| PROPOSED ZONING | 5,129,705/117.762                  | 89.1 | 627,747/14.411                   | 10.9 | 100     |

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NE AUTHORIZATION NO.: CAD130  
FORT COLLINS, COLORADO  
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KANSAS CITY, MISSOURI  
8001 STATE LINE RD. STE. 200 (816) 361-0440  
MO AUTH. NO.: E-2013011903 | LS-2018043127

PRELIMINARY

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ZONING SUITABILITY MAP

TWO RIVERS GARDEN  
GREELEY, COLORADO



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REVISIONS

DESIGNER / DRAFTER

AGM/MWB

DATE

02/14/2025

PROJECT NUMBER

0221022

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9 OF 18



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TWO RIVERS GARDEN REZONING

SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

132.173 ACRES

PROJECT NUMBER: ZON2024-0005

OVERALL PARCEL LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THE EAST 265 FEET THEREOF, AND EXCEPT LOT 1, CANVASBACK TURBINE SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18, BEING A ¾" REBAR WITH A 2 ½" ALUMINUM CAP, PARTIALLY ILLEGIBLE, STAMPED "POWERS ELEVATION"; THENCE NORTH 89° 02' 06" EAST FOR 30.00 FEET ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 TO THE EAST RIGHT OF WAY FOR 95TH AVENUE (COUNTY ROAD 25) AND THE NORTHWEST CORNER OF LOT 1, CANVASBACK TURBINE SUBDIVISION, BEING A NAIL AND ¾" BRASS TAG, LS 31159, SET IN CONCRETE;

THENCE THE FOLLOWING SEVEN (7) COURSES AROUND THE PERIMETER OF SAID SUBDIVISION:

THENCE SOUTH 00° 00' 46" 51" EAST FOR 50.02 FEET TO A NAIL AND ¾" BRASS TAG, LS 31159, SET IN CONCRETE;

THENCE NORTH 89° 02' 02" EAST FOR 299.73 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE SOUTH 22° 32' 49" EAST FOR 247.28 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE SOUTH 40° 21' 24" EAST FOR 643.85 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE NORTH 79° 46' 58" EAST FOR 122.56 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE NORTH 16° 29' 57" EAST FOR 865.71 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159 TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 88.70 FEET, HAVING A RADIUS OF 210.90 FEET, A CENTRAL ANGLE OF 24°05'44", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 19°00'51" WEST FOR 88.04 FEET TO A POINT OF TANGENCY TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 31°03'43" WEST FOR 47.07 FEET TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 26°18'37" WEST FOR 20.06 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 167.94 FEET, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 19°14'42", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 16°41'16" WEST FOR 167.16 FEET TO A POINT OF TANGENCY TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 07°03'55" WEST FOR 23.43 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 76.81 FEET, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 31°26'11", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 22°47'01" WEST FOR 75.85 FEET TO A POINT OF TANGENCY TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE NORTH 38°30'06" WEST FOR 28.49 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 405.40 FEET, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 55°18'14", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 29°14'23" EAST FOR 389.84 FEET TO A POINT OF TANGENCY TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE NORTH 01°35'16" EAST FOR 83.91 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 167.94 FEET, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 19°14'42", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 16°41'16" EAST FOR 167.16 FEET TO A POINT OF TANGENCY TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE NORTH 26°18'37" EAST FOR 20.06 FEET; THENCE NORTH 31°03'43" EAST FOR 47.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 88.70 FEET, HAVING A RADIUS OF 210.90 FEET, A CENTRAL ANGLE OF 24°05'44", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 19°00'51" EAST FOR 88.04 FEET TO THE NORTH LINE OF SAID SUBDIVISION;

THENCE NORTH 89°02'31" EAST ON SAID NORTH LINE FOR 720.77 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 627,747 SQUARE FEET, 14.411 ACRES MORE OR LESS.

THENCE SOUTH 00° 39' 21" EAST FOR 2221.97 FEET ON A LINE WHICH IS PARALLEL WITH AND 265' WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 00° 39' 21" EAST FOR 2221.97 FEET ON A LINE WHICH IS PARALLEL WITH AND 265' WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 88° 40' 45" WEST FOR 2378.07 FEET ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 18, BEING A ¾" REBAR WITH A 2 ½" ALUMINUM CAP, PARTIALLY ILLEGIBLE, STAMPED "POWXXX XLEVATXXX, LS XX46XX;

THENCE NORTH 00° 46' 51" WEST FOR 2707.04 FEET ON THE WEST LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,757,452 SQUARE FEET, OR 132.173 ACRES, MORE OR LESS.

AREA 1

BEING A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18, BEING A ¾" REBAR WITH A 2 ½" ALUMINUM CAP, PARTIALLY ILLEGIBLE, STAMPED "POWERS ELEVATION";

THENCE NORTH 89° 02' 06" EAST FOR 30.00 FEET ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE EAST RIGHT OF WAY FOR 95TH AVENUE (COUNTY ROAD 25) AND THE NORTHWEST CORNER OF LOT 1, CANVASBACK TURBINE SUBDIVISION, BEING A NAIL AND ¾" BRASS TAG, LS 31159, SET IN CONCRETE;

THENCE THE FOLLOWING EIGHT (8) COURSES AROUND THE PERIMETER OF SAID SUBDIVISION: THENCE SOUTH 00° 46' 51" EAST FOR 50.02 FEET TO A NAIL AND ¾" BRASS TAG, LS 31159, SET IN CONCRETE;

THENCE NORTH 89° 02' 02" EAST FOR 30.00 FEET, TO THE EAST RIGHT OF WAY FOR 95TH AVENUE (COUNTY ROAD 25), SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 02' 02" EAST FOR 269.73 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE SOUTH 22° 32' 49" EAST FOR 247.28 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE SOUTH 40° 21' 24" EAST FOR 643.85 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE NORTH 79° 46' 58" EAST FOR 122.56 FEET TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE NORTH 16° 29' 57" EAST FOR 865.71 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 2" ALUMINUM CAP, LS 37891;

THENCE NORTH 89° 02' 31" EAST FOR 187.42 FEET ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159 TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 88.70 FEET, HAVING A RADIUS OF 210.90 FEET, A CENTRAL ANGLE OF 24°05'44", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 19°00'51" WEST FOR 88.04 FEET TO A POINT OF TANGENCY TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 31°03'43" WEST FOR 47.07 FEET TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 26°18'37" WEST FOR 20.06 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 167.94 FEET, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 19°14'42", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 16°41'16" WEST FOR 167.16 FEET TO A POINT OF TANGENCY TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 07°03'55" WEST FOR 23.43 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 76.81 FEET, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 31°26'11", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 22°47'01" WEST FOR 75.85 FEET TO A POINT OF TANGENCY TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE NORTH 38°30'06" WEST FOR 28.49 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 405.40 FEET, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 55°18'14", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 29°14'23" EAST FOR 389.84 FEET TO A POINT OF TANGENCY TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE NORTH 01°35'16" EAST FOR 83.91 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 167.94 FEET, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 19°14'42", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 16°41'16" EAST FOR 167.16 FEET TO A POINT OF TANGENCY TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE NORTH 26°18'37" EAST FOR 20.06 FEET; THENCE NORTH 31°03'43" EAST FOR 47.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 88.70 FEET, HAVING A RADIUS OF 210.90 FEET, A CENTRAL ANGLE OF 24°05'44", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 19°00'51" EAST FOR 88.04 FEET TO THE NORTH LINE OF SAID SUBDIVISION;

THENCE NORTH 89°02'31" EAST ON SAID NORTH LINE FOR 720.77 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 627,747 SQUARE FEET, 14.411 ACRES MORE OR LESS.

THENCE SOUTH 00° 39' 21" EAST FOR 2221.97 FEET ON A LINE WHICH IS PARALLEL WITH AND 265' WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 00° 39' 21" EAST FOR 2221.97 FEET ON A LINE WHICH IS PARALLEL WITH AND 265' WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 88° 40' 45" WEST FOR 2378.07 FEET ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 18, BEING A ¾" REBAR WITH A 2 ½" ALUMINUM CAP, PARTIALLY ILLEGIBLE, STAMPED "POWXXX XLEVATXXX, LS XX46XX;

THENCE NORTH 00° 46' 51" WEST FOR 2707.04 FEET ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,129,705 SQUARE FEET, OR 117.762 ACRES, MORE OR LESS.

THENCE SOUTH 00° 39' 21" EAST FOR 2221.97 FEET ON A LINE WHICH IS PARALLEL WITH AND 265' WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 00° 39' 21" EAST FOR 2221.97 FEET ON A LINE WHICH IS PARALLEL WITH AND 265' WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 88° 40' 45" WEST FOR 2378.07 FEET ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 18, BEING A ¾" REBAR WITH A 2 ½" ALUMINUM CAP, PARTIALLY ILLEGIBLE, STAMPED "POWXXX XLEVATXXX, LS XX46XX;

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THENCE SOUTH 00° 39' 21" EAST FOR 2221.97 FEET ON A LINE WHICH IS PARALLEL WITH AND 265' WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO A 5/8" REBAR WITH 1 ¼" RED PLASTIC CAP, LS 31159;

THENCE SOUTH 88° 40' 45" WEST FOR 2378.07 FEET ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 18, BEING A ¾" REBAR WITH A 2 ½" ALUMINUM CAP, PARTIALLY ILLEGIBLE, STAMPED "POWXXX XLEVATXXX, LS XX46XX;

THENCE NORTH 00° 46' 51" WEST FOR 2707.04 FEET ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,129,705 SQUARE FEET, OR 117.762 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THIS SURVEY IS BASED ON COLORADO STATE PLANE NORTH COORDINATES IN WHICH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 00°39'21" WEST FOR 2690.50 FEET, BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 28656, 1994", AND AT THE CENTER QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 16154", WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE ABOVE DESCRIPTION WAS PREPARED TO FACILITATE ZONING OF PROPOSED AREA 1 AND IS NOT INTENDED TO CIRCUMVENT SUBDIVISION LAW. A SUBDIVISION PLAT IS PROPOSED TO BE SUBMITTED TO THE CITY OF GREELEY.

AREA 2

BEING A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., THENCE SOUTH 89°02'31" WEST ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, FOR 265.00 FEET THE POINT OF BEGINNING;

THENCE SOUTH 00°39'21" EAST FOR 470.20 FEET TO A NON-TANGENT CURVE TO THE RIGHT;

THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 231.70 FEET, HAVING A RADIUS OF 2788.01 FEET, A CENTRAL ANGLE OF 04°45'42", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 68°20'15" WEST FOR 231.63 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 70°43'06" WEST FOR 27.21 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 192.46 FEET, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 11°01'38", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 65°12'17" WEST FOR 192.17 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 59°41'27" WEST FOR 48.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 172.09 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 32°52'03", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 43°15'26" WEST FOR 169.74 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 26°49'24" WEST FOR 191.21 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 138.97 FEET, HAVING A RADIUS OF 8909.60 FEET, A CENTRAL ANGLE OF 00°53'37", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 26°22'35" WEST FOR 138.97 FEET;

THENCE NORTH 35°04'41" WEST FOR 35.50 FEET;

THENCE NORTH 56°53'31" WEST FOR 19.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 405.40 FEET, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 55°18'14", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 29°14'23" WEST FOR 389.84 FEET TO A POINT OF TANGENCY;

THENCE NORTH 01°35'16" WEST FOR 83.91 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 209.91 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 40°05'22", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 18°27'25" EAST FOR 205.65 FEET TO A POINT OF TANGENCY;

THENCE NORTH 38°30'06" EAST FOR 28.49 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 76.81 FEET, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 31°26'11", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 22°47'01" EAST FOR 75.85 FEET TO A POINT OF TANGENCY;

THENCE NORTH 07°03'55" EAST FOR 23.43 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENC ON THE ARC OF SAID CURVE TO THE RIGHT FOR 167.94 FEET, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 19°14'42", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 16°41'16" EAST FOR 167.16 FEET TO A POINT OF TANGENCY;

THENCE NORTH 26°18'37" EAST FOR 20.06 FEET;

THENCE NORTH 31°03'43" EAST FOR 47.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 88.70 FEET, HAVING A RADIUS OF 210.90 FEET, A CENTRAL ANGLE OF 24°05'44", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 19°00'51" EAST FOR 88.04 FEET TO THE NORTH LINE OF SAID SUBDIVISION;

THENCE NORTH 89°02'31" EAST ON SAID NORTH LINE FOR 720.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 627,747 SQUARE FEET, 14.411 ACRES MORE OR LESS.

BASIS OF BEARINGS:

THIS SURVEY IS BASED ON COLORADO STATE PLANE NORTH COORDINATES IN WHICH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 00°39'21" WEST FOR 2690.50 FEET, BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 28656, 1994", AND AT THE CENTER QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 16154", WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE ABOVE DESCRIPTION WAS PREPARED TO FACILITATE ZONING OF PROPOSED AREA 2 AND IS NOT INTENDED TO CIRCUMVENT SUBDIVISION LAW. A SUBDIVISION PLAT IS PROPOSED TO BE SUBMITTED TO THE CITY OF GREELEY.

AREA 2 BOUNDARY TABLES

| BOUNDARY LINE TABLE |             |         |
|---------------------|-------------|---------|
| LINE #              | DIRECTION   | LENGTH  |
| L1                  | S0°39'21"E  | 470.20' |
| L2                  | S70°43'06"W | 27.21'  |
| L3                  | S59°41'27"W | 48.01'  |
| L4                  | S26°49'24"W | 191.21' |
| L5                  | N35°04'41"W | 35.50'  |
| L6                  | N56°53'31"W | 19.89'  |
| L7                  | N1°35'16"W  | 83.91'  |
| L8                  | N38°30'06"E | 28.49'  |
| L9                  | N7°03'55"E  | 23.43'  |
| L10                 | N26°18'37"E | 20.06'  |
| L11                 | N31°03'43"E | 47.07'  |
| L12                 | N89°02'31"E | 720.77' |

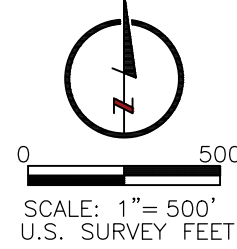
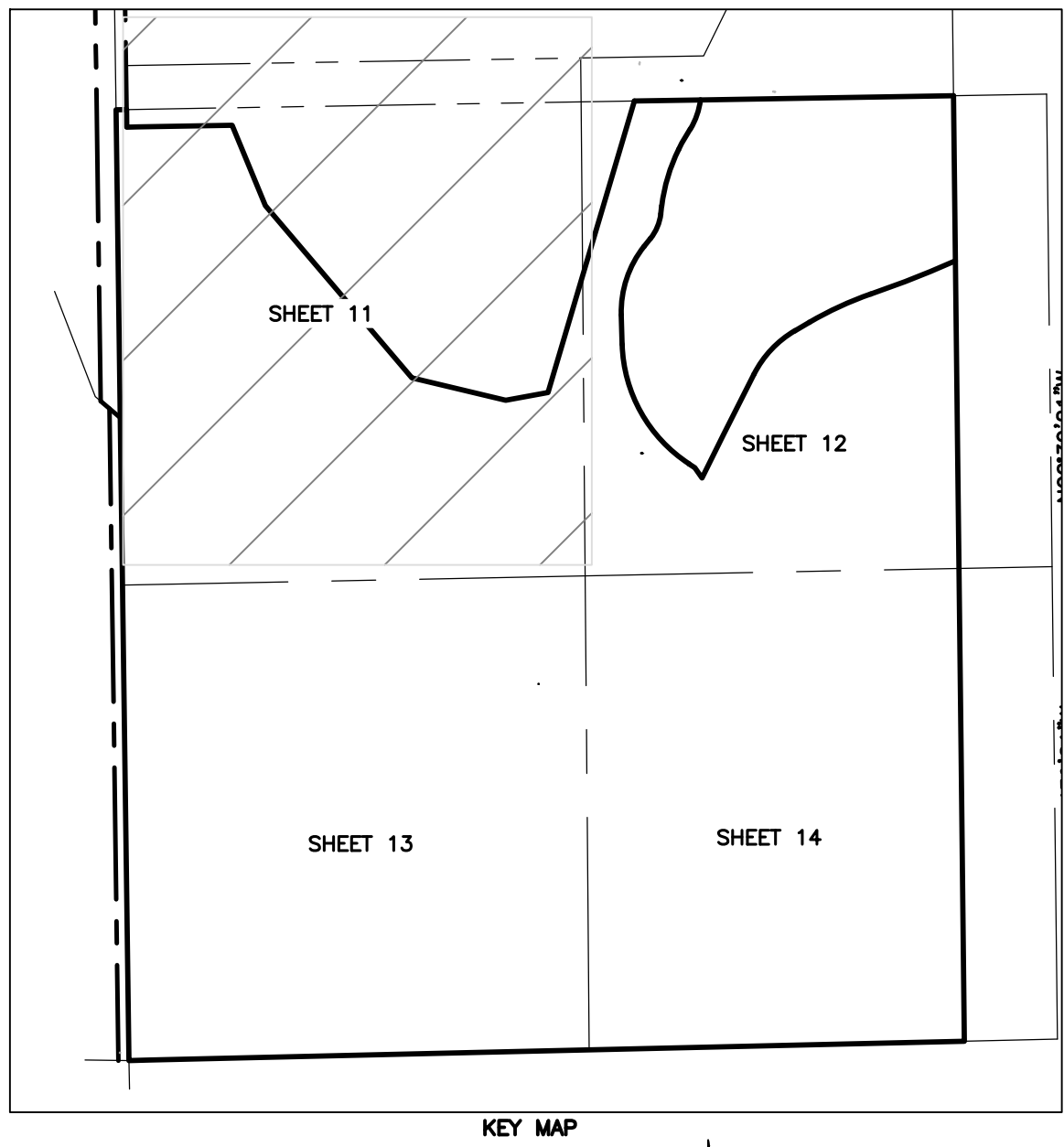
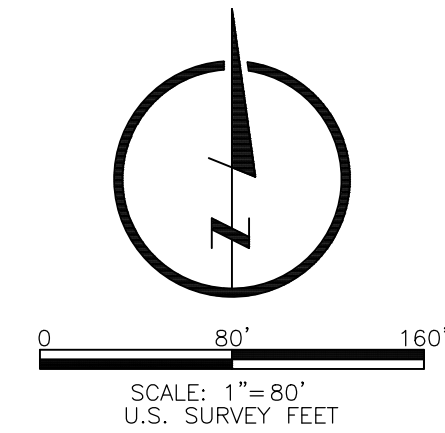
AREA 2

| BOUNDARY CURVE TABLE |          |            |               |              |             |
|----------------------|----------|------------|---------------|--------------|-------------|
| CURVE #              | RADIUS   | ARC LENGTH | CHORD BEARING | CHORD LENGTH | DELTA ANGLE |
| C1                   | 2788.01' | 231.70'    | S68°20'15"W   | 231.63'      | 4°45'42"    |
| C2                   | 1000.00' | 192.46'    | S65°12'17"W   | 192.17'      | 11°01'38"   |
| C3                   | 300.00'  | 172.09'    | S43°15'26"W   | 169.74'      | 32°52'03"   |
| C4                   | 8909.60' | 138.97'    | S26°22'35"W   | 138.97'      | 0°53'37"    |
| C5                   | 420.00'  | 405.40'    | N29°14'23"W   | 389.84'      | 55°18'14"   |
| C6                   | 300.00'  | 209.91'    | N18°27'25"E   | 205.65'      | 40°05'22"   |
| C7                   | 140.00'  | 76.81'     | N22°47'01"E   | 75.85'       | 31°26'11"   |
| C8                   | 500.00'  | 167.94'    | N16°41'16"E   | 167.16'      | 19°14'42"   |
| C9                   | 210.90'  | 88.70'     | N19°00'51"E   | 88.04'       | 24°05'44"   |

LAMP  
RYNEARSON



TWO RIVERS GARDEN REZONING  
SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
132.173 ACRES  
PROJECT NUMBER: ZON2024-0005



SITE LEGEND:

|     |                   |     |                                                               |
|-----|-------------------|-----|---------------------------------------------------------------|
| --- | ADJACENT PROPERTY | ●   | FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 37891"     |
| --- | SECTION LINE      | ● 4 | FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 37891"     |
| --- | EASEMENT          | △ 1 | SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "POL LS 31159"       |
| --- | RIGHT-OF-WAY      | △ 2 | SET 5/8" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "LS 31159" |
| --- | BOUNDARY          | △ 3 | SET NAIL WITH 3/4" BRASS TAG, "LS 31159" IN CONCRETE APRON    |

**BASIS OF BEARINGS:**  
THIS SURVEY IS BASED ON COLORADO STATE PLANE NORTH COORDINATES IN WHICH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 00°59'21" WEST FOR 2690.50 FEET, BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 28656, 1994", AND AT THE CENTER QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 16154", WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**PROJECT CONTROL**  
CONTROL POINT #1: 5/8" X 24" REBAR WITH A 1 1/4" ORANGE PLASTIC CAP, STAMPED: "CONTROL POINT"  
N: 1388876.788 LAT: 40°23'56.000760"N  
E: 3188726.338 LONG: 104°49'20.556440"W  
EL: 4968.98

**HORIZONTAL DATUM**  
NORTH AMERICAN DATUM OF 1983 (2011);  
COLORADO STATE PLANE, NORTH  
12AUS

\*PROJECT IS IN MODIFIED STATE PLANE COORDINATES. TO ACHIEVE GRID COORDINATES AND GRID DISTANCES SCALE ENTIRE PROJECT BY 0.999725469 FROM THE CP #1 AT PROJECT LOCATION COORDINATES.

**VERTICAL DATUM**  
NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID MODEL:

**LOCAL BENCHMARKS:**  
GREELEY BENCHMARK "GPS-LL", PUBLISHED EL=4979.33\* (NAVD 88). GIS REFERENCE NO. 64

GREELEY BENCHMARK "VERMILYEA", PUBLISHED EL=5026.19\* (NAVD 88). GIS REFERENCE NO. 107

\*ELEVATIONS BASED ON CITY OF GREELEY CONTROL NETWORK.

SURVEYOR'S CERTIFICATION

THAT I, LAINE A. LANDAU, 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.



LAINE A. LANDAU  
COLORADO PLS 31159  
ON BEHALF OF LAMP RYNEARSON  
EMAIL ADDRESS: LAINE.LANDAU@LAMPRYNEARSON.COM

LAMP  
RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA  
14710 W. DODGE RD. STE. 100 (402) 496-2498  
NE AUTHORIZATION NO.: CAD130  
FORT COLLINS, COLORADO  
4716 INNOVATION DR. STE. 100 (970) 226-0342  
KANSAS CITY, MISSOURI  
8001 STATE LINE RD. STE. 200 (816) 361-0440  
MO AUTH. NO.: E-2013011903 LLS-2013043127

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

PROJECT BOUNDARY MAP

TWO RIVERS GARDEN  
GREELEY, COLORADO



Know what's below.  
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

AGM/MWB

DATE

02/14/2025

PROJECT NUMBER

0221022

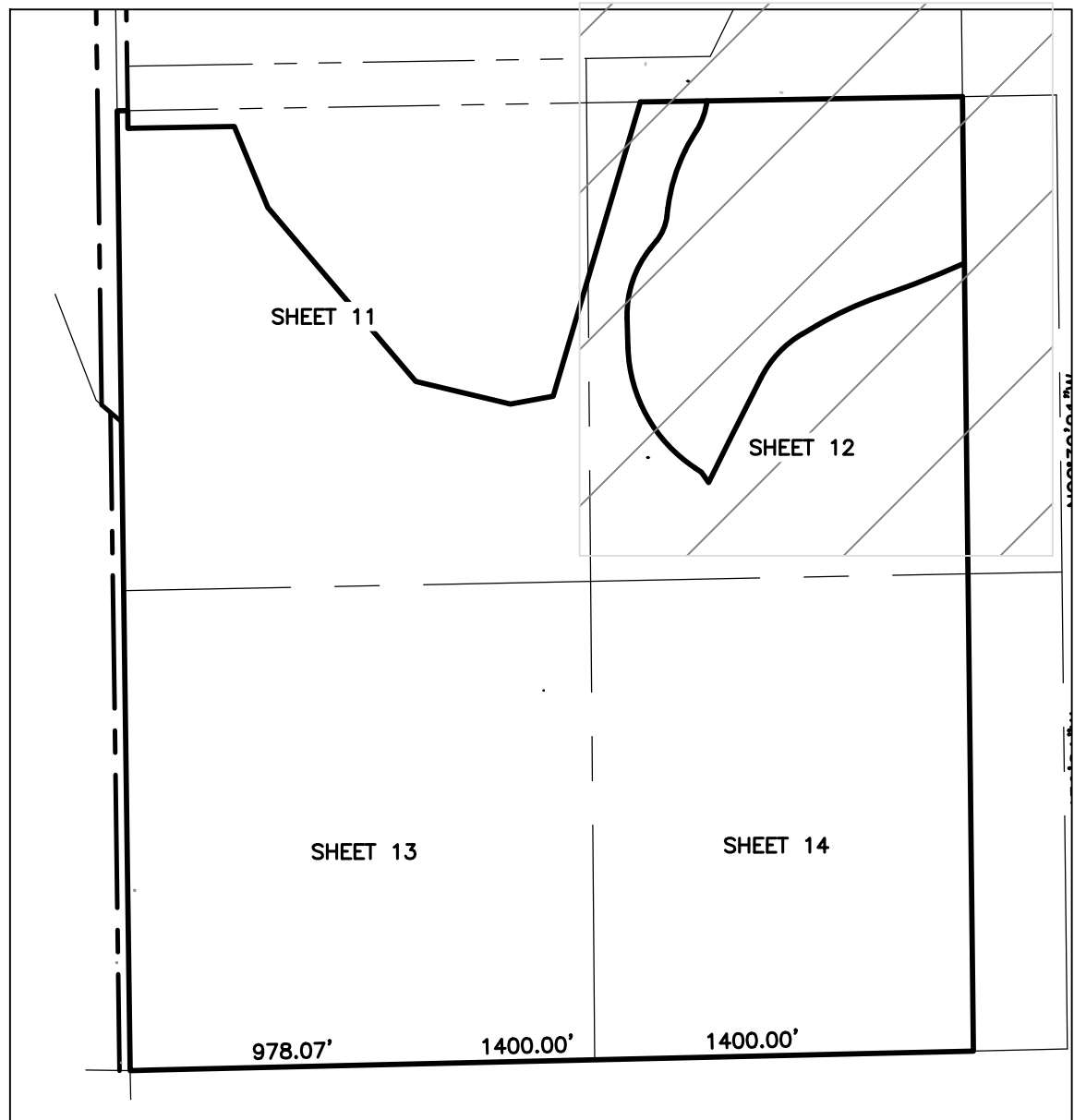
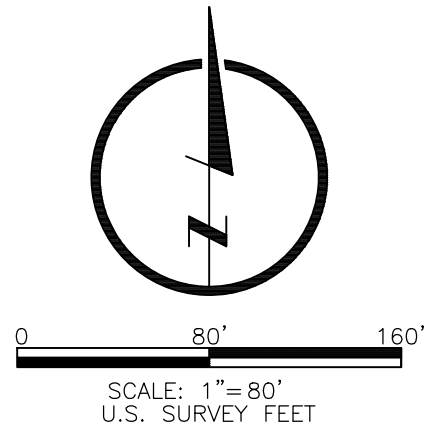
BOOK AND PAGE

SHEET

11 OF 18



TWO RIVERS GARDEN REZONING  
SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
132.173 ACRES  
PROJECT NUMBER: ZON2024-0005



LAMP  
RYNEARSON

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PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

PROJECT BOUNDARY MAP

TWO RIVERS GARDEN  
GREELEY, COLORADO



Know what's below.  
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DATE

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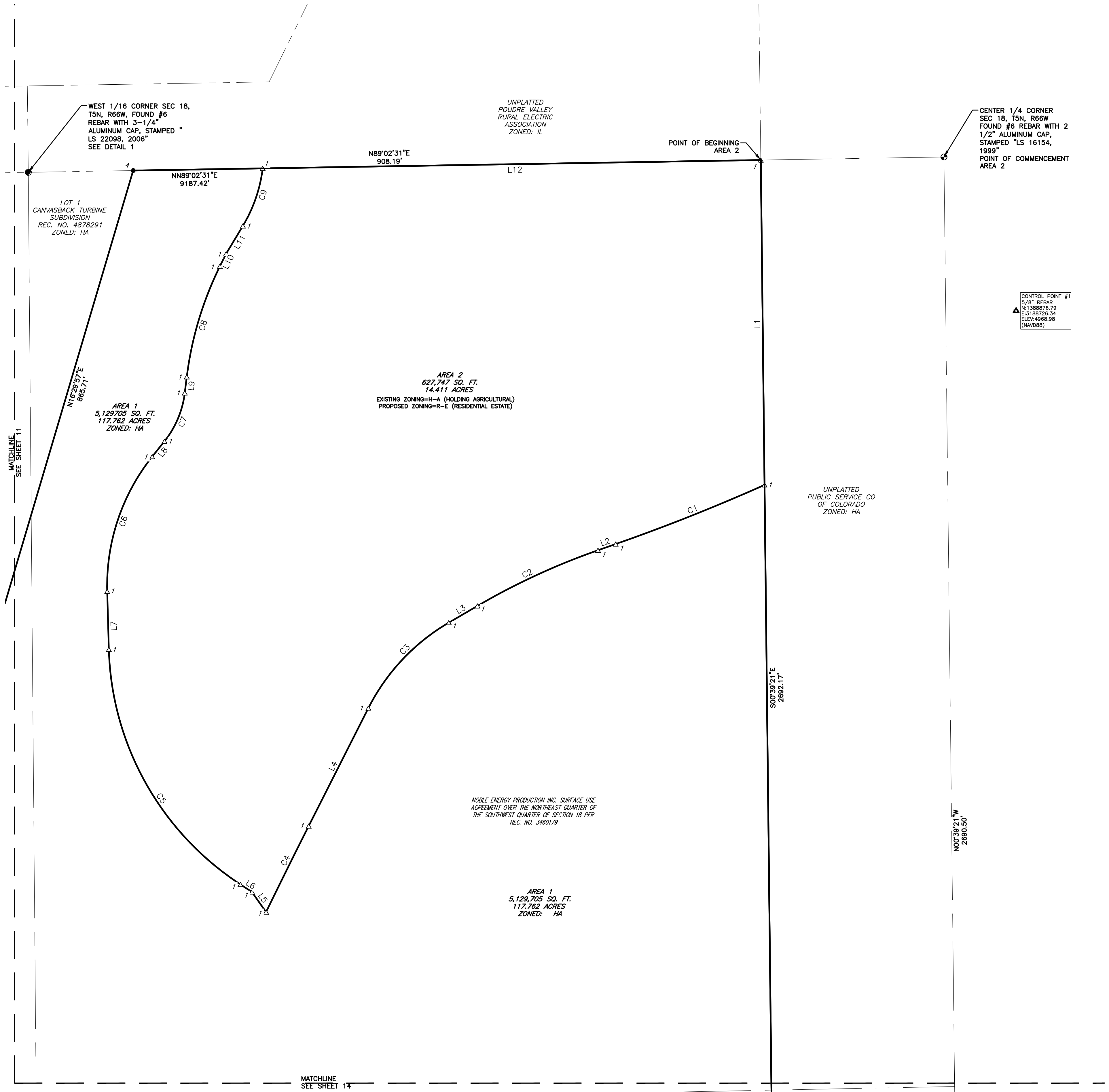
PROJECT NUMBER

0221022

BOOK AND PAGE

SHEET

12 OF 18



CONTROL POINT #1  
5/8" REBAR  
N: 138876.79  
E: 3188726.34  
ELEV: 4968.88  
(NAVD88)

SITE LEGEND:

|     |                   |   |                                                               |
|-----|-------------------|---|---------------------------------------------------------------|
| --- | ADJACENT PROPERTY | ⊙ | FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 37891"     |
| --- | SECTION LINE      | ⊙ | FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 37891"     |
| --- | EASEMENT          | △ | SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "POL LS 31159"       |
| --- | RIGHT-OF-WAY      | △ | SET 5/8" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "LS 31159" |
| --- | BOUNDARY          | △ | SET NAIL WITH 3/4" BRASS TAG, "LS 31159" IN CONCRETE APRON    |

**BASIS OF BEARINGS:**  
THIS SURVEY IS BASED ON COLORADO STATE PLANE NORTH COORDINATES IN WHICH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 00°39'21" WEST FOR 2690.50 FEET, BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 28656, 1994", AND AT THE CENTER QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 16154", WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**PROJECT CONTROL**  
CONTROL POINT #1: 5/8" X 24" REBAR WITH A 1 1/4" ORANGE PLASTIC CAP, STAMPED "CONTROL POINT"  
N: 1388876.788 LAT: 40°23'56.000760"N  
E: 3188726.338 LONG: 104°49'20.556440"W  
EL: 4968.98

**HORIZONTAL DATUM**  
NORTH AMERICAN DATUM OF 1983 (2011);  
COLORADO STATE PLANE, NORTH

\*PROJECT IS IN MODIFIED STATE PLANE COORDINATES. TO ACHIEVE GRID COORDINATES AND GRID DISTANCES SCALE ENTIRE PROJECT BY 0.999725469 FROM THE CP #1 AT PROJECT LOCATION COORDINATES.

**VERTICAL DATUM**  
NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID MODEL: 12AUS

**LOCAL BENCHMARKS:**  
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GREELEY BENCHMARK "VERMILYEA", PUBLISHED EL=5026.19" (NAVD 88), GIS REFERENCE NO. 107

\*ELEVATIONS BASED ON CITY OF GREELEY CONTROL NETWORK.

AREA 2

| BOUNDARY LINE TABLE |             |         |
|---------------------|-------------|---------|
| LINE #              | DIRECTION   | LENGTH  |
| L1                  | S0°39'21"E  | 470.20' |
| L2                  | S70°43'06"W | 27.21'  |
| L3                  | S59°41'27"W | 48.01'  |
| L4                  | S26°49'24"W | 191.21' |
| L5                  | N35°04'41"W | 35.50'  |
| L6                  | N56°53'31"W | 19.89'  |
| L7                  | N1°35'16"W  | 83.91'  |
| L8                  | N38°30'06"E | 28.49'  |
| L9                  | N7°03'55"E  | 23.43'  |
| L10                 | N26°18'37"E | 20.06'  |
| L11                 | N31°03'43"E | 47.07'  |
| L12                 | N89°02'31"E | 720.77' |

AREA 2

| BOUNDARY CURVE TABLE |          |            |               |              |             |
|----------------------|----------|------------|---------------|--------------|-------------|
| CURVE #              | RADIUS   | ARC LENGTH | CHORD BEARING | CHORD LENGTH | DELTA ANGLE |
| C1                   | 2788.01' | 231.70'    | S68°20'15"W   | 231.63'      | 4°45'42"    |
| C2                   | 1000.00' | 192.46'    | S65°12'17"W   | 192.17'      | 11°01'38"   |
| C3                   | 300.00'  | 172.09'    | S43°15'26"W   | 169.74'      | 32°52'03"   |
| C4                   | 8909.60' | 138.97'    | S26°22'35"W   | 138.97'      | 0°53'37"    |
| C5                   | 420.00'  | 405.40'    | N29°14'23"W   | 389.84'      | 55°18'14"   |
| C6                   | 300.00'  | 209.91'    | N18°27'25"E   | 205.65'      | 40°05'22"   |
| C7                   | 140.00'  | 76.81'     | N22°47'01"E   | 75.85'       | 31°26'11"   |
| C8                   | 500.00'  | 167.94'    | N16°41'16"E   | 167.16'      | 19°14'42"   |
| C9                   | 210.90'  | 88.70'     | N19°00'51"E   | 88.04'       | 24°05'44"   |

SURVEYOR'S CERTIFICATION

THAT I, LAINE A. LANDAU, 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.

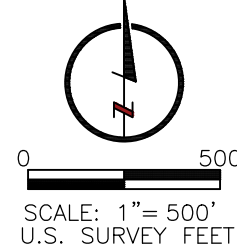
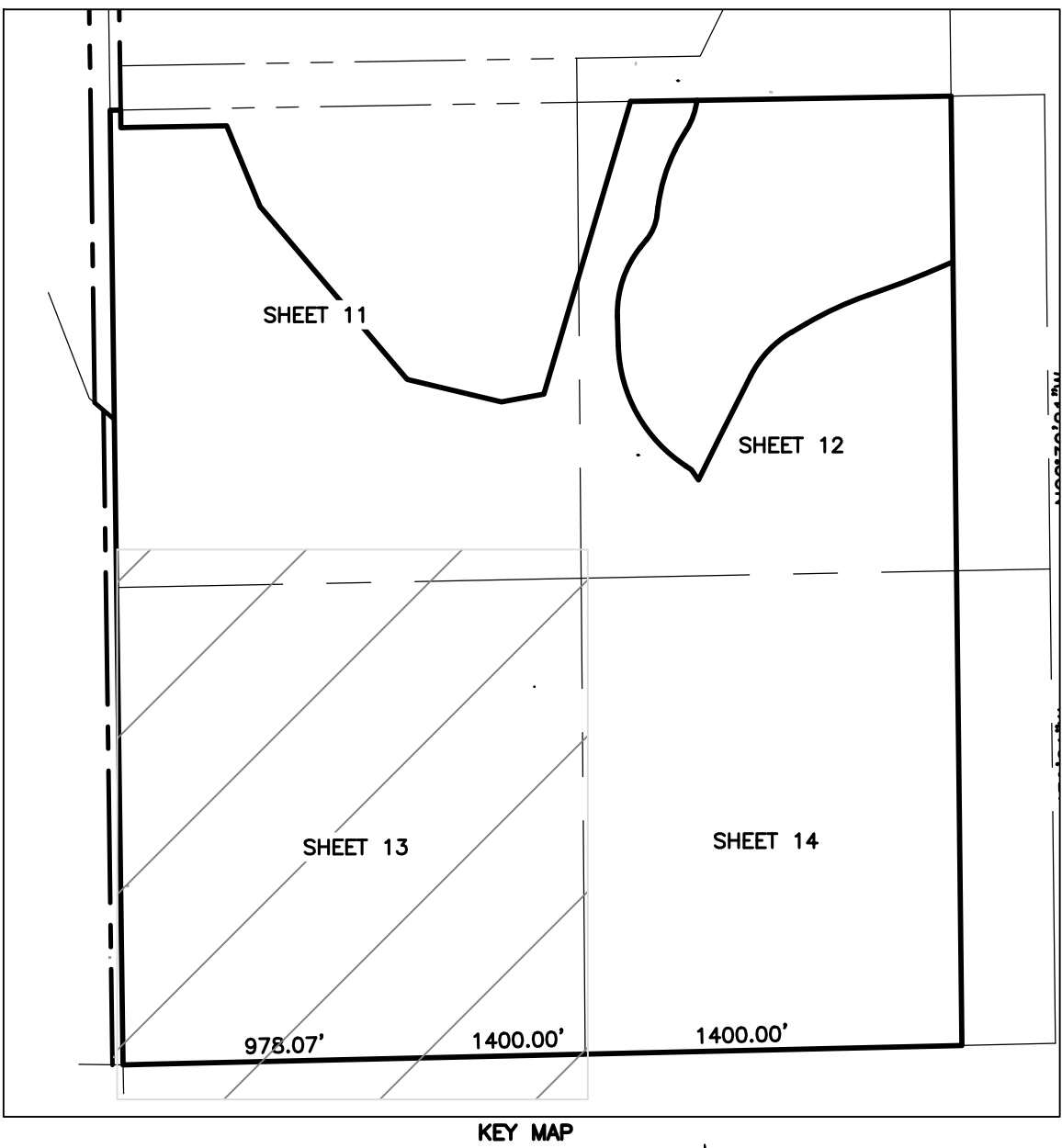
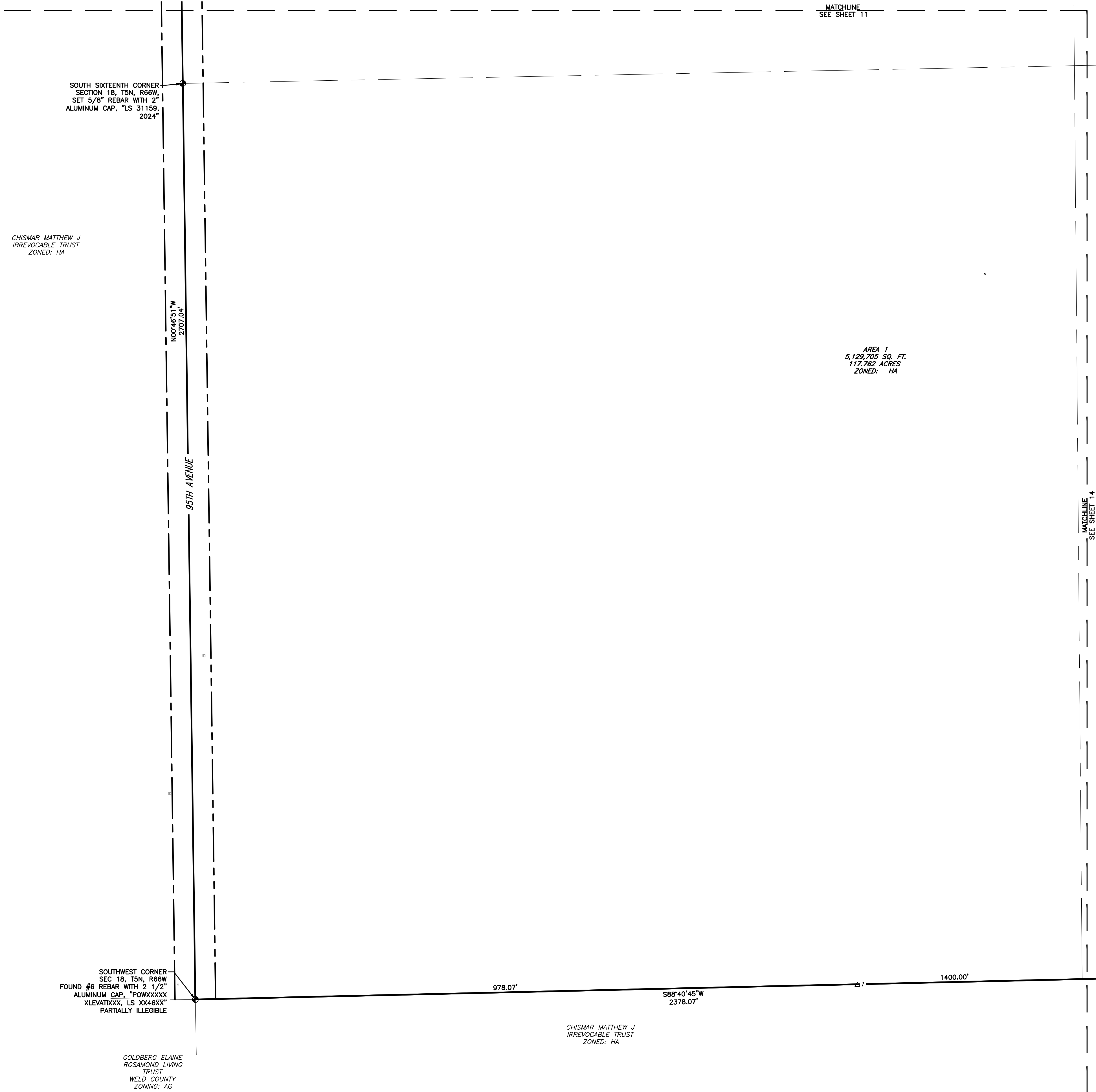
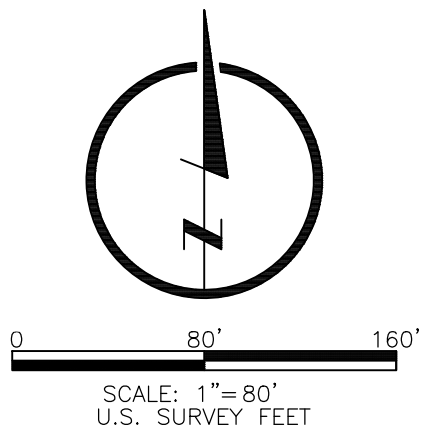


LAINE A. LANDAU  
COLORADO PLS 31159  
ON BEHALF OF LAMP RYNEARSON  
EMAIL ADDRESS: LAINE.LANDAU@LAMP RYNEARSON.COM



U:\Engineering\2021\2021.01 - Boulder - Greeley - Outback - 2M\DRAWINGS\CONTRACT\2021\2021-01.dwg, 2/14/2025, 11:14:22 AM, JOSHUA A. CROW, LAMP RYNEARSON

TWO RIVERS GARDEN REZONING  
SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
132.173 ACRES  
PROJECT NUMBER: ZON2024-0005



SITE LEGEND:

|       |                   |     |                                                               |
|-------|-------------------|-----|---------------------------------------------------------------|
| ----- | ADJACENT PROPERTY | ●   | FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 37891"     |
| ----- | SECTION LINE      | ● 4 | FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 37891"     |
| ----- | EASEMENT          | △ 1 | SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "POL LS 31159"       |
| ----- | RIGHT-OF-WAY      | △ 2 | SET 5/8" REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "LS 31159" |
| ----- | BOUNDARY          | △ 3 | SET NAIL WITH 3/4" BRASS TAG, "LS 31159" IN CONCRETE APRON    |

**BASIS OF BEARINGS:**  
THIS SURVEY IS BASED ON COLORADO STATE PLANE NORTH COORDINATES IN WHICH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEARS NORTH 00°39'21" WEST FOR 2690.50 FEET, BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 28856, 1994", AND AT THE CENTER QUARTER CORNER OF SAID SECTION 18 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 16154", WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**PROJECT CONTROL**  
CONTROL POINT #1: 5/8" X 24" REBAR WITH A 1 1/4" ORANGE PLASTIC CAP, STAMPED: "CONTROL POINT"  
N: 1388876.788 LAT: 40°23'56.000760"N  
E: 3188726.338 LONG: 104°49'20.556440"W  
EL: 4968.98

**HORIZONTAL DATUM**  
NORTH AMERICAN DATUM OF 1983 (2011);  
COLORADO STATE PLANE, NORTH

\*PROJECT IS IN MODIFIED STATE PLANE COORDINATES. TO ACHIEVE GRID COORDINATES AND GRID DISTANCES SCALE ENTIRE PROJECT BY 0.998725469 FROM THE CP #1 AT PROJECT LOCATION COORDINATES.

**VERTICAL DATUM**  
NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID MODEL: 12AUS

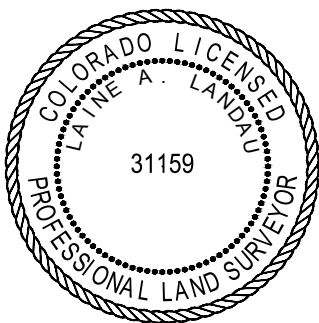
**LOCAL BENCHMARKS:**  
GREELEY BENCHMARK "GPS-LL", PUBLISHED EL=4979.33" (NAVD 88). GIS REFERENCE NO. 64

GREELEY BENCHMARK "VERMILYEA", PUBLISHED EL=5026.19" (NAVD 88). GIS REFERENCE NO. 107

\*ELEVATIONS BASED ON CITY OF GREELEY CONTROL NETWORK.

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EMAIL ADDRESS: LAINE.LANDAU@LAMPRYNEARSON.COM

LAMP  
RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA  
14710 W. DODGE RD. STE. 100 (402) 498-2498  
NE AUTHORIZATION NO.: CAD130  
FORT COLLINS, COLORADO  
4716 INNOVATION DR. STE. 100 (970) 228-0342  
KANSAS CITY, MISSOURI  
8001 STATE LINE RD. STE. 200 (816) 361-0440  
MO AUTH. NO. E-2013011903 LLS-2015043127

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

PROJECT BOUNDARY MAP

TWO RIVERS GARDEN  
GREELEY, COLORADO



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

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02/14/2025

PROJECT NUMBER

0221022

BOOK AND PAGE

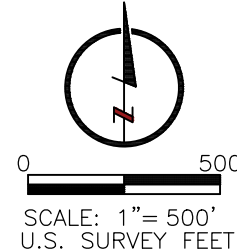
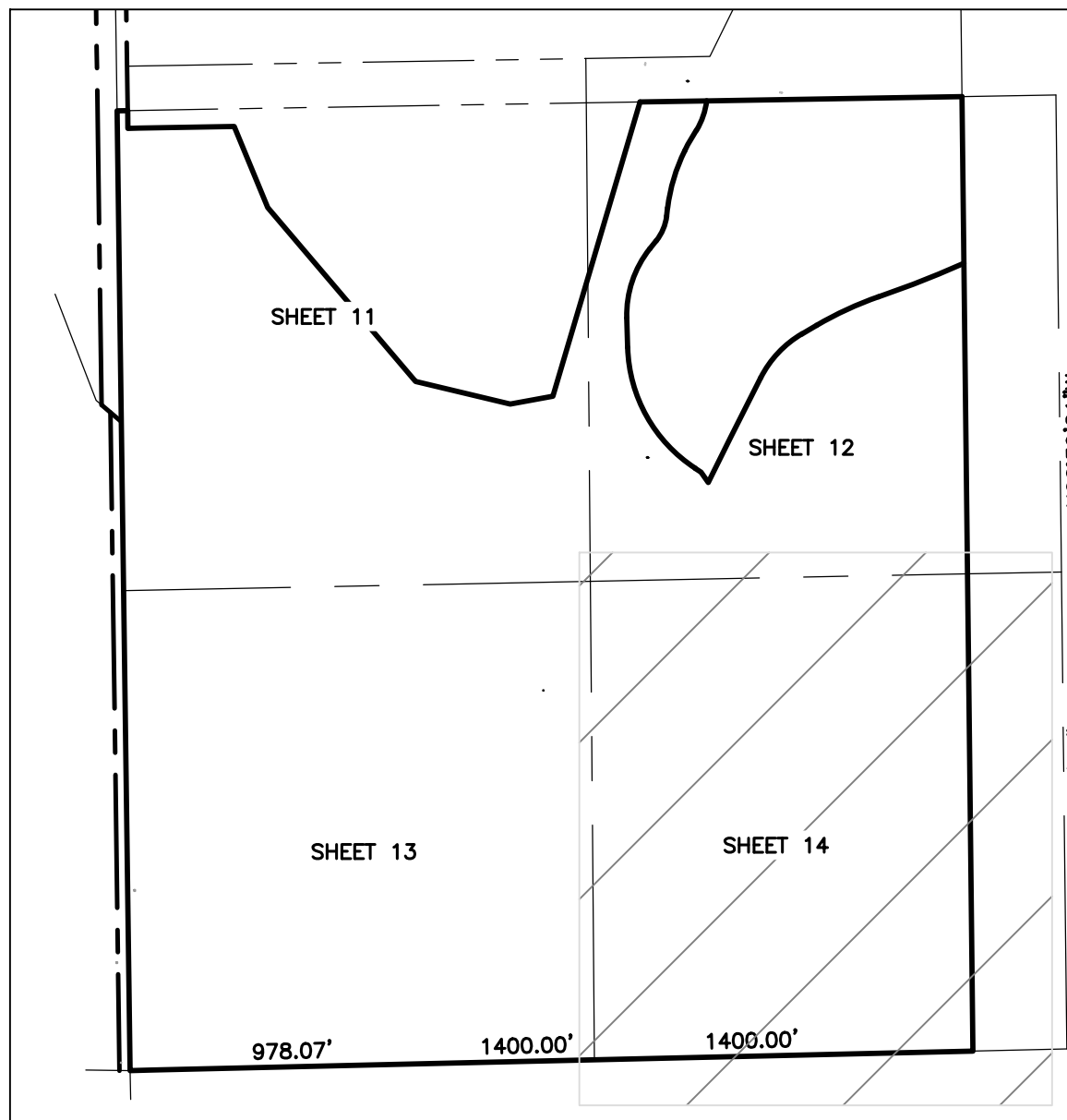
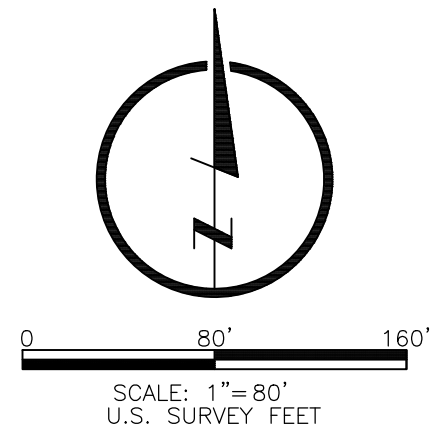
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13 OF 18



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MO AUTH. NO.: E-2013011903 | LS-2015043127

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PROJECT BOUNDARY MAP

TWO RIVERS GARDEN  
GREELEY, COLORADO



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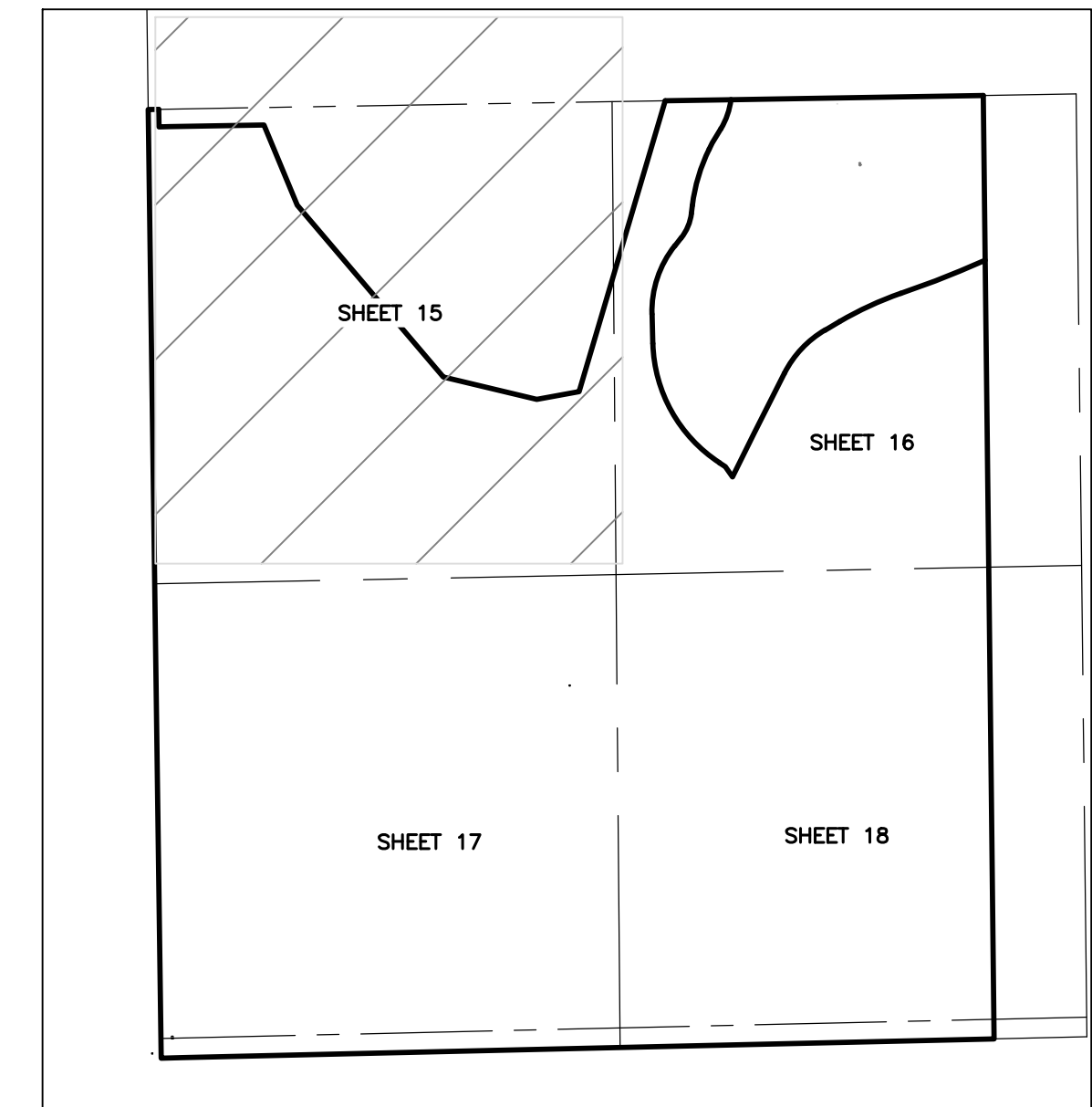
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14 OF 18



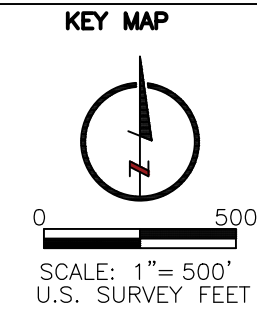


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NE AUTHORIZATION NO.: CA0130

**FORT COLLINS, COLORADO**  
15 INNOVATION DR., STE. 100 (970) 226.0342

**KANSAS CITY, MISSOURI**  
101 STATE LINE RD., STE. 200 (816) 361.0440  
Q AUTH. NO.: E-2013011903 | LS-2019043127

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|                                                                                       |                                                  |
|---------------------------------------------------------------------------------------|--------------------------------------------------|
|    | EXISTING FIBER OPTIC LINE                        |
|    | EXISTING WATER LINE                              |
|    | EXISTING ELECTRICAL LINE                         |
|    | EXISTING GAS LINE                                |
|    | EXISTING FENCE                                   |
|    | EXISTING OVERHEAD POWER LINES                    |
|  | PROPOSED ELECTRIC LINE<br>(APPROXIMATE LOCATION) |
|  | PROPOSED FLOWLINE                                |
|  | PROPOSED SETBACK                                 |
|  | PROPERTY LINE                                    |

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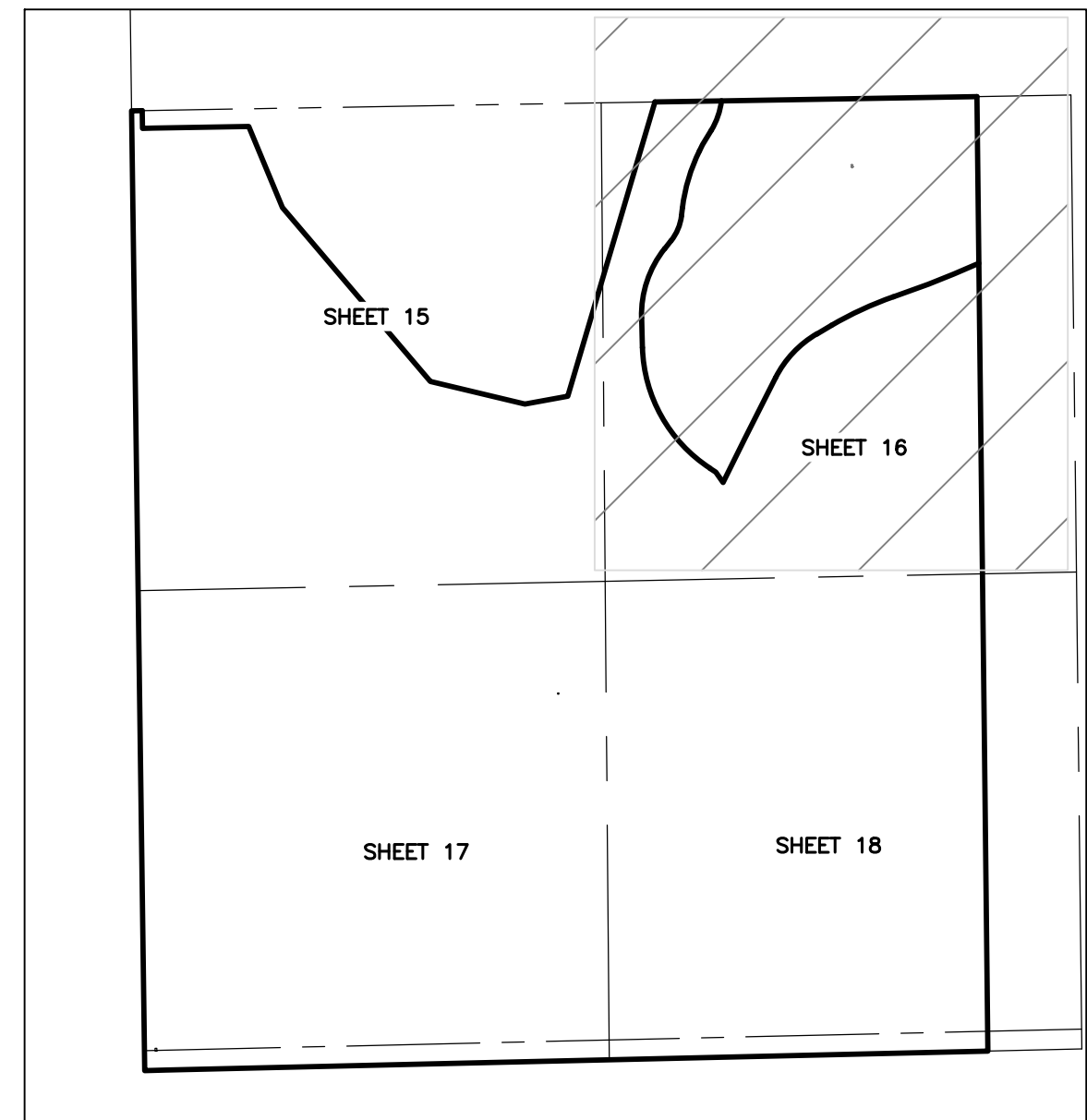
**IWU RIVERS GARDEN  
GREELEY, COLORADO**

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DATE  
02/14/2025  
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15 OF 18



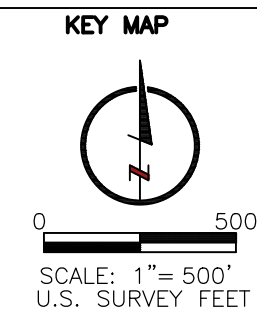


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|                                                                                       |                 |                                                  |
|---------------------------------------------------------------------------------------|-----------------|--------------------------------------------------|
|    | FO              | EXISTING FIBER OPTIC LINE                        |
|    | W               | EXISTING WATER LINE                              |
|    | E               | EXISTING ELECTRICAL LINE                         |
|    | G               | EXISTING GAS LINE                                |
|    | X               | EXISTING FENCE                                   |
|   | OH <sup>P</sup> | EXISTING OVERHEAD POWER LINES                    |
|  | E               | PROPOSED ELECTRIC LINE<br>(APPROXIMATE LOCATION) |
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**IWU RIVERS GARDEN  
GREELEY, COLORADO**

## REVISIONS

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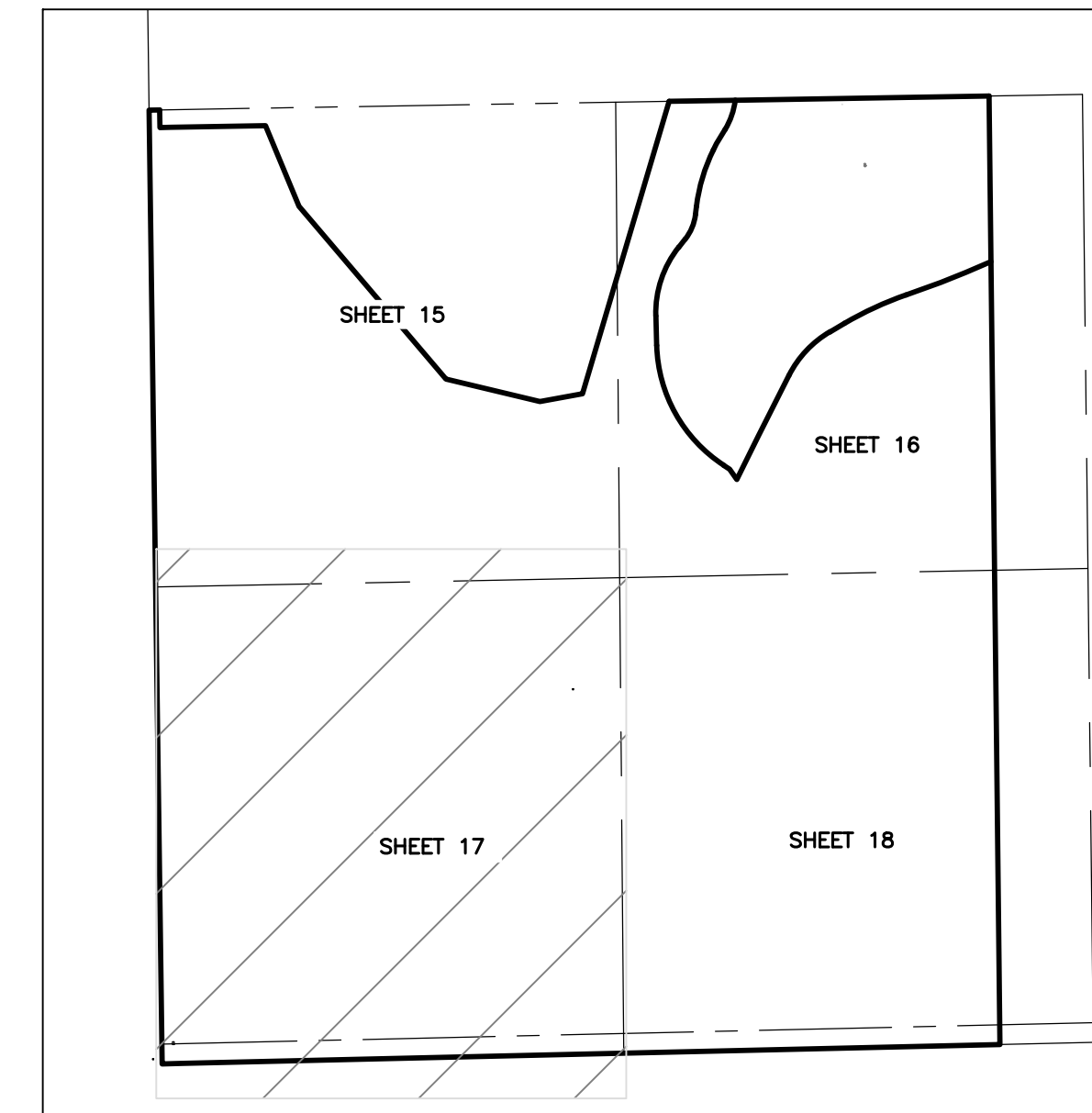
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16 OF 18



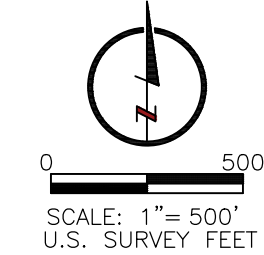


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|                                                                                       |                                                  |
|---------------------------------------------------------------------------------------|--------------------------------------------------|
|    | EXISTING FIBER OPTIC LINE                        |
|    | EXISTING WATER LINE                              |
|    | EXISTING ELECTRICAL LINE                         |
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GREELEY, COLORADO**



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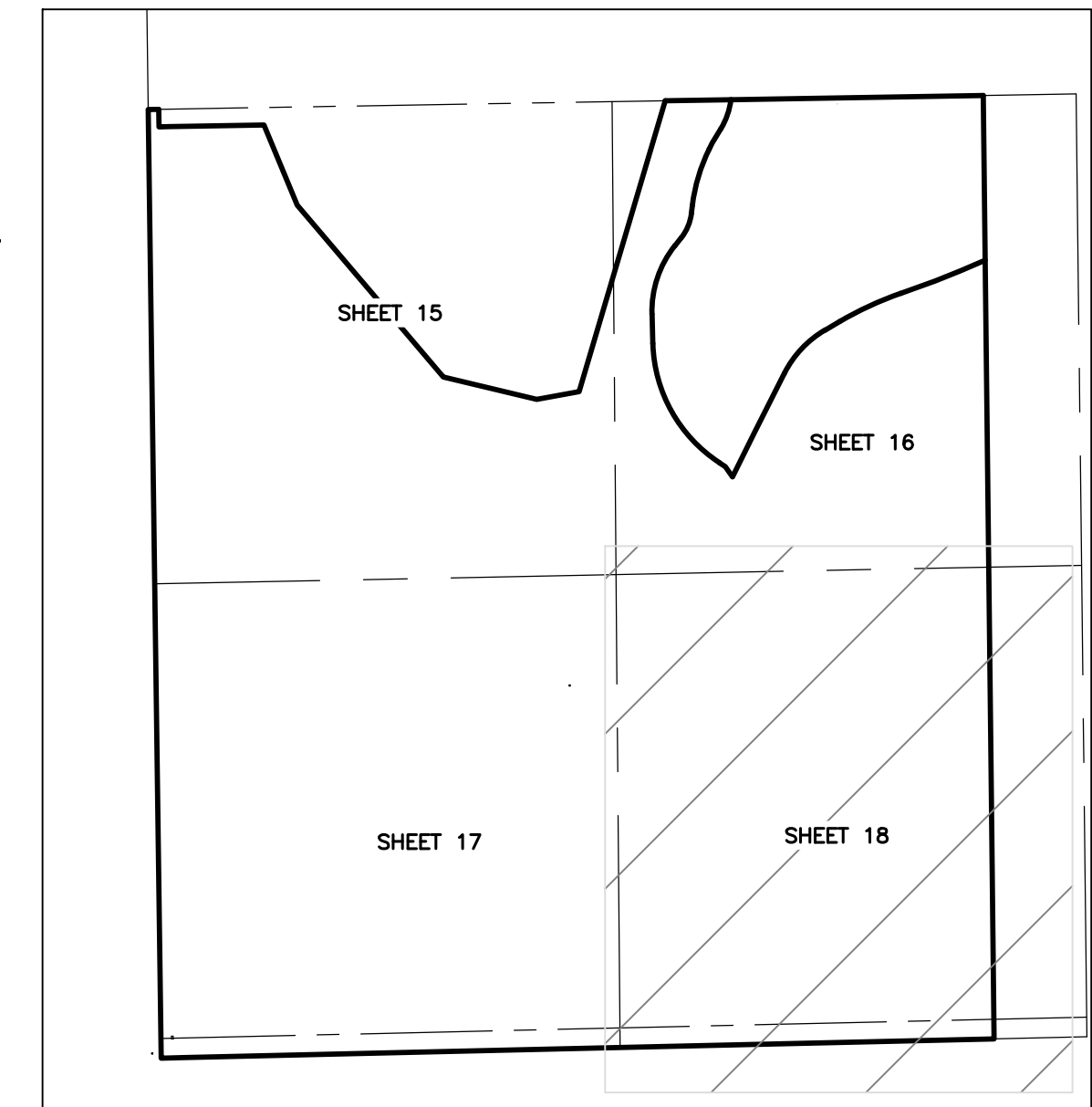
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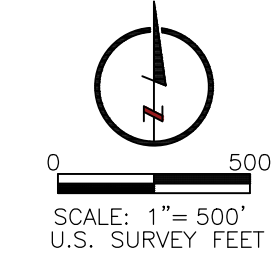
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## KEY MAP



|                                                                                       |                                                  |
|---------------------------------------------------------------------------------------|--------------------------------------------------|
|    | EXISTING WATER LINE                              |
|    | EXISTING ELECTRICAL LINE                         |
|    | EXISTING GAS LINE                                |
|    | EXISTING FENCE                                   |
|    | EXISTING OVERHEAD POWER LINES                    |
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3001 STATE LANE DR., STE. 200 (816) 361.0440  
MO AUTH. NO.: E-2013011903 | LS-2019043127

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**TWO RIVERS GARDEN  
GREELEY, COLORADO**



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18 of 25

18 of

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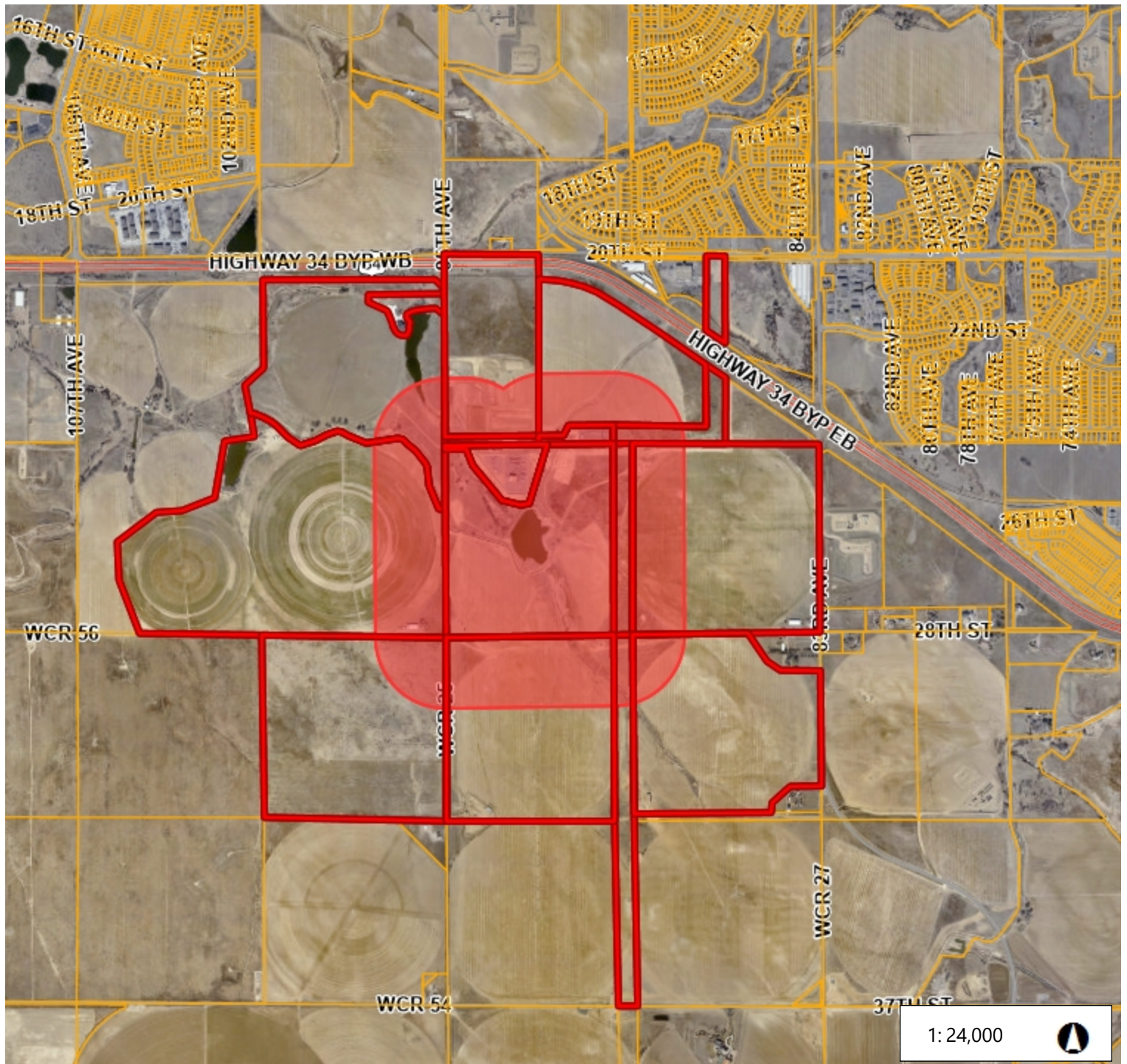
18 OF 18





**WELD COUNTY**  
ONLINE MAPPING

# Vicinity Map Noticing Boundary ZON2024-0005



## Legend

- Parcels
- Highway
- Road
- Highway
- Road
- County Boundary

## Notes

ZON2024-0005 Two Rivers Community  
Solar Rezone Noticing Map



4,000.0 0 2,000.00 4,000.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Weld County Colorado

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



## COMMUNITY DEVELOPMENT

**PLANNING COMMISSION HEARING  
CITY COUNCIL HEARING**

This is a courtesy letter to advise you that a public hearing is scheduled regarding a land use proposal in your area. To ensure that interested parties receive this notification, please notify any tenants and neighbors that you have in the vicinity in case they did not receive this letter. If you own or manage a multi-unit building or mobile/manufactured home park in this vicinity, please post this notice in a visible location for all residents.

**Planning Commission and City Council Hearing Information**

**Planning Commission: March 25, 2025, 1:15 p.m.**

**City Council: May 6, 2025, 6:00 p.m.**

**City Council Chambers, 1001 11<sup>th</sup> Avenue, Greeley, Colorado**

|                                                                                                                                                                                     |                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| Project Name: Two Rivers Garden Rezone                                                                                                                                              | Case Number: ZON2024-0005                                                      |
| Applicant: Ian Skor                                                                                                                                                                 | Applicant Phone: (970) 673-7733                                                |
| Property Address: Parcel ID 095918300002                                                                                                                                            | Property Location: East of 95 <sup>th</sup> Avenue and North of County Road 56 |
| Description: The City of Greeley is considering a Rezoning from Holding Agriculture (H-A) to Residential- Estate (R-E) for 14.41 acres of a 132.17-acre parcel. (See attached Map). |                                                                                |

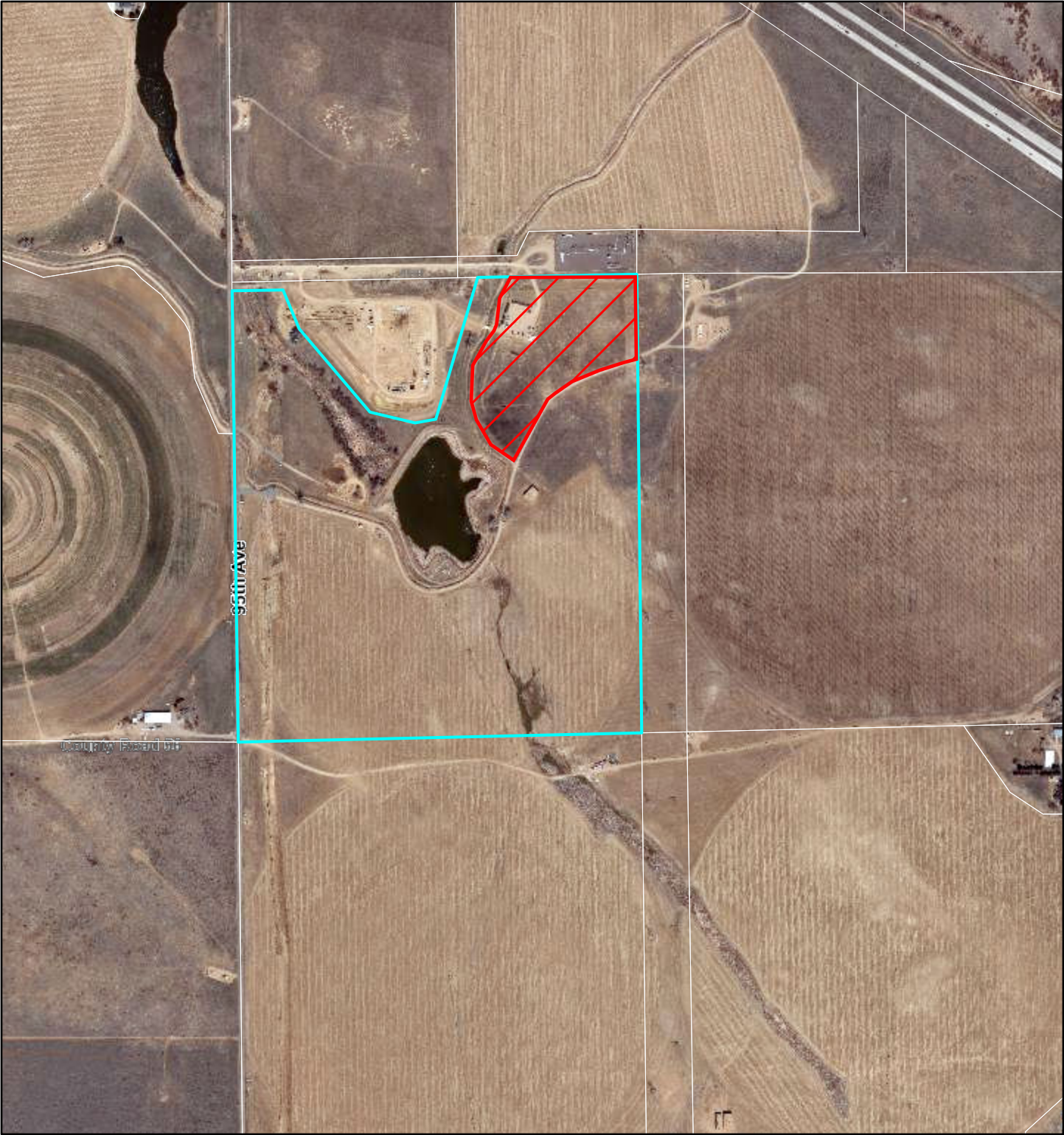
If you would like to submit written comment to be included with the agenda packet of materials for the Planning Commission, please provide feedback to the Greeley Planning Division, 1100 10<sup>th</sup> Street, Greeley, Colorado 80631, or to the planner email below, no later than **March 4, 2025**. Correspondence received after this date will be presented at the hearing.

|                                            |                                                                                         |                          |
|--------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------|
| Planner:<br>April Medeiros, AICP Candidate | Email: <a href="mailto:April.Medeiros@greeleygov.com">April.Medeiros@greeleygov.com</a> | Phone:<br>(970) 350-9241 |
|--------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------|

To download a meeting agenda, visit <https://greeleyco.portal.civicclerk.com/>. For more information about this meeting or to request reasonable accommodation, call 970-350-9780.

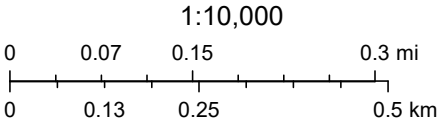
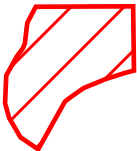


# Vicinity Map



**Subject Site**  
Parcel Boundaries

Subject Site 14.4 acres  
proposed to rezone from  
Holding Agriculture to  
Residential Estates.







# Two Rivers Garden Rezone

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**April Medeiros, Planner I**

**[April.Medeiros@greeleygov.com](mailto:April.Medeiros@greeleygov.com)** (970) 350-9241

**Planning Commission – March 25, 2025**



**Community Vitality**

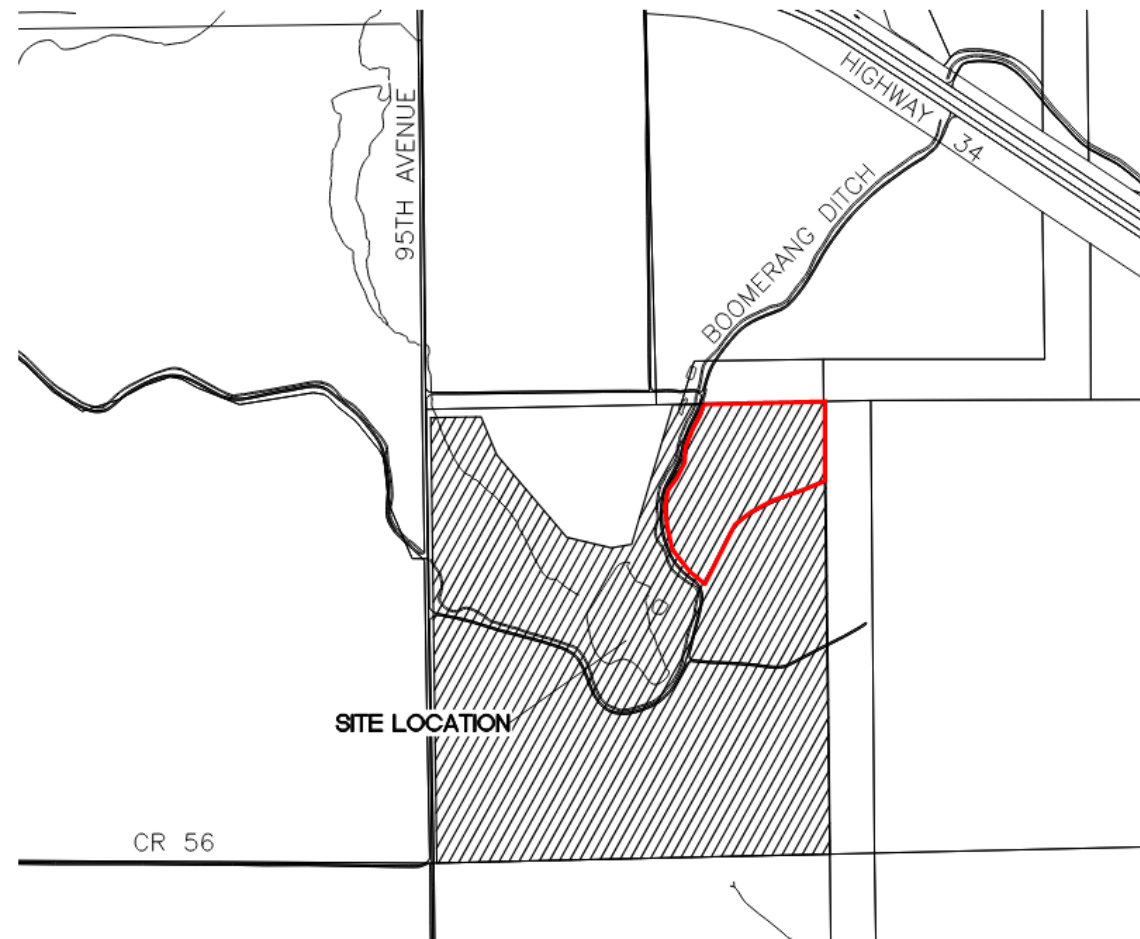
# Agenda



- Request:
  - Rezone 14.41 acres from H-A (Holding Agriculture) to R-E (Residential Estate)
  - Parcel is currently vacant.
- Background:
  - In 2001, the property was annexed and zoned through the Lundvall Annexation.
  - The applicant is proposing to create a single lot identical to the Rezone area via a minor subdivision application which is concurrently being reviewed.
  - The applicant is proposing a solar array use and a Use by Special Review application is also being reviewed concurrently.
- Planning Commission Recommendation to City Council

# Location

- North of County Road 56 and east of 95<sup>th</sup> Avenue



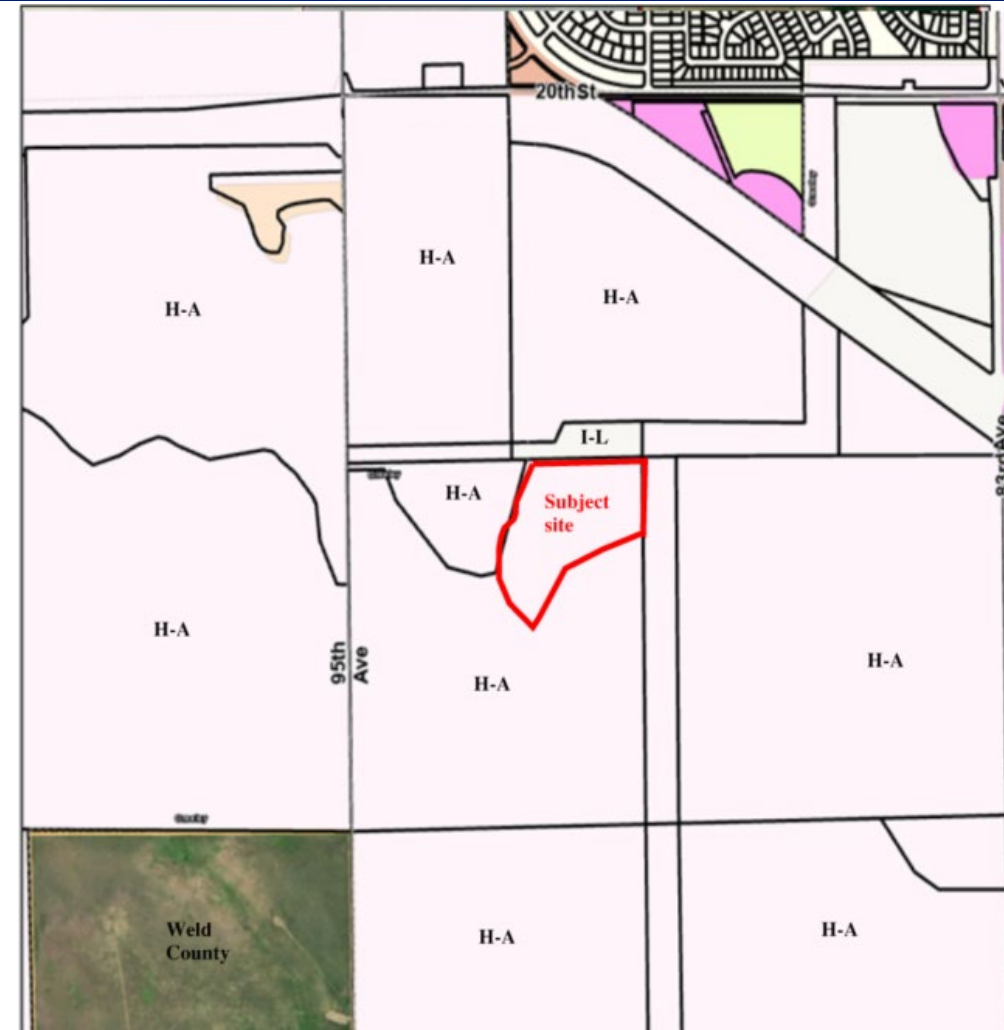


# Zoning Map and Surrounding Area



- North of County Road 56 and east of 95<sup>th</sup> Avenue
- Surrounding Zoning and Land Uses:
  - North: H-A and I-L (Holding Agriculture, Industrial Low), Existing DCP Midstream processing facility and Poudre Valley REA Substation
  - East: H-A (Holding Agriculture), Undeveloped
  - South: H-A (Holding Agriculture), Undeveloped
  - West: H-A (Holding Agriculture), Undeveloped

R-E zoning is compatible with existing development and zoning



# Aerial Overview

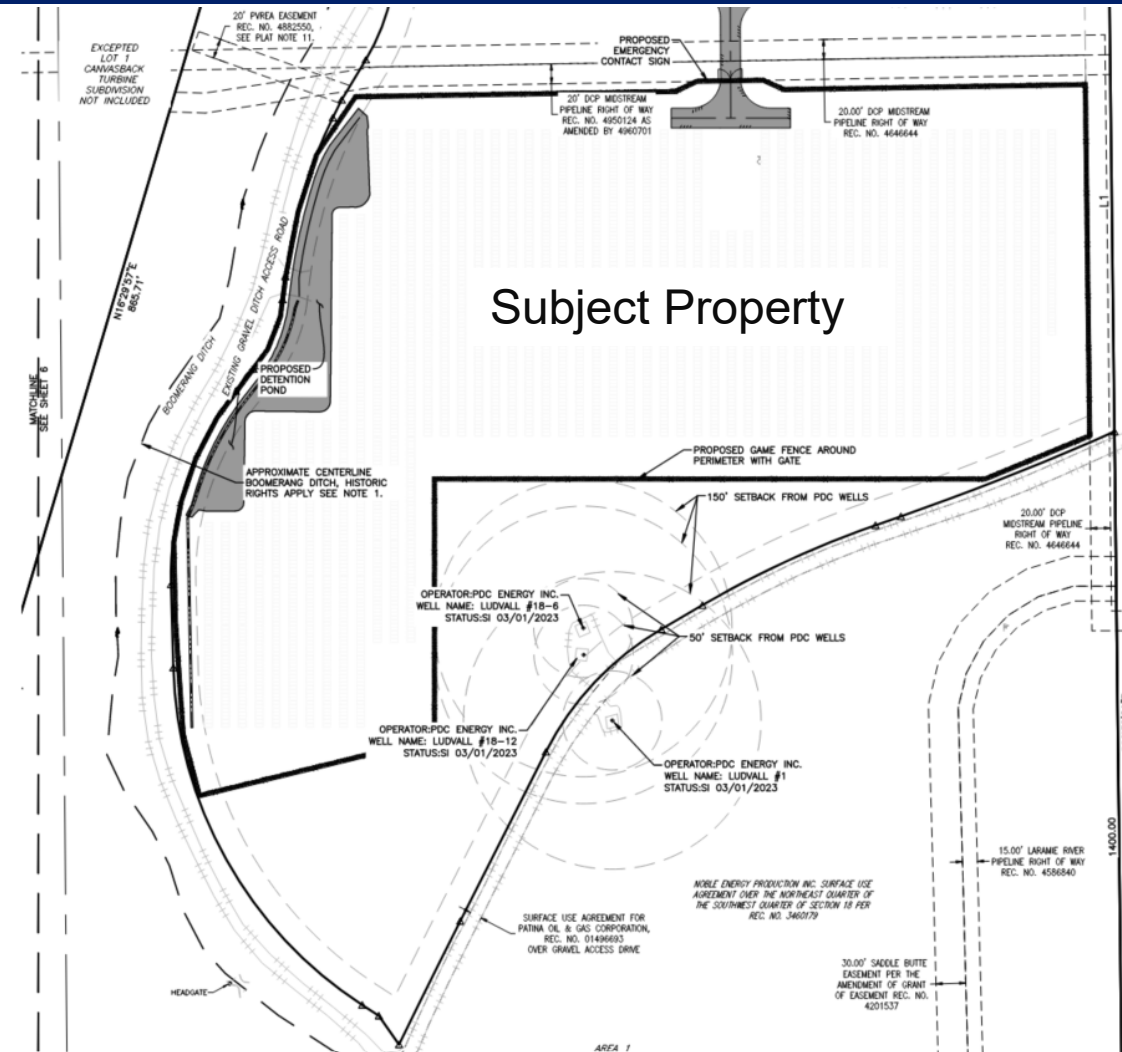
- Existing DCP Midstream processing facility and Poudre Valley REA Substation
- Surrounding properties are undeveloped.



# Rezone Boundary Map and Zoning Suitability Map



- Rezone boundary lines for the Two Rivers Garden from H-A to R-E





# Zoning District Use Comparison

## H-A Permitted Uses

- Single-family Dwellings
- Established residential
- Farming
- Lodging short term rental
- Parks, Open space, Common areas
- Oil & Gas operations
- Wireless Communication Facilities

## H-A Use by Special Review Uses

- Utilities such as lines over 33 KVA, overhead
- Animal care stables boarding more than 5 animals

## R-E Permitted Uses

- Single-family dwellings
- Farming
- Lodging short term rental
- Parks, Open Space, Common areas
- Oil & Gas operations
- Wireless Communication Facilities
- Residential Care- Group Home
- Assembly- limited
- Golf course
- Schools, University/Colleges
- Childcare/home occupation

## R-E Use by Special Review Uses

- Libraries, Museums, Police, Fire Stations, Ambulance Dispatch & storage
- Transportation- Public Parking
- Utilities- Lines over 33 KVA, overhead
- Utilities- General (towers over heights permitted by zone or large structures and cabinets.

# Next Steps for Development...

- **Subdivision Process**

*The subdivision process provides the City the opportunity to review and coordinate the construction documents, dedication of easements, rights-of-way and public lands to ensure compliance with City Code requirements.*

- **Requires submittal, review, and approval of** plat, construction plans for any proposed public improvements, including pavement marking and traffic signal plans.

- **Site Plan Review or Use by Special Review Process (for any future development)**

- *The site plan process provides the City the opportunity to review development projects that propose a change to buildings and sites that may impact the relationship to the streetscape or adjacent property or may include a change of use or activity on the site.*

- **Requires submittal, review, and approval of all portions of development. Application must include a Traffic Impact Study, landscape plans with required buffering, photometrics, elevation depiction, etc....**

- Use by Special Review applications will require a public hearing and Planning Commission approval.

# Considerations

- **Approval Criteria**

- Rezone Criteria – 24-204(b) – Nine criteria to Evaluate Rezone applications
- The proposed Rezone is consistent with the criteria as outlined in the staff report

- **Notification**

- A total of 19 notice letters were mailed to property owners within 500 feet.
- Signs posted on the property
- Web notice

- **Recommendation**

- Complies with Section 24-204(b)
- Recommend approval to City Council



# Motions

## Recommended

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from H-A (Holding Agriculture) to R-E (Residential Estate) does meet Development Code Section 24-204(b); and therefore, recommends approval to City Council.

## Alternative

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from H-A (Holding Agriculture) to R-E (Residential Estate) does not meet Development Code Section 24-204(b); and therefore, recommends denial to the City Council.

# Thank you

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# Review Criteria



## Rezoning Review Criteria, Section 24-204(b)

### 1) The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.

The subject site is identified as a Suburban Neighborhood on the Land Use Guidance Map in the Imagine Greeley Comprehensive Plan. The Plan specifies that “types of housing found in suburban neighborhoods is largely limited to single-family detached homes”. The R-E zone district is primarily designed to support large lot single family housing development. The subject site is also within the “Mixed Use High Intensity” area on the Land Use Guidance Map. Due to the objectives of these designations, the zoning of R-E for this site is appropriate. Additionally, the following comprehensive plan goals support the subject application:

**Objective NR-2.1 Air Pollution** - Reduce stationary and mobile sources of air pollutants in order to maintain full compliance with regional, state and federal air quality standards.

**Objective NR-2.2 Outdoor Odors**- Support ongoing efforts to identify, track, manage, and reduce offensive outdoor odors.

**Objective NR-2.3 Noise Level**- Promote acceptable noise levels throughout the community.

**Objective NR-2.4 Light Pollution**- Minimize light trespass from developed areas and reduce sky glow to maintain night sky visibility.

**Objective NR-2.7 Stormwater Management**- Promote the use of low impact development (LID) practices and design features to manage stormwater runoff and flooding, increase groundwater infiltration, and reduce the amount of sediment and other pollutants entering our surface waters.

**Objective NR-3.1 Protect Natural Features and Viewsheds**- Ensure that important natural features and viewsheds are protected or enhanced as development occurs.

**Objective NR-4.4 Renewable Resources**- Promote the incorporation of renewable resources throughout the community.

The proposal aligns with the goals and objectives of the Comprehensive Plan by supporting environmental sustainability and responsible land use. Rezoning the property to R-E allows for low-intensity uses that minimize air pollution, outdoor odors, noise, and light pollution. The proposed solar array produces no emissions or odors, generates negligible noise, and requires no site lighting, preserving air quality, community tranquility, and night sky visibility. Additionally, stormwater management features will mitigate runoff and protect water quality. The project maintains natural viewsheds with minimal earthwork and aligns with renewable energy goals by incorporating a solar array, which is permitted under the R-E district with a Use by Special Review application.

### 2) The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.

The R-E district is designed for very low-density residential living, with detached homes on larger lots or in rural patterns. While primarily residential in nature, the district also allows for limited utility uses and less intense rural uses that are compatible with low-density living. Given the dispersed development intensity of the R-E district, infrastructure and public services are typically provided at lower levels, and its application is generally limited unless incorporated into a broader housing strategy.

The proposed solar array is an appropriate use within this zoning framework, as it provides a low-intensity, renewable energy use that is compatible with the surrounding land patterns. It will serve as a buffer between the existing oil and gas operations to the east and the proposed future residential development to the southwest. Additionally, the site is strategically located directly south of the existing Poudre Valley REA Substation, making it an efficient location for solar energy generation. The solar array will contribute to the community by



# Review Criteria



## Rezoning Review Criteria, Section 24-204(b)

3) **Whether the area changed or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.**

The current zoning of the subject site is Holding Agriculture (H-A) and it is anticipated that the surrounding properties will need to be rezoned to allow development of the area. The adjacent site to the north of the proposed rezone area has previously been rezoned to Industrial Low Intensity for the existing electric substation. The other adjacent sites are still zoned Holding Agriculture but are currently used as oil and gas midstream facilities and farming. In line but to a lesser degree, this site's proposed use is a small-scale solar array. The R-E zoning aligns with the Land Use Guidance map and even if the site was never developed as a solar array, the proposed zoning would remain appropriate.

4) **Whether the existing zoning has been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.**

The existing H-A zoning was established in 2001 when the property was annexed and has remained undeveloped. It is common for newly annexed properties to be zoned H-A until development is proposed. As the City is projected to significantly grow west in the upcoming decades, maintaining H-A zoning for the subject site is inappropriate as the area develops.

# Review Criteria



## Rezoning Review Criteria, Section 24-204(b)

5) **The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces, and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**

The proposed zoning will allow for the applicant to pursue approval of a Use by Special Review for the proposed solar use. The proposed solar site is situated directly south of the existing Poudre Valley REA Substation which is a similar and compatible use. The proposed solar array will provide buffering between the heavier oil and gas midstream facility to the west and the existing substation to the north. The proposed development is not situated near the right of way and will be an unmanned facility. If the proposed solar array is not constructed, the R-E zone district is intended for very low-density residential living with detached houses on larger lots or in rural patterns, which is aligned with the Land Use Guidance Map and the existing development pattern in this part of the community.

6) **The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**

The proposed layout has accounted for setbacks, ROW dedication, and the need for utilities to serve the solar facility and adjacent properties. Existing electrical services are present in the vicinity to support development of the site as proposed. Water, sanitary sewer, and storm sewer will not be proposed with this development. Public water quality and detention will be provided to satisfy the City of Greeley MS4 permit.

# Review Criteria



## Rezoning Review Criteria, Section 24-204(b)

7) **The change will serve a community need, provide an amenity, or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**

The proposed rezone and proposed project would provide a community solar energy option to residents who are the end users for Poudre Valley REA and the residents of the City of Greeley. If the proposed solar array use does not occur, the proposed rezone could accommodate the community's need for housing. The Housing Needs Assessment prepared for the City of Greeley indicates that there is demand for 19,400 housing units over the next 20 years.

8) **Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**

No significant negative impacts on surrounding properties are anticipated by rezoning the subject site to the R-E zone district.

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

Planning staff and the Administrative Review Team recommend approval.





# Planning Commission Agenda Summary

March 25, 2025

Key Staff Contact: Katelyn Puga, Planner III

## *Title:*

Case number SUB2024-0025, Mountain Vista Filing 4 Preliminary Subdivision Plat

## *Summary:*

The City of Greeley is considering a request from Avant Civil Group, on behalf of Crow Creek Construction LLC to consider a request for approval of a preliminary subdivision of 7.43 acres of land (Tract 2 of the Mountain Vista Filing 3 Subdivision) into 26 residential lots and 2 outlots to serve future residential development as well as open space and rights-of-way. The property is generally located in the Mountain Vista Subdivision, at the northeast corner of 82<sup>nd</sup> Avenue and 19<sup>th</sup> Street

## *Planning Commission Recommended Action:*

Approval

## *Attachments:*

1. PC Summary Report
2. Vicinity/Zoning Map
3. Photo Aerial Map
4. Project Narrative
5. Preliminary Plat
6. Preliminary Landscaping Plan
7. Preliminary Neighborhood Amenity Exhibit
8. Neighborhood Notice Boundary Map
9. Power Point Presentation

## PLANNING COMMISSION SUMMARY

**ITEMS:** A public hearing considering a request for a Preliminary Subdivision creating 26 residential lots, two outlots, and dedicating rights of way on approximately 7.43 acres zoned Residential Low Density (R-L) located north of 19<sup>th</sup> Street and east of 82<sup>nd</sup> Avenue

**FILE NUMBER:** SUB2024-0025

**PROJECT:** Mountain Vista, Filing 4, Preliminary Subdivision

**LOCATION:** Tract 2 of Mountain Vista Filing 3, generally located at the northeast corner of 82<sup>nd</sup> Avenue and 19<sup>th</sup> Street.

**APPLICANT:** Avant Civil Group, on behalf of Crow Creek Construction LLC

**CASE PLANNER:** Katelyn Puga, Planner III

**PLANNING COMMISSION HEARING DATE:** March 25, 2025

### PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a motion to approve, approve with conditions, or deny the request in the form of a finding based on the review criteria in Section 24-203(b)(1) of the Development Code.

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### EXECUTIVE SUMMARY

The City of Greeley is considering a request for approval of a preliminary subdivision of 7.43 acres of land (Tract 2 of the Mountain Vista Filing 3 Subdivision) into 26 residential lots and two outlots to serve the residential development as well as open space and rights-of-way. The property is located in the Mountain Vista Subdivision at the northeast corner of 82<sup>nd</sup> Avenue and 19<sup>th</sup> Street (see Attachments 1-8).

#### A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating lots for future residential development, open space for stormwater detention and neighborhood amenity, and dedication of rights-of-way (see Attachment 4).

#### B. STAFF RECOMMENDATION

Approval (see Section K for recommend motion)

#### C. LOCATION

The subject site of the existing Tract 2 is approximately 7.43 acres of undeveloped land located in Mountain Vista Filing 3 at the northeast corner of 82<sup>nd</sup> Avenue and 19<sup>th</sup> Street. It is bounded by 18<sup>th</sup> Street to the north, 82<sup>nd</sup> Avenue to the west, and 19<sup>th</sup> Street to the south. It is located directly west of the existing Mountain Vista Filing 3 subdivision.

**Current Zoning:** Residential Low Density (R-L)

**Abutting Zoning:**

**North:** R-L and C-L (18<sup>th</sup> Street ROW and undeveloped)  
**South:** R-L (Mountain Vista Filing 3 Subdivision)  
**East:** R-L (Mountain Vista Filing 2 and Filing 3 Subdivisions)  
**West:** C-L (Mountain Vista Office Park)

**Abutting Land Use:**

**North:** Undeveloped, Unsubdivided  
**South:** Single-Family Residential, Mountain Vista Filing 3 Subdivision  
**East:** Single-Family Residential, Mountain Vista Filing 3 Subdivision  
**West:** Commercial & Office uses, Mountain Vista Office Park

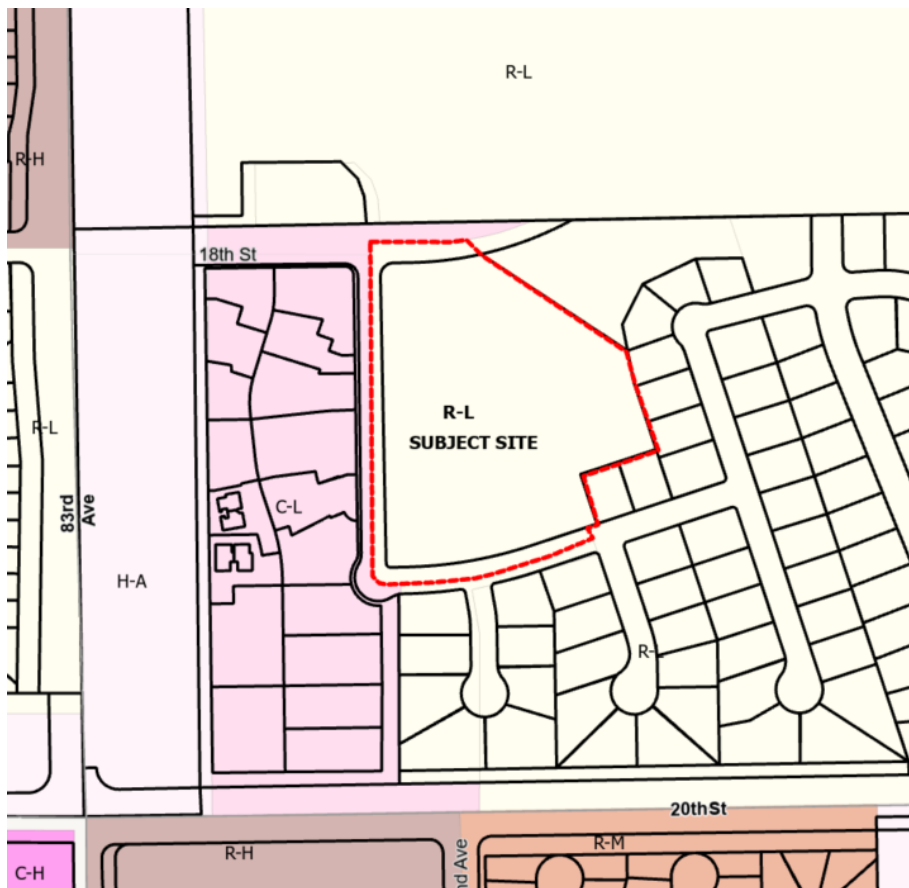


Figure 1



### **Site Characteristics:**

The site is undeveloped land located in the west portion of Mountain Vista subdivision and is bounded by future 18<sup>th</sup> Street right-of-way (north), existing stormwater detention feature for Mountain Vista Subdivision (east), 19<sup>th</sup> Street (south), and 82<sup>nd</sup> Avenue (west). There is one plugged and abandoned oil and gas well located on site.

### **D. BACKGROUND**

The subject site was originally part of the North Poudre Fourth Annexation (project number Z10:82), which was approved and zoned as H-A (Holding Agriculture) in 1982.

The Planning Commission previously reviewed a Planned Unit Development proposal for this site on January 23, 2024 for a multi-family development containing 75 dwelling units. The Planning Commission voted to recommend denial to City Council in a 5-0 vote, citing that the density was too high for the neighborhood and it did not meet the missing middle housing concept. The City Council reviewed the revised proposal at a public hearing on March 5, 2024. Council made a motion (4-2) to deny the PUD for similar reasons.

In October 2024 a request to rezone from H-A (Holding Agriculture) to R-L (Residential Low Density) was approved by City Council. The Land Use Guidance Map from the Imagine Greeley Comprehensive Plan identifies the subject site as Suburban neighborhood category, which is described as being made up primarily of single family detached homes with an average density of 2-5 dwelling units per acre. The R-L zone district is primarily designed to support single-family housing development. Multi-family housing, including townhomes and duplexes, are not allowed in the R-L zone district.

With this application, the applicant requests approval of a preliminary subdivision for Mountain Vista Filing 4, 7.43 acres of the existing Tract 2 into 26 lots for single-family residential use, two outlots, and dedication of rights-of-way. The right-of-way dedicated at this time includes providing adequate ROW for 82<sup>nd</sup> Avenue, 18<sup>th</sup> Street, 19<sup>th</sup> Street and the internal local streets serving each lot. Uses of the outlots include open space, a stormwater detention pond, and public access and utility easements (see Figure 2 below).

| Mountain Vista-Filing 4<br>Land Use Table |                                  |                 |             |                        |                                          |
|-------------------------------------------|----------------------------------|-----------------|-------------|------------------------|------------------------------------------|
| Name                                      | Description/Land Use             | Area            |             | Intended Fee Ownership | Maintenance Upon Completion & Acceptance |
| Lots (26)                                 | Private Ownership                | 166,102 sq. ft. | 3.813 acres | Private                | Private                                  |
| ROW                                       | Public Right of Way              | 72,657 sq. ft.  | 1.668 acres | Public                 | City of Greeley                          |
| Outlot A                                  | Drainage Utility & Public Access | 28,629 sq. ft.  | 0.66 acres  | HOA                    | HOA                                      |
| Outlot B                                  | Drainage Utility & Public Access | 56,250 sq. ft.  | 1.29 acres  | HOA                    | HOA                                      |

Figure 2

## **E. APPROVAL CRITERIA**

### **Standards for a Preliminary Subdivision Plat:**

In reaching recommendations and decisions on a preliminary subdivision plat, the Planning Commission shall apply the following standards of Section 24-203.b.1. of the current Development Code.

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

Staff Comment: The City’s Comprehensive Plan designates this area as “Suburban,” which allows for residential land uses. This application is in accordance with the plan by proposing single-family detached units.

### **Consistency with the Land Use Chapter of the Comprehensive Plan.**

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

- EH-2: Integrate healthy living into community planning and development.
- CG-2: Promote a balanced mix and distribution of land uses.
- HO-2: Encourage a broad diversity of housing options.

*The request complies with this criterion.*

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

Staff Comment: The proposed subdivision was designed to minimize impacts to the surrounding area. There were no natural features identified as ecologically significant. Staff is unaware of any potential hazards that presently exist on the subject site.

*The request complies with this criterion.*

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

Staff Comment: The subdivision design is consistent with the Development Code standards and design criteria. Access is provided in a logical manner, with two vehicular access points at 18<sup>th</sup> Street, and 19<sup>th</sup> Street to the development. The proposal supports a main local street to serve most lots, and the proposed cul-de-sac provides adequate mid-block pedestrian access to the 82<sup>nd</sup> Avenue frontage.

Open space and natural features are incorporated by a proposed centrally located 17,960 square foot green space (Outlot A) and separate stormwater detention pond (Outlot B) in the northeast corner of the site. Proposed vehicular access into the site is from 18<sup>th</sup> Street and 19<sup>th</sup> Street. Pedestrian access is provided adjacent to all public rights-of-way, including dedicated walkways through the proposed cul-de-sac and green space.

*This request complies with this criterion.*

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

Staff Comment: The design is consistent with the standards and design criteria in the Development Code for future single-family detached housing development. The proposal adheres to all specific design criteria including, lot sizes, setbacks, perimeter landscaping and parking that apply to this proposal.

The proposal has demonstrated that the proposed single-family detached units meet lot sizes and setbacks for the Detached House-Standard Lot and Detached House – Medium Lot housing types as specified in the Development Code.

Parking for the units will be provided with each unit as required by Chapter 7 of the Development Code.

Landscaping proposed with this preliminary plat includes a perimeter landscape treatment plan, preliminary design of the neighborhood features in Outlot A and Outlot B and meets the requirement of providing a minimum of one neighborhood feature for the proposed 26 lots. Detailed plans, including all plant materials and finalized design, and Park Land Dedication will be required as part of the Final Plat approval.

*This request complies with this criterion.*

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

Staff Comment: The applicant submitted their preliminary construction plans for concurrent review with the preliminary plat for Mountain Vista Filing 4.



City staff and referral agencies have reviewed the preliminary construction plans and will work through final details and logistics as part of the final plat submittal if the preliminary plat is approved.

*The request complies with this criterion.*

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

Staff Comment: The applicant will construct infrastructure for Mountain Vista Filing 4 in one phase. A final subdivision plat for the development will be required and reviewed administratively by the City following approval of this preliminary plat proposal.

*The request complies with this criterion.*

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

Staff Comment: Staff and referral agencies have reviewed all preliminary plans and studies associated with the project and are comfortable with the applicant moving forward in providing final studies and working through any minor comments as part of the final subdivision plat process for Mountain Vista Filing 4.

*The request complies with this criterion.*

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

Staff Comment: The proposed subdivision would not impede any anticipated future public infrastructure. The applicant is required to construct on-site and appropriate off-site utility and roadway infrastructure to serve the development. The street network adjacent to and within the site will be constructed as part of the development. 18<sup>th</sup> Street will be constructed up to the boundaries of the project site. Future extension of 18<sup>th</sup> Street to the east will be the responsibility of future development for the site to the north. City staff is not aware of any other major infrastructure projects planned for this area as 82nd Avenue and 19<sup>th</sup> Street are already constructed.

*This request complies with this criterion.*

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

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

*The request complies with this criterion.*

**F. PHYSICAL SITE CHARACTERISTICS**

**1. SUBDIVISION HISTORY**

The subject site was originally part of the North Poudre Fourth Annexation (Z10:82), which was approved and zoned as H-A (Holding Agriculture) in 1982. Currently, this property is Tract 2 from the Mountain Vista Filing 3 subdivision, which was recorded in November of 2002. A rezone of the properties from H-A to R-L was approved in was approved in October of 2024 (ZON2024-0003). The proposed Preliminary Plat is required to develop Tract 2.

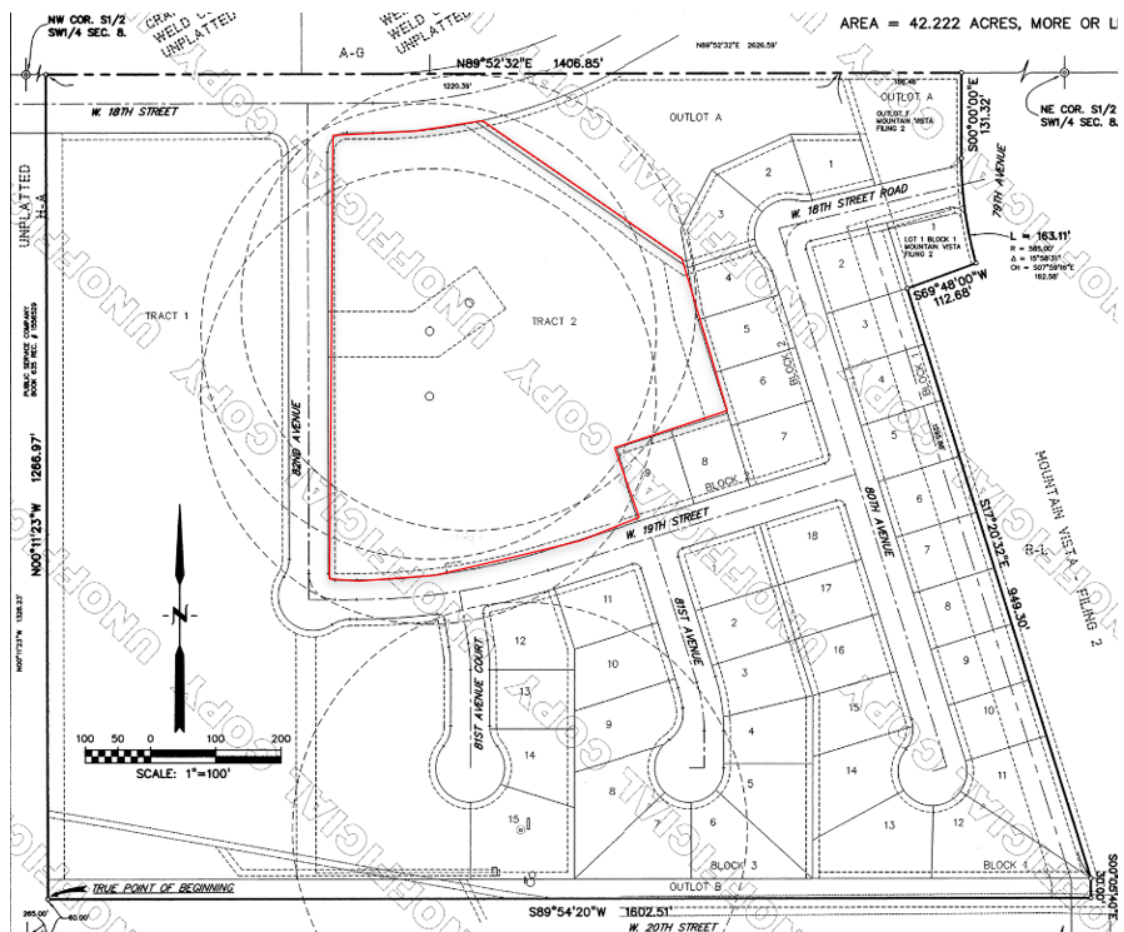


Figure 3

## 2. HAZARDS

There is one plugged and abandoned well site within the proposed development. The proposed plat shows the required setbacks to the well.

## 3. WILDLIFE

Mountain Vista Filing 4 is not within close proximity to areas identified to have impacts on wildlife. Properties to the west, south, and east are all developed.

## 4. FLOODPLAIN

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

## 5. DRAINAGE AND EROSION

Increases in stormwater flows from development would be addressed with a detention and water quality pond designed for the overall subdivision development, which is designed to



limit runoff to historical flows in accordance with City of Greeley and State of Colorado requirements.

Erosion control devices would be designed by the developer and reviewed by the city at time of construction to ensure that best management practices are utilized as the project progress.

## **6. TRANSPORTATION**

The subject property has frontage on the 18<sup>th</sup> Street, 19<sup>th</sup> Street, and 82<sup>nd</sup> Avenue. 81<sup>st</sup> Avenue and 18<sup>th</sup> Street Road will be constructed as a part of this development proposal. Direct access to the development is proposed on the north side of the site onto 18<sup>th</sup> Street, and on the south side of the property at 19<sup>th</sup> Street. All future roadways within the development comply with standards set forth in the 2045 Comprehensive Transportation Plan.

The City of Greeley Engineering Development Review Division, along with representatives from the Public Works Transportation Division, have reviewed the Traffic Study and have no significant concerns at this point. Further traffic analysis would occur at the time of final subdivision submittal.

## **G. SERVICES**

### **1. WATER**

The City of Greeley provides water services to the area. Potable water mains, in accordance with City Criteria will be constructed along the interior roadways to serve the individual lots on the site.

### **2. SANITATION**

The City of Greeley provides sanitary sewer services to the area. Sanitary sewer mains, in accordance with City Criteria will be constructed along the interior roadways to serve the individual lots on the site.

### **3. EMERGENCY SERVICES**

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #7 is located along 10<sup>th</sup> Street, approximately 2.5 miles from the subject site, by road.

### **4. PARKS AND OPEN SPACES**

This development will provide open space through two designed square greens, providing approximately 18,000 square feet of common space for the development. The greens will be owned and maintained by the HOA and will serve as a point of connection through the subdivision. Due to the size of the development, a cash-in-lieu payment for public park land dedication will be required as part of the final subdivision plat process.

### **5. SCHOOLS**

The subject property is located within the Weld RE-4 School District. A school site is not required to be dedicated with this project, however the applicant may be required to pay

cash-in-lieu to the District for school land dedication requirements prior to the recording of the Final Plat for Mountain Vista Filing 4.

#### **6. HOMEOWNERS ASSOCIATION**

A Homeowners Association (HOA) will be required as part of the proposed subdivision to own and maintain common areas within the subdivision plat. The HOA will be responsible for the maintenance in common areas and stormwater detention in Outlot A and Outlot B.

### **H. NEIGHBORHOOD IMPACTS**

#### **1. VISUAL**

The proposed single-family detached subdivision is adjacent to similar existing land uses in the Mountain Vista subdivision. The landscape and perimeter treatment plan demonstrates adequate landscape and buffering techniques adjacent to collector roadways and commercial uses.

#### **2. NOISE**

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

### **I. PUBLIC NOTICE AND COMMENT**

Letters regarding the public hearing for the proposed preliminary subdivision plat were mailed on February 20, 2025, to property owners within 1000 feet of the site, as well as all property owners in the neighborhood directly south and east of the proposal. A Notice sign was posted on the site on February 14, 2025. Public notice was also published on the City of Greeley website on February 21, 2025. Staff has received written comment from one property owner asking questions about the proposal.

### **J. MINERAL ESTATE OWNER NOTIFICATION**

The applicant mailed the required notice regarding the initial public hearing for the proposed preliminary plat to all mineral rights owners on February 3, 2025. Staff received no corresponding inquiries to date, March 11<sup>th</sup>, 2025.

### **K. PLANNING COMMISSION RECOMMENDED MOTIONS**

#### **Recommended (Approval):**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, **approves the preliminary subdivision plat as presented.**

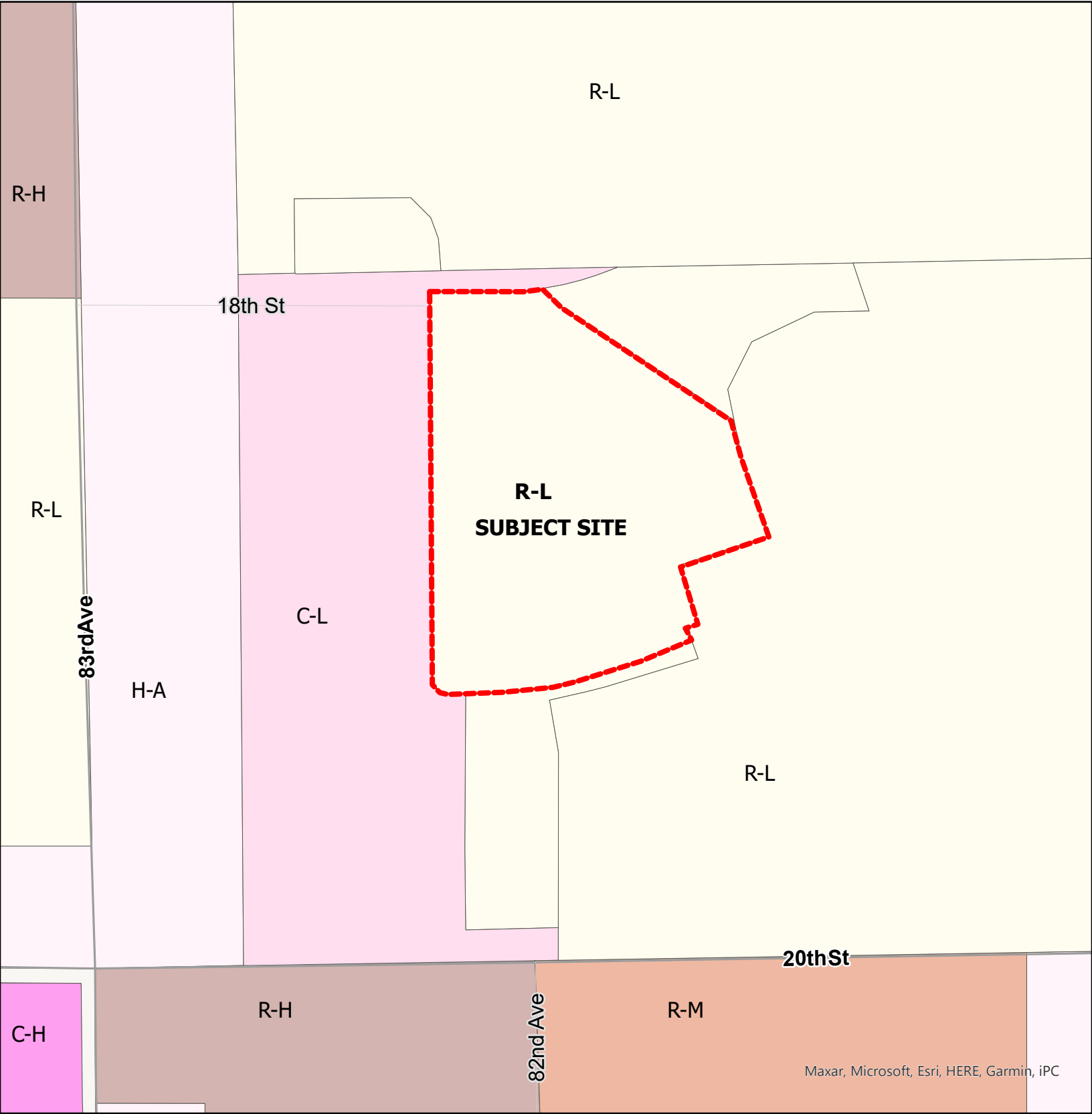
#### **Alternative motion (Denial):**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1), and therefore, **denies** the preliminary subdivision plat

## **L. ATTACHMENTS**

1. Vicinity/Zoning Map
2. Photo Aerial Map
3. Project Narrative
4. Preliminary Plat
5. Preliminary Landscaping Plan
6. Preliminary Neighborhood Feature Exhibit
7. Neighborhood Notice Boundary Map
8. Power Point Presentation

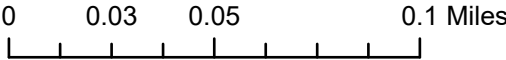




Legend

- |                           |                            |
|---------------------------|----------------------------|
| Commercial Low Intensity  | Residential Low Density    |
| Commercial High Intensity | Residential Medium Density |
| Holding Agriculture       | Residential High Density   |
| Industrial Low Intensity  |                            |

Maxar, Microsoft, Esri, HERE, Garmin, iPC







18th St

18th St

82nd Ave

Mountain  
Vista

18th Street Rd

19th St

81st Avenue Ct

81st Ave

800th Ave

8203

8201

8205

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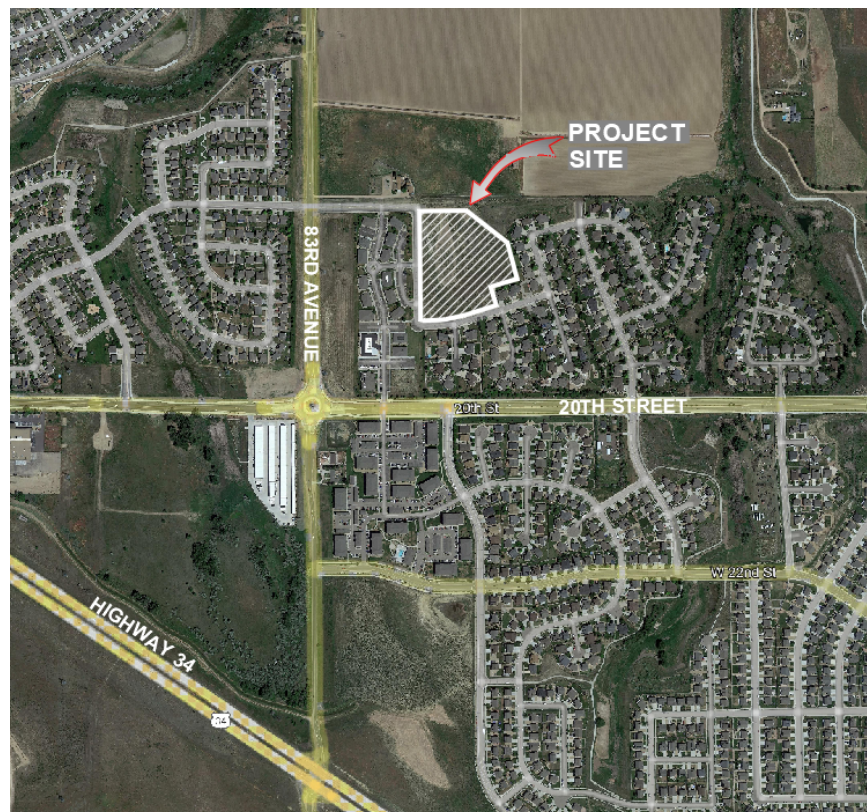
October 8, 2024

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

Re: Mountain Vista 4<sup>th</sup> Filing Subdivision

Dear City of Greeley Staff,

The Mountain Vista 4<sup>th</sup> Filing Subdivision is located northeast of 82<sup>nd</sup> Avenue and 19<sup>th</sup> Street intersection. The legal description of the site being subdivided is Tract 2, Mountain Vista-Filing 3 located in the Southeast Quarter of Section 8, Township 5 North, Range 66 West of the 6<sup>th</sup> Prime Meridian., City of Greeley, County of Weld, State of Colorado. **Figure 1** below highlights the site location.



**Figure 1:** Outline of Mountain Vista Multifamily

The parcel itself is 7.430 acres and was rezoned to R-L October 1, 2024. This Tract has been vacant due to a previous oil and gas well on this site that was abandoned November 26, 2019. This application requests to subdivide this parcel into 26 single family lots, outlots and public streets. The surrounding uses consist of commercial and single family residential. The surrounding properties are zoned as R-L to the North, South and East. The property to the West is currently zoned as Greeley C-L.

The project is construction of a single family home subdivision.

Below is a discussion on how this application meets the criteria set forth in the City of Greeley comprehensive plan:

Review Criteria:

1. This proposed development meets the relevant goals and objectives of the comprehensive plan. As the comprehensive plan has an overarching broad brush application not every goal and objective apply to this project, but the ones that do are being met.

This subdivision meets goals set forth in **Growth and City Form**. As discussed in Objective GC 1.2 and 1.3 this project is somewhat of an infill project and is not a project leap frogging out to the perimeters of the community making it harder to serve. This subdivision is surrounded by existing development except on the north side, but across a field and Sheep Draw to the north is existing development. Adequate utility, transportation, services are available and won't add significant strain to any City services being provided. GC2.3 discusses other modes of transportation and this project will connect to existing collector roads around the property with sidewalks and bike lanes, as well as adding local roads for the new development with sidewalks, which also meets goals of the transportation master plan allowing for safe connection and continuation of the different modes of transportation. GC 3.4 will also be met by planting of trees along local roads supporting Greeley's status as a "Tree City". GC 6.2 regarding connectivity will be accomplished as this development continues on where Mountain Vista 3<sup>rd</sup> Filing left off. In addition, 18<sup>th</sup> Street will be built east allowing for additional connectivity in the future of the next adjacent parcel to the north already zoned R-L.

In the **Housing** section of the comprehensive plan Objective HO 2.1 discusses diversity in housing. With a different builder than who built Mountain Vista 3<sup>rd</sup> Filing the homes will provide additional options with these newer homes as well as meeting newer building codes in areas such as construction requirements and efficiencies. The homes built will likely be different than what's existing providing additional housing options for purchase in this area of Greeley.

As it relates to **Infrastructure** Objectives in IN1.1 and 1.2 with adequate public services are being met since the project is in the middle of Mountain Vista 3<sup>rd</sup> Filing that is already adequately meeting these services. IN 1.5-1.10 objectives are being met by adding many of the required infrastructure pieces (roads, water, sanitary, storm, nonpotable) to support the new subdivision. IN2.3 will be met as undergrounding of dry utilities will be done as a part of the project.

**Transportation and Mobility** of the project will be adding typical road systems that allow for several modes of transportation such as pedestrian, bicycle, and vehicular. A raised crosswalk on 19<sup>th</sup> St at 81<sup>st</sup> Ave Ct will help with TM 1.2 and pedestrian movements out of the new subdivision and provide a safer connection to the south and west areas of the subdivision where other services are offered in the commercial center as well as better access to 20<sup>th</sup> St where access to the trail system further east can be accessed. The raised crosswalk on 19<sup>th</sup> Street will also address TM1.4 and traffic calming in the immediate area.

2. The proposal fulfills the intent of the zoning district as it relates to the other zones around it since three of the sides are the same R-L zoning. The fourth side is a slightly higher zoning of C-L providing services that the single family will benefit from.
3. The City has the capacity to provide services to the property. The City water and sanitary sewer system surround the site and have been analyzed and have capacity to serve. A nonpotable main will be installed in 18<sup>th</sup> Street to connect to some future City nonpotable system that has not been identified or constructed at this time, but will in the future provide more efficient and less costly water for landscaping of open space areas. The transportation system has capacity on the



surrounding streets and nearby intersections have adequate levels of service that will continue to meet Greeley standards. 83<sup>rd</sup> Avenue and 18<sup>th</sup> Street intersection has a LOS of B in the AM and LOS C in the PM, which is higher than the City standard of LOS D. When the City improves 83<sup>rd</sup> Avenue this LOS will improve significantly more. Police and Fire services are also available as they serve the surrounding neighborhood and even beyond this somewhat of an infill piece of property.

4. The change will serve the community by providing a need for more single family homes that likely will be more affordable than the existing homes providing more single family options in this area of Greeley.
5. No negative impacts are anticipated since this will be another single family subdivision like the adjacent areas. The site at 7.43 acres is somewhat small in size, so not a significant amount of lots are expected to be able to be built once city standard streets with street trees and open space are constructed as well as onsite detention provided on the eastern portion of the site. This site when compared to what exists in Mountain Vista 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Filings, or Mountain Shadows Subdivision a bit further west of the site is very small.

Access to the site will be provided by two access points; one from 18<sup>th</sup> Street and one from 19<sup>th</sup> Street. The southern half of 18<sup>th</sup> Street will be extended from 82<sup>nd</sup> Avenue to the Tract 2 eastern property line. Roads are to be dedicated as City right-of-way. The site will be designed to the City of Greeley Standards. No offsite traffic related improvements are anticipated due to the project being an extension of the existing single family subdivision to the east and 344 trips a day coming from this parcel.

Wet utilities for the site will be built to meet Greeley standards and connect to the existing sanitary sewer located currently on the east side of the parcel as well as potable water in 19<sup>th</sup> Street and in 18<sup>th</sup> Street when the developer extends the southern half of 18<sup>th</sup> St to the east property line. A non potable line for future connection to a nonpotable system will be built in 18<sup>th</sup> Street for others to connect to. A hydraulic analysis was previously done for the multifamily proposal demonstrating that water and sanitary capacity is available in the existing surrounding city utilities, and a revised study will be updated with this project.

The property is part of the Mountain Vista 3<sup>rd</sup> Filing Drainage Report prepared by Drexel, Barrell & Company dated October 2, 2002. Tract 2 will maintain the existing grading and drainage patterns that have historically existed and drain towards the northeast into a new onsite detention pond that will then release into the existing stormwater drains onsite.

The project will be constructed as part of a single phase.

The property is to be developed in a compatible manner with the surrounding area since it will be the same zoning that exists on the east and south side of the property and consist of single family homes.

The project will also meet many of the Greeley Comprehensive Plan objectives in Infrastructure by building infrastructure that doesn't create a fiscal burden on the City (IN1.11). The project will connect to a collector road (18<sup>th</sup> St) and very near an arterial (83<sup>rd</sup> Ave) (IN1.9). The project will be set up to use nonpotable in the future once the City brings other nonpotable infrastructure to this area (NR1.4). The transportation system will include sidewalks that will connect into the surrounding sidewalks allowing safe movement around the area including to the adjacent commercial/office area where services can be accessed (TM1.2).

If you have any questions concerning this project, please contact me at [rlauer@avantcivilgroup.com](mailto:rlauer@avantcivilgroup.com) or call me at 970-286-7995.

Sincerely,

**AVANT CIVIL GROUP, LLC**



**Robbie Lauer**

Principal



MOUNTAIN VISTA-FILING 4  
BEING A REPLAT OF TRACT 2, MOUNTAIN VISTA-FILING 3,  
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
7.43 ACRES  
SUB2024-0025

Applicant: Journey Homes  
C/O Morgan Kidder  
7251 West 20th Street  
Greeley, CO  
970-330-5480

Engineer: Avant Civil Group  
C/O Robbie Lauer  
1337 Riverside Avenue  
Fort Collins, CO  
970-286-7995

Surveyor: Majestic Surveying, LLC  
C/O Steven Parks, PLS  
1111 Diamond Valley Drive, Suite 104  
Windsor, CO 80550  
970-833-5698

CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE:

Mountain West Vista Apartments, LLC, being the sole owner(s) in fee of:

Tract 2, Mountain Vista-Filing 3, as recorded November 13, 2002 as Reception No. 3005092 of the Weld County Clerk and Recorder, situate in the Southwest Quarter (SW1/4) of Section Eight (8), Township Five North (T.5N.), Range Sixty-six West (R.66W.) of the 6th Principal Meridian, City of Greeley, County of Weld, State of Colorado

Said parcel contains 323,638 Square Feet or 7.430 Acres

shown on the attached map as embraced within the heavy exterior lines thereon, have subdivided the same into lots and blocks as shown on the attached map; and do hereby set aside said portion or tract of land and designate the same MOUNTAIN VISTA-FILING 4 to the City of Greeley, Weld County, Colorado; and do dedicate to the public, the streets and all easements over and across said lots at locations shown on said map; and do further certify that the width of said streets, the dimensions of the lots and blocks and the names and numbers thereof are correctly designated upon said map.

EASEMENT VACATION APPROVAL

Duke Energy \_\_\_\_\_ Date \_\_\_\_\_  
Snyder Oil Corporation \_\_\_\_\_ Date \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION

Recommended by the City of Greeley Planning Commission, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Planning Commission Chairperson

TITLE ATTORNEY/TITLE COMPANY

I/we \_\_\_\_\_, title attorney, or attorney at law, duly qualified, insured or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owned in fee simple by Mountain West Vista Apartments, LLC at the time of this application.

Attorney & Registration No. \_\_\_\_\_ Date \_\_\_\_\_

City of Greeley Notes

- a. 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(s) is started within one (1) year of the construction plan approval. The owner(s), developer(s) and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the City accepts the responsibility for maintenance as stated above.
- b. Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or other entity other than the City is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross-access easements, drainage easements, etc.)
- c. Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed 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
- d. Drainage liability. The City does not assume any liability for drainage facilities improperly designed or constructed. The City reviews drainage plans but cannot, on behalf of any applicant, owner or developer, guarantee that final drainage design review and approval by the City will relieve said person, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.
- e. Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or entity other than the City is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the City, agree to the responsibility of maintaining all other open space areas associated with this development.
- f. Sight distance. The clear vision zone of a corner lot, as determined by Section 18.44.090(b)(1) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level.
- g. Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.
- h. Drainage master plan. The policy of the City requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:
- 1) Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plan.
- 2) Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outfall storm sewer or master planned major drainage way. The City will require that the connection of the minor and major systems provide capacity to convey only those flows (including offsite flows) leaving the specific development site. To minimize overall capital costs, the City encourages adjacent developments to join in designing and constructing connection systems. Also, the City may choose to participate with a developer in the design and construction of the connection system.
- 3) Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the City and designed in the final drainage report and the storm water management plan.
- i. Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one (1) structure is built on the lot line. In order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five (5) feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.
- j. Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission.
- k. Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall mature growth, or other encumbrances located in water or sewer main easements.
- l. Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of paving or other improved surfaces subsequent to the repair of a water or sewer main shall be the responsibility of the homeowners' or condominium association. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements.

NOTES

1. The 10' Utility Easement on the South, East and North sides of the original Tract 2 are hereby vacated and rededicated as shown.
2. The precise locations of the easements recorded as Reception No. 3005092 & 2426230 are unable to be replicated based on their recorded descriptions. Their approximate locations are shown on this plat.
3. Lots 19-26 are restricted to walk-out designs only due to grading

| Mountain Vista-Filing 4 |                                  |                 |             |                        |                                          |
|-------------------------|----------------------------------|-----------------|-------------|------------------------|------------------------------------------|
| Land Use Table          |                                  |                 |             |                        |                                          |
| Name                    | Description/Land Use             | Area            |             | Intended Fee Ownership | Maintenance Upon Completion & Acceptance |
| Lots (26)               | Private Ownership                | 166,102 sq. ft. | 3.813 acres | Private                | Private                                  |
| ROW                     | Public Right of Way              | 72,657 sq. ft.  | 1.668 acres | Public                 | City of Greeley                          |
| Outlot A                | Drainage Utility & Public Access | 28,629 sq. ft.  | 0.66 acres  | HOA                    | HOA                                      |
| Outlot B                | Drainage Utility & Public Access | 56,250 sq. ft.  | 1.29 acres  | HOA                    | HOA                                      |

SEE PLAT NOTES

| CURVE TABLE |         |         |            |         |             |
|-------------|---------|---------|------------|---------|-------------|
| CURVE       | LENGTH  | RADIUS  | DELTA      | CHORD   | CH BEARING  |
| C1          | 155.04' | 250.00' | 35°31'58"  | 152.57' | S25°02'42"E |
| C2          | 108.61' | 248.00' | 25°05'35"  | 107.75' | N30°15'53"W |
| C3          | 54.98'  | 35.00'  | 90°00'00"  | 49.50'  | N27°16'54"E |
| C4          | 50.09'  | 35.00'  | 81°59'28"  | 45.92'  | S31°17'10"W |
| C5          | 89.98'  | 250.00' | 20°37'21"  | 89.50'  | S17°35'23"E |
| C6          | 65.06'  | 250.00' | 14°54'38"  | 64.88'  | S35°21'22"E |
| C7          | 30.19'  | 20.00'  | 86°29'21"  | 27.40'  | S35°57'58"W |
| C8          | 136.44' | 220.00' | 35°31'58"  | 134.26' | S25°02'42"E |
| C9          | 114.77' | 278.00' | 23°39'14"  | 113.96' | N30°59'04"W |
| C10         | 38.42'  | 160.00' | 13°45'33"  | 38.33'  | S26°02'13"E |
| C11         | 153.22' | 73.00'  | 120°15'22" | 126.60' | N27°12'41"E |
| C12         | 42.05'  | 160.00' | 15°03'27"  | 41.93'  | S79°48'38"W |
| C13         | 7.16'   | 5.00'   | 81°59'28"  | 6.56'   | S31°17'10"W |
| C14         | 32.45'  | 20.00'  | 92°58'10"  | 29.01'  | S56°11'39"E |
| C15         | 32.49'  | 20.00'  | 93°04'33"  | 29.03'  | N36°49'43"E |
| C16         | 42.05'  | 160.00' | 15°03'27"  | 41.93'  | N17°14'17"W |
| C17         | 142.83' | 73.00'  | 112°06'23" | 121.12' | S31°17'10"W |
| C18         | 42.05'  | 160.00' | 15°03'27"  | 41.93'  | N79°48'38"E |
| C19         | 7.85'   | 5.00'   | 90°00'00"  | 7.07'   | N27°16'54"E |
| C20         | 95.48'  | 218.00' | 25°05'35"  | 94.71'  | N30°15'53"W |
| C21         | 25.98'  | 280.00' | 5°18'59"   | 25.97'  | S40°09'12"E |
| C22         | 28.07'  | 20.00'  | 80°24'21"  | 25.82'  | N77°41'53"W |
| C23         | 27.34'  | 36.00'  | 43°30'30"  | 26.68'  | S40°20'42"W |
| C24         | 256.32' | 55.00'  | 26°70'10"  | 79.78'  | S27°54'03"E |
| C25         | 27.34'  | 36.00'  | 43°30'30"  | 26.68'  | N83°51'12"E |

| CURVE TABLE |         |         |           |         |             |
|-------------|---------|---------|-----------|---------|-------------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | CHORD   | CH BEARING  |
| C26         | 28.07'  | 20.00'  | 80°24'21" | 25.82'  | N21°53'46"E |
| C27         | 53.89'  | 280.00' | 11°01'42" | 53.81'  | S12°47'34"E |
| C28         | 30.19'  | 20.00'  | 86°29'21" | 27.40'  | N50°31'23"W |
| C29         | 102.36' | 966.50' | 6°04'04"  | 102.31' | N86°24'01"E |
| C30         | 10.21'  | 6.50'   | 90°00'00" | 9.19'   | S45°33'57"E |
| C31         | 47.16'  | 30.00'  | 90°03'55" | 42.45'  | S44°28'01"W |
| C32         | 93.46'  | 790.00' | 6°46'41"  | 93.40'  | N86°06'38"E |
| C33         | 65.43'  | 790.00' | 4°44'43"  | 65.41'  | N80°20'56"E |
| C34         | 23.43'  | 796.50' | 1°41'08"  | 23.43'  | N78°22'04"E |
| C35         | 85.31'  | 970.00' | 5°02'22"  | 85.29'  | N74°48'06"E |
| C36         | 51.06'  | 970.00' | 3°00'57"  | 51.05'  | N78°49'45"E |
| C37         | 154.01' | 970.00' | 9°05'50"  | 153.85' | N84°53'08"E |
| C38         | 45.42'  | 796.50' | 3°16'02"  | 45.41'  | N87°51'57"E |
| C39         | 62.84'  | 220.00' | 16°21'54" | 62.62'  | S15°27'39"E |
| C40         | 73.60'  | 220.00' | 19°10'05" | 73.26'  | S33°13'39"E |
| C41         | 4.99'   | 278.00' | 1°01'40"  | 4.99'   | N42°17'51"W |
| C42         | 49.54'  | 278.00' | 10°12'34" | 49.47'  | N36°40'44"W |
| C43         | 49.53'  | 278.00' | 10°12'30" | 49.47'  | N26°28'12"W |
| C44         | 10.71'  | 278.00' | 2°12'25"  | 10.71'  | N20°15'39"W |
| C45         | 2.68'   | 73.00'  | 2°06'04"  | 2.68'   | N31°51'58"W |
| C46         | 20.15'  | 73.00'  | 15°48'44" | 20.08'  | N22°54'34"W |
| C47         | 52.24'  | 73.00'  | 40°59'57" | 51.13'  | N05°29'47"E |
| C48         | 52.91'  | 73.00'  | 41°31'53" | 51.76'  | N46°45'42"E |
| C49         | 25.24'  | 73.00'  | 19°48'43" | 25.12'  | N77°26'00"E |
| C50         | 28.45'  | 160.00' | 10°11'18" | 28.41'  | S82°14'43"W |

| CURVE TABLE |        |         |           |        |             |
|-------------|--------|---------|-----------|--------|-------------|
| CURVE       | LENGTH | RADIUS  | DELTA     | CHORD  | CH BEARING  |
| C51         | 13.60' | 160.00' | 4°52'10"  | 13.59' | S74°42'59"W |
| C52         | 6.49'  | 20.00'  | 18°35'20" | 6.46'  | S19°00'14"E |
| C53         | 25.96' | 20.00'  | 74°22'51" | 24.18' | S65°29'19"E |
| C54         | 2.99'  | 160.00' | 1°04'10"  | 2.99'  | N10°14'39"W |
| C55         | 39.06' | 160.00' | 13°59'17" | 38.97' | N17°46'22"W |
| C56         | 16.60' | 73.00'  | 13°01'37" | 16.56' | S18°15'13"E |
| C57         | 41.78' | 73.00'  | 32°47'31" | 41.21' | S04°39'21"W |
| C58         | 38.69' | 73.00'  | 30°22'02" | 38.24' | S36°14'07"W |
| C59         | 45.77' | 73.00'  | 35°55'14" | 45.02' | S69°22'45"W |
| C60         | 23.22' | 160.00' | 8°18'54"  | 23.20' | N83°10'55"E |
| C61         | 18.83' | 160.00' | 6°44'34"  | 18.82' | N75°39'11"E |
| C62         | 46.40' | 218.00' | 12°11'38" | 46.31' | N23°48'55"W |
| C63         | 49.08' | 218.00' | 12°53'57" | 48.98' | N36°21'43"W |
| C64         | 29.23' | 55.00'  | 30°26'56" | 28.89' | N33°48'55"E |
| C65         | 41.13' | 55.00'  | 42°50'46" | 40.18' | N70°27°46"E |
| C66         | 84.39' | 55.00'  | 87°54'58" | 76.35' | S44°09'23"E |
| C67         | 84.39' | 55.00'  | 87°54'58" | 76.35' | S43°45'35"W |
| C68         | 17.17' | 55.00'  | 17°53'22" | 17.10' | N83°20'15"W |
| C69         | 13.19' | 30.00'  | 25°11'06" | 13.08' | S76°54'25"W |
| C70         | 33.97' | 30.00'  | 64°52'49" | 32.19' | S31°52'28"W |
| C71         | 31.56' | 970.00' | 1°51'51"  | 31.56' | N79°24'28"E |
| C72         | 17.40' | 970.00' | 1°01'41"  | 17.40' | N80°51'04"E |
| C73         | 28.54' | 790.00' | 2°04'13"  | 28.54' | N83°45'24"E |
| C74         | 22.05' | 790.00' | 1°35'58"  | 22.05' | N81°55'18"E |

NOTARIAL CERTIFICATE

STATE OF COLORADO )  
ss  
COUNTY OF WELD )  
The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ this  
\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.  
Witness my Hand and Official Seal.  
My commission expires: \_\_\_\_\_.

NOTICE

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 the certification shown hereon. (13-80-105 C.R.S. 2012)

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Tract 2, Mountain Vista-Filing 2, monumented as shown on this drawing, as bearing North 00°33'57" West, a distance of 647.52 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-H0674326-820-GRO, Amendment No. 5, dated September 30, 2024, as prepared by Heritage Title Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

That I, Steven Parks, 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.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC  
Colorado Licensed Professional Land Surveyor #38348

|                                                                                                                                                                   |                     |                    |            |         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------|------------|---------|
| <br>MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104 WINDSOR, CO 80550 | PROJECT NO: 2024432 | PROJECT NAME: MV4  | REVISIONS: | DATE:   |
|                                                                                                                                                                   | DATE: 10-11-2024    | CLIENT: JOURNEY    | REDLINES   | 12-5-24 |
|                                                                                                                                                                   | DRAWN BY: SIP       | FILE NAME: 2024432 | REDLINES   | 1-24-25 |
|                                                                                                                                                                   | CHECKED BY: SIP     | SCALE: 1" = 50'    | REDLINES   | 2-21-25 |
|                                                                                                                                                                   |                     |                    |            |         |



MOUNTAIN VISTA-FILING 4

BEING A REPLAT OF TRACT 2, MOUNTAIN VISTA-FILING 3,

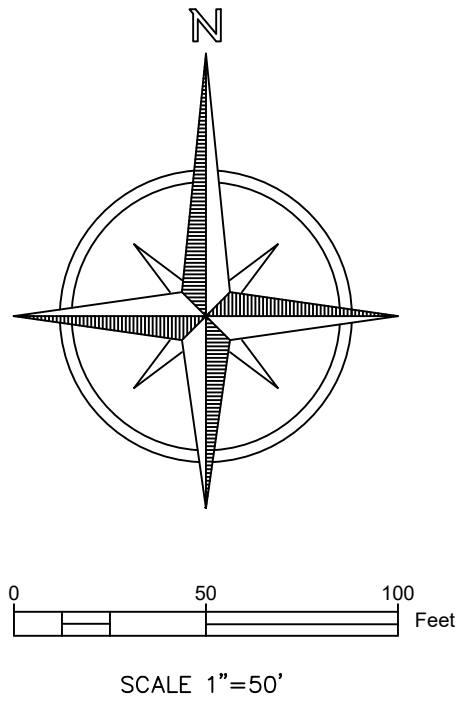
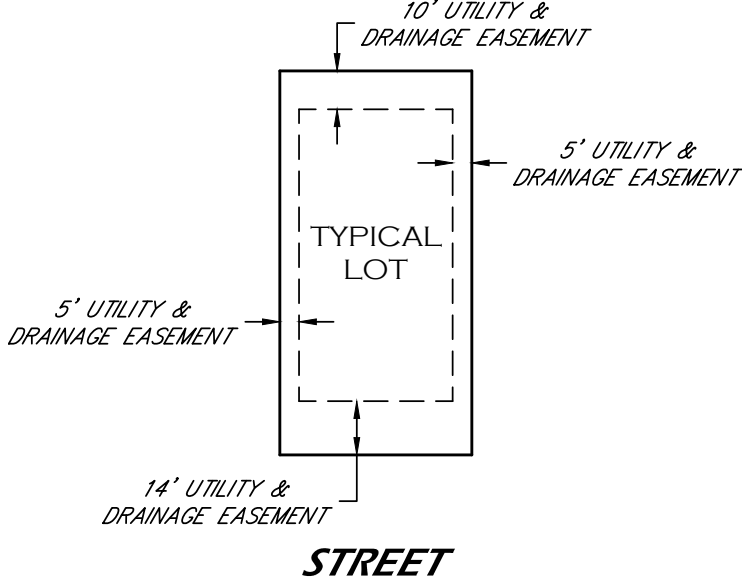
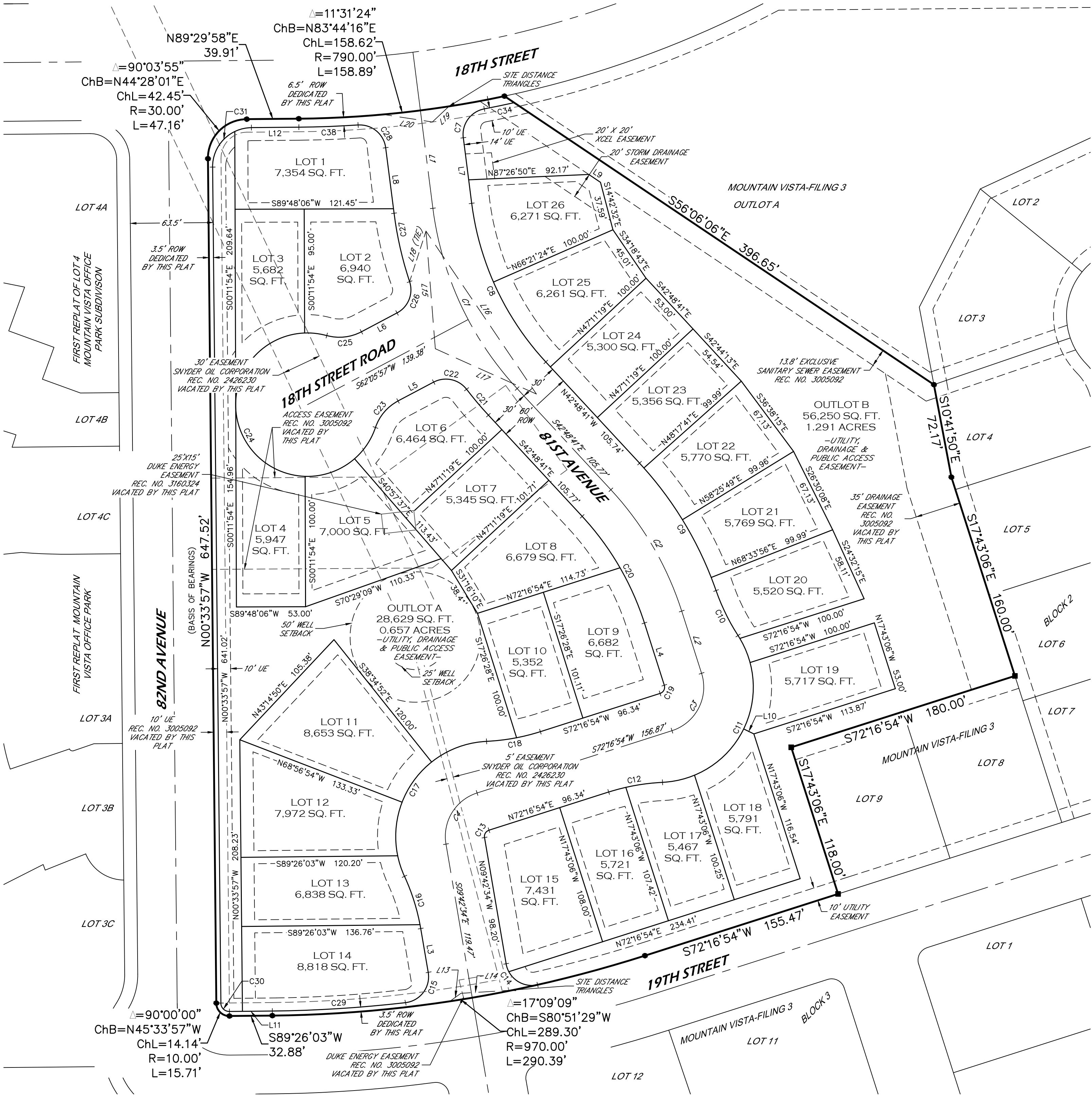
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

7.43 ACRES

SUB2024-0025

SEE PAGE 1 FOR LINE AND CURVE TABLES



LEGEND

|  |                                                   |
|--|---------------------------------------------------|
|  | BOUNDARY LINE                                     |
|  | EASEMENT LINE                                     |
|  | RIGHT OF WAY LINE                                 |
|  | CENTERLINE                                        |
|  | SITE DISTANCE TRIANGLE                            |
|  | FOUND #5 REBAR WITH 1.25" ILLEGIBLE ALUMINUM CAP  |
|  | CALCULATED POSITION                               |
|  | SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348 |

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC  
Colorado Licensed Professional Land Surveyor #38348

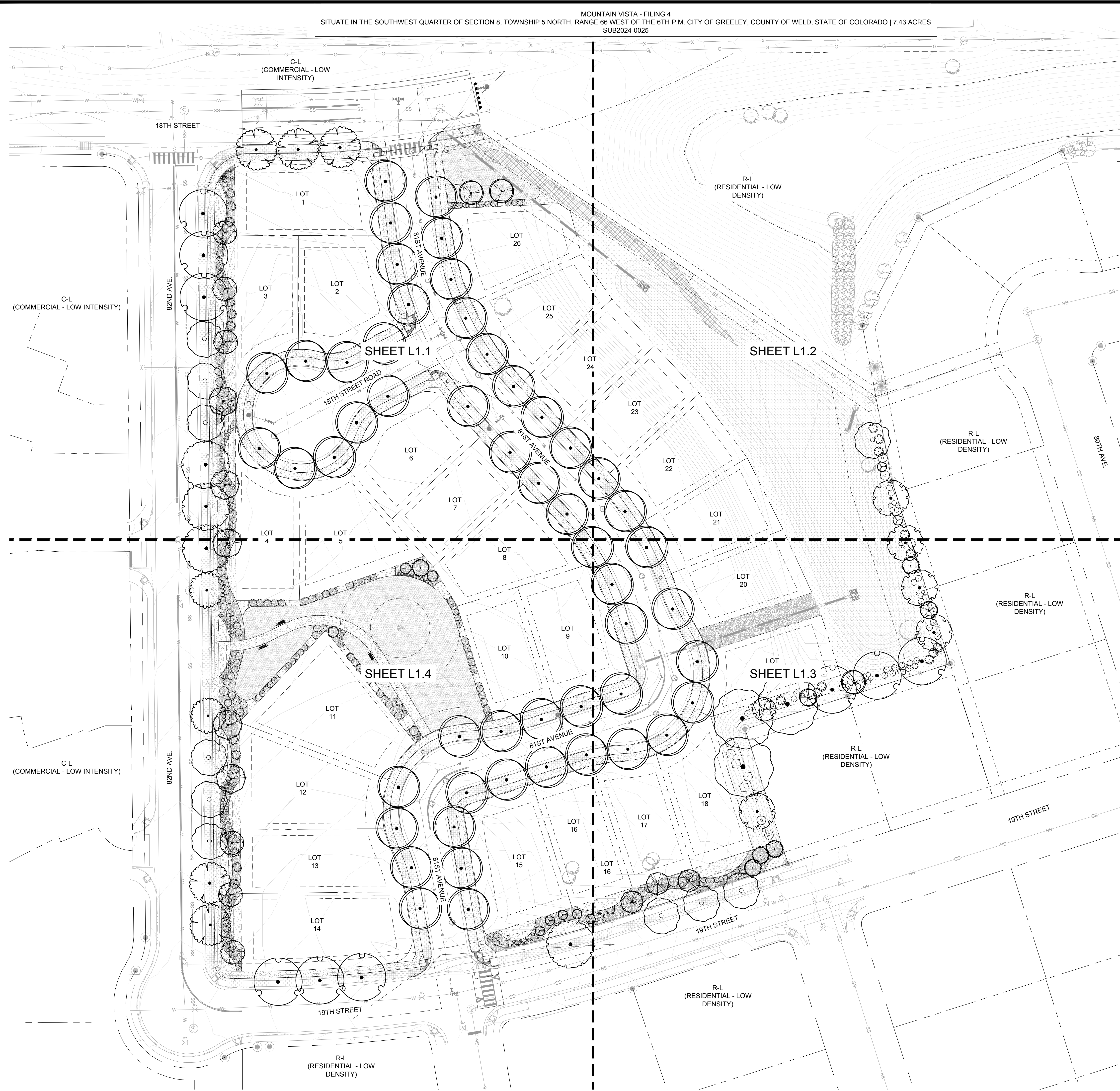
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|                     |                    |            |         |
|---------------------|--------------------|------------|---------|
| PROJECT NO: 2024432 | PROJECT NAME: MV4  | REVISIONS: | DATE:   |
| DATE: 10-11-2024    | CLIENT: JOURNEY    | REDLINES   | 12-5-24 |
| DRAWN BY: SIP       | FILE NAME: 2024432 | REDLINES   | 1-24-25 |
| CHECKED BY: SIP     | SCALE: 1" = 50'    | REDLINES   | 2-21-25 |





|  |                               |
|--|-------------------------------|
|  | = PROJECT BOUNDARY            |
|  | = MATCH LINE                  |
|  | = LOT LINE                    |
|  | = RIGHT OF WAY                |
|  | = SETBACK LINE                |
|  | = EASEMENT LINE               |
|  | = STORMWATER UTILITY          |
|  | = FIRE SERVICE LINE           |
|  | = WATER LINE UTILITY          |
|  | = SANITARY SEWER UTILITY      |
|  | = IRRIGATION LINE             |
|  | = ELECTRIC UTILITY            |
|  | = TRANSFORMER, TYP.           |
|  | = HYDRANT, TYP.               |
|  | = STREET LIGHT                |
|  | = EXISTING SANITARY SEWER     |
|  | = EXISTING GAS LINE           |
|  | = EXISTING WATER LINE         |
|  | = EXISTING FIBER OPTIC LINE   |
|  | = EXISTING FENCE              |
|  | = EXISTING STORMWATER UTILITY |
|  | = PROPOSED GRADING            |
|  | = EXISTING STREET LIGHT       |
|  | = EXISTING HYDRANT            |

**01 HARDSCAPE**

-  - POND ACCESS ROAD
-  - CONCRETE

**02 LANDSCAPE MATERIAL**

-  - IRRIGATED TURF
-  - ROCK MULCH 1
-  - ROCK MULCH 2
-  - TAHOMA 31 BERMUDAGRASS
-  - DETENTION POND SEED MIX

RIPLEY DESIGN INC.  
RUSS LEE  
419 CANYON AVE. SUITE 200  
FORT COLLINS, CO 80521  
970.224.5828



| ISSUED |                  |            |
|--------|------------------|------------|
| No.    | DESCRIPTION      | DATE       |
| 02     | PRELIMINARY PLAT | 12/18/2024 |
| 03     | PRELIMINARY PLAT | 01/31/2025 |

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

ENTITLEMENT  
DRAWINGS  
NOT FOR  
CONSTRUCTION

|                 |         |
|-----------------|---------|
| PROJECT No.:    | R23-006 |
| DRAWN BY:       | AG      |
| REVIEWED BY:    | RL      |
| DRAWING NUMBER: |         |

# L1.0



MOUNTAIN VISTA - FILING 4  
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO | 7.43 ACRES  
SUB2024-0025

REFERENCE NOTES SCHEDULE

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- CONCRETE

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- ROCK MULCH 2  
- TAHOMA 31 BERMUDAGRASS  
- DETENTION POND SEED MIX  
- UPLAND NATIVE SEED MIX

PLANT SCHEDULE

CODE QTY COMMON NAME

CANOPY TREES

CSP 4 WESTERN CATALPA  
GAT 2 SKYLINE HONEY LOCUST  
GAS 10 SHADEMASTER HONEY LOCUST  
GDE 9 SEEDLESS KENTUCKY COFFEETREE  
QMA 3 BURR OAK  
QSS 5 SHUMARD RED OAK  
TCG 5 GREENSPIRE LITTLELEAF LINDEN

EVERGREEN TREES

PGB 3 BIZON BLUE COLORADO SPRUCE  
PPB 5 BABY BLUE EYES COLORADO BLUE SPRUCE

ORNAMENTAL TREES

AMG 3 AMUR MAPLE  
ATG 6 HOT WINGS® TATARIAN MAPLE  
MRB 7 RED BARRON CRABAPPLE  
MTC 2 THUNDERCHILD CRABAPPLE  
PAM 3 AMERICAN PLUM  
PSP 5 SUCKER PUNCH® CHOKECHERRY  
QRC 1 CRIMSON SPIRE™ OAK

SHRUBS

AAR 1 REGENT SERVICEBERRY  
ACL 15 LEADPLANT  
ACP 6 PANCHITO MANZANITA  
BTC 12 CRIMSON PYGMY JAPANESE BARBERRY  
BDN 10 COMPACT BUTTERFLY BUSH  
CCM 20 BLUE MIST SPIREA  
CAI 18 IVORY HALO VARIEGATED DOGWOOD  
CSI 25 ISANTI REDOSIER DOGWOOD  
CSK 26 KELSEY'S DWARF RED TWIG DOGWOOD  
CDI 6 SPREADING COTONEASTER  
DBC 36 CAROL MACKIE DAPHNE  
EAC 12 COMPACT BURNING BUSH  
HME 10 ENDLESS SUMMER HYDRANGEA  
JHH 5 HUGHES JUNIPER  
MAC 6 COMPACT OREGON GRAPE  
POD 25 DIABLO NINEBARK  
PFJ 31 JACKMAN POTENTILLA  
PBS 10 PAWNEE BUTTES SAND CHERRY  
RAG 5 GRO-LOW FRAGRANT SUMAC  
RMS 16 MORDEN SUNRISE SHRUB ROSE  
RNW 11 NEARLY WILD SHRUB ROSE  
S/JG 5 GOLDFLAME SPIREA  
SMP 3 DWARF KOREAN LILAC  
SPM 10 MISS KIM DWARF LILAC  
VNL 6 NANNYBERRY  
YFB 10 BRIGHT EDGE YUCCA

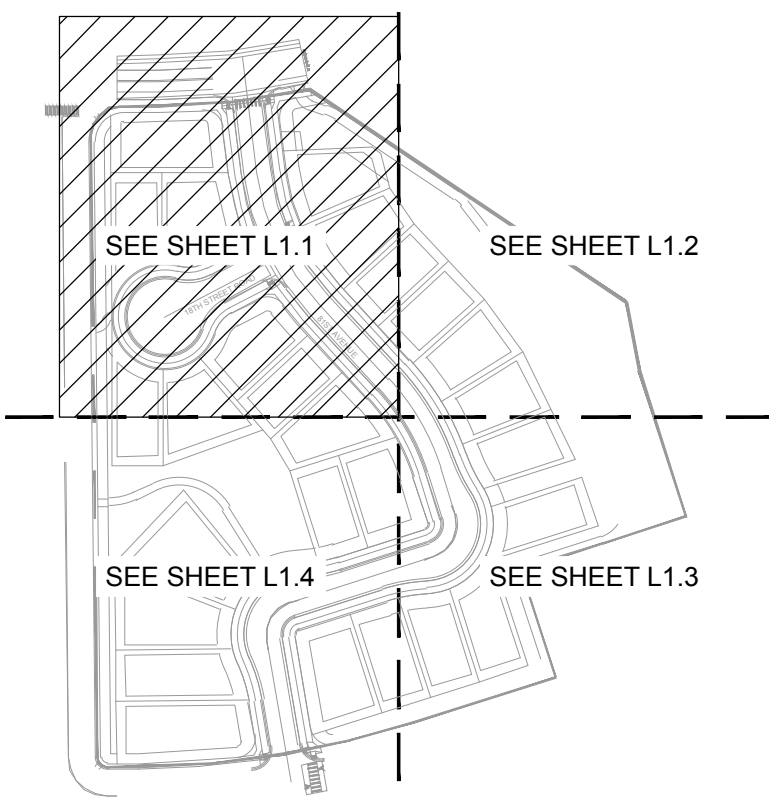
ORNAMENTAL GRASSES

BGB 16 BLONDE AMBITION GRAMA GRASS  
CAK 13 FEATHER REED GRASS

STREET TREE NOTES

-SINGLE FAMILY LOTS SHALL BE PLANTED WITH ONE (1) CITY OF GREELEY APPROVED SHADE R.O.W. TREE  
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-PERMIT APPLICATION FOR PLANTINGS IN THE ROW IS REQUIRED PRIOR TO INSTALLATION.

KEY MAP



MOUNTAIN VISTA -  
FILING 4

PRELIMINARY PLAT

GREELEY, CO

PREPARED BY:



DEVELOPER/APPLICANT

DS INVESTMENTS, LLC.  
LARRY S. BUCKENDORF  
7251 W. 20 STREET, L-200  
GREELEY, CO 80634  
970.352.7072

SITE ENGINEER

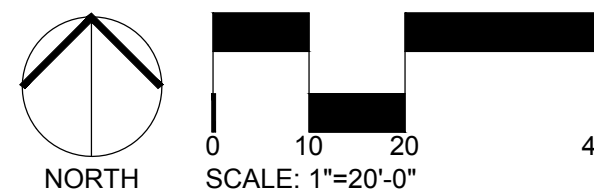
AVANT CIVIL GROUP  
ROBBIE LAURER  
1337 RIVERSIDE AVE., SUITE @2  
FORT COLLINS, CO  
970.286.7995

SURVEYOR

NORTHERN ENGINEERING SERVICES, INC.  
AARON LUND  
301 N. HOWES STREET, SUITE 100  
FORT COLLINS, CO 80521  
970.221.4158

LANDSCAPE ARCHITECT

RIPLY DESIGN INC.  
RUSS LEE  
419 CANYON AVE. SUITE 200  
FORT COLLINS, CO 80521  
970.224.5528



ORIGINAL SIZE 24X36

ISSUED

| No. | DESCRIPTION      | DATE       |
|-----|------------------|------------|
| 02  | PRELIMINARY PLAT | 12/18/2024 |
| 03  | PRELIMINARY PLAT | 01/31/2025 |

REVISIONS

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

LANDSCAPE  
ENLARGEMENT

SEAL:

ENTITLEMENT  
DRAWINGS  
NOT FOR  
CONSTRUCTION

|                 |         |
|-----------------|---------|
| PROJECT No.:    | R23-006 |
| DRAWN BY:       | AG      |
| REVIEWED BY:    | RL      |
| DRAWING NUMBER: |         |

L1.1



MOUNTAIN VISTA - FILING 4  
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO | 7.43 ACRES  
SUB2024-0025

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- CONCRETE

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- IRRIGATED TURF
- ROCK MULCH 1
- ROCK MULCH 2
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- UPLAND NATIVE SEED MIX

PLANT SCHEDULE

CODE QTY COMMON NAME

CANOPY TREES

- CSP 4 WESTERN CATALPA
- GAT 2 SKYLINE HONEY LOCUST
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- GDE 9 SEEDLESS KENTUCKY COFFEETREE
- QMA 3 BURR OAK
- QSS 5 SHUMARD RED OAK
- TCG 5 GREENSPIRE LITTLELEAF LINDEN

EVERGREEN TREES

- PGB 3 BIZON BLUE COLORADO SPRUCE
- PPB 5 BABY BLUE EYES COLORADO BLUE SPRUCE

ORNAMENTAL TREES

- AMG 3 AMUR MAPLE
- ATG 6 HOT WINGS® TATARIAN MAPLE
- MRB 7 RED BARRON CRABAPPLE
- MTC 2 THUNDERCHILD CRABAPPLE
- PAM 3 AMERICAN PLUM
- PSP 5 SUCKER PUNCH® CHOKECHERRY
- QRC 1 CRIMSON SPIRE™ OAK

SHRUBS

- AAR 1 REGENT SERVICEBERRY
- ACL 15 LEADPLANT
- ACP 6 PANCHITO MANZANITA
- BTC 12 CRIMSON PYGMY JAPANESE BARBERRY
- BDN 10 COMPACT BUTTERFLY BUSH
- CCM 20 BLUE MIST SPIREA
- CAI 18 IVORY HALO VARIEGATED DOGWOOD
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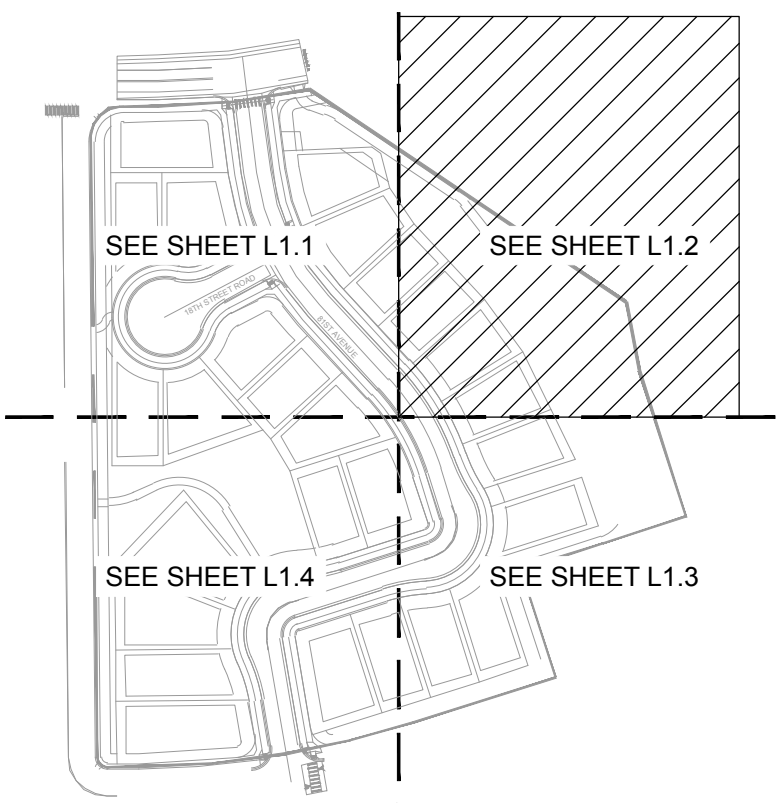
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KEY MAP



MOUNTAIN VISTA -  
FILING 4

PRELIMINARY PLAT

GREELEY, CO

PREPARED BY:



DEVELOPER/APPLICANT

DS INVESTMENTS, LLC.  
LARRY S. BUCKENDORF  
7251 W. 20 STREET, L-200  
GREELEY, CO 80634  
970.352.7072

SITE ENGINEER

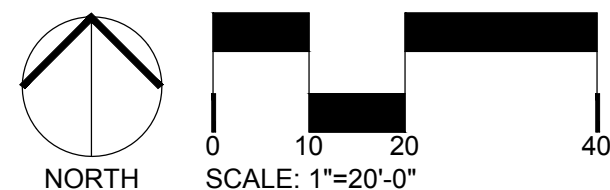
AVANT CIVIL GROUP  
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970.286.7995

SURVEYOR

NORTHERN ENGINEERING SERVICES, INC.  
AARON LUND  
301 N. HOWES STREET, SUITE 100  
FORT COLLINS, CO 80521  
970.221.4158

LANDSCAPE ARCHITECT

RIPLY DESIGN INC.  
RUSS LEE  
419 CANYON AVE. SUITE 200  
FORT COLLINS, CO 80521  
970.224.5528



ORIGINAL SIZE 24X36

ISSUED

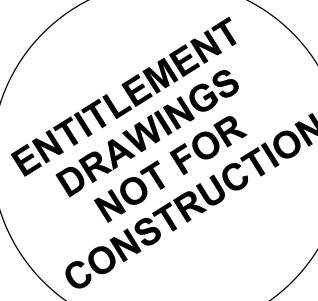
| No. | DESCRIPTION      | DATE       |
|-----|------------------|------------|
| 02  | PRELIMINARY PLAT | 12/18/2024 |
| 03  | PRELIMINARY PLAT | 01/31/2025 |

REVISIONS

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

LANDSCAPE  
ENLARGEMENT

SEAL:



|              |         |
|--------------|---------|
| PROJECT No.: | R23-006 |
| DRAWN BY:    | AG      |
| REVIEWED BY: | RL      |

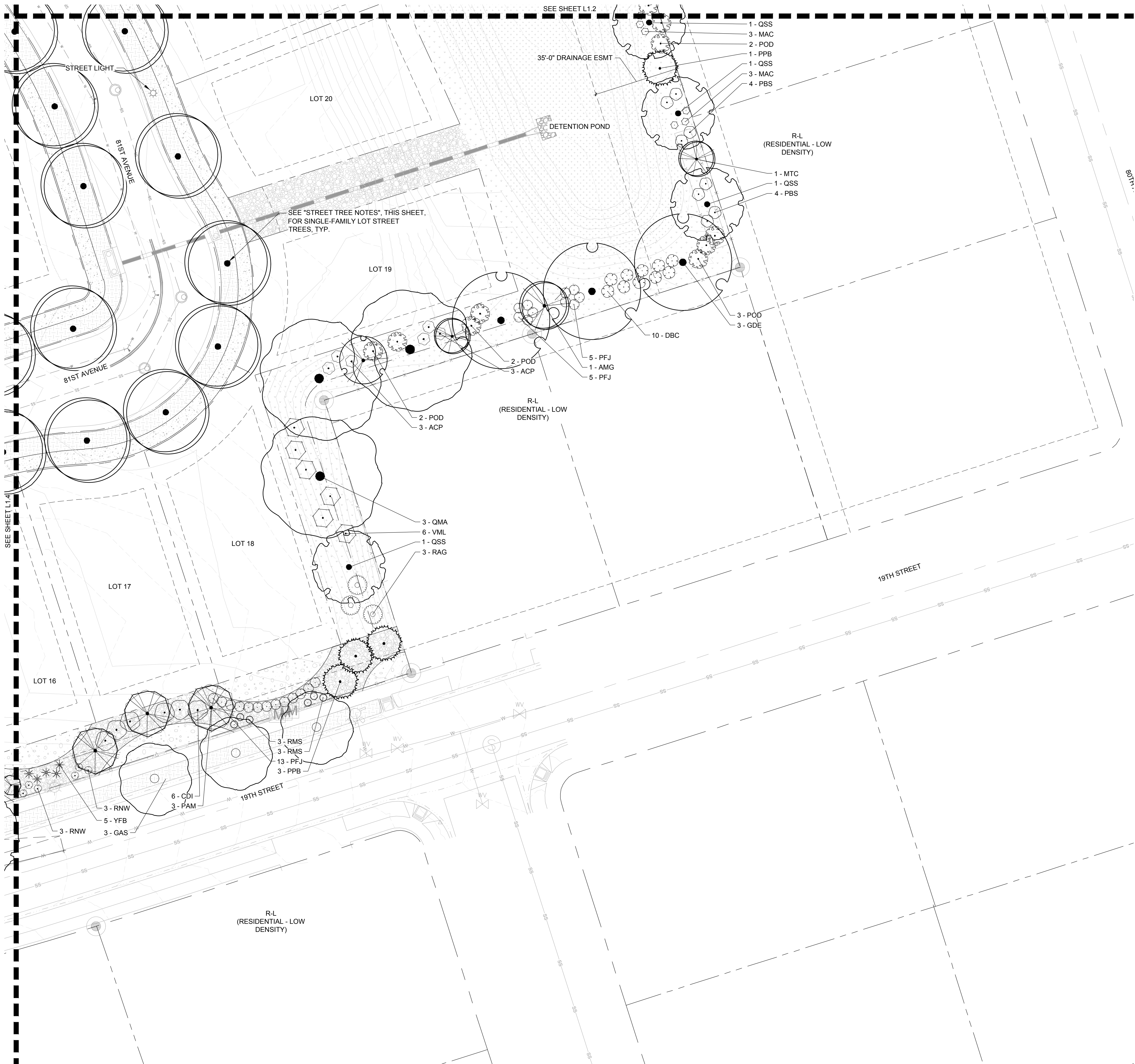
DRAWING NUMBER:

L1.2



Plotted By: Alex Garver. Layout: L1.3 LANDSCAPE ENLARGEMENT Printed On: 2/25/2025 12:25 PM File Name: L1.0 OVERALL LANDSCAPE PLAN.dwg

MOUNTAIN VISTA - FILING 4  
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO | 7.43 ACRES  
SUB2024-0025



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SYMBOL DESCRIPTION

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- POND ACCESS ROAD  
- CONCRETE

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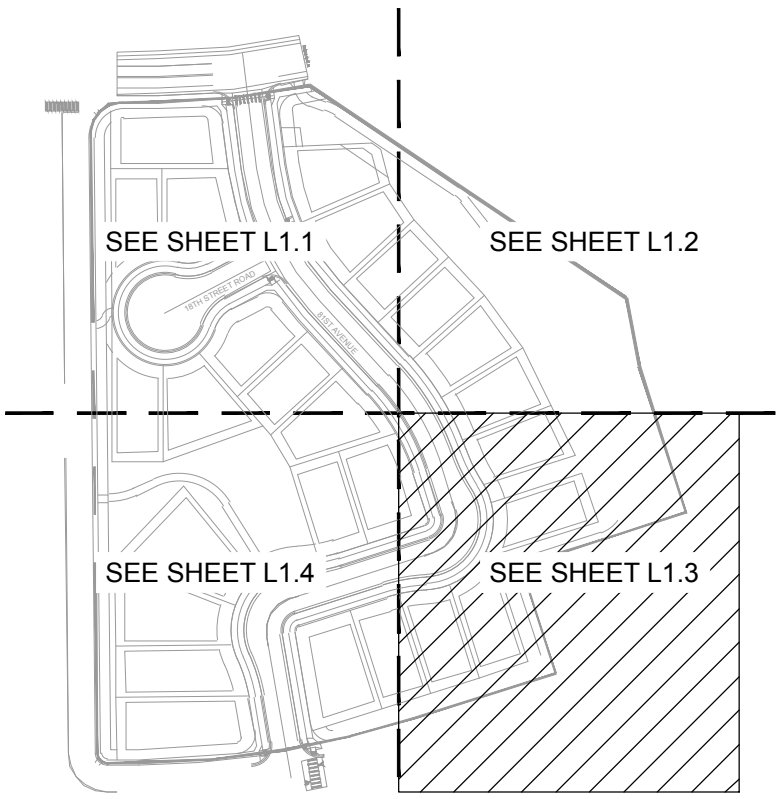
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KEY MAP



MOUNTAIN VISTA -  
FILING 4

PRELIMINARY PLAT

GREELEY, CO

PREPARED BY:



DEVELOPER/APPLICANT

DS INVESTMENTS, LLC  
LARRY S. BUCKENDORF  
7251 W. 20 STREET, L-200  
GREELEY, CO 80634  
970.352.7072

SITE ENGINEER

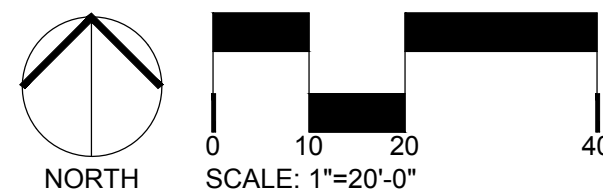
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301 N. HOWES STREET, SUITE 100  
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LANDSCAPE ARCHITECT

RIPLY DESIGN INC.  
RUSS LEE  
419 CANYON AVE. SUITE 200  
FORT COLLINS, CO 80521  
970.224.5828



ORIGINAL SIZE 24X36

ISSUED

| No. | DESCRIPTION      | DATE       |
|-----|------------------|------------|
| 02  | PRELIMINARY PLAT | 12/18/2024 |
| 03  | PRELIMINARY PLAT | 01/31/2025 |

REVISIONS

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

LANDSCAPE  
ENLARGEMENT

SEAL:

ENTITLEMENT  
DRAWINGS  
NOT FOR  
CONSTRUCTION

|              |         |
|--------------|---------|
| PROJECT No.: | R23-006 |
| DRAWN BY:    | AG      |
| REVIEWED BY: | RL      |

DRAWING NUMBER:

L1.3



MOUNTAIN VISTA - FILING 4  
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO | 7.43 ACRES  
SUB2024-0025

REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION

01 HARDSCAPE

- POND ACCESS ROAD  
- CONCRETE

02 LANDSCAPE MATERIAL

- IRRIGATED TURF  
- ROCK MULCH 1  
- ROCK MULCH 2  
- TAHOMA 31 BERMUDAGRASS  
- DETENTION POND SEED MIX  
- UPLAND NATIVE SEED MIX

PLANT SCHEDULE

CODE QTY COMMON NAME

CANOPY TREES

CSP 4 WESTERN CATALPA  
GAT 2 SKYLINE HONEY LOCUST  
GAS 10 SHADEMASTER HONEY LOCUST  
GDE 9 SEEDLESS KENTUCKY COFFEETREE  
QMA 3 BURR OAK  
QSS 5 SHUMARD RED OAK  
TCG 5 GREENSPIRE LITTLELEAF LINDEN

EVERGREEN TREES

PGB 3 BIZON BLUE COLORADO SPRUCE  
PPB 5 BABY BLUE EYES COLORADO BLUE SPRUCE

ORNAMENTAL TREES

AMG 3 AMUR MAPLE  
ATG 6 HOT WINGS® TATARIAN MAPLE  
MRB 7 RED BARRON CRABAPPLE  
MTC 2 THUNDERCHILD CRABAPPLE  
PAM 3 AMERICAN PLUM  
PSP 5 SUCKER PUNCH® CHOKECHERRY  
QRC 1 CRIMSON SPIRE™ OAK

SHRUBS

AAR 1 REGENT SERVICEBERRY  
ACL 15 LEADPLANT  
ACP 6 PANCHITO MANZANITA  
BTC 12 CRIMSON PYGMY JAPANESE BARBERRY  
BDN 10 COMPACT BUTTERFLY BUSH  
CCM 20 BLUE MIST SPIREA  
CAI 18 IVORY HALO VARIEGATED DOGWOOD  
CSI 25 ISANTI REDOSIER DOGWOOD  
CSK 26 KELSEY'S DWARF RED TWIG DOGWOOD  
CDI 6 SPREADING COTONEASTER  
DBC 36 CAROL MACKIE DAPHNE  
EAC 12 COMPACT BURNING BUSH  
HME 10 ENDLESS SUMMER HYDRANGEA  
JHH 5 HUGHES JUNIPER  
MAC 6 COMPACT OREGON GRAPE  
POD 25 DIABLO NINEBARK  
PFJ 31 JACKMAN POTENTILLA  
PBS 10 PAWNEE BUTTES SAND CHERRY  
RAG 5 GRO-LOW FRAGRANT SUMAC  
RMS 16 MORDEN SUNRISE SHRUB ROSE  
RNW 11 NEARLY WILD SHRUB ROSE  
SJS 5 GOLDFLAME SPIREA  
SMP 3 DWARF KOREAN LILAC  
SPM 10 MISS KIM DWARF LILAC  
VNL 6 NANNYBERRY  
YFB 10 BRIGHT EDGE YUCCA

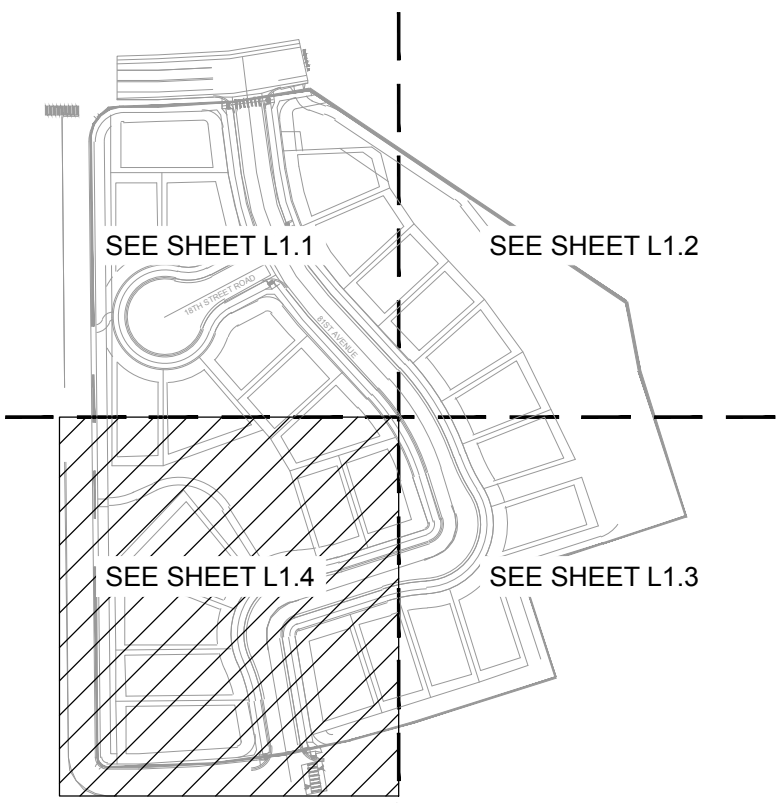
ORNAMENTAL GRASSES

BGB 16 BLONDE AMBITION GRAMA GRASS  
CAK 13 FEATHER REED GRASS

STREET TREE NOTES

-SINGLE FAMILY LOTS SHALL BE PLANTED WITH ONE (1) CITY OF GREELEY APPROVED SHADE R.O.W. TREE  
-TREE PLACEMENT WILL BE DETERMINED AT TIME OF CONSTRUCTION TO AVOID CONFLICT WITH DRIVEWAY LOCATION AND UTILITY LINE PLACEMENT  
-PERMIT APPLICATION FOR PLANTINGS IN THE ROW IS REQUIRED PRIOR TO INSTALLATION.

KEY MAP



MOUNTAIN VISTA -  
FILING 4

PRELIMINARY PLAT

GREELEY, CO

PREPARED BY:



DEVELOPER/APPLICANT

DS INVESTMENTS, LLC.  
LARRY S. BUCKENDORF  
7251 W. 20 STREET, L-200  
GREELEY, CO 80634  
970.352.7072

SITE ENGINEER

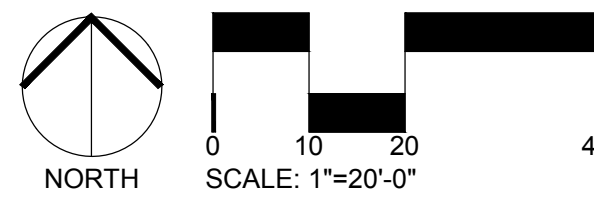
AVANT CIVIL GROUP  
ROBBIE LAURER  
1337 RIVERSIDE AVE., SUITE @2  
FORT COLLINS, CO  
970.286.7995

SURVEYOR

NORTHERN ENGINEERING SERVICES, INC.  
AARON LUND  
301 N. HOWES STREET, SUITE 100  
FORT COLLINS, CO 80521  
970.221.4158

LANDSCAPE ARCHITECT

RIPLY DESIGN INC.  
RUSS LEE  
419 CANYON AVE. SUITE 200  
FORT COLLINS, CO 80521  
970.224.5528



ORIGINAL SIZE 24X36

ISSUED

| No. | DESCRIPTION      | DATE       |
|-----|------------------|------------|
| 02  | PRELIMINARY PLAT | 12/18/2024 |
| 03  | PRELIMINARY PLAT | 01/31/2025 |

REVISIONS

| No. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

LANDSCAPE  
ENLARGEMENT

SEAL:

ENTITLEMENT  
DRAWINGS  
NOT FOR  
CONSTRUCTION

|                 |         |
|-----------------|---------|
| PROJECT No.:    | R23-006 |
| DRAWN BY:       | AG      |
| REVIEWED BY:    | RL      |
| DRAWING NUMBER: |         |

L1.4



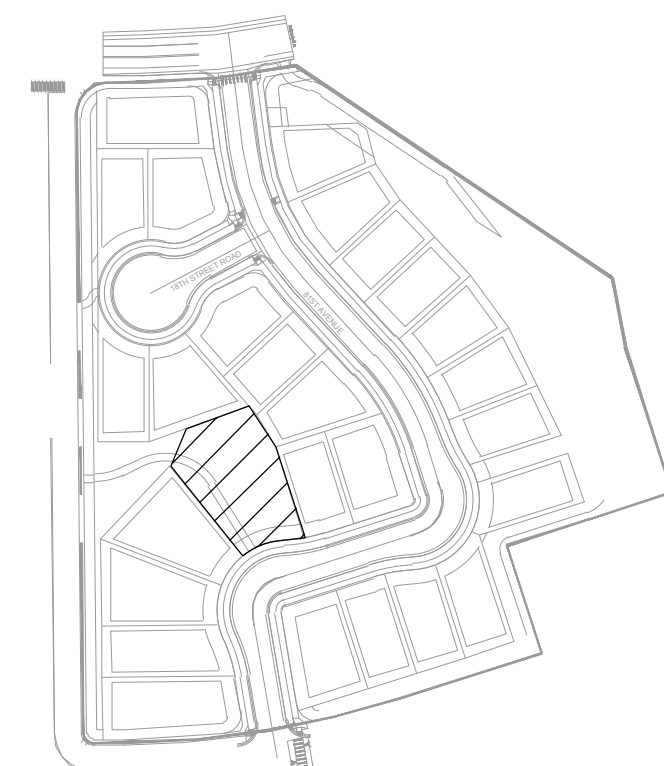


| NEIGHBORHOOD FEATURE/COMMON AREA TABLE |                   |                     |          |
|----------------------------------------|-------------------|---------------------|----------|
| COMMON AREA                            | REQUIREMENT AREA  | PROVIDED            | CREDITS  |
| SQUARE/GREEN 1*                        | 5,000 SF - 1 ACRE | 5,400 SF (12 ACRE)  | 1        |
| SQUARE/GREEN 2*                        | 5,000 SF - 1 ACRE | 12,560 SF (29 ACRE) | 1        |
| <b>TOTAL PROVIDED</b>                  |                   |                     | <b>2</b> |
| <b>TOTAL REQUIRED**</b>                |                   |                     | <b>1</b> |

NOTES:

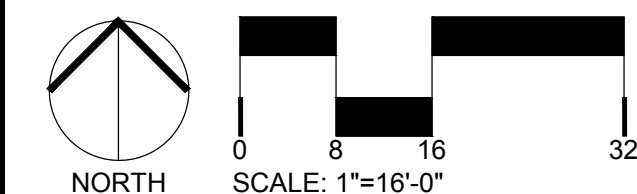
- COMMON AREA FEATURES INCLUDE 8' WIDE CONCRETE PEDESTRIAN PATH, BENCH SEATING, COVERED SEATING PROVIDED BY A GAZEBO, AND OPEN SPACE FOR ACTIVE RECREATIONAL USE.
- SQUARE/GREEN NEIGHBORHOOD FEATURES IN TRACT A CAN BE ACCESSED FROM 81ST AVENUE AND 82ND AVENUE VIA A 8' WIDE PEDESTRIAN PATH.
- COMMON AREA TO BE MAINTAINED BY AN HOA.

## KEY MAP



## PRELIMINARY PLAT

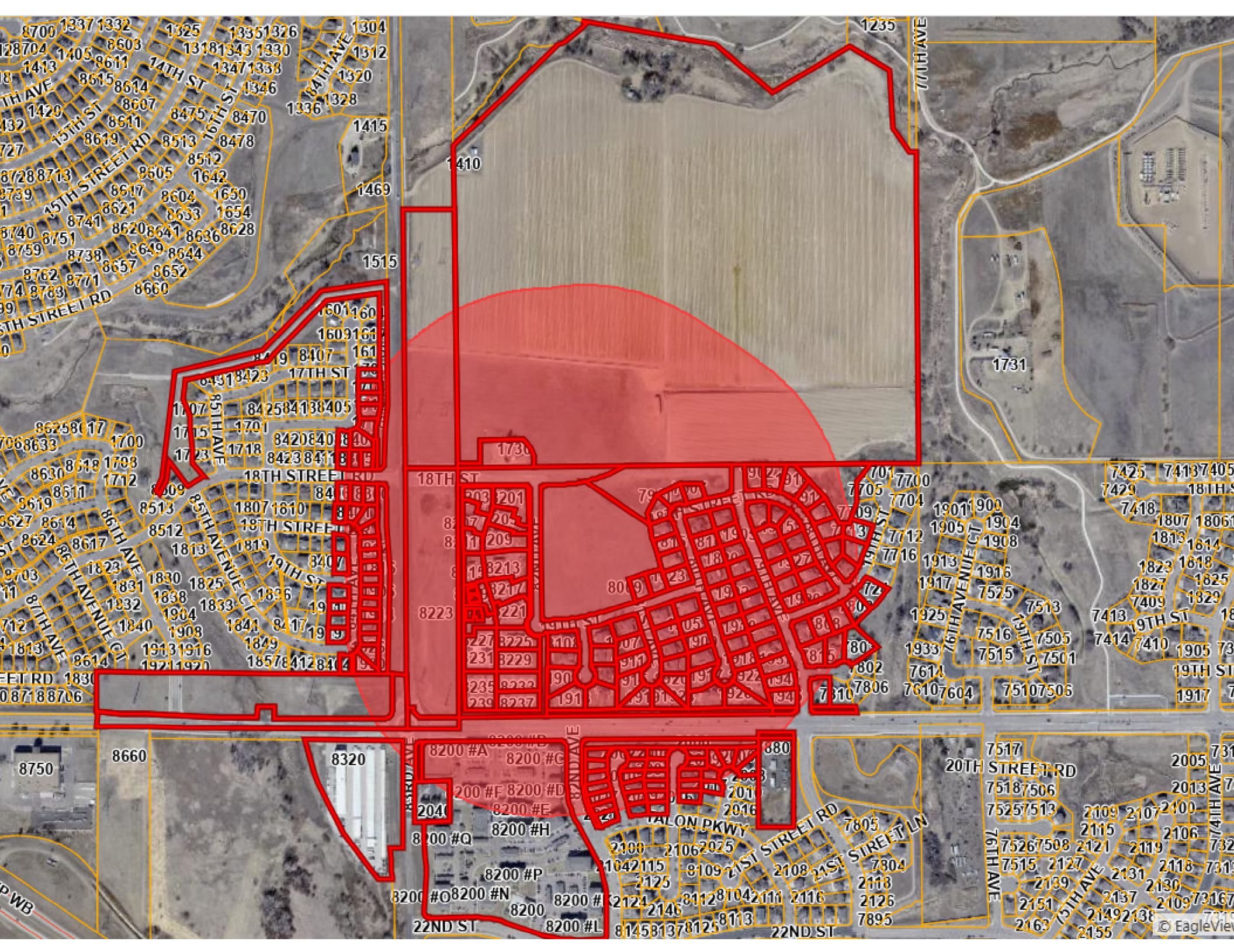
|                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------|
| <b>DEVELOPER/APPLICANT</b>                                                                                                    |
| DS INVESTMENTS, LLC,<br>LARRY S. BUCKENDORF<br>7251 W. 20 STREET, L-200<br>GREELEY, CO 80634<br>970.352.7072                  |
| <b>SITE ENGINEER</b>                                                                                                          |
| AVANT CIVIL GROUP<br>ROBBIE LAURER<br>1337 RIVERSIDE AVE., SUITE #2<br>FORT COLLINS, CO<br>970.286.7995                       |
| <b>SURVEYOR</b>                                                                                                               |
| NORTHERN ENGINEERING SERVICES, INC.<br>AARON LUND<br>301 N. HOWES STREET, SUITE 100<br>FORT COLLINS, CO 80521<br>970.221.4158 |
| <b>LANDSCAPE ARCHITECT</b>                                                                                                    |
| RIPLEY DESIGN INC.<br>RUSS LEE<br>419 CANYON AVE. SUITE 200<br>FORT COLLINS, CO 80521<br>970.224.5828                         |

[illegible]NEIGHBORHOOD  
FEATURE EXHIBIT

|                                                                                       |         |
|---------------------------------------------------------------------------------------|---------|
| SEAL:                                                                                 |         |
|  |         |
| PROJECT No.:                                                                          | R23-006 |
| DRAWN BY:                                                                             | AG      |
| REVIEWED BY:                                                                          | RL      |
| DRAWING NUMBER:                                                                       |         |

EXHIBIT









# Mountain Vista Filing 4 Preliminary Subdivision SUB2024-0025

Katelyn Puga, Planner III

[Katelyn.puga@greeleygov.com](mailto:Katelyn.puga@greeleygov.com) (970) 336-4050

Planning Commission – March 25, 2025



**Community Vitality**



# Agenda

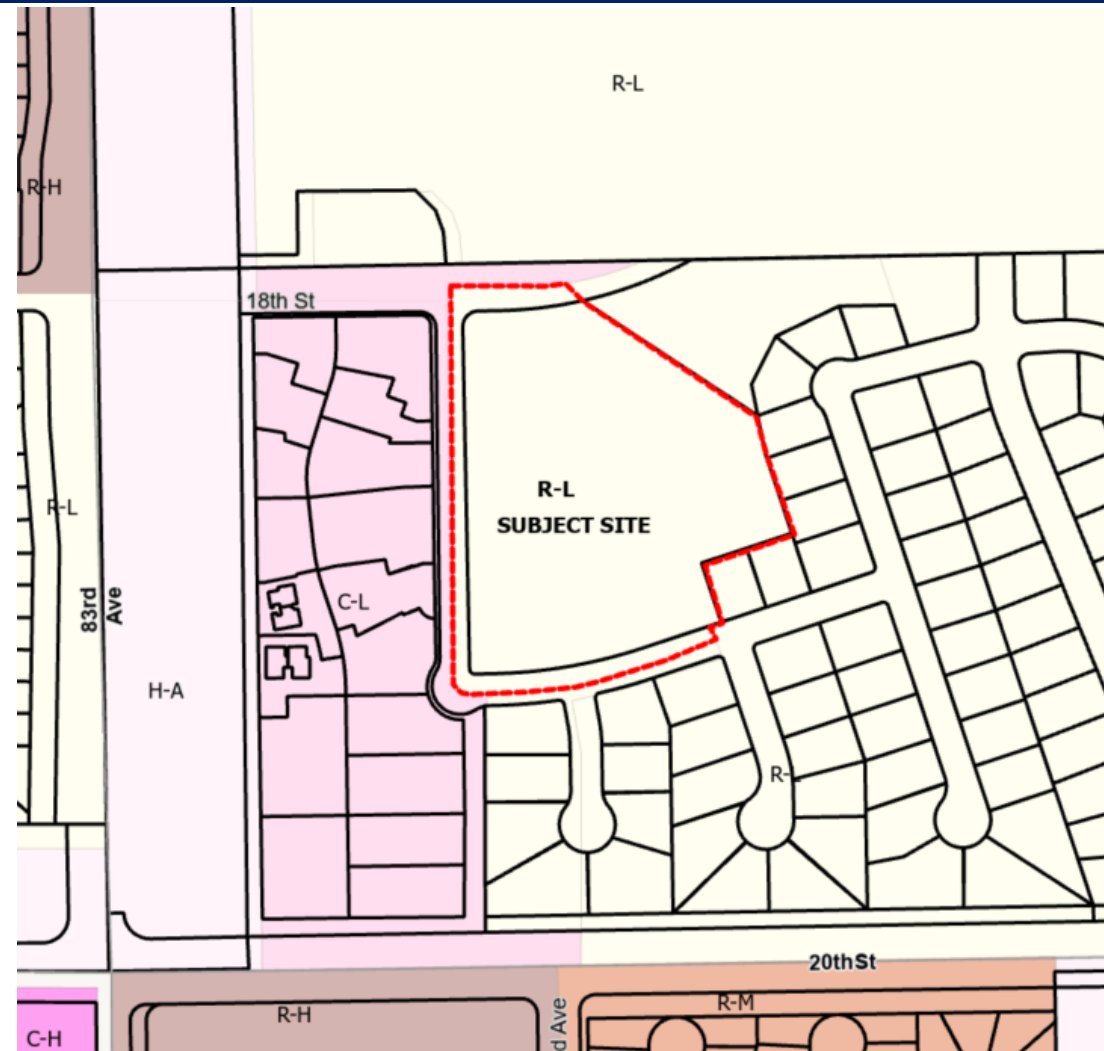


- **Request:**
  - Subdivide 7.43 acres in Tract 2 of the Mountain Vista Filing 3 Subdivision to create 26 single-family attached lots, 2 outlots, and dedication of rights of way
  - Parcel is currently undeveloped & zoned Residential Low (R-L)
- **Background:**
  - The subject site was originally part of the North Poudre Fourth Annexation, which was approved and zoned as H-A (Holding Agriculture) in 1982.
  - A rezone to R-L (current designation) was approved in 2024.
- **Planning Commission Decision**

# Zoning Map and Location



- Southeast corner of 18<sup>th</sup> Street and 82<sup>nd</sup> Avenue
- Located in the Mountain Vista Subdivision (generally located northeast of 83<sup>rd</sup> Ave and 20<sup>th</sup> St)
- Surrounding Zoning and Land Uses:
  - North: Undeveloped – R-L
  - South: Single-Family Residential – R-L
  - East: Single-Family Residential – R-L
  - West: Commercial & Office Uses – C-L

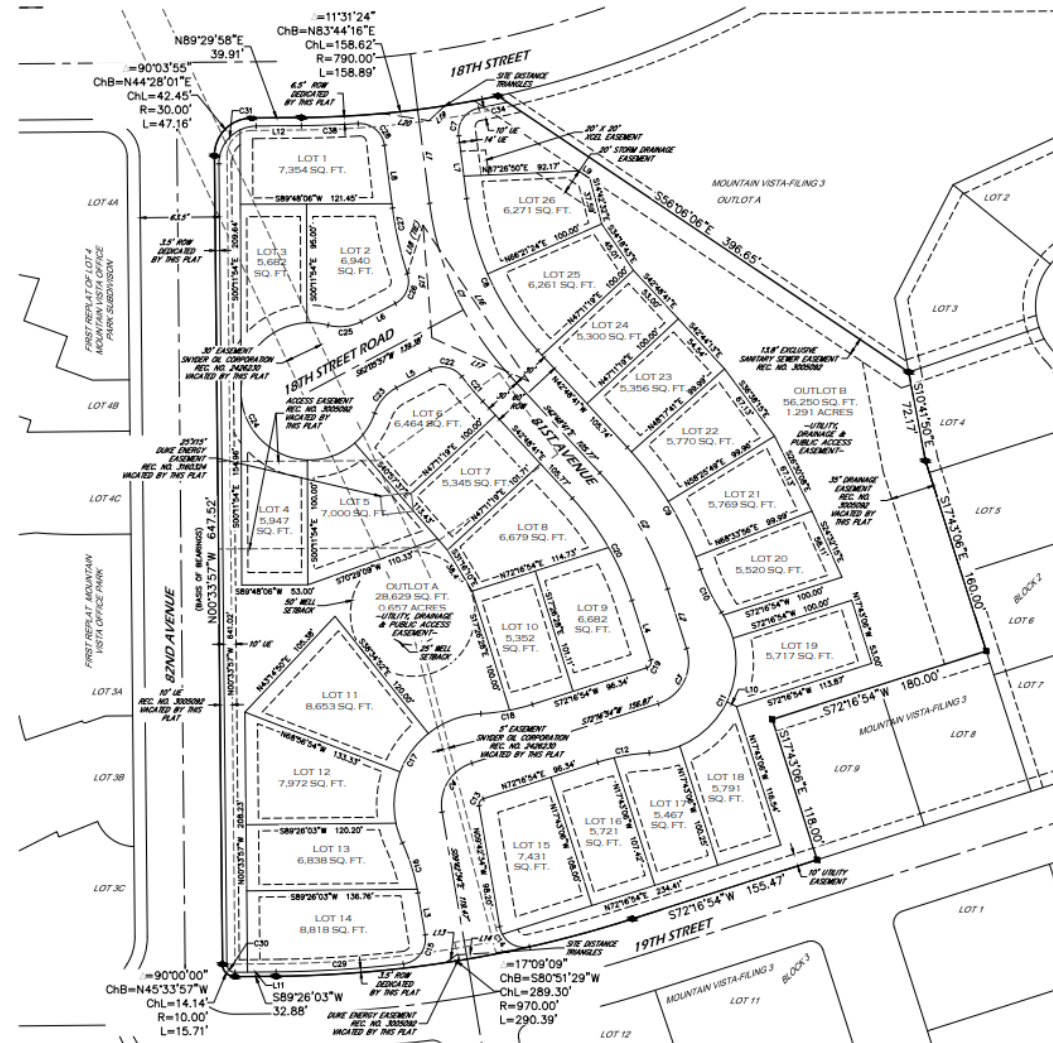






# Proposed Preliminary Plat

- 26 Single-Family Detached Lots
- 2 Outlots – green space, open space, access, detention pond and utility/drainage
- Dedication of Right-of-Way for internal local streets
- Crosswalk provided across 19<sup>th</sup> Street.
- Includes appropriate infrastructure required to be installed



# Landscape Treatment Plan

- Plan includes landscaping for proposed green space. The neighborhood features meets the requirement for a square/green in Development Code.
- Perimeter Treatment Plan meets requirements of Development Code Section 24-802, 24-803, and Section 6 of the Water Conservation Criteria



# Considerations

- **Approval Criteria**

- Preliminary Subdivision Criteria – 24-203.b.1 (a)-(i) – Criteria to Evaluate Preliminary Subdivision Applications
- The proposed Preliminary Subdivision is consistent with the criteria as outlined in the staff report

- **Recommendation**

- Complies with Section 24-203.b.1 (a)-(i)
- Recommend : **Approval**

- **Notification**

- Notice letters were mailed to property owners within 1,000 feet.
- Signs posted on the property
- Web notice posted & all other noticing requirements met
- 0 letters of opposition of the Preliminary Subdivision



# Motions

## Recommended

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, **approves the preliminary subdivision as presented.**

## Alternative

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1), and therefore, **denies** the preliminary subdivision plat.

# Thank you

---



# Review Criteria



## Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

1) **The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**

The City's Comprehensive Plan designates this area as "Mixed Use," which allows for residential land uses. This application is in accordance with the approved Poudre Heights PUD plan, proposing residential land uses.

### **Consistency with the Land Use Chapter of the Comprehensive Plan.**

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

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

The proposal provides open space and recreational amenities for future residents of the development with the incorporation of a pocket park, and trails connecting open spaces throughout the subdivision.

CG-2: Promote a balanced mix and distribution of land uses.

The preliminary plat follows the vision of the Poudre Heights PUD plan for Planning Area F and proposes single-family attached residential units as part of the larger mix of uses within the subdivision.

HO-2: Encourage a broad diversity of housing options.

The preliminary plat provides for 165 single-family attached housing units. Other housing types can be integrated in the subsequent planning areas of the subdivision.

*The request complies with this criterion.*

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

The proposed subdivision was designed to minimize impacts to the surrounding area. There were no natural features identified as ecologically significant. Staff is unaware of any potential hazards that presently exist on the subject site.



# Review Criteria



## Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

- 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.**

The subdivision design is consistent with the Development Code standards and design criteria. Access is provided in a logical manner, with two vehicular access points at 18<sup>th</sup> Street, and 19<sup>th</sup> Street to the development. The proposal supports a main local street to serve most lots, and the proposed cul-de-sac provides adequate mid-block pedestrian access to the 82<sup>nd</sup> Avenue frontage.

Open space and natural features are incorporated by a proposed centrally located 17,960 square foot green space (Outlot A) and separate stormwater detention pond (Outlot B) in the northeast corner of the site. Proposed vehicular access into the site is from 18<sup>th</sup> Street and 19<sup>th</sup> Street. Pedestrian access is provided adjacent to all public rights-of-way, including dedicated walkways through the proposed cul-de-sac and green space.

*This 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.**

The design is consistent with the standards and design criteria in the Development Code for future single-family detached housing development. The proposal adheres to all specific design criteria including, lot sizes, setbacks, perimeter landscaping and parking that apply to this proposal.

The proposal has demonstrated that the proposed single-family detached units meet lot sizes and setbacks for the Detached House- Standard Lot and Detached House – Medium Lot housing types as specified in the Development Code.

Parking for the units will be provided with each unit as required by Chapter 7 of the Development Code .

# Review Criteria



## Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

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

The applicant submitted their preliminary construction plans for concurrent review with the preliminary plat for Mountain Vista Filing 4.

City staff and referral agencies have reviewed the preliminary construction plans and will work through final details and logistics as part of the final plat submittal if the preliminary plat is approved.

*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.**

The applicant will construct infrastructure for Mountain Vista Filing 4 in one phase. A final subdivision plat for the development will be required and reviewed administratively by the City following approval of this preliminary plat proposal.

*The request complies with this criterion.*

# Review Criteria



## Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

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 and referral agencies have reviewed all preliminary plans and studies associated with the project and are comfortable with the applicant moving forward in providing final studies and working through any minor comments as part of the final subdivision plat process for Mountain Vista Filing 4.

*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 of adjacent property from meeting the goals and policies of the Comprehensive Plan.**

The proposed subdivision would not impede any anticipated future public infrastructure. The applicant is required to construct on-site and appropriate off-site utility and roadway infrastructure to serve the development. The street network adjacent to and within the site will be constructed as part of the development. 18<sup>th</sup> Street will be constructed up to the boundaries of the project site. Future extension of 18<sup>th</sup> Street to the east will be the responsibility of future development for the site to the north. City staff is not aware of any other major infrastructure projects planned for this area as 82nd Avenue and 19<sup>th</sup> Street are already constructed.

*This request complies with this criterion.*



# Review Criteria



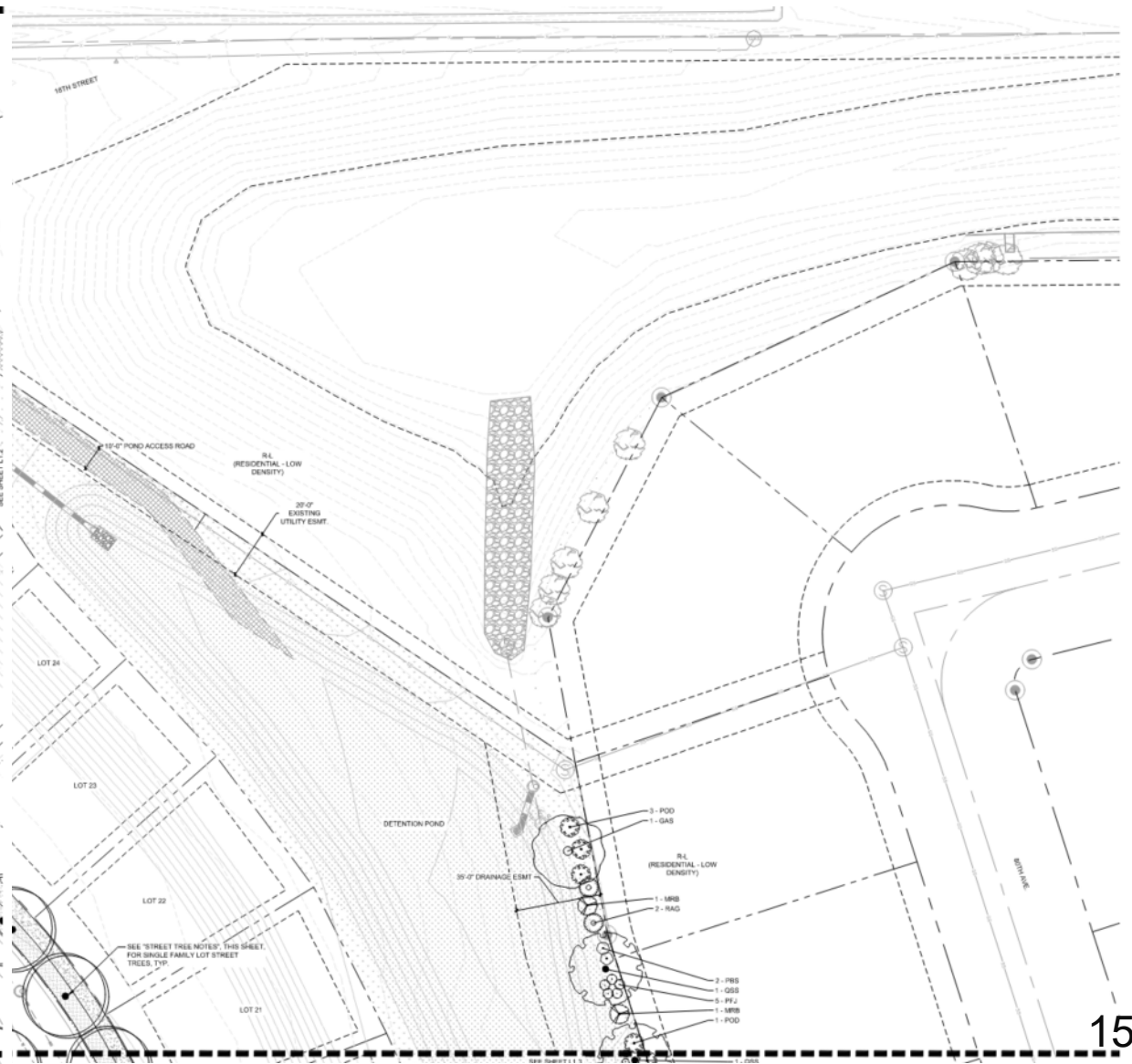
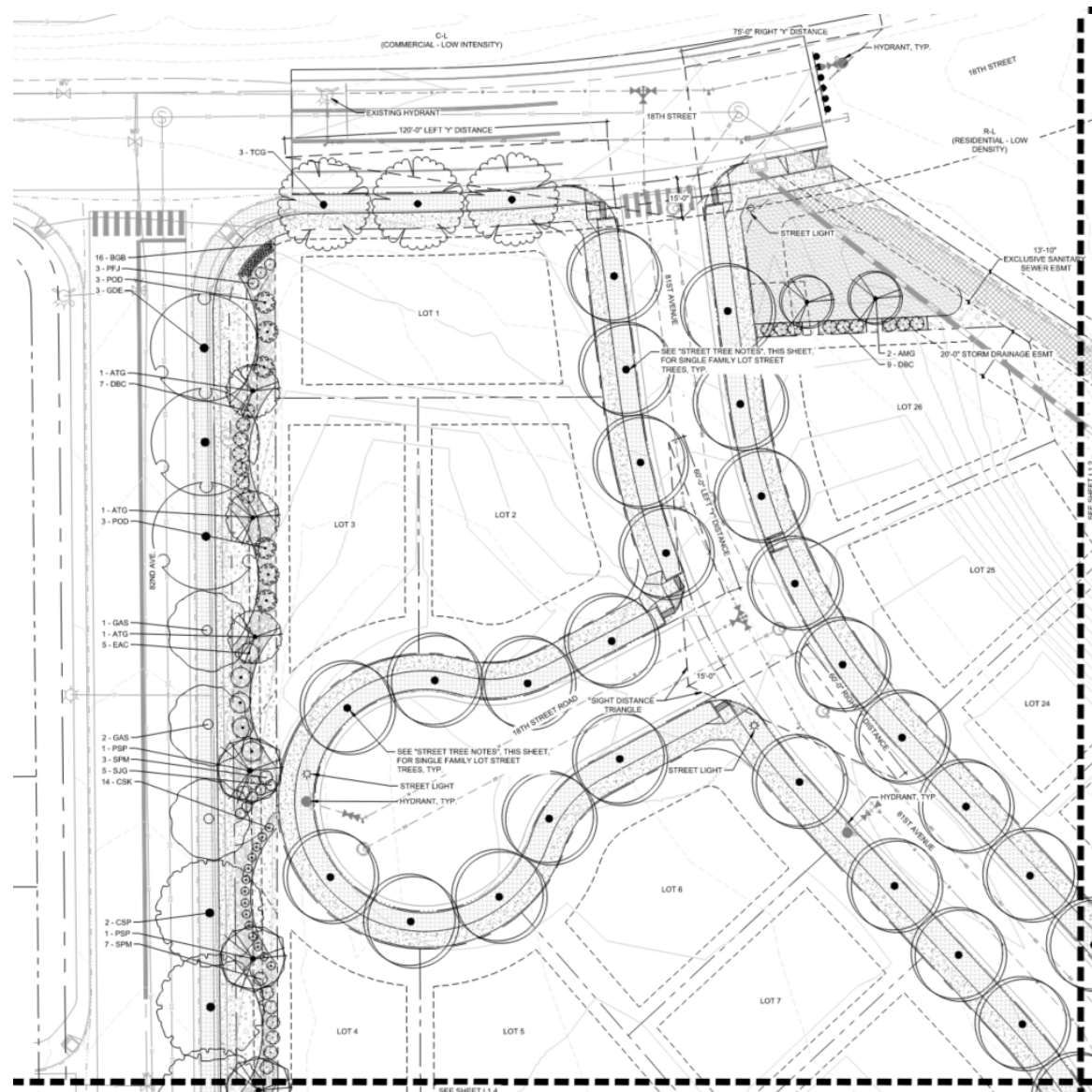
## Preliminary Subdivision Review Criteria, Section 24-203.b.1(a)-(i)

### 9) **The recommendations of professional staff or advisory review bodies.**

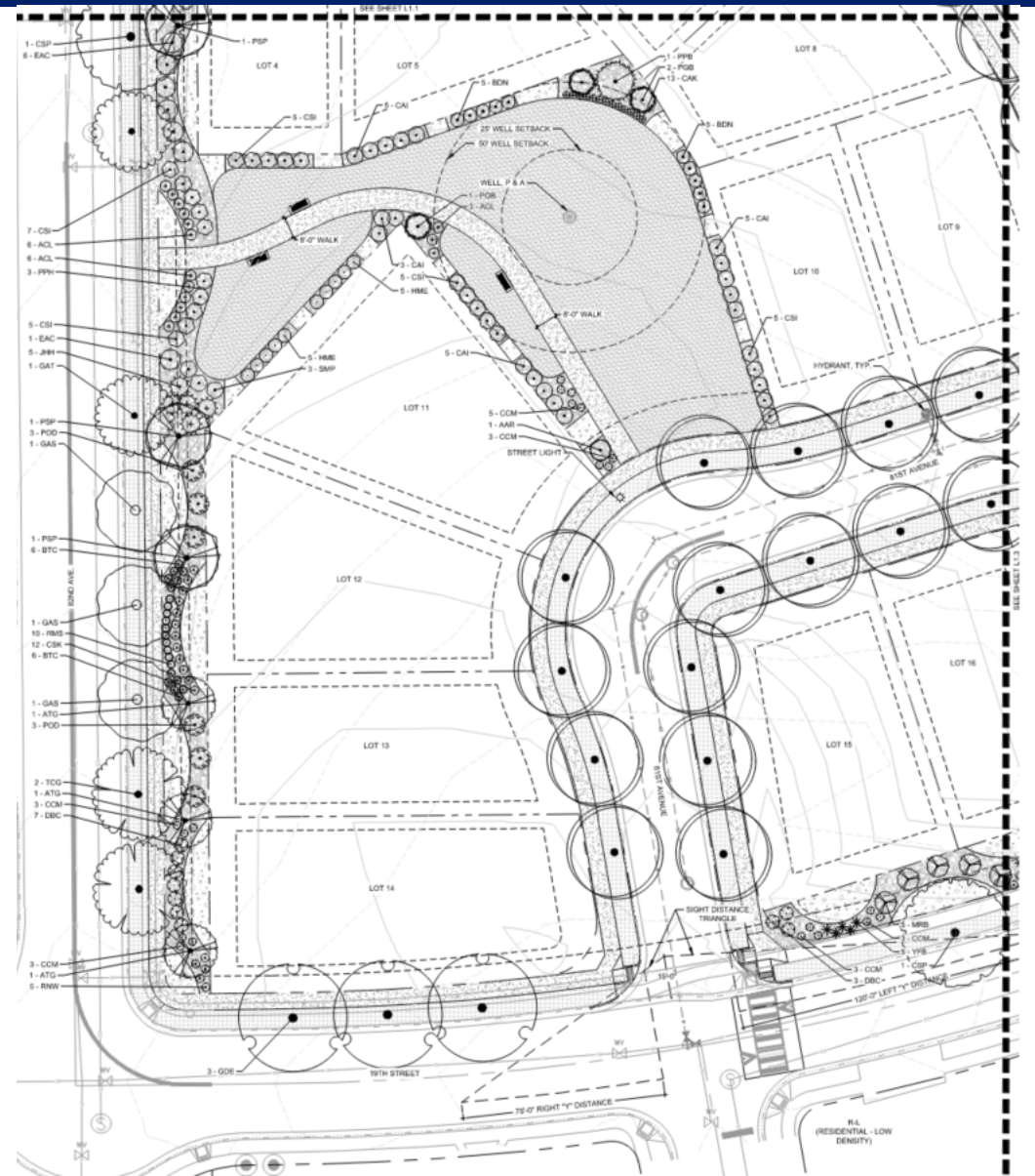
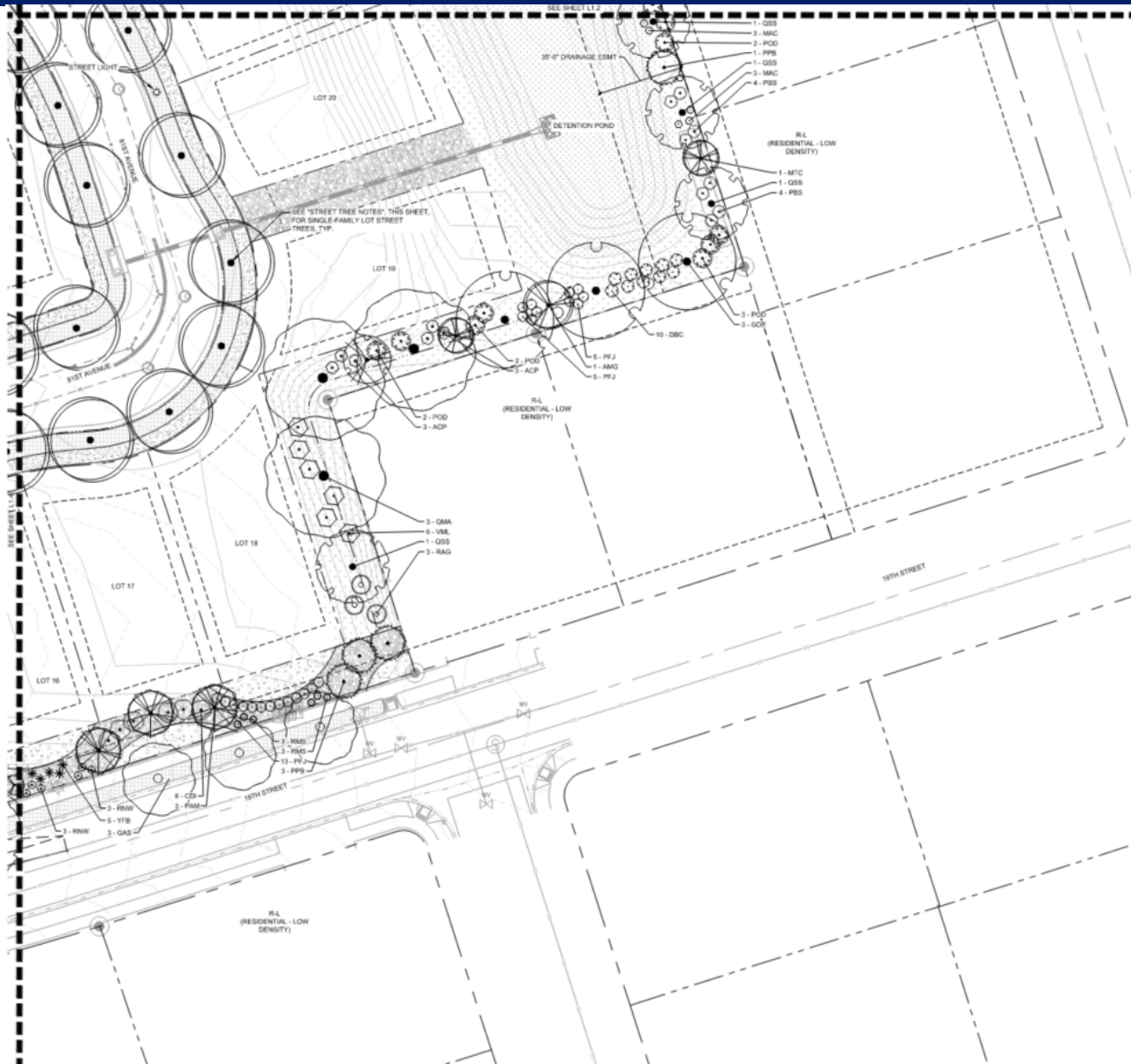
Staff and referral agencies have reviewed all preliminary plans and studies associated with the project and are comfortable with the application as presented. The applicant will finalize all plans and studies as part of the final subdivision plat process if the preliminary plat is approved.

*The request complies with this criterion.*

# Landscape Treatment Plan

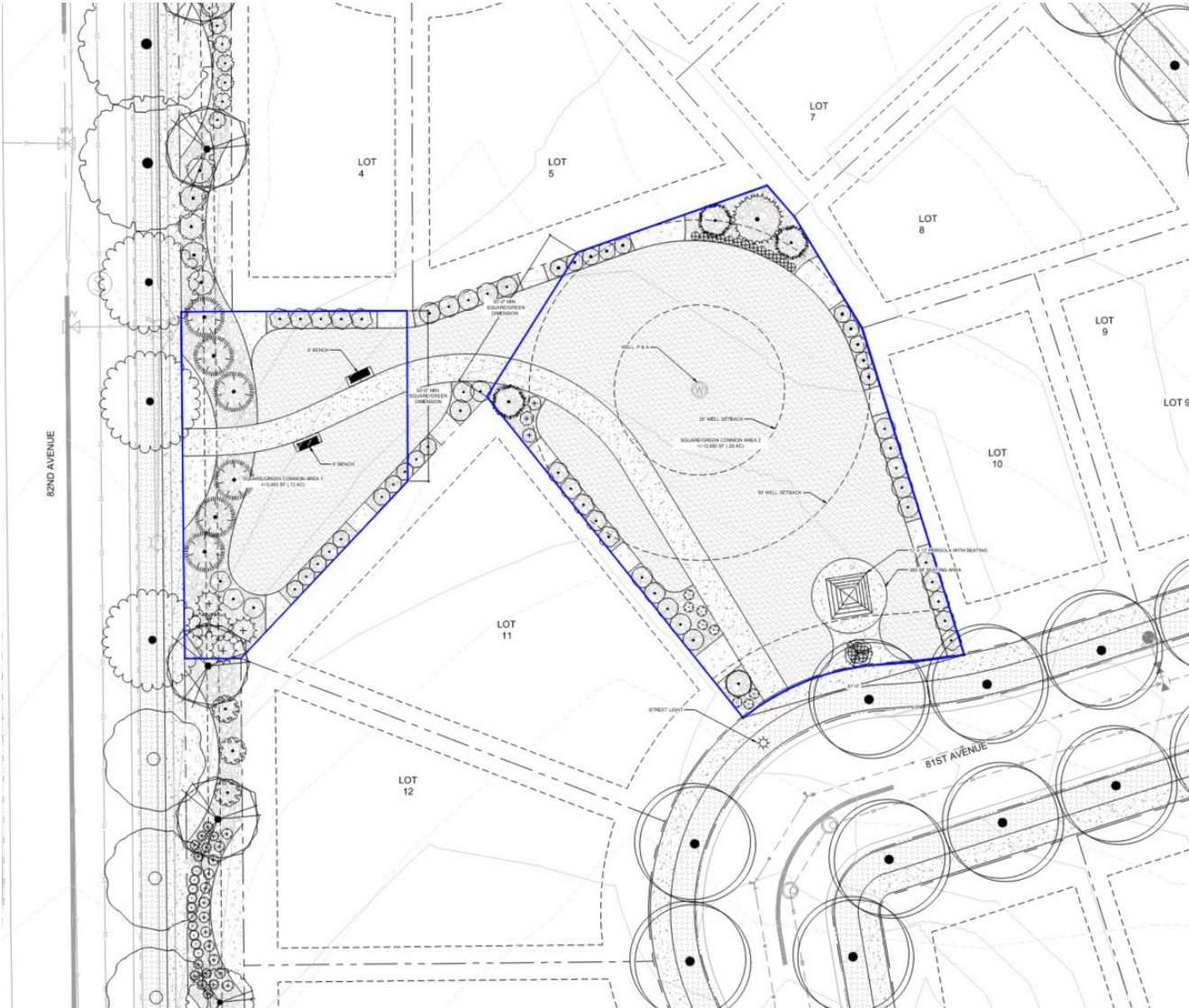


# Landscape Treatment Plan





# Neighborhood Feature Plan



| NEIGHBORHOOD FEATURE/Common Area Table |                   |                      |         |
|----------------------------------------|-------------------|----------------------|---------|
| Common Area                            | Requirement Area  | Provided             | Credits |
| SQUARE/GREEN 1*                        | 5,000 SF - 1 Acre | 5,400 SF (.12 Acre)  | 1       |
| SQUARE/GREEN 2*                        | 5,000 SF - 1 Acre | 12,560 SF (.29 Acre) | 1       |
| <b>TOTAL PROVIDED</b>                  |                   |                      | 2       |
| <b>TOTAL REQUIRED**</b>                |                   |                      | 1       |

\* PER SEC. 24-504.C.1(C) - FORMAL AREAS (GREENS, PLAZAS, SQUARES AND COURTYARDS) INCLUDE HARDSCAPE, PUBLIC ART, SEATING AREAS, ORNAMENTAL LANDSCAPE, WATER FEATURES OR OTHER ENHANCEMENTS TO SERVE AS FOCAL POINTS AND GATHERING PLACES. THESE AREAS SHALL BE LOCATED TO SERVE AS FOCAL POINTS FOR COMPACT DEVELOPMENT PATTERNS OR HIGHER DENSITY DEVELOPMENT SERVING THE IMMEDIATE SURROUNDING AREA.

\*\* 26 DWELLING UNITS PROPOSED:  
-PER TABLE 24-5-10 - RESIDENTIAL PROJECTS WITH 25-50 DWELLING UNITS REQUIRE ONE (1) NEIGHBORHOOD FEATURE AS IDENTIFIED IN TABLE 24-5-11.