Planning Commission Agenda

Regular Meeting

Tuesday August 12, 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/83707411818

NOTICE:

Planning Commission meetings are held on the 2nd and 4th 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

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

Meeting agendas and minutes are available on the City's meeting portal at 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.

Planning Commission

August 12, 2025, at 1:15 PM
1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the July 8, 2025, Planning Commission Meeting Minutes.

EXPEDITED AGENDA

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

5. A public hearing to consider a request for approval of subdivision of 18.5 acres of land into three (3) tracts and to dedicate 96th Avenue Place Right-of-Way (ROW). The subject property is located north of 10th Street, also known as US Highway 34 Business, west of 95th Avenue, east of 97th Avenue, and south of 7th Street. Lake Bluff Filing No. 5 – SUB2025-0009

END OF EXPEDITED AGENDA

6. Staff Report
7. Adjournment

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision for Three (3) Tracts and Dedication of 96th Avenue Place Right-of-Way.

FILE NUMBER: SUB2025-0009

PROJECT: Lake Bluff, Filing No. 5 Subdivision

LOCATION: North of 10th Street (US Highway 34 Business), West of 95th Avenue, East of 97th Avenue, and South of 7th Street

APPLICANT: Gary Floyd, Lamp Rynearson, on behalf of Greeley-Roth, LLC

CASE PLANNER: Michael Franke, AICP, Planner III

PLANNING COMMISSION HEARING DATE: August 12, 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.

EXECUTIVE SUMMARY

The City of Greeley is considering a request for approval of subdivision of 18.5 acres of land into three (3) tracts and to dedicate 96th Avenue Place Right-of-Way (ROW). The subject property is located north of 10th Street, also known as US Highway 34 Business, west of 95th Avenue, east of 97th Avenue, and south of 7th Street.

A. REQUEST

The applicant is requesting approval of subdivision plat for the purpose of creating tracts for future commercial development as proposed in the Lake Bluff PUD and to dedicate 96th Avenue Place ROW.

B. STAFF RECOMMENDATION

Approval (see Section J).

C. LOCATION

The subject site is located north of 10th Street (US Highway 34 Business), west of 95th Avenue, east of 101st Avenue, and south of 7th Street.

Current Zoning: PUD (Planned Unit Development)

Abutting Zoning:
North: PUD (Planned Unit Development)
South: PUD
East: PUD
West: H-A (Holding Agriculture)

Abutting Land Use:
North: Single-Family Residential - Lake Bluff Filing No 1 and 7th Street
South: 10th Street/BUS HWY 34
East: 95th Avenue
West: Single-Family Residential

Site Characteristics:
The site is largely undeveloped land that has been graded within the Lake Bluff PUD. There are two plugged and abandoned oil and gas wells on site within a proposed Outlot. A detention pond has been constructed within Outlot 1 of the proposed subdivision to service the detention needs of the area. The site is bound by 10th Street to the south, 95th Avenue to the east, and 7th Street to the north. This subdivision is located within the southeastern portion of the PUD adjacent to a 1.8 acre detention pond.

D. BACKGROUND

In 1985 a 1,701-acre property was annexed into the City of Greeley, known as the Golden Triangle Second Annexation (Ordinance 1:85), which included the subject property. The entire annexed area was zoned PUD with a Conceptual PUD for a variety of approved land uses including residential, commercial, industrial, recreation, and open space uses. In 1997, an application was approved to divide the 1,70l-acre Golden Triangle PUD into six separate PUD tracts (PUD 11:97) while maintaining all of the underlying land uses. The subject site was included in the Golden Triangle PUD #3.

The Lake Bluff PUD went through Preliminary PUD approvals in 2009, and again in 2013. These iterations were not finalized through a Final PUD process and thus expired.

The most recent Lake Bluff Preliminary PUD (PUD2018-0010) was approved by City Council on March 3, 2020 (Ordinance 03, 2020). The Preliminary PUD provided land uses, including a mix of residential and commercial with an approximate 10.9-acre school site provided within Lake Bluff Filing No 1. Parks and trails are also committed for the project, including two park sites totaling 10.2 acres to be dedicated to the City of Greeley within the PUD.

A preliminary plat was approved by Planning Commission on January 11, 2022 (File No. SUB2021-0026). A final subdivision was completed a few months after the preliminary plat approval (File No. SUB2021-0034). Another preliminary plat was approved by Planning Commission on November 8, 2022 (File No. SUB2022-0015) to create the Lake Bluff Filing No 1 development of single-family lots and school dedication to the north of the proposed subdivision.

The Lake Bluff Filing No 1 final subdivision was approved a few months later after the preliminary plat approval (File No. SUB2022-0028). Most recently, Lake Bluff Filing No. 3 was approved in 2024 and is currently under construction for single-family homes. Lake Bluff Filing No. 3 is adjacent to the subject site to the northwest.

With this application, the applicant requests approval of a subdivision of 18.5 acres of land into three (3) tracts for future commercial development and dedicate 96th Avenue Place ROW to service the Lake Bluff PUD development as originally approved.

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 "Mixed Use," which allows for commercial land uses. This application is also in accordance with the approved Lake Bluff PUD plan.

Consistency with the Land Use Chapter of the Comprehensive Plan.

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

- ED-1.1: Attractive Economic Climate
  - The proposal provides opportunity for advancement of commercial development within the City of Greeley to serve residence and attract other business development.
- ED-2.4: Business Attraction
  - The proposal shall create the necessary infrastructure for business attraction to occur at this site. The subdivision will allow for commercial business to locate at this property.
- CG-2: Promote a balanced mix and distribution of land uses.
  - The preliminary plat follows the vision of the Lake Bluff PUD plan and offers residential lots and trail connectivity.
- IN-1.1: Adequate Public Facility Standards
  - The preliminary plat maintains standards for the provision of adequate public facilities by creating necessary critical roadway infrastructure for the city to improve upon existing traffic and transportation conditions. The proposal also provides other necessary infrastructure for the advancement of community such as water, sewer, and dry utilities.
- TM-1.13: Street Patterns
  - The proposal is dedicating ROW for the enhancement of the existing street patter network system for Lake Bluff. Dedicating 96th Avenue Place will

promote street and pathway patterns and configurations that foster interconnectivity between subdivisions and commercial development in order to move all users in direct routes and limit extraneous travel on collector and arterial streets

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 are no significant geologic hazards or other natural features including wildlife habitat that will be impacted with this plan. The plan is designed in the most efficient manner possible while meeting the criteria of the Greeley Development Code and Lake Bluff PUD. 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 Lake Bluff PUD plan development and design criteria. In instances where the PUD plan is silent, or otherwise noted on the PUD plans, the City's Development Code regulations shall govern. 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 design is consistent with the Lake Bluff PUD plan development and design criteria, and the Development Code criteria where the PUD plan does not govern. The Lake Bluff PUD plan established specific design criteria including, lot sizes, setbacks, perimeter landscaping and parking. This plat continues the block structure from existing phases to the north. This plan is quite efficient and the blocks and lots meet all design standards within the Lake Bluff

PUD. This plat provides additional connectivity to the south for the existing single-family lots connecting to 10th Street.

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. This plan meets the criteria as described in the Lake Bluff PUD. 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: It is anticipated that this project will build out in one phase upon approval of construction documents. Timing of full build out will be dependent on market conditions which continue to be favorable along the Front Range. Future subdivisions and site plan reviews shall be required for vertical development of each tract. The proposed subdivision is consistent with the approved Lake Bluff PUD.

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

A preliminary plat was approved by Planning Commission on January 11, 2022 (File No. SUB2021-0026). A final subdivision was completed a few months after the preliminary plat was approved (File No. SUB2021-0034). Furthermore, the Lake Bluff Filing No. 1 preliminary plat was approved on November 8, 2022 (File No. SUB2022-0015) with a final subdivision approved a few months later (File No. SUB2022-0028). In 2023, a minor subdivision, Lake Bluff Filing No. 2, was approved to create the lot to the west of this plat area for multifamily development, which is consistent with the Lake Bluff PUD. The Lake Bluff Filing No. 3 plat was approved in 2024 (File No. SUB2024-0006) for single-family residential. Lake Bluff Filing No. 4 is a minor currently under review to subdivide Tract I into smaller tracts for future development. This plat is a continuation of the overall Lake Bluff PUD platting process and the Lake Bluff Filing No. 4 plat. This plat is know as Lake Bluff Filing No. 5. As the PUD develops, more preliminary subdivisions would follow and come before the Planning Commission for approval as applicable.

2. HAZARDS

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

3. WILDLIFE

This portion of the overall PUD 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 7th Street and 95th Avenue while building out 96th Avenue Place, to the south providing a connection to 10th Street. The Traffic Impact Study provided is in compliance with the Overall Lake Bluff Traffic Impact Study. The traffic for this project has been accounted for in the previously approved Lake Bluff Traffic Study.

G. SERVICES

1. WATER

The Lake Bluff Developer is currently under construction and would be providing water to the site when the construction of this water main is complete. The City would review the interior water main looping and ensure proper water quality is achieved in accordance with City of Greeley Design Criteria.

2. SANITATION

The Lake Bluff developer is currently under construction of the Poudre Trunkline to provide sanitary sewer to the subject property. This site would connect to the sanitary sewer main constructed by the overall Lake Bluff Developer. Sanitary sewer flows from this development have been accounted for in the design of the Poudre Trunkline.

3. EMERGENCY SERVICES

The property is served by the City of Greeley Police and Fire Department. Fire State #7 is located along 10th Street, approximately 2.3 miles east of Lake Bluff. Fire Station #6 is located within the Promontory PUD, approximately 1.5 miles south of Lake Bluff.

4. PARKS AND OPEN SPACES

The applicant is proposing six outlots that would be used as smaller park areas and pedestrian access points as part of this plat, all constructed and maintained by either the Metropolitan District or a HOA. In addition, the Lake Bluff PUD has dedicated land to the City of Greeley for a future city park.

5. SCHOOLS

The subject property is located within the Windsor-Severance (WE-4) School District. The Lake Bluff Filing No 1 final plat dedicated a 10-acre site to the School District that will satisfy the school service demand for the entire Lake Bluff PUD neighborhood. This subdivision is proposing no vertical development at this time. When vertical development does come for review, it will be commercial, having no impact on school district.

6. METROPOLITAN DISTRICT

The applicant would finance many of the on and off-site improvements for the development through the approved Metropolitan District. The Lake Bluff Metropolitan District 1-3 was approved in 2018 (File No. MD2018-0001).

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The proposed subdivision includes a perimeter treatment plan consisting of trees and groundcover, consistent with the approved Lake Bluff PUD. 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 July 18, 2025, and notice was published on the City's website per Development Code requirements. A sign was posted on the site on July 29, 2025. The mineral rights notice requirements to mineral owners and lessee of interest of the property was satisfied during the Lake Bluff PUD process. 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.

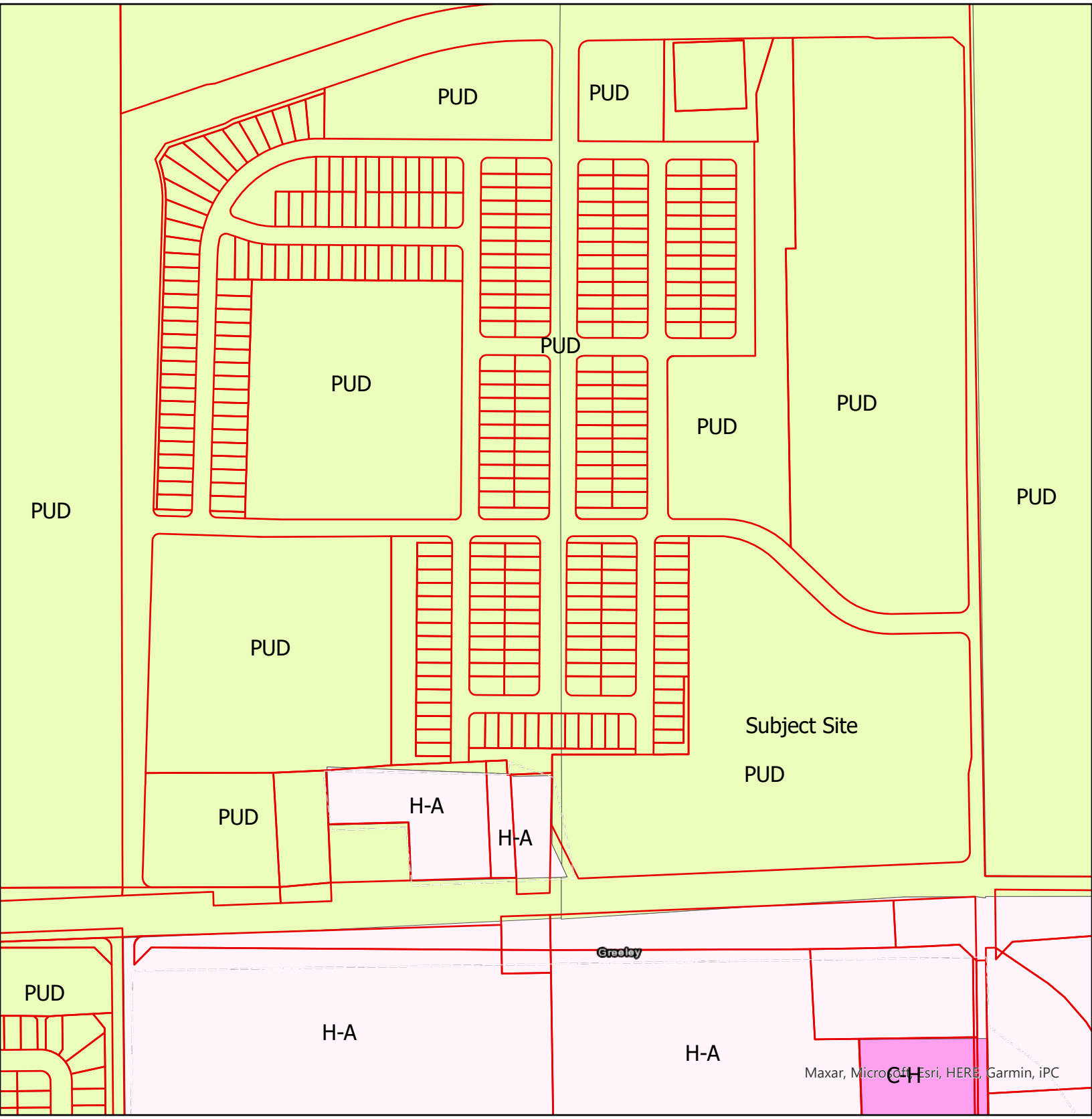
Alternative motion:

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

1 - Zoning/Vicinity Map
2 - Project Narrative
3 - Development Application
4 - Plat
5 - Notice Boundary
6 - Notice Letter
7 - Photo Aerial Map

Vicinity & Zoning Map - Lake Bluff Filing No 5
SUB2025-0009
Planning Commission August 12, 2025



Legend

- Greeley Parcels
- 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

City of Greeley Colorado

0 0.04 0.08 0.16 Miles

LAMP RYNEARSON

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LampRynearson.com

April 2, 2025

Community Development Department – Planning & Zoning
Michael Franke
1100 10th Street
Greeley, CO

RE: Lake Bluff Commercial Tract I – Major Subdivision Narrative (Lake Bluff Filing 5)

Dear Michael,

On behalf of Greeley-Rothe, we would like to convey our appreciation for taking the time and effort to review our Major Subdivision Request. The Major Subdivision Request will provide the necessary information needed for staff to understand the vision for the dedication of 96th Avenue Place within the Lake Bluff PUD.

Site Location
The property is located within Phase 1 of the Lake Bluff PUD which is generally located at the northwest corner of 95th Avenue and Hwy 34 (10th Street) and is comprised of approximately 146 acres of land zoned for PUD uses. The subject tract (I) is bordered to the north by 7thStreet, to the south by Business HWY 34 (10th Street), to the west by proposed and existing single-family lots and to the east by 95th Avenue. The proposed development is 18+ acres and has access onto 10th Street via a Right in Right out movement, 95th Avenue via a ¾ movement and on 7th Street by a full movement intersection. The proposed development is situated in Section 1, Township 5 North, Range 67, West of the 6th PM.

General Description
The goal of this development is to develop Tract I for future commercial use. Per the PUD, Tract I encompasses two planning areas PA(34) and PA(35). The Lake Bluff PUD designated MU/CH for planning area, PA(35) and Detention Pond for planning area , PA(34). The detention pond is already constructed and was a part of the Phase I work for the overall subdivision.

This request is running concurrent with the current Minor Subdivision – SUB2025-0006 (Lake Bluff Filing 4). This major subdivision is being provided as it was required by the city for the dedication of public ROW for 96th Avenue Place. This Major Subdivision request is solely for the infrastructure related to the surface improvements for 96th Avenue Place. All other infrastructure including underground utilities for Tract I is included in the package submitted as a part of SUB2025-0006.

With this major subdivision request, Greeley-Rothe plans to replat 3 Tracts of the concurrent Lake Bluff Filing 4. The tracts planned to be replatted are Tract I-1, Tract I-2, and Tract I-4. All of these tracts are adjacent to the planned 96th Avenue Place ROW.

This will include the pavement, signage, striping operations associated with 96th Avenue Place. All other aspects including utilities and grading are to be completed with Lake Bluff Filing 4 plans. See the following sections for answers to the requested information:

1. **How the proposed project meets the goals of the Comprehensive Plan, or other specific plans or policies that may impact the application?**

This project is located within the Lake Bluff PUD development – specifically planning areas PA(34) and PA(35). The proposed plan aligns with the approved PUD criteria for the Lake Bluff community not exceeding unit ranges or densities as outlined in the approved PUD. Additionally, all setback and buffer standards are being met with the proposed plan. By developing with the Lake Bluff PUD parameters, the proposed development inherently meets the goals of the Comprehensive plan.

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

The need for mixed use/commercial continues to increase in this market. West Greeley continues to add housing but does not yet have the common conveniences that more developed portions of the City have. With thousands of housing units currently available in this area and thousands more on the horizon, mixed use/commercial developments should help serve and provide this portion of the city with the amenities it requires.

3. **The proposed uses, general site layout, and conceptual or anticipated design of buildings, including how the project related to surrounding sites and public spaces?**

The proposed use will fall in line with mixed use, commercial high intensity zoning regulations as indicated in the PUD land use matrix. The site will provide connections to all surrounding roadways via previously approved traffic movements. A proposed private roadway system will be designed and constructed to meet the standards of typical commercial roadway requirements. The roadway will meander through the property in a way that will provide future mixed use/commercial developers to easily develop the remaining tracts. The future construction of any buildings will need to meet the requirements set out in the PUD. Adequate buffers will be provided to all adjacent properties including the adjacent single-family residential to the west.

4. **How the project will fit in and contribute to the area and further the intent of the existing or proposed zoning district?**

This Tract is zoned Mixed Use / Commercial High Intensity (MU/CH) per the approved PUD. The proposed layout aligns with the criteria that define the MU/CH zone district and meets the intent of the Lake Bluff PUD. The City of Greeley is expected to see significant growth over the next decade, especially the western portion. This project will help provide commercial growth and work opportunities.

5. **Planning and infrastructure impacts, including timing, phasing, or the need for any technical studies or outside agency coordination and review.**

The layout shown in the provided plan has accounted for proper roadway design criteria, setback, landscape buffers, and the need for adequate utilities/stormwater facilities to service these tracts. It is anticipated that this project will follow the City of Greeley Major Subdivision process. A drainage report, and geotechnical analysis are anticipated technical studies that will be required. Minor outside agency coordination is anticipated and will include CDOT, Atmos, and PVREA. As soon as the plans are approved by the City, work will proceed. It is anticipated to break ground mid 2025 and be completed as one (1) phase.

6. **Development review processes and review criteria, and in particular whether any special public information and outreach or specific agency or department reviews are necessary.**

It is anticipated that this development will undergo the City of Greeley's Major Subdivision process. This project is aligned with the criteria and objectives of the Lake Bluff PUD. We do not anticipate any special public information or outreach will be needed. Should a community or neighborhood meeting be required the applicant will follow the standard processes to hold those forums.

7. **Opportunities to improve designs or coordinate preliminary concepts with other private or public investments in the area.**

This project conforms with the vision of the approved PUD for the Lake Bluff community. Tract I is surrounded by other planning areas within the approved PUD and is anticipated to provide connection of these planning areas to the major roadways including 10th Street and 95th Avenue. Impacts to adjacent properties not within the Lake Bluff PUD will be minimal. Westside Investment Partners is the master developer and coordination / development agreements will need to be coordinated with that team.

Sincerely,

LAMP RYNEARSON, INC.

Gary Floyd, PE
Senior Project Manager

Development Application

1100 10th Street Greeley, CO 80631
970-350-9780
www.greeleygov.com

APPLICANT NAME: Lamp Rynearson	**ADDRESS:** 4715 Innovation Dr Fort Collins, CO 80525 **EMAIL:** gary.floyd@lamprynearson.com	**PHONE:** 303-502-4661
OWNER(S) OF RECORD: Greeley-Rothe, L.L.C.	**ADDRESS:** 4100 E. Mississippi Ave. Ste 500 Glendale, CO 80246 **EMAIL:** msandene@westsideinv.com	**PHONE:** 303-984-9800
OWNER(S) OF RECORD:	**ADDRESS:** **EMAIL:**	**PHONE:**
POINT OF CONTACT: Gary Floyd	**ADDRESS:** 4715 Innovation Dr Fort Collins, CO 80525 **EMAIL:** gary.floyd@lamprynearson.com	**PHONE:** 303-502-4661

PARCEL / LOT INFORMATION

Parcel ID Number	095701402012
Address or Cross Streets:	N/A
Subdivision Name & Filing No.:	Replat of Lake Bluff Filing No. 4 (Lake Bluff Filing No. 5)
Related Case Numbers: (PUD, Rezoning, and/or Plat)	SUB 2021-0026, PUD2018-0010, SUB 2025-0006

	EXISTING	PROPOSED
Zoning:	PUD	PUD
Project Name:	N/A	Replat of Lake Bluff - Filing No. 4 - Tract I
Site Area (Acres & Square Ft.):	18.541 Acres, 807,6374 SF	18.541 Acres, 807,6374 SF
Floor Area Ratio (FAR):	N/A	TBD
Density (Dwelling Units/Acre):	N/A	TBD
Building Square Footage:	N/A	TBD

PROJECT TYPE

☐ Annexation	☐ Minor Subdivision	☐ Historic Register Nomination	☐ Rezoning
☐ Appeal	☐ Condominium Plat	☐ Historic Preservation Design Review	☐ Planned Unit Development
☐ Entertainment Establishment	☐ Easement Encroachment	☐ Historic Preservation Financial Incentives	☐ ROW Dedication/Vacation
☑ Major Subdivision - Final Plat	☐ Site Plan	☐ Easement Dedication/Vacation	☐ Variance
☐ Major Subdivision – Preliminary Plat	☐ Use by Special Review	☐ Metropolitan District	☐ Other

Pre-Application Meeting Date: 1/23/2025

Pre-Application Meeting Number: PAM 2025-0002

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: _____ **Date:** 4/1/25

LAKE BLUFF FILING NO. 5 SUBDIVISION

BEING A REPLAT OF LAKE BLUFF FILING NO. 4, SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

18.541 ACRES, 5 TRACTS, 2 OUTLOTS

SUB2025-0009, PUD2018-0010

STANDARD NOTES

1. STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND, PROVIDED THAT CONSTRUCTION OF SAID ROADWAY IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER, DEVELOPER AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

2. DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.).

3. DRAINAGE MAINTENANCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE DEVELOPMENT AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORMWATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY SHALL NOTIFY THE PROPERTY OWNER IN WRITING AND SHALL INFORM THE OWNER THAT CORRECTIVE ACTION BY THE OWNER SHALL BE REQUIRED WITHIN TEN WORKING DAYS OF RECEIPT OF NOTIFICATION BY THE CITY, UNLESS AN EMERGENCY EXISTS, IN WHICH CASE CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY UPON RECEIPT OF NOTIFICATION BY THE CITY. IF THE OWNER FAILS TO TAKE CORRECTIVE ACTION WITHIN TEN WORKING DAYS, THE CITY MAY PROVIDE THE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

4. DRAINAGE LIABILITY. THE CITY DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE CITY REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE CITY WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. CITY APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.

5. LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

6. SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT, AS DETERMINED BY SECTION 24-1146 OF THE DEVELOPMENT CODE, SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN 36 INCHES IN HEIGHT FROM THE STREET LEVEL.

7. PUBLIC SAFETY. ACCESS, WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE, AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.

8. DRAINAGE MASTER PLAN. THE POLICY OF THE CITY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
   (I) DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE FINAL DRAINAGE REPORT AND PLAN AND THE STORMWATER MANAGEMENT PLAT.
   (II) DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY, SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFF-SITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
   (III) EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS OR AS REQUIRED BY THE CITY AND DESIGNED IN THE FINAL DRAINAGE REPORT AND THE STORMWATER MANAGEMENT PLAN.

9. MAINTENANCE EASEMENTS. A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS, IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN THE STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNER'S USE OF THIS MAINTENANCE EASEMENT AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

10. STREET LIGHTING. ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE RELATING TO STREET LIGHTING IN THIS SUBDIVISION, TOGETHER WITH RATES, RULES AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNERS OR THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY, AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE SUBDIVISION IN ACCORDANCE TO APPLICABLE RATES, RULES AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION.

11. WATER OR SEWER MAIN EASEMENTS. THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, DETENTION PONDS, LANDSCAPING (PLANTINGS OR BERMS) GREATER THAN THREE FEET, TALL MATURE GROWTH, OR OTHER ENCUMBRANCES LOCATED IN WATER OR SEWER MAIN EASEMENTS.

12. WATER OR SEWER MAINS IN PRIVATE ROADS OR EASEMENTS. FOR PUBLIC WATER AND SEWER MAINS LOCATED IN PRIVATE ROADS OR EASEMENTS, FUTURE REPAIR OF PAVING OR OTHER IMPROVED SURFACES SUBSEQUENT TO THE REPAIR OF A WATER OR SEWER MAIN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' OR CONDOMINIUM ASSOCIATION. THE WATER AND SEWER DEPARTMENT WILL SAFELY BACKFILL THE TRENCH TO THE SURFACE, BUT NOT REBUILD ANY SURFACE IMPROVEMENTS.

13. PERIMETER TREATMENT LANDSCAPING TO BE INSTALLED PER INDIVIDUAL LOT DEVELOPER AT TIME OF SITE PLAN REVIEW. PLEASE REFER TO ZONING COMPLIANCE PLAN FOR ADDITIONAL REQUIREMENTS.

14. DISCUSSIONS WITH THE CITY OF GREELEY HAVE INDICATED THAT EACH TRACT WILL NEED TO PROVIDE AN UPDATED TRAFFIC IMPACT STUDY FOR THEIR PROPOSED LAND USE. THE ESTIMATED AMOUNT OF GENERATED TRIPS FROM THE PROPOSED LAND USE WILL BE COMPARED TO THE ORIGINAL TRIP GENERATION TABLE FROM THE GLOBAL TRAFFIC STUDY COMPLETED FOR THE OVERALL LAKE BLUFF DEVELOPMENT. IF THE ANTICIPATED TRIP GENERATION FOR A SPECIFIC TRACT RESULTS IN THE CITY OF GREELEY DETERMINING OFFSITE ROADWAY IMPROVEMENTS ARE NECESSARY, THESE WILL BE THE RESPONSIBILITY OF THAT SPECIFIC TRACT AND/OR DESIGNATED LAND USE.

SURVEYOR'S NOTES

1. ACCORDING TO COLORADO LAW (13-80-105 CRS 2016) YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

2. ALL EASEMENTS AND RIGHTS OF WAY REFERENCED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER: RND25215258, EFFECTIVE JANUARY 17TH, 2025 AT 5:00 P.M.

3. PROJECT CONTROL
   CONTROL POINT #1: 5/8" X 24" REBAR WITH A 1 1/4" ORANGE PLASTIC CAP, STAMPED: "CONTROL POINT"
   N: 1397081.794 LAT: 40°25'17.497040"N
   E: 3183225.417 LONG: 104°50'30.865863"W
   EL: 4908.141

   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 0.9997334967 FROM THE CP #1 AT PROJECT LOCATION COORDINATES.

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

   BENCHMARKS
   GREELEY BENCHMARK #23, ELEVATION=4934.84

   BASIS OF BEARING
   THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T5N, R67W BEARS S87°33'22"W FOR 2583.95 FEET BETWEEN THE SOUTHEAST CORNER OF SECTION 1, MONUMENTED WITH A 2 3/8" ALUMINUM PIPE WITH A 3 1/4" ALUMINUM CAP, PLS 25381, 2010, AND THE SOUTH QUARTER CORNER OF SECTION 1, MONUMENTED WITH A 2 3/8" ALUMINUM PIPE WITH AN ILLEGIBLE 3 1/4" ALUMINUM CAP, BASED ON THE (NAD83) COLORADO NORTH 0501 STATE PLANE COORDINATE SYSTEM.

   ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET

4. FLOOD INFORMATION:
   UNSHADED ZONE X
   AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), WELD COUNTY, GREELEY, COLORADO.
   MAP NUMBER 08123C1512E
   MAP EFFECTIVE DATE: JANUARY 20, 2016
   COMMUNITY NUMBER: 080184

   FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

5. LANDSCAPE AND SIDEWALK TO BE INSTALLED AS EACH LOT DEVELOPS.

TIE FROM SOUTHEAST CORNER OF SECTION 1 TO WELL		
DIRECTION	LENGTH	WELL NAME
N47°34'51"W	928.80'	GENESIS 9-2 (PA)
N46°51'06"W	917.11'	GENESIS 3 (PA)

*(PA): PLUGGED AND ABANDONED

LAND USE SUMMARY CHART				
PARCEL	SIZE	LAND USE	PERCENTAGE	OWNERSHIP & MAINTENANCE
TRACT I-1	67,015 SQ. FT., 1.538 ACRES	COMMERCIAL & MIXED USE	8.30%	PROPERTY OWNER
TRACT I-2	223,246 SQ. FT., 5.125 ACRES	COMMERCIAL & MIXED USE	27.65%	PROPERTY OWNER *
TRACT I-3	88,696 SQ. FT., 2.036 ACRES	COMMERCIAL & MIXED USE	10.98%	PROPERTY OWNER *
TRACT I-4	68,109 SQ. FT., 1.564 ACRES	COMMERCIAL & MIXED USE	8.43%	PROPERTY OWNER *
TRACT I-5	157,649 SQ. FT., 3.619 ACRES	COMMERCIAL & MIXED USE	19.52%	PROPERTY OWNER *
R.O.W.	22,649 SQ. FT., 0.520 ACRES	RIGHT OF WAY	2.80%	HOA
OUTLOT 1	105,751 SQ. FT., 2.428 ACRES	EXISTING DETENTION POND	13.09%	HOA
OUTLOT 2	74,523 SQ. FT., 1.711 ACRES	PROPOSED DETENTION POND	9.23%	HOA
TOTAL	807,637 SQ. FT., 18.541 ACRES		100%	

*PRIVATE DRIVE AISLES A AND B WILL BE MAINTAINED BY THE HOA

DEDICATION

GREELEY-ROTHE LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE SOLE OWNERS OF:

LAKE BLUFF FILING NO. 4, MINOR SUBDIVISION, ACCORDING TO THE PLAT RECORDED _____ UNDER RECEPTION NO. _____, COUNTY OF WELD, STATE OF COLORADO, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT I, SAID POINT BEING A FOUND #5 REBAR WITH A RED PLASTIC CAP, LS 31159, THENCE THE FOLLOWING 16 COURSES ON THE PERIMETER OF SAID TRACT I;

1. THENCE NORTH 89°58'56" EAST ON THE SOUTH RIGHT OF WAY OF 7TH STREET FOR 78.99 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
2. THENCE 167.83 FEET ON SAID SOUTH RIGHT OF WAY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 43°42'32", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 68°09'48" EAST FOR 163.79 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159, TO A POINT OF TANGENCY;
3. THENCE SOUTH 46°18'32" EAST ON SAID SOUTH RIGHT OF WAY FOR 211.62 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
4. THENCE 218.33 FEET ON SAID SOUTH RIGHT OF WAY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 44°40'38", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 68°38'51" EAST FOR 212.84 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159, TO A POINT OF TANGENCY;
5. THENCE NORTH 89°00'50" EAST ON SAID SOUTH RIGHT OF WAY FOR 203.89 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
6. THENCE 47.12' ON SAID SOUTH RIGHT OF WAY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 45°59'10" EAST FOR 42.43 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159, TO A POINT OF TANGENCY ON THE WEST RIGHT OF WAY OF 95TH AVENUE;
7. THENCE SOUTH 00°59'10" EAST ON SAID WEST RIGHT OF WAY FOR 343.86 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159;
8. THENCE SOUTH 10°19'26" WEST ON SAID WEST RIGHT OF WAY FOR 50.99 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159;
9. THENCE SOUTH 00°59'10" EAST ON SAID WEST RIGHT OF WAY FOR 234.67 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
10. THENCE 46.36' ON SAID WEST RIGHT OF WAY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88°32'32", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 43°17'06" WEST FOR 41.88 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159, TO A POINT OF TANGENCY ON THE NORTH RIGHT OF WAY OF HIGHWAY 34 BUSINESS (ALSO KNOWN AS 10TH AVENUE);
11. THENCE SOUTH 87°33'22" WEST ON SAID NORTH RIGHT OF WAY FOR 1146.64 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159;
12. THENCE NORTH 26°36'20" WEST FOR 121.25 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159;
13. THENCE NORTH 00°22'27" EAST FOR 199.55 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159, TO THE SOUTH LINE OF LAKE BLUFF FILING NO. 3 SUBDIVISION, REC NO. 2011399;
14. THENCE NORTH 00°22'04" EAST ON AN EAST LINE OF LAKE BLUFF SUBDIVISION, FILING NO. 3 FOR 55.24 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159;
15. THENCE NORTH 89°58'56" EAST ON A SOUTH LINE FOR 409.70 FEET TO A SET #5 REBAR WITH A RED PLASTIC CAP, LS 31159, TO THE SOUTHEAST CORNER OF SAID LAKE BLUFF SUBDIVISION, FILING NO. 3;
16. THENCE NORTH 00°01'05" WEST ON THE EAST LINE OF SAID LAKE BLUFF FILING NO. 3 SUBDIVISION FOR 655.22 FEET TO THE NORTHEAST CORNER OF SAID LAKE BLUFF FILING NO. 3 SUBDIVISION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT I, AND BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 807,637 SQUARE FEET, 18.541 ACRES MORE OR LESS.

CITY OF GREELEY, WELD COUNTY, COLORADO.

ALL AS SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAS SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THE ATTACHED MAP AND DOES HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME AS **LAKE BLUFF FILING NO. 5 SUBDIVISION**, A SUBDIVISION IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO; AND DOES DEDICATE TO THE PUBLIC, THE STREETS AND ALL EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP; AND DOES FURTHER CERTIFY THAT THE WIDTH OF SAID STREETS, DIMENSIONS OF THE LOTS AND BLOCKS AND THE NAMES AND NUMBERS THEREOF ARE CURRENTLY CORRECTLY DESIGNATED UPON SAID MAP.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20_____.

GREELEY-ROTHE LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
ANDREW R. KLEIN (SIGNATURE)
TITLE: MANAGER

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ANDREW R. KLEIN AS MANAGER OF GREELEY-ROTHE LLC, A COLORADO LIMITED LIABILITY COMPANY

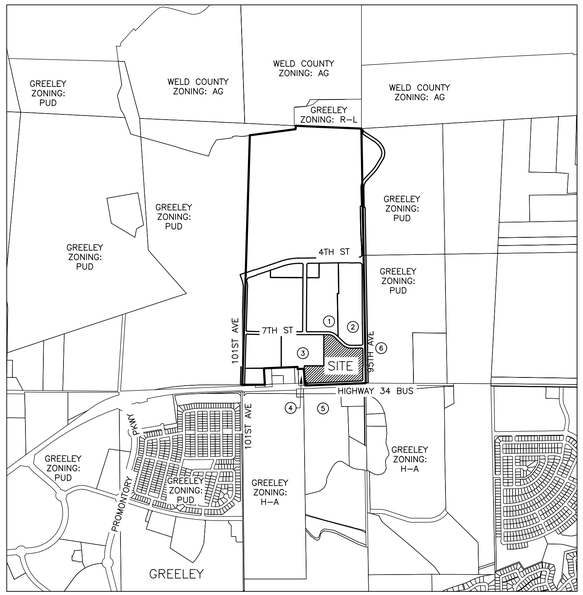
THIS _____ DAY OF _____, 20_____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC

OWNERS OF ADJOINING PARCELS

1. OUTLOT I, LAKE BLUFF FILING NO. 1
   CITY OF GREELEY
   ZONING: PUD
2. TRACT F, LAKE BLUFF SUBDIVISION
   GREELEY-ROTHE, L.L.C., A
   COLORADO LIMITED LIABILITY COMPANY
   4100 E MISSISSIPPI AVE STE 500
   GLENDALE, CO 80246
   ZONING: PUD
3. LAKE BLUFF FILING NO. 3 SUBDIVISION
   GREELEY-ROTHE, L.L.C., A
   COLORADO LIMITED LIABILITY COMPANY
   4100 E MISSISSIPPI AVE STE 500
   GLENDALE, CO 80246
   ZONING: PUD
4. 9825 10TH STREET
   MARY L. OHLMANN
   REC NO. 3688550
   ZONING: H-A
5. DETIENNE PROPERTIES LLC
   REC NO. 4446012
   ZONING: H-A
6. 1813 61ST AVE STE 200
   CACHE LLC
   REC NO. 4520928
   ZONING: PUD



VICINITY MAP

0 1500'
SCALE: 1"= 1500'
U.S. SURVEY FEET

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REPLAT LAKE BLUFF FILING NO. 4 IN ORDER TO DEDICATE THE RIGHT OF WAY FOR 96TH AVENUE PLACE.

ENGINEER

GARY FLOYD
LAMP RYNEARSON
4715 INNOVATION DRIVE
FORT COLLINS, CO 80525
PHONE: 970-226-0342

OWNER & SUBDIVIDER

ANDY KLEIN
GREELEY-ROTHE, L.L.C., A
COLORADO LIMITED LIABILITY COMPANY
4100 E MISSISSIPPI AVE STE 500
GLENDALE, CO 80246
PHONE: 303-984-9800

SURVEYOR

LAINE LANDAU
LAMP RYNEARSON
4715 INNOVATION DRIVE
FORT COLLINS, CO 80525
PHONE: 970-226-0342

LEGEND

- SECTION LINE
- RIGHT OF WAY
- BOUNDARY LINE
- ADJACENT LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- LANDSCAPE BUFFER
- SIGHT TRIANGLE
- EXISTING GAS LINE
- SECTION CORNER
- SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, LS 31159
- FOUND MONUMENT AS DESCRIBED

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION, THIS

DAY OF _____, 20 _____.

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

APPROVED THIS _____ DAY OF_____, 20___, BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF GREELEY, COLORADO.

_____
COMMUNITY DEVELOPMENT DIRECTOR

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED THIS____DAY OF_____, 20___, BY THE DEVELOPMENT REVIEW MANAGER OF THE CITY OF GREELEY, COLORADO.

_____
DEVELOPMENT REVIEW MANAGER

SURVEYOR CERTIFICATE

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 DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE AREA TO BE CERTIFIED; IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO.

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

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
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

0 50 100
SCALE: 1"= 50

*IF THIS BAR IS NOT 2" LONG, THE DRAWING IS NOT TO SCALE.

LAKE BLUFF FILING NO. 5 SUBDIVISION
REPLAT OF LAKE BLUFF FILING NO. 4, SUBDIVISION
SE 1/4, SECTION 1, T5N, R67W OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

LAKE BLUFF COMMERCIAL TRACT I
GREELEY, COLORADO

811 Know what's below. Call before you dig.
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS
5/22/2025 JAC REVISE PER COMMENTS
7/1/2025 JAC REVISE TRACTS

DESIGNER / DRAFTER
LAINE LANDAU / JOSH CROAK
DATE
04/04/2025
PROJECT NUMBER
0225001
BOOK AND PAGE

SHEET
1 OF 2

L:\Engineering\0225001 Lake Bluff Commercial Tract I\SURVEY\DRAWINGS\BASE MODELS\0225001-01-BND-REPLAT.dwg, 7/1/2025 11:20:23 AM, JOSHUA A. CROAK, LAMP RYNEARSON

LAKE BLUFF FILING NO. 5 SUBDIVISION

BEING A REPLAT OF LAKE BLUFF FILING NO. 4, SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

18.541 ACRES, 5 TRACTS, 2 OUTLOTS
SUB2025-0009, PUD2018-0010

SCALE: 1"= 50'
U.S. SURVEY FEET

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO REPLAT LAKE BLUFF FILING NO. 4 IN ORDER TO DEDICATE THE RIGHT OF WAY FOR 96TH AVENUE PLACE.

SIGHT TRIANGLE LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S55°56'44"E	24.76'
L2	N0°00'00"E	195.00'
L3	S10°27'36"E	198.30'
L4	N90°00'00"W	36.00'
L5	N90°00'00"W	14.50'
L6	N26°33'54"E	268.33'
L7	S23°43'46"W	262.16'
L8	N29°59'39"W	15.12'
L9	N0°16'31"W	40.51'
L10	N69°52'50"E	207.88'
L11	S60°07'32"W	224.88'
L12	S85°33'50"E	225.76'
L13	N90°00'00"W	225.00'
L14	N0°16'31"W	17.46'

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402) 496.2498
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

SURVEYOR CERTIFICATE
SEE PAGE 1 OF 2 FOR NOTES AND CERTIFICATION.

SCALE: 1"= 50'
U.S. SURVEY FEET

*IF THIS BAR IS NOT 2" LONG, THE DRAWING IS NOT TO SCALE.

LAKE BLUFF FILING NO. 5 SUBDIVISION
REPLAT OF LAKE BLUFF FILING NO. 4, SUBDIVISION
SE 1/4, SECTION 1, T5N, R67W OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

LAKE BLUFF COMMERCIAL TRACT I
GREELEY, COLORADO

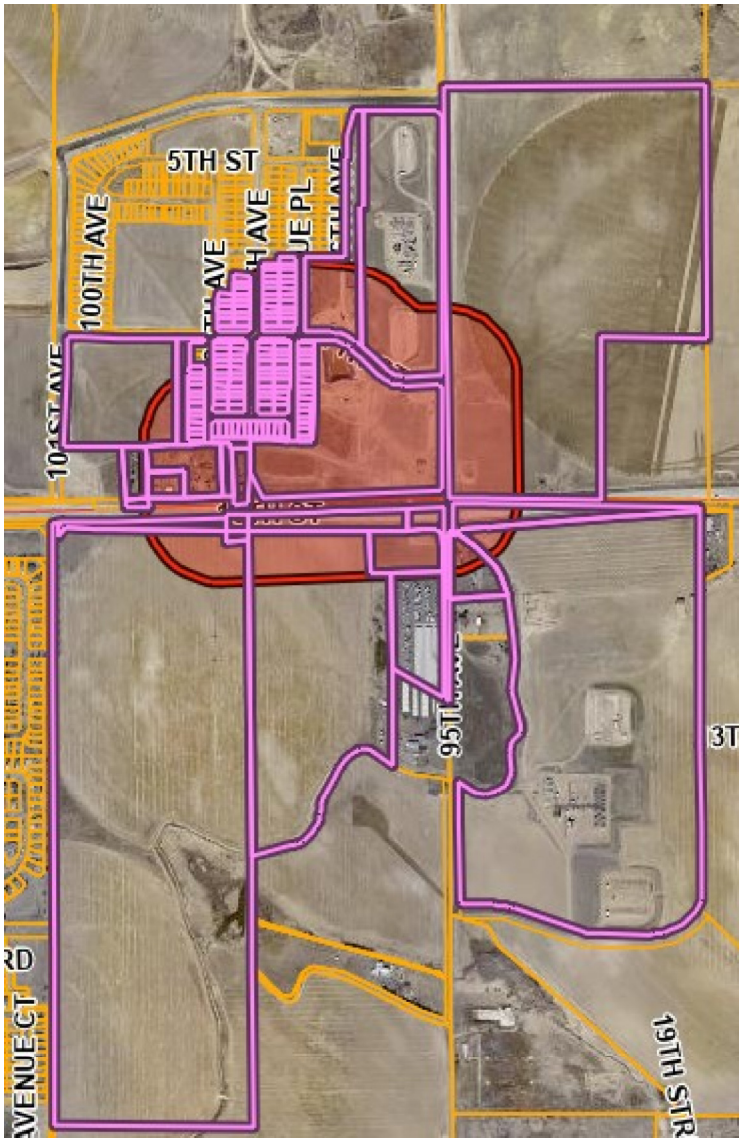
811 Know what's **below.** **Call** before you dig.
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS
5/22/2025 JAC REVISE PER COMMENTS
7/1/2025 JAC REVISE TRACTS

DESIGNER / DRAFTER	LAINE LANDAU / JOSH CROAK
DATE	04/04/2025
PROJECT NUMBER	0225001
BOOK AND PAGE	
SHEET	2 OF 2

L:\Engineering\0225001 Lake Bluff Commercial Tract I\SURVEY\DRAWINGS\EXHIBITS\0225001-REPLAT.dwg, 7/1/2025 11:55:17 AM, JOSHUA A. CROAK, LAMP RYNEARSON

5



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: August 12, 2025, 1:15 p.m.
City Council Chambers, 1001 11th Avenue, Greeley, Colorado

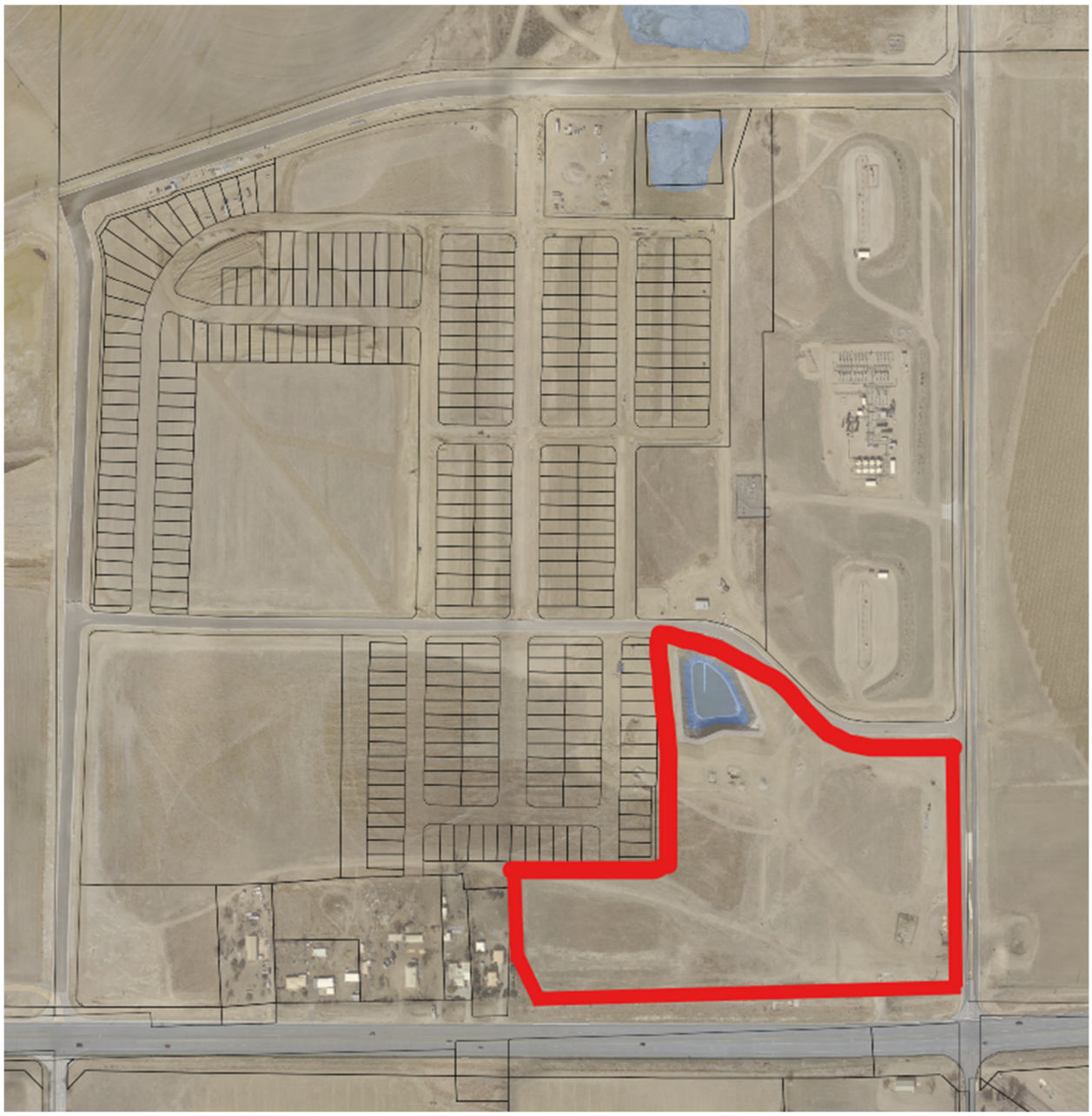
Project Name: Lake Bluff Filing No. 5 Subdivision	Case Number: SUB2025-0009
Applicant: Mike Sandene, Greeley-Rothe	Applicant Phone: (303) 984-9800
Property Address: N/A. See location	Property Location: North of 10th Street, West of 95th Avenue, South of 7th Street
Description: The City is considering a request from Greeley-Rothe to subdivide Tract I of the Lake Bluff Subdivision into three (3) tracts, dedicate 96th Avenue Place Right-of-Way and install necessary infrastructure for future commercial development on approximately 18.54 acres of land in the Planned Unit Development (PUD) 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 10th Street, Greeley, Colorado 80631, or to the planner email below, no later than August 5, 2025. Correspondence received after this date will be presented at the hearing.

Planner:	Email:	Phone:
Michael Franke, AICP	michael.franke@greeleygov.com	(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



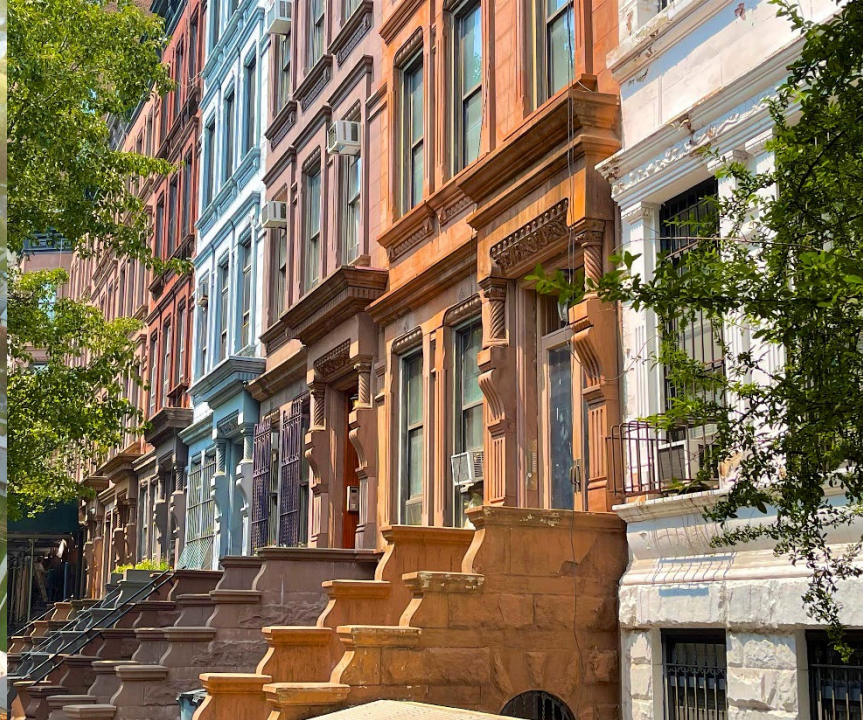
101st Ave
101st Ave
7th St
7th St
7th St
7th St
7th St
US Hwy 34 Bus
US Hwy 34 Bus
US Hwy 34 Bus

Lake Bluff Filing No. 5 Subdivision

Michael Franke, AICP, Planner III
michael.franke@greeleygov.com (970) 350-9782
Planning Commission – August 12, 2025

Community Vitality

Agenda



- Request:
  - Subdivide 18.5 acres creating 3 tracts and dedicating 96th Avenue Place right of way
  - Parcel is currently vacant. Part of the Lake Bluff PUD
- Background:
  - In 1985, the property was annexed and zoned through the Golden Triangle annexation
  - 2018, Lake Bluff PUD approved
  - A preliminary sub creating tracts was approved in 2022
- Planning Commission Decision

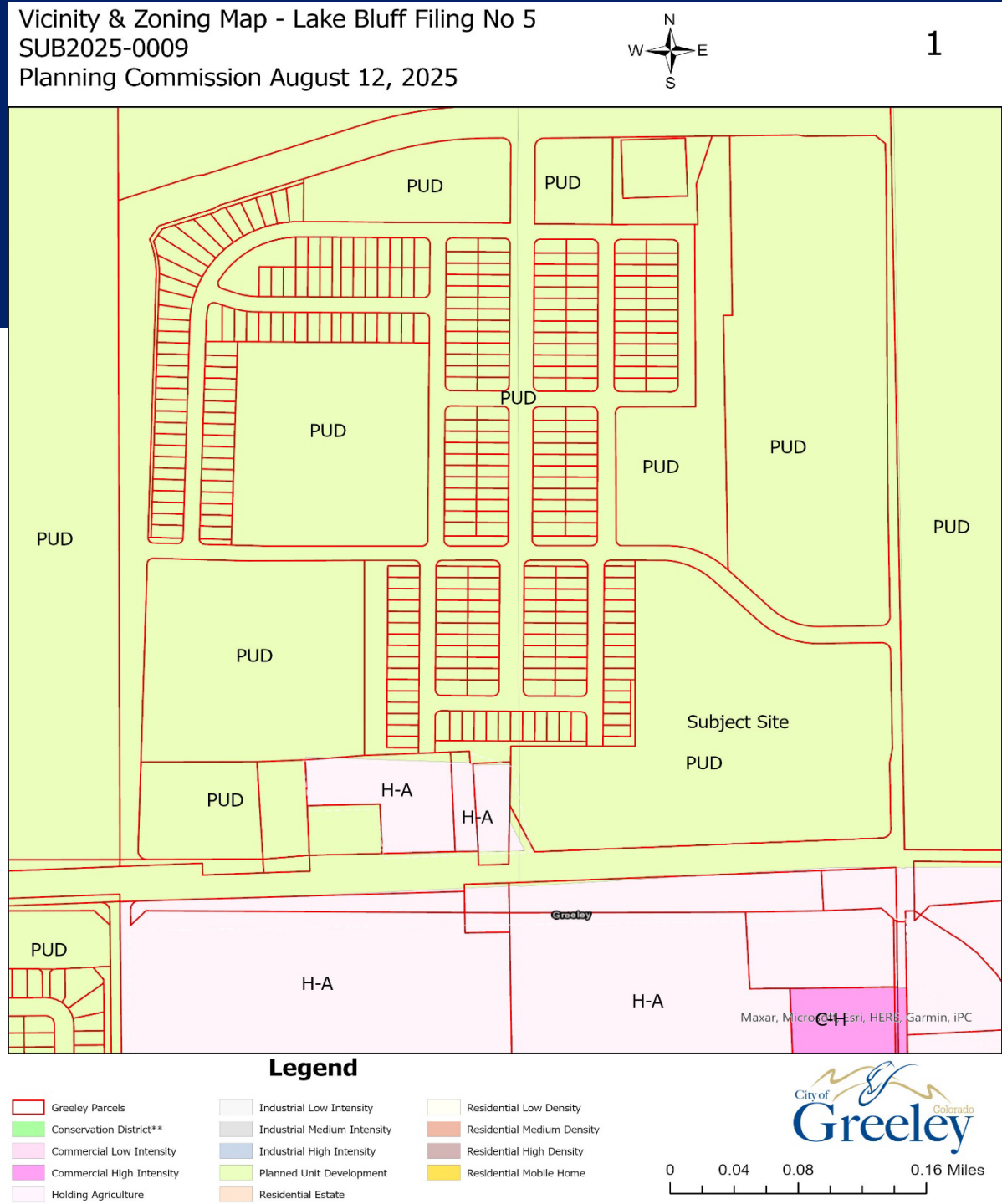
Lake Bluff PUD

PA-34 & PA-35 of the Lake Bluff PUD

Zoning Map and Location

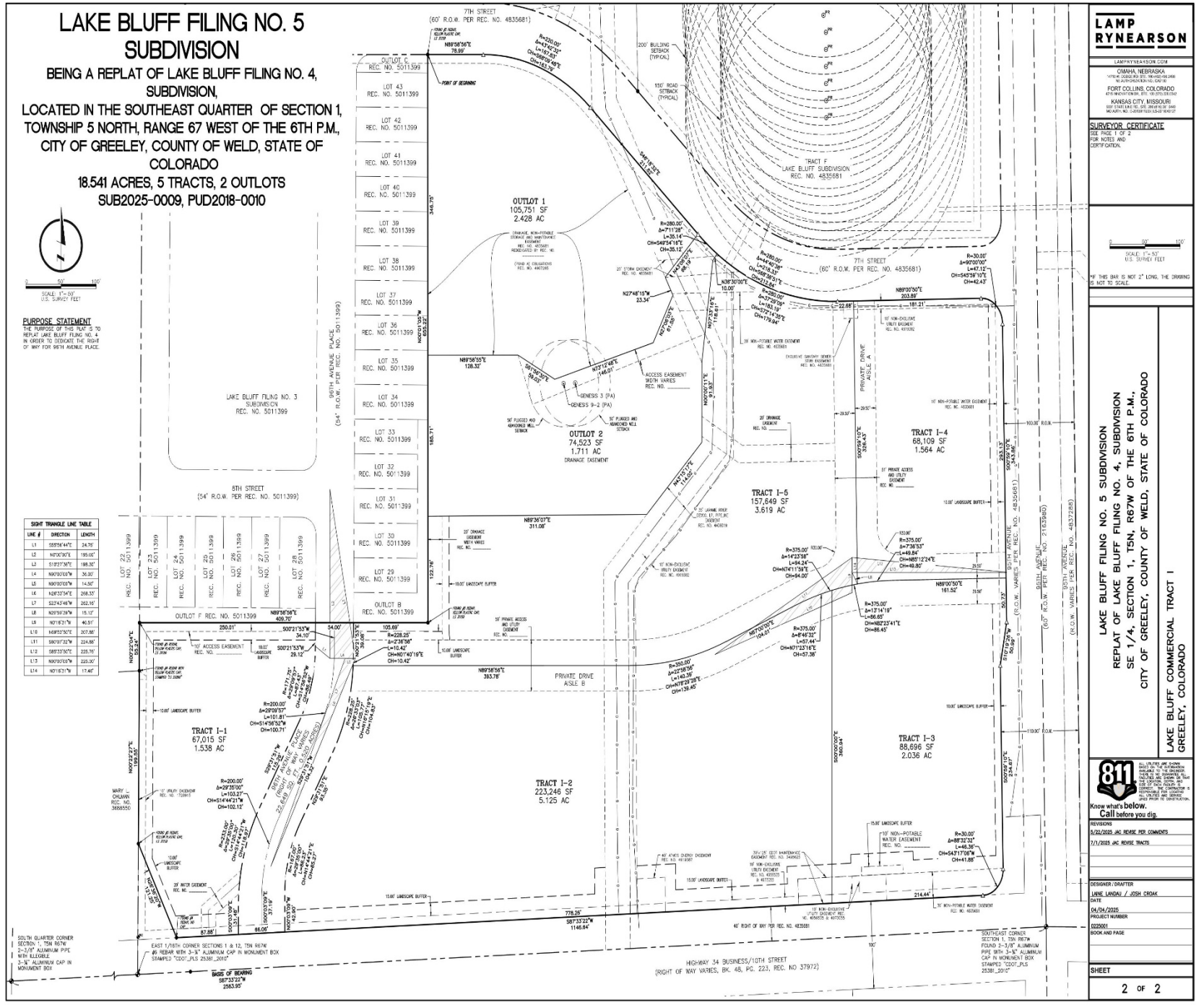
- East of 97th Avenue, north of 10th Street, west of 95th Avenue, and south of 7th Street

- Surrounding Zoning and Land Uses:
  - North: PUD (Planned Unit Development) – 7th Street
  - East: PUD – 95th Avenue
  - South: PUD – 10th Street/BUS HWY 34
  - West: H-A (Holding Agriculture) – Single Family Residential



Proposed Plat

- 3 Tracts I-1, I-2, and I-4
- Dedication of 96th Avenue ROW
- Establish Necessary Easements
- Appropriate Infrastructure Installed



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 Lake Bluff Filing No. 5 Subdivision does meet Development Code Section 24-203.b.1 (a)-(i); and therefore, approves the request.

Alternative

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Lake Bluff Filing No. 5 Subdivision does not meet Development Code Section 24-203.b.1 (a)-(i); and therefore, denies the request.

Thank you

City of Greeley Colorado

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 following Comprehensive Plan goals are met with this Preliminary Plat proposal: ED-1.1: Attractive Economic Climate The proposal provides opportunity for advancement of commercial development within the City of Greeley to serve residence and attract other business development. ED-2.4: Business Attraction The proposal shall create the necessary infrastructure for business attraction to occur at this site. The subdivision will allow for commercial business to locate at this property. CG-2: Promote a balanced mix and distribution of land uses. The preliminary plat follows the vision of the Lake Bluff PUD plan and offers residential lots and trail connectivity. IN-1.1: Adequate Public Facility Standards The preliminary plat maintains standards for the provision of adequate public facilities by creating necessary critical roadway infrastructure for the city to improve upon existing traffic and transportation conditions. The proposal also provides other necessary infrastructure for the advancement of community such as water, sewer, and dry utilities. TM-1.13: Street Patterns The proposal is dedicating ROW for the enhancement of the existing street patter network system for Lake Bluff. Dedicating 96th Avenue Place will promote street and pathway patterns and configurations that foster interconnectivity between subdivisions and commercial development in order to move all users in direct routes and limit extraneous travel on collector and arterial streets
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 are no significant geologic hazards or other natural features including wildlife habitat that will be impacted with this plan. The plan is designed in the most efficient manner possible while meeting the criteria of the Greeley Development Code and Lake Bluff PUD. Staff is unaware of any potential hazards that presently

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 Lake Bluff PUD plan development and design criteria. In instances where the PUD plan is silent, or otherwise noted on the PUD plans, the City's Development Code regulations shall govern. Staff finds the preliminary plat layout meets 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 Lake Bluff PUD plan development and design criteria, and the Development Code criteria where the PUD plan does not govern. The Lake Bluff PUD plan established specific design criteria including, lot sizes, setbacks, perimeter landscaping and parking. This plat continues the block structure from existing phases to the north. This plan is quite efficient and the blocks and lots meet all design standards within the Lake Bluff PUD. This plat provides additional connectivity to the south for the existing single-family lots abutting 10th Street.

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. This plan meets the criteria as described in the Lake Bluff PUD. 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.**
	It is anticipated that this project will build out in one phase upon approval of construction documents. Timing of full build out will be dependent on market conditions which continue to be favorable along the Front Range. Future subdivisions and site plan reviews shall be required for vertical development of each tract. The proposed subdivision is consistent with the approved Lake Bluff PUD.

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.
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 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.**
Planning staff and the Administrative Review Team recommend approval.	