

Planning Commission Agenda

Special Meeting
Tuesday, November 18, 2025, at 1:15 PM

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:
<https://greeleygov.zoom.us/j/83240481871>

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 or during the meeting will be read into the record in real time.

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Planning Commission

November 18, 2025, at 1:15 PM
City Council Chambers - City Center South
1001 11th Avenue, Greeley, CO 80631

Agenda

1. Call to Order
 2. Roll Call
 3. Approval of the Agenda
 4. Approval of the October 14, 2025, and October 28, 2025, Planning Commission Meeting Minutes
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EXPEDITED AGENDA

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

5. A public hearing to consider a request for approval of a Preliminary Subdivision request to create twelve lots, four outlots, and dedicate public right-of-way on approximately 36.21 acres in the Commercial High Intensity (C-H) zoning district located at the Northeast Corner of 83rd Avenue and 10th Street, known as West Greeley Commons (SUB2025-0011).
 6. A public hearing to consider a request for approval of a Use by Special Review request to allow a new 105' monopole plus 5' lightning rod for a wireless communication facility in the Industrial Medium Intensity (I-M) zoning district located at 2115 117th Avenue (WCF2025-0005).
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END OF EXPEDITED AGENDA

7. A public hearing regarding a recommendation on an ordinance amending Title 24 of the Greeley Municipal Code relating to a text amendment to the Greeley Development Code codifying the fast-track review process for affordable housing.

8. Staff Report

9. Adjournment



BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

October 14, 2025, at 1:15pm

1. Call to Order

Vice Chair Andersen called the meeting to order at 1:19pm.

2. Roll Call - Present

Vice Chair Louisa Andersen
Commissioner Erik Briscoe
Commissioner Jeff Carlson
Commissioner Larry Modlin
Commissioner Christian Schulte

Absent

Chair Justin Yeater
Commissioner Brian Franzen (arrived at 1:24pm)

3. Approval of the agenda

Vice Chair Andersen asked if there were any changes to the agenda.
With no changes, Vice Chair Andersen proceeded with the agenda as published.

4. Approval of the September 23, 2025, Planning Commission Meeting Minutes

Vice Chair Andersen asked if there were any changes to the minutes.
Commissioner Schulte asked for a question he asked to be corrected in the minutes.

Motion by Commissioner Carlson:

Moved to approve the minutes with that correction.

Second: Commissioner Briscoe

Vote: Motion passed 5-0

Absent: Chair Yeater and Commissioner Franzen

5. Approval to amend the Planning Commission Meeting Schedule for November and December 2025 by Canceling the Regular Meeting on November 25, 2025, and December 23, 2025, and Scheduling a Special Meeting for November 18, 2025.

Motion by Commissioner Briscoe:

He moved to amend the Planning Commission Meeting Schedule for November and December 2025 by Canceling the Regular Meetings on November 25, 2025, and December 23, 2025, and Scheduling a Special Meeting for November 18, 2025.

Second: Commissioner Schulte

Vote: Motion carried 5-0

Absent: Chair Yeater and Commissioner Franzen

6. Staff Report:

Brian McBroom (Director of Community Development) shared that on September 16th, the City Council granted final approval for the Cascadia PUD zoning, following a recommendation from the Planning Commission in August. A petition drive is currently underway to gather enough signatures to require the City Council to act on a proposed ordinance repealing the zoning decision. If enough valid signatures are submitted by the October 16th deadline (30 days after the Council's approval), the Council will have two options: repeal the zoning ordinance or refer the matter to a public vote. This vote could occur during a regularly scheduled election within 90 days or through a special election called by the Council.

Commissioner Schulte asked how this petition drive differs from the previous effort. Mr. McBroom answered by explaining the previous petition sought to repeal the City Council's approval of using certificates of participation to fund pre-construction for the Catalyst project. The current petition challenges a separate Council action, a zoning decision, which is a legislative matter governed by different provisions in the City Charter.

7. Adjournment:

Vice Chair Andersen adjourned the meeting at 1:28pm and moved on to the Workshop portion of the meeting.

Workshop

8. Development Code Text Amendment for Accessory Dwellings

Caleb Jackson (Planning Supervisor) began his presentation by introducing himself and the item as published. Mr. Jackson had three questions for the commission:

Do you support moving forward with a code update to allow ADUs in all zones?

Do you have any suggestions for revisions to the proposed standards?

Should Greeley pursue becoming an ADU-supportive jurisdiction?

While gathering feedback on the proposed questions, the Commissioners posed several questions to staff.

Commissioner Modlin asked in the event the property is sold as a separate entity, how are the existing title covenants updated or enforced. Mr. Jackson said it would function like a standard condo development: the airspace for the main house and the ADU would each be sold separately, while the land itself would be owned by a condo owners' association. The association would need to create covenants, file a plat with the city, record it with the county, and work with titles to complete the sales.

Commissioner Schulte asked whether the statute overrides HOA's ability to restrict accessory dwellings through covenants. Even if the city allows them, or if the usual rule still applies that the most restrictive regulations govern the property. Mr. Jackson shared this ordinance doesn't specifically address HOA covenants, but state law on ADUs might override HOA rules.

Commissioner Schulte asked if this applies to any zone with a pre-existing residential building with an ADU and inquired of the handling of a situation where the residential building is lost and

the ADU remains. Mr. Jackson said if the ADU no longer has a primary home to be accessory to, it would be considered a nonconforming use and essentially grandfathered in. However, the current code also allows certain exceptions for rebuilding residential uses in industrial zones.

Commissioner Carlson asked what level of demand for ADUs staff has observed, and to what extent are we addressing a problem that may not exist locally. Mr. Jackson shared since 2018, only four ADUs have been built. Interest in ADUs has grown recently due to statewide changes, but we've denied two permit applications in the past few months because of the applicant's zoning.

Commissioner Brisco asked if low density housing must be included to support ADUs. Mr. Jackson said to truly support ADUs, we need to allow them anywhere a house is permitted.

Commissioner Modlin asked if there will be a requirement for a larger setback on an existing property if these are allowed. Mr. Jackson said state guidelines on ADUs set specific setback requirements. In most cases, ADUs just need to follow the same setbacks as other accessory buildings, so if a detached garage is allowed in a certain spot, an ADU could be built there too.

Commissioner Briscoe asked if they will be allowing parking anywhere or will there be requirements for parking on-site versus the street. Mr. Jackson shared they can only require additional on-site parking if the property doesn't already meet the minimum. A single-family home usually needs two off-street spaces, plus one for an ADU. If the site already has three spaces, no more can be required. It also allows on-street parking within 300 feet to count toward the ADU parking requirement, per State Statute.

Commissioner Franzen shared he has observed a significant increase in demand for this type of housing and believes that demand will continue to grow.

Vice Chair Andersen expressed appreciation to the City for proactively addressing the issue.

Commissioner Franzen felt it was premature to revise provisions for low-density areas, noting that while the 60% or 750-square-foot ADU limit is generally reasonable, it may not suit all situations, such as large estate lots. He expressed concern that addressing such cases without relying on variances could be challenging. Mr. Jackson said it sounds like there's interest in allowing ADUs larger than 750 square feet on large lots, noting that staff can explore that in a future code update or draft language to permit larger ADUs if there's group consensus.

The commissioners discussed the allowable square footage for an apartment above a garage.

Commissioner Schulte asked if there has been any public opposition or concern from residents who feel their zoning is being negatively impacted. Mr. Jackson stated that he has heard one negative story from an individual whose neighbor built an ADU that affected their property, though it sounded like there were other issues involved beyond just the ADU. Inquiries have gone up though.

Vice Chair Andersen asked how this would affect short-term rentals. Mr. Jackson said short-term rentals are a separate issue but related, since ADUs could be rented that way. The current ordinance, adopted by City Council, allows short-term rentals in any dwelling, so ADUs can be rented short-term.

Commissioner Modlin asked if ADUs can be rented, could the city require permits to track them and potentially generate revenue. Mr. Jackson said the city doesn't have a rental licensing program, so they can't track which homes are rented versus owner-occupied. Council has discussed it before, but currently there's no mechanism to do so.

Commissioner Briscoe expressed concern about privacy, specifically how close these can be to neighboring windows. Additionally, he noted that garage conversions to ADUs could increase street parking in already crowded neighborhoods. He questioned the need for ADUs in Greeley, and raised concerns about short-term rentals, though noted regulation might be possible. He also noted that the current code only requires accessory structures to be "similar" in form, materials, and roof pitch to the primary structure. He recommended changing the standard to "identical" and applying it to all accessory buildings, not just accessory dwelling units. This would include matching in color, form, roof pitch, and architectural style. Mr. Jackson shared that the code does require the ADU to match the house.

Commissioner Schulte asked about the lawn requirement, noting that they have a minimum percentage of a residential lot that must be designated as yard. Mr. Jackson said yes, in typical low-density residential areas, the minimum yard requirement is 30%. He noted that an accessory dwelling doesn't change that; you still must meet the minimum lawn requirement.

Commissioner Schulte and Vice Chair Andersen both asked to what extent is Greeley obligated by the state to adopt and enforce this code. Mr. Jackson shared that the governor's executive order identifies various funding opportunities prioritized for communities that support the state's housing initiatives. City staff have requested estimates from the finance and budget departments but have not yet received a response. The order lists several grant programs, including those from CDOT, the Colorado Energy Office, the Department of Local Affairs, and OEDIT, that are tied to this prioritization. Failure to adopt the proposed ADU changes could reduce the city's competitiveness for these grants. Some of these grants are not specifically related to housing.

Brian McBroom (Director of Community Development) joined the discussion for clarification on the state land use bill.

Deb Callies (Housing Director) joined the discussion to offer clarification on the grants Mr. Jackson mentioned.

Vice Chair Andersen stated she lives in the older part of town, and she suspects many ADUs are currently unreported. This program could encourage owners to come forward. Are there incentives to reveal already rented basements or built ADUs. Ms. Callies stated that there are not currently any incentives.

Commissioner Modlin asked why there isn't a tracking mechanism in place to address issues proactively, rather than reacting after they arise. The code should include a way, such as permits, to know how many ADUs exist. This would also help bring existing units, like in Louise's case, into the system so we have a clear understanding of what we're managing. Ms. Callies said absolutely it can be done, and some municipalities already do it. However, it requires a dedicated team and funding. If City Council wants to prioritize it, it would need to be considered through the budget process. Mr. McBroom shared that some communities have implemented rental certification programs requiring all rental properties to be licensed and periodically inspected. While potentially controversial and resource-intensive, such programs generate funding through

licensing fees to support staff. It is unclear whether Greeley has ever explored rental certification, which would have both pros and cons.

Mr. Jackson said his takeaway is that while there is some dissent on the commission, overall, there is support for moving forward with a code update, including potentially revising the square footage cap for large lots. Mr. Jackson noted that staff would, after receiving feedback from Council, plan to return with the goal of having this adopted by the end of the year.

9. Greeley Housing for All Five-Year Strategic Plan 2025-2030

Deb Callies (Housing Director) began her presentation by introducing herself and the plan as published.

While sharing their perspectives on the plan, Commissioners posed several questions.

Vice Chair Andersen believed that while large developers can navigate approval processes without much difficulty, it is nearly impossible for individuals and small developers. Expanding regulatory frameworks tends to favor bigger entities, making such efforts counterproductive despite good intentions. In her view, the solution to affordable housing lies in simply enabling more housing construction and reducing barriers. Vice Chair Andersen recalled that in 2004, small, modest homes on small lots, once seen as unattractive, became highly desirable because people prioritized having a home period. Thus, rather than adding to design codes, she suggested that relaxing or repealing some of them could better support the creation of smaller, more attainable homes.

Commissioner Schulte expressed frustration with the challenges of navigating housing and development regulations. While acknowledging that local staff are doing their best within restrictive federal and state frameworks, he felt that excessive regulatory requirements make housing less affordable. In his view, reducing regulations or directly assisting people with financial support would be more effective than the current, convoluted system. He also noted that developer liability laws make it nearly impossible to build condominiums, an important housing option for ownership affordability, without state-level reform. Although there have been past efforts to ease these restrictions, such as tightening requirements for HOA-led lawsuits, meaningful changes would require broader state action. He asked whether Greeley has any role or opportunity to engage in that process.

Conversation ensued between Vice Chair Andersen and Ms. Callies regarding developer profit, house price and government regulations.

Commissioner Modlin asked when working collaboratively with a developer and everyone is aligned, what is the overall percentage of savings achieved in the end. Ms. Callies said it's not really a savings, since building still costs money. Deeply affordable homes require funding, federal, state, or local, to offset costs. Some cities waive fees for affordable housing, but that reduces revenue for city services. Their approach is to find ways to offset fees rather than simply waive them.

Commissioner Schulte asked Ms. Callies if, to her knowledge, Habitat for Humanity had the capacity to scale up its efforts or are they already operating at their maximum capacity within our

community. Ms. Callies shared that they're doing an excellent job and moving quickly, so I wouldn't expect much more from them.

Commissioner Carlson commended the housing department's work and mentioned enjoying the tour of the Beeler neighborhood. He noted the thoughtful integration of executive and affordable housing, where one in seven units is subsidized (affordable housing supported by surrounding market-rate homes). He praised the project's attractive design and encouraged others to take the tour.

The Workshop ended at 3:00pm.

Louisa Andersen – Vice Chair

Brian McBroom – Community Development Director



Planning Commission Meeting Minutes

October 28, 2025, at 1:15pm

1. Call to Order

Vice Chair Andersen called the meeting to order at 1:19pm.

2. Roll Call - Present

Vice Chair Louisa Andersen

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Larry Modlin

Absent

Chair Justin Yeater

Commissioner Christian Schulte

3. Approval of the agenda

Brian McBroom (Director of Community Development) asked to amend the agenda to make item 4 an expedited case.

Motion by Commissioner Franzen:

He moved to change item 4 to an expedited agenda item.

Second: Commissioner Carlson

Vote: Motion passed 5-0

Absent: Chair Yeater and Commissioner Schulte

4. An Expedited public meeting to consider a request for approval of a preliminary subdivision of 23.99+ acres of land into 11 lots and dedication of right-of-way. The subject property is located generally at the northwest corner of the intersection of 83rd Avenue and HW 34/10th Street. Known as Short Grass Subdivision SUB2025-0001.

Vice Chair Andersen asked the commission and the public if anyone would wish to see a presentation. Seeing none, she opened the public portion of the meeting at 1:21pm. Vice Chair Andersen asked if anyone would like to speak to the item. Seeing none in person or online, she closed the public portion of the meeting at 1:21pm.

Vice Chair Andersen turned it over to the Commission for action.

Motion by Commissioner Briscoe:

He moved that 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.

Second: Commissioner Carlson

Vote: Motion passed 5-0

Absent: Chair Yeater and Commissioner Schulte

5. Staff Report:

Brian McBroom (Director of Community Development) shared that staff did not include the minutes from the October 14, 2025, Planning Commission meeting in this packet. They are taking additional time to ensure that all key discussions, ideas, and comments are accurately captured, as it was a lengthy meeting with substantial input. The finalized minutes will be included in the next meeting packet.

Mr. McBroom then shared an update regarding the Cascadia PUD petition. The City Clerk's Office is currently verifying all submitted signatures. The results of the verification process will be reported to the Commission at the next meeting.

6. Adjournment:

Seeing no other questions or comments from the Commissioners, Vice Chair Andersen adjourned the meeting at 1:23pm and moved into the Workshop portion of the meeting.

Workshop

7. Development Code Text Amendment for Affordable Housing, Caleb Jackson

Caleb Jackson (Planning Supervisor) began his presentation by introducing himself and the item as published.

Commissioner Franzen asked how a 25% parking reduction would work with the decreased setbacks and lot sizes, and where parking would be accommodated. He also inquired whether the intent was to encourage public transit use and walkability. Mr. Jackson noted that parking represents a significant cost and use of land. Reducing off-street parking requirements for this type of development could allow for more affordable housing on the site. He added that transit access, walkability, such as in the nearby StarRise development, and the use of on-street parking are all factors being considered as alternatives.

Deb Callies (Housing Director), also in attendance, joined the discussion to add that according to their research the population most likely to qualify for and seek housing in these developments are less likely to be part of multi-car households.

A discussion followed between the Commission, Ms. Callies and Mr. Jackson, regarding current parking issues observed in the area, including on-street parking congestion, inoperable vehicles, and the number of vehicles owned by some residents.

Commissioner Franzen mentioned the other relaxed standards, such as setbacks and building height. He asked if there were enhanced safety requirements, like firewalls, when setbacks are reduced. Mr. Jackson stated the ordinance will explicitly state that compliance with the building and fire codes remains required. If a reduced setback necessitates a firewall or similar safety feature, those provisions must be met.

Commissioner Briscoe inquired if "proximity to parks and other amenities" is defined by a specific distance or radius, or if it is meant in a more general sense. Mr. Jackson explained that while the Parks Department defines a park's service area as a half-mile radius, the draft adds

guardrails requiring that distance to be along a pedestrian route to a usable park amenity, not merely to the park's edge.

Commissioner Briscoe asked if this is one of the adoptions that is necessary so we can continue to qualify for grants relating to Proposition 123. Mr. Jackson answered yes.

Conversation ensued between the Commission, Mr. Jackson and Ms. Callies regarding the fast-track process and the relaxed standards as supported by the Strategic Housing Plan that Council adopted.

Commissioner Carlson asked if there is a distinction between low-income housing and affordable housing, inquiring if those are considered separate categories. Ms. Callies explained that the terms “low-income” and “affordable housing” are generally used interchangeably. Housing costs are typically defined as no more than 30% of household income, with affordability tied to Area Median Income (AMI) levels and funding sources. For example, tax credit projects generally target households at 60–80% AMI, while Proposition 123 extends up to 100% AMI. Ms. Callies continued by sharing the city defines its own categories of “affordable” and “attainable” housing to align with these funding sources and applies them when considering relaxed development standards. This approach also aligns with the 2023 Housing Needs Assessment, which found that about half of new units would fall within those affordability ranges.

Commissioner Franzen asked what the current level of interest from developers is in taking part in affordable housing projects. Ms. Callies noted that several developers are interested in pursuing affordable housing projects in the city, including some with prior experience in other communities who now prefer to build locally due to challenges elsewhere. Others, new to affordable housing, are motivated by both community need and a sense of civic responsibility. Overall, there is strong interest in building in Greeley.

Louisa Andersen – Vice Chair

Brian McBroom – Community Development Director

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision to create 12 commercial lots, 4 outlots, with dedication of rights-of-way on a property 36.21± acres in size, within the Commercial High Intensity (C-H) Zoning District.

FILE NUMBER: SUB2025-0011

PROJECT: West Greeley Commons Subdivision – Preliminary Plat

LOCATION: Northeast Corner of 83rd Avenue and 10th Street

APPLICANT: Brian Bartels and Adam Wallace on behalf of Waltel Properties LLC.

CASE PLANNER: April Medeiros, Planner I, AICP

PLANNING COMMISSION HEARING DATE: November 18, 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 a preliminary subdivision to create 12 lots, 4 outlots, with dedication of rights-of-way on a property 36.21± acres in size, within the Commercial High Intensity (C-H) Zoning District.

The subdivision proposes to create:

12 commercial lots, 26.97003 acres
4 Outlots for stormwater detention areas and monument signage areas, 4.1867 acres
Rights-of-Way Dedication, 5.0394 acres

A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating 12 commercial lots, 4 outlots, and dedication of right-of-way.

B. STAFF RECOMMENDATION

Approval (see Section J)

C. LOCATION

At the northeast corner of the intersection US Highway 34 Business/10th Street and 83rd Avenue.

Zoning:

C-H (Commercial High Intensity)

Abutting Zoning:

North: R-L (Residential Low Density)

South: C-H (Commercial High Intensity), R-H (Residential High Density), and R-L (Residential Low Density)

East: R-L (Residential Low Density)

West: R-L (Residential Low Density)

Abutting Land Uses

North: Existing SRC Volt 19-5 Oil and Gas Facility

South: US Hwy 34/10th Street, five commercial lot sites (three of which-QuikTrip, Starbucks, and Credit Union- are built and two vacant commercial sites_, undeveloped land and single family residential)

East: Boomerang Golf Course

West: Undeveloped land (existing overhead electric transmission lines)

Site Characteristics:

The site consists of undeveloped, relatively flat land that was previously utilized for agricultural cropland. There are no notable forested areas, wildlife habitats, drainages, wetlands, or other natural features that would limit or constrain development. The applicant has obtained an approved jurisdictional determination from the U.S. Army Corps of Engineers for the proposed subdivision (see Attachment). The Boomerang Ditch currently traverses the property; however, the applicant is working to coordinate with the Boomerang ditch company, regarding the proposed realignment and conversion of the ditch to an underground piped system.

D. BACKGROUND

The subject property was a part of the Golden Triangle Annexation in 1984. The subject property is Tract B of the Boomerang West Minor Subdivision, recorded in the records of the Weld County Clerk and Recorder at Reception No. 3864003 on March 6, 2012. The Boomerang West Minor Subdivision approval created two large tracts- Tract A (Parcel # 095905301001) and Tract B (Parcel #095905301002) both zoned R-L (Residential Low Density) at the time of subdivision. Soon after the subdivision was approved, the applicant obtained all necessary entitlements to develop Tract A which was developed as a horizontal oil and gas drilling site. Tract B had primarily been used for agriculture at that time.

Tract B was donated to Christ Community Church for the development of a large church campus. On September 20, 2016, the subject property was rezoned from R-L (Residential Low Density) to C-H (Commercial High Intensity) at Reception No. 4239482, Ordinance

No.23, 2016. Due to evolving financial and operational needs, the church was unable to proceed, and the applicant repurchased the parcel in 2024.

Over the past two years, development on adjacent properties has extended water and sewer infrastructure to the site, positioning Tract B as a highly suitable development opportunity within a rapidly growing corridor with minimal offsite constraints.

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 proposed West Greeley Commons Subdivision is consistent with the City’s Comprehensive Plan and related plans, particularly regarding the physical development patterns and design concepts identified for this area.

Both 83rd Avenue and 10th Street, which border the project site, are designated as Multi-Modal Corridors. These corridors are intended to improve the City’s transportation demand management strategies by creating a comprehensive multi-modal transportation network that offers a range of transportation options for all residents. This includes roadway designs that safely accommodate automobiles, enhanced access to public transit, and improved bicycle and pedestrian infrastructure.

The West Greeley Commons Project supports and enhances these objectives through transportation improvements along both major corridors and within the site’s internal roadway network. Specifically, the plan includes multi-modal trail connections along the full project frontage on 10th Street, installation of a new traffic signal and turn lanes at the intersection of 77th Avenue and 10th Street, and City- and CDOT-required roadway improvements designed to enhance public safety and accessibility along 10th Street and 83rd Avenue. Internal public roadways and pedestrian pathways are designed to meet or exceed City standards, further supporting safe and efficient access to the multi-modal network.

The intersection of 83rd Avenue and 10th Street is also identified in the Comprehensive Plan as a potential Neighborhood Center, described as a “smaller-scale commercial node that serves the

surrounding neighborhood” and “supports a range of commercial, retail, and service uses.” The West Greeley Commons Subdivision fulfills this intent by providing commercial and mixed-use opportunities that serve surrounding neighborhoods while promoting a walkable, accessible environment.

The proposal supports several goals and objectives of the Comprehensive Plan, including:

Economic Development & Diversification (Objective ED-1.2):

The proposed subdivision supports economic diversification by providing new commercial and mixed-use development opportunities that expand the City’s commercial tax base, supporting long-term community well-being.

Growth and City Form (Objective GC-1.2):

The subdivision encourages a compact urban form consistent with the Land Use Guidance Map, which designates this area for neighborhood center development. The site’s location—adjacent to existing commercial development to the south, the public golf course to the east, and residential neighborhoods to the south and west—supports logical, contiguous growth and discourages leap-frog development.

Growth and City Form (Objective GC-2.5):

The subdivision promotes neighborhood-scale retail and service uses within walking distance of nearby residential areas. Multi-modal enhancements within and adjacent to the site further support accessibility and safety, aligning with the City’s goal of creating vibrant, walkable neighborhood centers.

Parks and Recreation (Objective PR-1.5):

The project expands and connects the existing trail system by extending the multi-use trail along the 10th Street frontage and providing additional pedestrian walkways along the 73rd Avenue extension and within the subdivision. These improvements enhance pedestrian connectivity between 73rd Avenue, 83rd Avenue, and the broader trail network.

Transportation and Mobility (Objective TM-1.4 – Traffic Calming):

The planned signalized intersection at 73rd Avenue and 10th Street will improve traffic safety and calm traffic along the corridor, supporting the City’s goals for safer, more efficient mobility options.

This 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 West Greeley Commons Subdivision has been designed to minimize impacts to geologic hazards, environmentally sensitive areas, and wildlife habitat. The site is largely flat, remains undeveloped, and lacks significant forests, wetlands, drainages, or other natural constraints. The subdivision layout includes proposed outlots for dedicated detention areas, which help preserve natural features and reduce development impacts. A full biological assessment was conducted, and the project has incorporated all recommended measures identified in the report. Colorado Parks and Wildlife (CPW) reviewed the project and recommended measures to protect Burrowing Owls, raptors, and migratory birds, including seasonal construction timing, pre-construction surveys, and avoidance of active nests. CPW also recommended implementing a noxious weed management plan, preserving native vegetation where feasible, and using down-shielded, warm-color outdoor lighting to minimize wildlife disturbance. Adherence to these recommendations ensures that the project aligns with best management practices to protect wildlife, maintain natural habitats, and limit environmental impacts while allowing orderly development.

This 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 design is compatible with surrounding development and complies with the applicable design standards of the Greeley Development Code. The subdivision includes the dedication of approximately 5.04 acres of public right-of-way, and the proposed street and access layout have been designed in accordance with the subdivision regulations and City design criteria.

This request complies with this criterion for preliminary design.

(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 of West Greeley Commons conforms to all applicable design standards of the City of Greeley. The site is bounded by a Public Service transmission line tract and 83rd Avenue to the west, 10th Street to the south, an active oil and gas drilling site to the north, and Boomerang Golf Course to the east. Connectivity to and through adjacent parcels, where feasible, has been incorporated into the overall subdivision layout and design. The application was referred to all applicable review agencies for evaluation of design, construction, performance, and maintenance standards for required improvements. Following revisions made by the applicant in response to City and agency comments, the proposal demonstrates the ability to meet all applicable requirements. Accordingly, the request is found to comply with this criterion for preliminary design.

(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 application demonstrates a preliminary likelihood of meeting the design, construction, performance, and maintenance requirements for all required improvements. An internal Owner's Association will be established to manage and maintain private improvements and common areas, while all roads within the subdivision will be dedicated as public.

The request complies with this criterion for preliminary design.

(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: No phasing is proposed for this project. The development will be constructed as a single, coordinated phase, with all improvements and amenities completed concurrently.

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: All required technical studies have been completed, and the recommendations of each have been incorporated into project

design. In staff's judgment, potential impacts are appropriately mitigated, and the proposed improvements reflect generally accepted planning, engineering, and urban design practices that provide long-term, fiscally responsible solutions.

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 design does not impede the construction of anticipated or planned future public infrastructure, nor does it hinder adjacent properties from achieving the goals and policies of the Comprehensive Plan. The addition of a signalized intersection at 77th Avenue and 10th Street, to be coordinated with the City of Greeley, will enhance public safety along this section of 10th Street by helping to reduce traffic speeds. The layout of West Greeley Commons does not impact adjacent properties, and reviews by City Planning, EDR, Public Works, and Water and Sewer staff confirm that the proposed subdivision and associated infrastructure improvements will not interfere with current or future infrastructure needs. In staff's judgment, future development of adjacent properties can proceed in a manner consistent with the goals and policies of the Imagine Greeley Comprehensive Plan.

Accordingly, this request complies with this criterion for preliminary design.

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

Staff Comment: Staff and reviewing agencies have evaluated all preliminary plans for the project and are satisfied that the application is ready to proceed to the Final Subdivision process to complete and finalize the design.

The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property is Tract B of the Boomerang West Minor Subdivision, recorded with the Weld County Clerk at Reception No. 3864003 on March 6, 2012. The subdivision approval created two large parcels—Tract A (Parcel #095905301001)

and Tract B (Parcel #095905301002)—both of which were zoned R-L (Residential Low Density) at the time of recording.

2. HAZARDS

Staff is not aware of hazards that could potentially impact development within the subdivision area.

3. WILDLIFE

The West Greeley Commons Subdivision site is largely flat, undeveloped, and lacks significant forests, wetlands, or drainages, resulting in limited wildlife habitat. Outlots are proposed for detention areas to preserve existing natural features and manage runoff. A biological assessment and Colorado Parks and Wildlife (CPW) review found no major habitat concerns but identified potential use by Burrowing Owls, raptors, and migratory birds. Recommended measures include pre-construction surveys, seasonal timing restrictions, and preserving native vegetation where feasible. Overall, the site's physical characteristics and planned mitigation minimize impacts to wildlife and habitat.

4. FLOODPLAIN

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

5. DRAINAGE AND EROSION

The Subdivision application has been reviewed by Engineers from the City's Engineering Development Review Division (EDR), as well as staff from the City's Stormwater Divisions. Significant drainage improvements will be constructed with the project. The proposed development is in general compliance with all applicable City drainage and erosion control standards. Retention and Detention infrastructure is proposed to be constructed to service the site. This site also plans to utilize an existing CDOT pond which will require CDOT approval.

6. TRANSPORTATION

This project will trigger a CDOT access permit and will continue to obtain this access permit prior to the construction of the site. The City of Greeley Transportation Department was sent referrals and reviewed the project as well.

- 77th Avenue/ 10th Street, this site is proposing the construction of the signal in accordance with the CDOT Access Control Plan.
- 83rd Avenue/ 10th Street, this site is adding additional traffic to the eastbound left-hand turn. In the report it is mentioned that at 83rd Avenue Capital Improvement Project is planned for 2030. This was a conservative date, and this site's traffic generation will be considered for the design plans. Eastbound-Dual Left-Turns lanes are planned.

- Right-In/Right-Out/10th Street: The proposed access will be incorporated into the CDOT access permit mentioned above.

G. SERVICES

1. WATER

The City of Greeley will provide water service to the area.

2. SANITATION

The City of Greeley will provide sanitary sewer service to the area.

3. EMERGENCY SERVICES

The subject site is serviced by the City of Greeley Fire and Police.

4. PARKS AND OPEN SPACE

Parks and open space are not included in the scope of this subdivision but will be evaluated as part of any future development proposals, if applicable.

5. SCHOOLS

Schools are not included in the scope of this subdivision but will be evaluated as part of any future development proposals, if applicable.

6. METROPOLITAN DISTRICT

N/A

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The perimeter landscaping plan, design standards, setbacks, and related elements have been carefully reviewed to ensure that the proposed subdivision not only complies with all applicable Greeley Development Code standards but also minimizes visual impacts, providing an attractive and context-sensitive interface with the surrounding neighborhood.

2. NOISE

Any potential noise generated by future development will be regulated in accordance with the Municipal Code. The City's Code Enforcement Department is responsible for addressing noise complaints, helping to ensure that impacts on the surrounding neighborhood remain minimal.

I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for the public hearing were mailed to property owners and residents within 500 feet of the subdivision boundary on October 15, 2025, and a notice was posted on the City's website in accordance with Development Code requirements. A total of seventy-eight (78) notice letters were sent to surrounding properties, and two signs were posted on the site on October 20, 2025. Mineral rights notification requirements were

satisfied by the applicant, with notices mailed to mineral owners and lessees of interest more than 30 days prior to the public hearing. To date, staff have received no inquiries or comments and are not aware of any opposition to the proposal.

J. PLANNING COMMISSION RECOMMENDED MOTIONS

Recommend Approval Motion

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 with a condition of approval that the 9th street section on the neighboring parcel to the west be dedicated as Right-of-Way prior to acceptance and approval of the final subdivision.

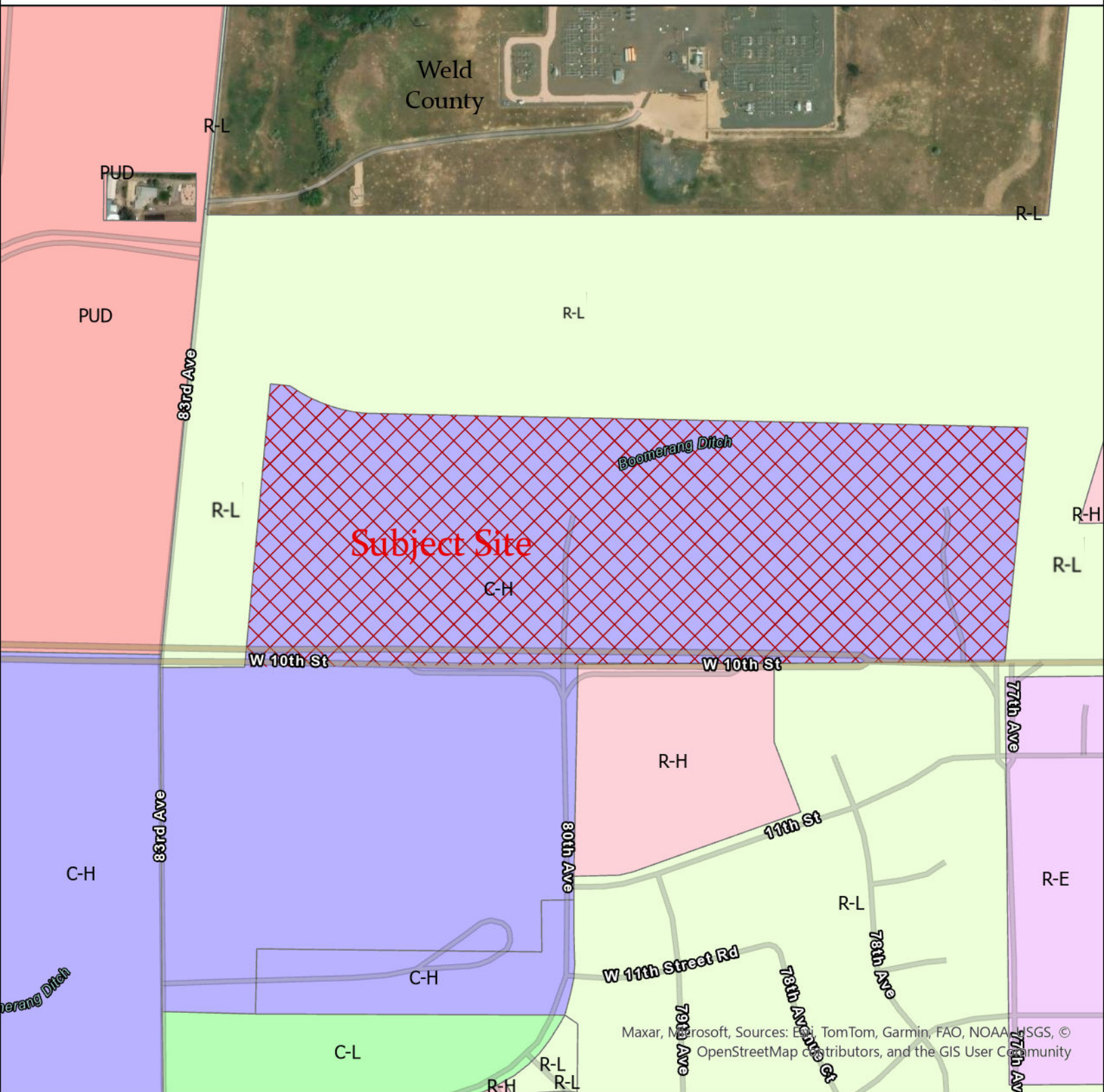
Alternative Denial Motion:

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. Vicinity Map/Zoning Map**
- 2. Project Narrative**
- 3. Preliminary Plat**
- 4. Approved jurisdictional determination from the U.S. Army Corps of Engineers**
- 5. Neighborhood Notice Boundary**
- 6. Staff Presentation**

Vicinity & Zoning Map- West Greeley Commons Subdivision SUB2025-0011 Preliminary Plat Planning Commission- November 18, 2025



Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Legend

DBO.Zoning	Conservation District	Industrial Medium Intensity	Residential Estate	Residential Medium Density
<Null>	Holding Agriculture	Mixed Use High Intensity	Residential High Density	Residential Micro Housing
Commercial High Intensity	Industrial High Intensity	Planned Unit Development	Residential Low Density	<all other values>
Commercial Low Intensity	Industrial Low Intensity			



Project Narrative

Project Name: West Greeley Commons

Legal Description: Tract B, Boomerang West Minor Subdivision

Current Owner (Applicant): Waltel Properties, LLC

Background

Tract B was originally acquired by an affiliate of Waltel Properties ("Waltel") in 2012 as part of a larger 70-acre tract purchased for an oil & gas development project. Upon our purchase we subdivided the larger parcel into two separate tracts known as Tract A (Parcel #095905301001) and Tract B (Parcel #095905301002) of the Boomerang West Minor Subdivision (Recorded Reception #3864003). We then obtained the necessary entitlements for an oil/gas drilling site and then sold the north half (Tract A) to Noble Energy (now Chevron) for what would ultimately become a large horizontal drilling pad.

We subsequently donated the remaining property (Tract B) to Christ Community Church for what was to become a large church campus. Due to changing dynamics of the church's finances and needs, however, Waltel agreed to repurchase the parcel in 2024.

Throughout our involvement we have maintained our contacts and relationships with all surrounding land owners to ensure the ultimate commercial viability of this parcel. Over the past two years development of the neighboring properties has brought with it the extension of water and sewer lines to service the site making it a prime development site in a high growth corridor with few offsite issues.

Current Status and Appropriateness of Use

Today Tract B is an approximately 35-acre parcel of land zoned C-H (Commercial-High Intensity) which we believe remains the highest and best use for the property. The site sits at the NE corner of the intersection of 83rd Avenue and 10th Street, and at the epicenter of the current new wave of development in West Greeley:

At the NW corner of the intersection sits Union Colony West, a 160-acre single and multi-family development which is currently underway with development with several homes already under construction. There are two additional residential projects directly abutting Union Colony West which are slated to follow soon.

At the SW Corner of the intersection sits the Trails at Sheep Draw, which includes approximately 100 acres of Single-family residential and 30 acres of multi-family residential, and Two Rivers Marketplace, an approximately 20-acre mixed-use retail project currently in development.

At the SE corner of the intersection sits Boomerang Ranch which recently completed the sale of their retail pad sites (three of which--QuikTrip, Starbucks, and a Credit Union are constructed and now open) and has an additional 200 build-to-rent residential units salted for future development.

The parcel directly east of ours sits a portion of Boomerang Golf Course which was recently reconfigured to allow for the construction of a new K-8 public school (Tointon Elementary) and approximately 40 acres of mixed use residential which was just granted full approval earlier this year.

All of which is to say the immediate area is currently experiencing a boom of activity bringing with it thousands of homes and residents to service commercially. Greeley's growth is westward, and while ten years ago this parcel would have been at the western boundary of development, today 83rd Avenue and 10th Street is ground zero for this next wave of development.

Design & Connectivity

The design of West Greeley Commons includes ten (10) smaller pad site lots that abut 10th Street, sized between 1.1 and 2.5 acres and intended for various commercial uses, including but not limited to restaurants, retail and automotive services. To the north of these pad sites will be two (2) larger lots approximately 5 and 10 acres in size intended for secondary retail, office, hotel and commercial uses. Additionally there are two (2) out-lots proposed in the design of this subdivision with the smaller roughly 1.2 acre out-lot located adjacent to the intersection of 10th street and 83rd Ave. and the larger roughly 3.4 acre out-lot dedicated for onsite detention located in the northwest corner of the subdivision adjacent to 83rd Ave. Dividing the subdivisions larger lots and detention area from the smaller pad site lots is a public road which will have connection to both 83rd and 77th Avenues, as well as to an additional right-in-right-out access to 10th Street at the mid-point of the property (matching its counterpart across the street). A new traffic signal at 77th Avenue and 10th Street will also be installed in conjunction with this development which should allow easier vehicular ingress and egress, and also help to slow speeds down on this portion of West 10th Street. Included in our submittal is a full traffic study discussing these and other traffic patterns associated with this project.

The design of the project also includes full pedestrian connectivity through the property providing continued and safe access both through the property and along 10th Street ultimately providing connection to neighboring properties and the Greeley trail system.

As part of our development application, all associated engineering and utilities have been designed and submitted by Kimley-Horn with and per City standards.

Review Criteria

We believe the West Greeley Commons project meets all of the review criteria established in Section 24-203 (major subdivision) of the City of Greeley Development Code:

a) Is the application 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?

Both 83rd Avenue and 10th Street have been designated as Multi-Modal Corridors adjacent to the project site. These corridors have been established along these heavily traveled routes with the goal of improving the City's transportation demand management strategies to create a multi-modal transportation system that offers a variety of transportation options for all community residents. This includes enhanced roadway designs that support automobiles, improved public access to the transit system, and enhancements to existing bicycle networks and pedestrian infrastructure. The proposed West Greeley Commons Project is designed to address and improve the transportation infrastructure in this area through proposed improvements along both major corridors and internal roadway networks aimed at site access. As part of this plan, multi-modal trail access will extend along the full project frontage on 10th Street, a new traffic signal and required turn lanes will be developed at the intersection of 77th Avenue and 10th Street, and vehicular access and roadway improvements required by the City and CDOT have been designed to enhance public safety along the 10th Street and 83rd Avenue corridors and at intersections adjacent to the project area. Additionally, an internal public roadway and pedestrian walking paths within the subdivision have been designed to meet or exceed City requirements, further increasing public safety and access to these multi-modal corridors.

The intersection of 83rd Avenue and 10th Street is also identified in the City's Comprehensive Plan as a location for Neighborhood Centers. The Comprehensive Plan describes Neighborhood Centers as "smaller scale commercial nodes that serve the surrounding neighborhood" and that "support a range of commercial, retail, and service areas," all of which West Greeley Commons is designed to fulfill. West Greeley Commons also addresses several objectives and goals of the Comprehensive Plan, including:

1. Economic Development & Diversification Goal Objective ED-1.2 is met by this proposed project, as the commercial uses facilitated by creating this commercial/mixed-use major subdivision will support this fast-growing area of the City by offering developable areas to grow the City's commercial tax base, which supports community well-being.

2. Growth and City Form Goal Objective GC-1.2 is met by this proposed project, as the subdivision proposed encourages compact urban form vs. leap-frog development . The proposed project is located in an area designated by the City's Land Use Guidance Map for neighborhood center development, which includes both commercial and residential mixed uses. The project is adjacent to a similar commercial subdivision to the north, a public amenity Golf Course to the south, and new residential subdivisions to the south and west, strategically encouraging compact urban development.
3. Growth and City Form Goal Objective GC-2.5 is met by this proposed project as the subdivision as planned and sited, promotes neighborhood centers – small-scale retail areas providing commercial goods and services – within walkable distances from residences. This proposed development aligns with this goal by providing additional multi-modal improvements to enhance area accessibility and public safety, located near new single-family residential subdivisions.
4. Parks and Recreation Goal Objective PR-1.5 is met by this proposed project as the proposed subdivision design both connects and expands the trail system. The proposal meets this goal objective by extending the pedestrian walking trail along the entire subdivision frontage on 10th Street providing extension of the existing trail system and easier connection to 83rd Ave. Additionally pedestrian walkways will be developed along the 73rd Avenue extension to the east along the subdivision boundary and internal public walking paths designed within the subdivision that will provide adequate pedestrian access across the site from 73rd Avenue to 83rd Avenue.
5. The installation of a new signalized intersection at 73rd Avenue and 10th Street supports traffic calming along the 10th Street corridor, directly meeting the Transportation & Mobility Goal Objective related to Traffic Calming called out in Objective TM-1.4.

b) Is the development and infrastructure arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land?

Yes. A full biological report was undertaken to identify any such issues, and all recommendation therein have been followed. A copy of the report is included in our application.

c) Does 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?

Yes. The design of West Greeley Commons adheres to all design standards of the City of Greeley. The property is bounded to the west by a Public Service

transmission line tract (and then 83rd Avenue); 10th Street to the south; an oil and gas drilling site to the north; and Boomerang Golf Course to the east. Connectivity to and thru these parcels, to the extent possible) has been addressed in our overall layout and design.

d) Are the proposed blocks and lots capable of meeting all development and site design standards under the applicable zoning district?

Yes. All pad sites and tracts have been sized to accommodate user site plans which can incorporate all site designs standards of the City.

e) Does the application demonstrate a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements?

Yes. An internal Owner's Association will be established to properly manage and maintain any private improvements and common spaces. All roads will be public.

f) Is any phasing clearly indicated and does it demonstrate a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases?

There will be no phasing of this project.

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

Yes. All necessary technical studies have been undertaken, and the recommendations of each have been adhered to.

h) Does the design 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?

No. On the contrary, the addition of a signalized intersection at 77th Avenue and 10th Street will be undertaken in conjunction with the City of Greeley as part of future public infrastructure improvements and will serve to enhance public safety along that section of 10th Street by further reducing traffic speeds. Additionally, the layout of West Greeley Commons does not impact any adjacent properties.

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 IN ACCORDANCE WITH CITY OF GREELEY STANDARDS AND THE ACCEPTED CONSTRUCTION PLANS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORMWATER DETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY SHALL HAVE THE RIGHT OF 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 NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.
- 4) DRAINAGE LIABILITY. THE CITY DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE CITY REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE CITY WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. CITY APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.
- 5) LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- 6) SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN 36 INCHES IN HEIGHT FROM THE STREET LEVEL.
- 7) PUBLIC SAFETY. ACCESS, WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE COMMERCIAL OWNER ASSOCIATION WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE, AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.
- 8) DRAINAGE MASTER PLAN. THE POLICY OF THE CITY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
- (i) DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE FINAL DRAINAGE REPORT AND PLAN AND THE STORMWATER MANAGEMENT PLAN.
- (ii) DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY, SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFF-SITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- (iii) EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS OR AS REQUIRED BY THE CITY AND DESIGNED IN THE FINAL DRAINAGE REPORT AND THE STORMWATER MANAGEMENT PLAN.
- 9) MAINTENANCE EASEMENTS. A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS. IF ONE STRUCTURE IS BUILT ON THE LOT 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) NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL ALL REQUIRED SUBDIVISION INFRASTRUCTURE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS, UTILITIES, DRAINAGE, AND OTHER PUBLIC IMPROVEMENTS) ARE COMPLETED OR DEEMED SUBSTANTIALLY COMPLETE TO THE SATISFACTION OF THE CITY AND OTHER APPLICABLE REVIEWING AUTHORITIES.

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF GREELEY PLANNING COMMISSION, THIS _____ DAY OF _____ 20_____

COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE: _____

DEVELOPMENT REVIEW MANAGER

DEVELOPMENT REVIEW MANAGER _____ DATE: _____

CITY OF GREELEY FIRE MARSHAL

CITY OF GREELEY FIRE MARSHAL _____ DATE: _____

SURVEYOR'S CERTIFICATE

THAT I, LOREN K. SHANKS, 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 THERON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO.

REGISTERED LAND SURVEYOR
REGISTRATION NO. 28285
STATE OF COLORADO

ENGINEER SIGNATURE

RAMSEY PICKARD, P.E. _____ DATE: _____

LANDSCAPE ARCHITECT SIGNATURE

EMILY SHAUGHNESSY, P.L.A. _____ DATE: _____

PROPERTY OWNER'S SIGNATURE

ADAM WALLACE _____ DATE: _____

WEST GREELEY COMMONS SUBDIVISION
BEING A SUBDIVION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION
LOCATED IN THE SW1/4 OF SECTION 5,
TOWNSHIP 5 NORTH, RANGE 66 WEST, OF THE 6th P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PROJECT: 1,577,400.54 SQUARE FEET OR 36.212 ACRES
PRELIMINARY PROJECT NUMBER: SUB2025-0011

SURVEYOR NOTES:

ALL TITLE WORK WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT No. 2592852-10, DATED APRIL 2, 2025

EXCEPTIONS FROM COVERAGE (SCHEDULE B PART II):

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, NOT SHOWN BY THE PUBLIC RECORDS.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS OR LISTED IN SCHEDULE B.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- ANY AND ALL UNPAID TAXES AND ASSESSMENTS AND ANY UNREDEEMED TAX SALES.
- RESERVATIONS CONTAINED IN DEED RECORDED IN BOOK 208 AT PAGE 332 AS RECEPTION NO. 2080332.
- OIL AND GAS LEASE RECORDED FEBRUARY 16, 1971 AS RECEPTION NO. 1562223.
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN INSTRUMENT RECORDED IN BOOK 228 AT PAGE 581 AS RECEPTION NO. 2280581.
- AGREEMENT RECORDED FEBRUARY 11, 1993 AS RECEPTION NO. 2321521.
- SURFACE OWNERS AGREEMENT RECORDED FEBRUARY 16, 1995 AS RECEPTION NO. 2426909.
- REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 28, 2002 AS RECEPTION NO. 2955152.
- REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED OCTOBER 15, 2007 AS RECEPTION NO. 3511023.
- PIPELINE EASEMENT RECORDED JULY 17, 2008 AS RECEPTION NO. 3566963.
- EASEMENT CONTAINED IN RULE AND ORDER RECORDED JUNE 23, 2009 AS RECEPTION NO. 3631971.
- ALL MATTERS SHOWN ON THE PLAT OF BOOMERANG WEST MINOR SUBDIVISION RECORDED AUGUST 6, 2012 AS RECEPTION NO. 3864003.
- COVENANT LIMITING THE IRRIGATION OF LAND RECORDED JUNE 3, 2011 AS RECEPTION NO. 3772035.
- COST SHARING AND WATERLINE REIMBURSEMENT AGREEMENT RECORDED AUGUST 24, 2012 AS RECEPTION NO. 3868561.
- WATERLINE AND ACCESS EASEMENT AGREEMENT RECORDED AUGUST 24, 2012 AS RECEPTION NO. 3868562.
- RESTRICTIVE USE AGREEMENT RECORDED NOVEMBER 15, 2012 AS RECEPTION NO. 3888850.
- AGREEMENT RECORDED DECEMBER 20, 2012 AS RECEPTION NO. 3897912.
- ALL MATTERS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY RECORDED OCTOBER 8, 2015 AS RECEPTION NO. 4148570-2015.
- ORDINANCE NO. 23, 2016 RECORDED SEPTEMBER 26, 2016 AS RECEPTION NO. 4239482-2016.
- WATER RIGHTS APPURTENANT TO, AND MINERAL RIGHTS IN, ON, UNDER OR THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY HEREIN, AS RECORDED JUNE 27, 2024 AT RECEPTION NO. 4968214. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS.
- A DEED OF TRUST EXECUTED BY WALTTEL PROPERTIES LLC, TO THE PUBLIC TRUSTEE, TO SECURE AN INDEBTEDNESS OF \$2,500,000.00 IN FAVOR OF PHELPS-TONTON, INC. AND DELAWARE CORPORATION RECORDED JUNE 27, 2024 AS RECEPTION NO. 4968215.
- ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED MARCH 24, 2025 AS RECEPTION NO. 5018017.
- EXISTING UNRECORDED LEASES, IF ANY.

BASIS OF BEARINGS

BEARINGS ARE REFERRED TO THE EAST LINE OF THE SW1/4 OF SECTION 5, T5N, R66W, 6th P.M., AS BEARING N05°29'44"E (GPS OBSERVATION).

FLOODPLAIN NOTE

ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 08123C1516E, EFFECTIVE DATE OF JANUARY 20, 2016/ED JANUARY 20th, 2016, SUBJECT PROPERTY IS NOT WITHIN A FLOOD PLANE.

ZONING NOTE

THE PROPERTY IS IN ZONE C-H (COMMERCIAL HIGH INTENSITY) PER CITY OF GREELEY ORDINANCE No. 23, 2016, RECEPTION No. 4239482. THE PROJECT AREA IS VACANT LAND.

PLAT NOTE

AT THE TIME OF SITE PLAN APPROVAL FOR LOT 11, THE REMAINING ROAD SECTION OF 77TH AVENUE, ADJACENT SIDEWALK, AND STREETScape PLANTINGS ARE REQUIRED TO BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY FOR LOT 11

CONTACTS

OWNER/DEVELOPER:
ADAM WALLACE
WALTTEL PROPERTIES, LLC
5801 W 11TH STREET, SUITE 201
GREELEY, CO 80634
(970)-381-5166

DESIGN ENGINEER:
RAMSEY PICKARD, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
3325 SOUTH TIMBERLINE ROAD, SUITE 130
FORT COLLINS, CO 80525
(970)-822-7911

LANDSCAPE ARCHITECT:
EMILY SHAUGHNESSY, P.L.A.
KIMLEY-HORN AND ASSOCIATES, INC.
3325 SOUTH TIMBERLINE ROAD, SUITE 130
FORT COLLINS, CO 80525
(970)-822-7911

SURVEYOR:
LOREN SHANKS, PLS 28285
UELS, LLC
3313 35th AVENUE, SUITE B, EVANS, CO 80620
(970)-506-1544

LAND USE SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (acres)	Percentage of Total Area
Lot 1	57,220.99	1.3136	3.6275
Lot 2	119,868.05	2.7518	7.5991
Lot 3	44,752.50	1.0274	2.8372
Lot 4	51,382.50	1.1796	3.2575
Lot 5	78,662.75	1.8058	4.9867
Lot 6	72,930.00	1.6742	4.6233
Lot 7	49,725.00	1.1415	3.1523
Lot 8	49,725.00	1.1415	3.1523
Lot 9	88,649.78	2.0351	5.6199
Lot 10	72,349.22	1.6609	4.5866
Lot 11	199,075.74	4.5702	12.6206
Lot 12	291,189.61	6.6843	18.4587
Road ROW	219,517.64	5.0394	13.9166
Outlot A	51,688.08	1.1866	3.2768
Outlot B	129,883.68	2.9817	8.2340
Outlot C	400.00	0.0092	0.0254
Outlot D	400.00	0.0092	0.0254
TOTAL	1,577,400.54	36.2120	100.0000

OWNER DEDICATION STATEMENT

WALTTEL PROPERTIES, LLC, BEING THE SOLE OWNER IN FEE OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION AS RECORDED AT RECEPTION NO. 3864003, OF THE RECORDS OF WELD COUNTY, COLORADO, LOCATED IN THE SW1/4 OF SECTION 5, T5N, R66W OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE S1/4 CORNER OF SAID SECTION 5, FROM WHICH THE C1/4 CORNER OF SAID SECTION 5 BEARS N05°29'44"E, THENCE N05°29'44"E, 90.36 FEET ALONG THE EAST LINE OF THE SW1/4 OF SAID SECTION 5 TO THE SOUTHEAST CORNER OF SAID TRACT B, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 10TH STREET AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING N05°29'44"E, 670.81 FEET ALONG THE EASTERLY LINE OF SAID TRACT B TO THE NORTHEAST CORNER OF SAID TRACT B,

THENCE S89°42'17"W, 2084.57 FEET ALONG THE NORTHERLY LINE OF SAID TRACT B;

THENCE NORTHWESTERLY, 246.58 FEET ALONG THE NORTHERLY LINE OF SAID TRACT B AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 487.50 FEET, A CENTRAL ANGLE OF 28°58'50" AND BEING SUBTENDED BY A CHORD THAT BEARS N70°01'07"W, 243.96 FEET;

THENCE N84°3'032"W, 62.31 FEET ALONG THE NORTHERLY LINE OF SAID TRACT B TO THE NORTHWEST CORNER OF SAID TRACT B;

THENCE S05°29'28"W, 735.04 FEET ALONG THE WESTERLY LINE OF SAID TRACT B TO THE SOUTHWEST CORNER OF SAID TRACT B, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 10TH STREET;

THENCE S89°38'52"E, 2381.98 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT B AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 10TH STREET TO THE SOUTHEAST CORNER OF SAID TRACT B AND THE **TRUE POINT OF BEGINNING**.

CONTAINS 1,577,400.54 SQUARE FEET OR 36.212 ACRES MORE OR LESS.

SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAS (HAVE) SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THE ATTACHED MAP; AND DOES (DO) HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME WEST GREELEY COMMONS SUBDIVISION; AND DOES (DO) DEDICATE TO THE PUBLIC, THE STREETS AS SHOWN ON SAID MAP; AND DOES(DO) FURTHER CERTIFY THAT THE WIDTH OF SAID STREETS, THE DIMENSIONS OF THE LOTS AND TRACTS AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP

BY: _____
WALTTEL PROPERTIES, LLC

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

STATE OF COLORADO)
WELD COUNTY)

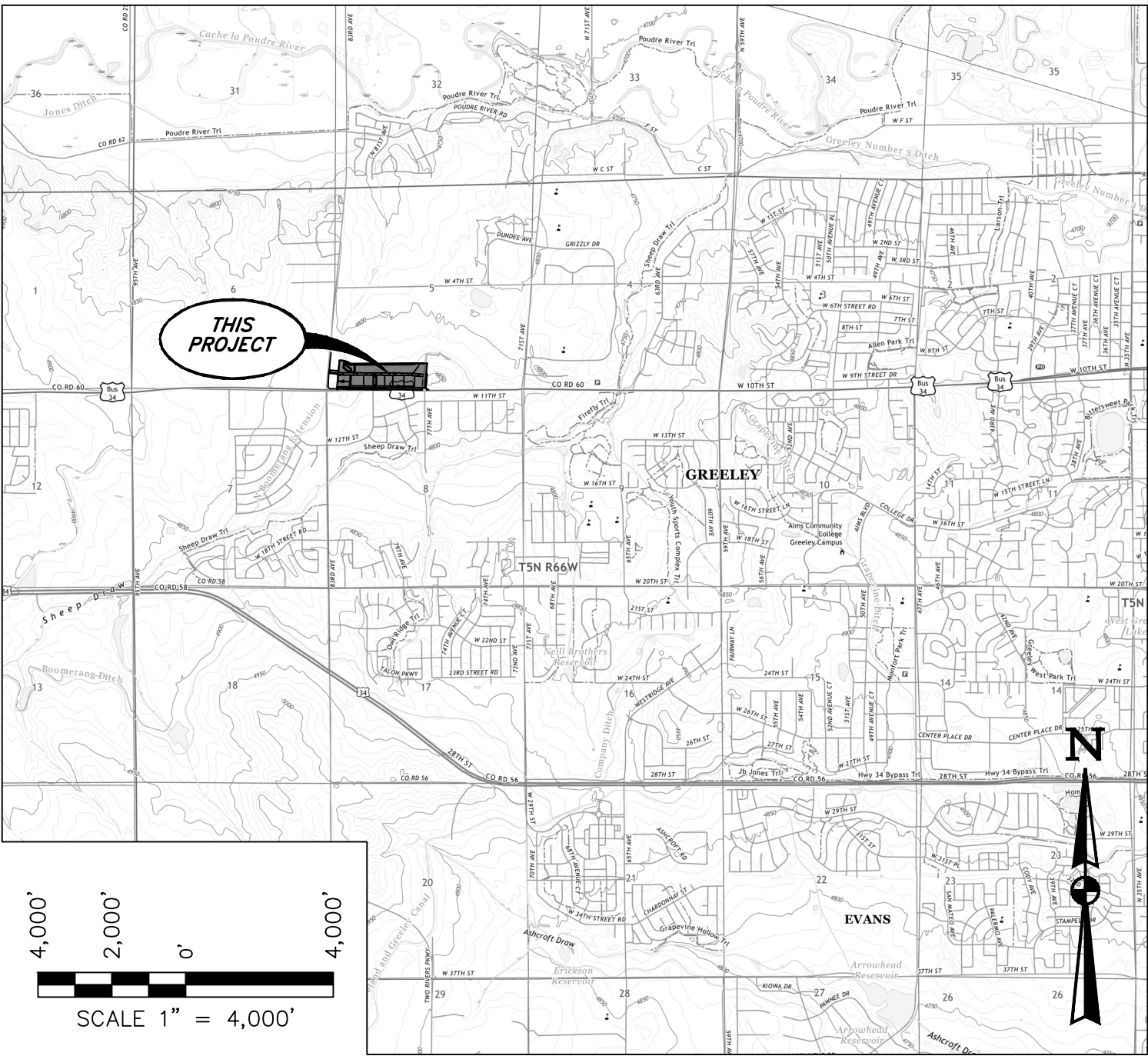
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20____, BY _____.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

VICINITY MAP
1" = 4,000'



HORIZONTAL CONTROL:

HORIZONTAL CONTROL WAS BY GPS IN GREELEY CONTROL, EAST LINE OF THE SW1/4 OF SECTION 5, T5N, R66W, 6th P.M. AS BEARING N05°29'44"E (GPS OBSERVATION)

BENCHMARK:

SOUTHWEST CORNER OF OUTLOT
ELEVATION = 4820.8' NAVD 88

DATUM:

ALL VERTICAL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 88 DATUM.

HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM (NAD) 83

ALL DISTANCES SHOWN ARE BASED UPON U.S. SURVEY FEET

REV: 3 10-07-25 C.H. (ADDRESS CITY COMMENTS)

SURVEYED BY:	DRAWN BY:	PROJECT:	FILE:	SCALE:	SHEET:
O.R.	P.B.	WAL02-24-0001	W-2526	N/A	1 OF 33
01-08-2025	04-29-2025				



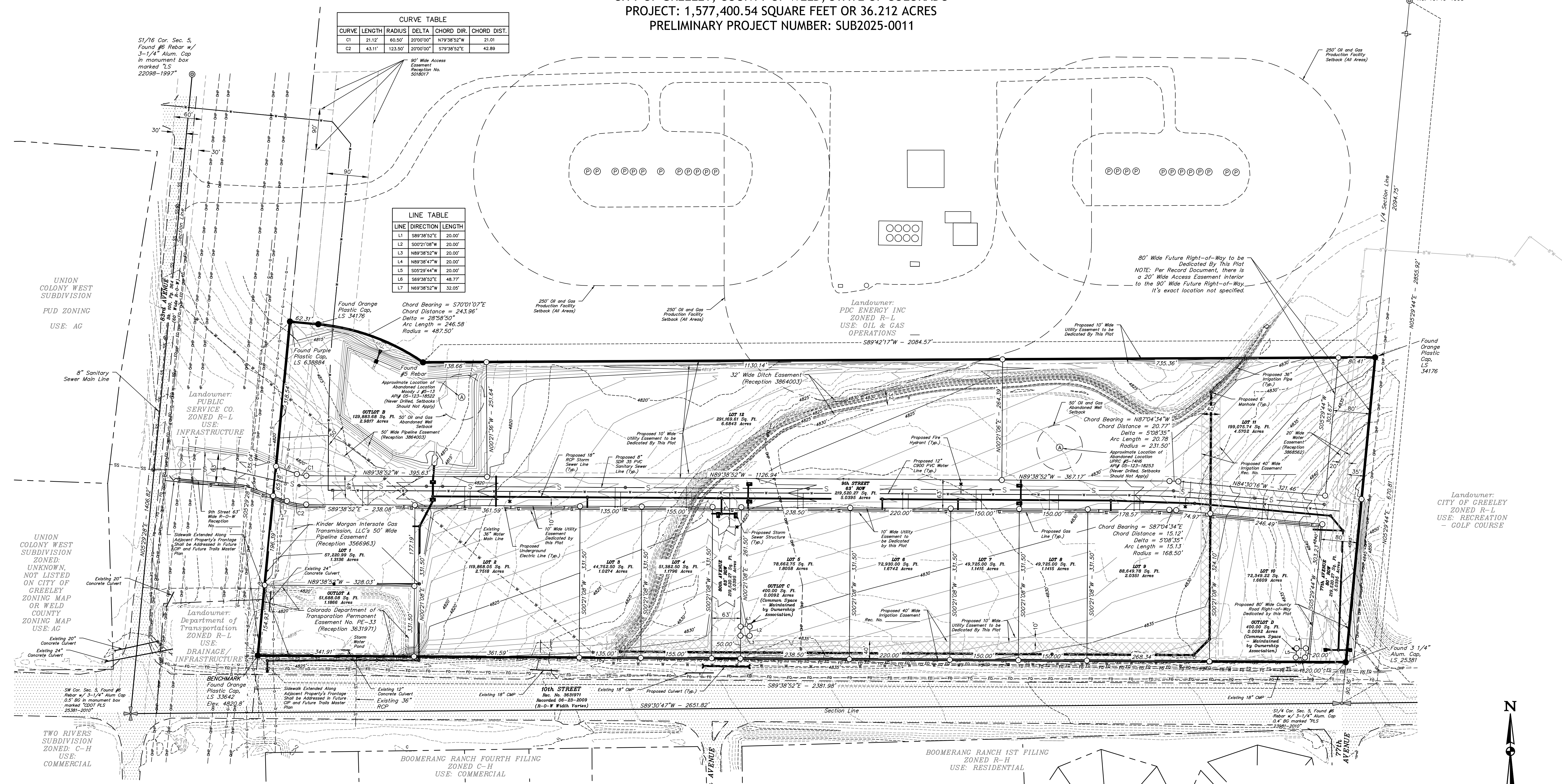
UELS, LLC
Regional Office * 3313 35th Avenue, Suite B
Evans, Co 80620 * (970) 506-1544
Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017
PRELIMINARY SUBDIVISION PLAT

WEST GREELEY COMMONS SUBDIVISION
BEING A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION
LOCATED IN THE SW1/4 OF SECTION 5,
TOWNSHIP 5 NORTH, RANGE 66 WEST, OF THE 6th P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PROJECT: 1,577,400.54 SQUARE FEET OR 36.212 ACRES
PRELIMINARY PROJECT NUMBER: SUB2025-0011

SURVEYOR'S NOTES
A) BEARINGS ARE REFERRED TO THE WEST LINE THE SW1/4
SW1/4 OF SECTION 5, T5N, R66W, 6th P.M. AS SHOWN
HEREON, AS BEARING N05°29'28"E (GPS OBSERVATION).
B) VERTICAL CONTROL DATUM: NAVD83, GEOID 12B

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD DIST.
C1	21.12'	60.50'	20°00'00"	N79°38'52"W	21.01'
C2	43.11'	123.50'	20°00'00"	S79°38'52"E	42.89'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°38'52"E	20.00'
L2	S00°21'08"W	20.00'
L3	N89°38'52"W	20.00'
L4	N89°38'47"W	20.00'
L5	S05°29'44"W	20.00'
L6	S89°38'52"E	48.77'
L7	N89°38'52"W	32.05'



LEGEND OF SYMBOLS & ABBREVIATIONS

	US PUBLIC LAND SURVEY QUARTER SECTION CORNER
	US PUBLIC LAND SURVEY QUARTER SECTION CORNER
	US PUBLIC LAND SURVEY C1/4 OR 1/16 SECTION CORNER
	MONUMENT FOUND (AS SHOWN)
	SUBDIVISION CORNER
	CALCULATED POINT (NOT SET ON GROUND)
	ASPHALT PAVEMENT
	PROPOSED DRAINAGE EASEMENT

EASEMENT DEDICATION TABLE				
Easement Type	Use	Restriction	Easement Granted To	Surface Maintenance
Irrigation Easement	Placement and Maintenance of Ditch Company Irrigation Line	No Structures, Improvements (Including Fences), Fill, Shrubs, Trees, or Utility Crossings Without Written Consent of the City	City of Greeley	Property Owner
Utility Easement	Placement and Maintenance of City of Greeley Gas and Underground Electric Lines	No Structures, Improvements (Including Fences), Fill, Shrubs, Trees, or Utility Crossings Without Written Consent of the City	City of Greeley	Property Owner

OUTLOT TABLE				
Outlot	Purpose	Ownership	Maintenance	Size (sf & ac)
Outlot A	Detention Pond	Walt Properties LLC	Property Owner	51,688.08 sf & 1.1866 ac
Outlot B	Detention Pond	Walt Properties LLC	Property Owner	129,883.68 sf & 2.9817 ac
Outlot C	Signage	Walt Properties LLC	Property Owner	400.00 sf & 0.0092 ac
Outlot D	Signage	Walt Properties LLC	Property Owner	400.00 sf & 0.0092 ac
Total:				182,371.76 sf & 4.1867 ac

NOTE
THE PROPOSED CONTOURS SHOWN HEREON WERE PROVIDED BY KIMLEY-HORN AND ARE AT A 50% DESIGN LEVEL. THE FULL DESIGN IS NOT YET COMPLETE.

REV: 3 10-07-25 C.H. (ADDRESS CITY COMMENTS)

SURVEYED BY: O.R. 01-08-2025	DRAWN BY: P.B. 04-29-2025	PROJECT: WAL02-24-0001	FILE: W-2526	SCALE: 1" = 100'	SHEET: 2 OF 33
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UELS, LLC
Regional Office * 3313 35th Avenue, Suite B
Evans, Co 80620 * (970) 506-1544
Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

PRELIMINARY SUBDIVISION PLAT

WEST GREELEY COMMONS SUBDIVISION

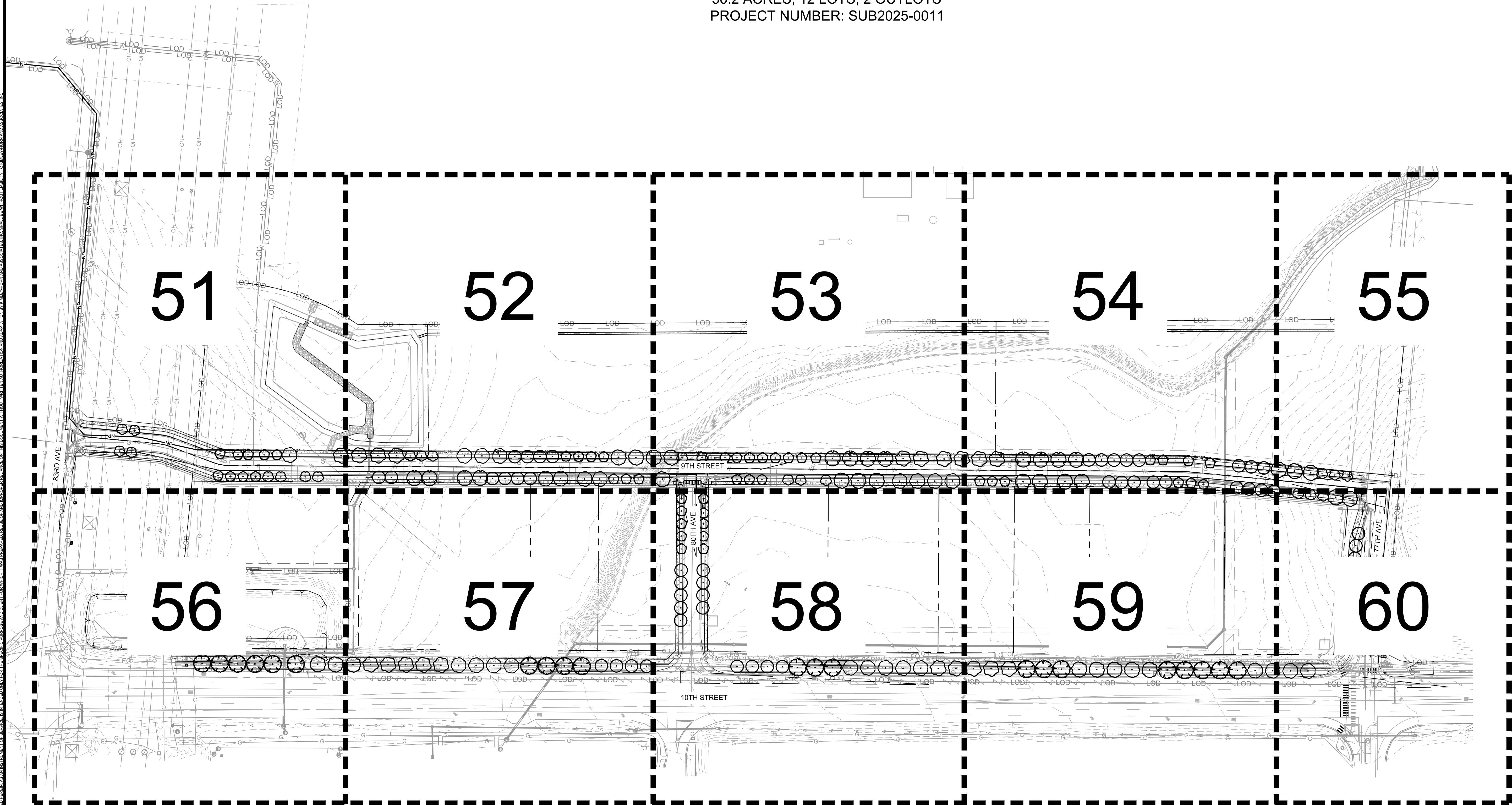
A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011



Kimley»Horn

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3325 SOUTH TIMBERLINE ROAD, SUITE 100
FORT COLLINS, COLORADO 80525 (970) 822-7911

WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
OVERALL LANDSCAPE PLAN

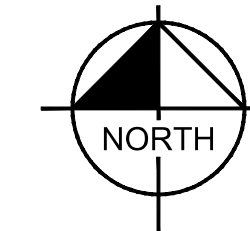
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196390003

NO.	REVISION	BY	DATE

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIWS
DATE: 10/14/2025

SHEET
3 of 33



GRAPHIC SCALE IN FEET
0 50 100 200
SCALE: 1" = 100'



Know what's below.
Call before you dig.

k:\info_civil\196390003_83rd & 10th_greeley\CADD\plansheets\CL.dwg
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WEST GREELEY COMMONS SUBDIVISION

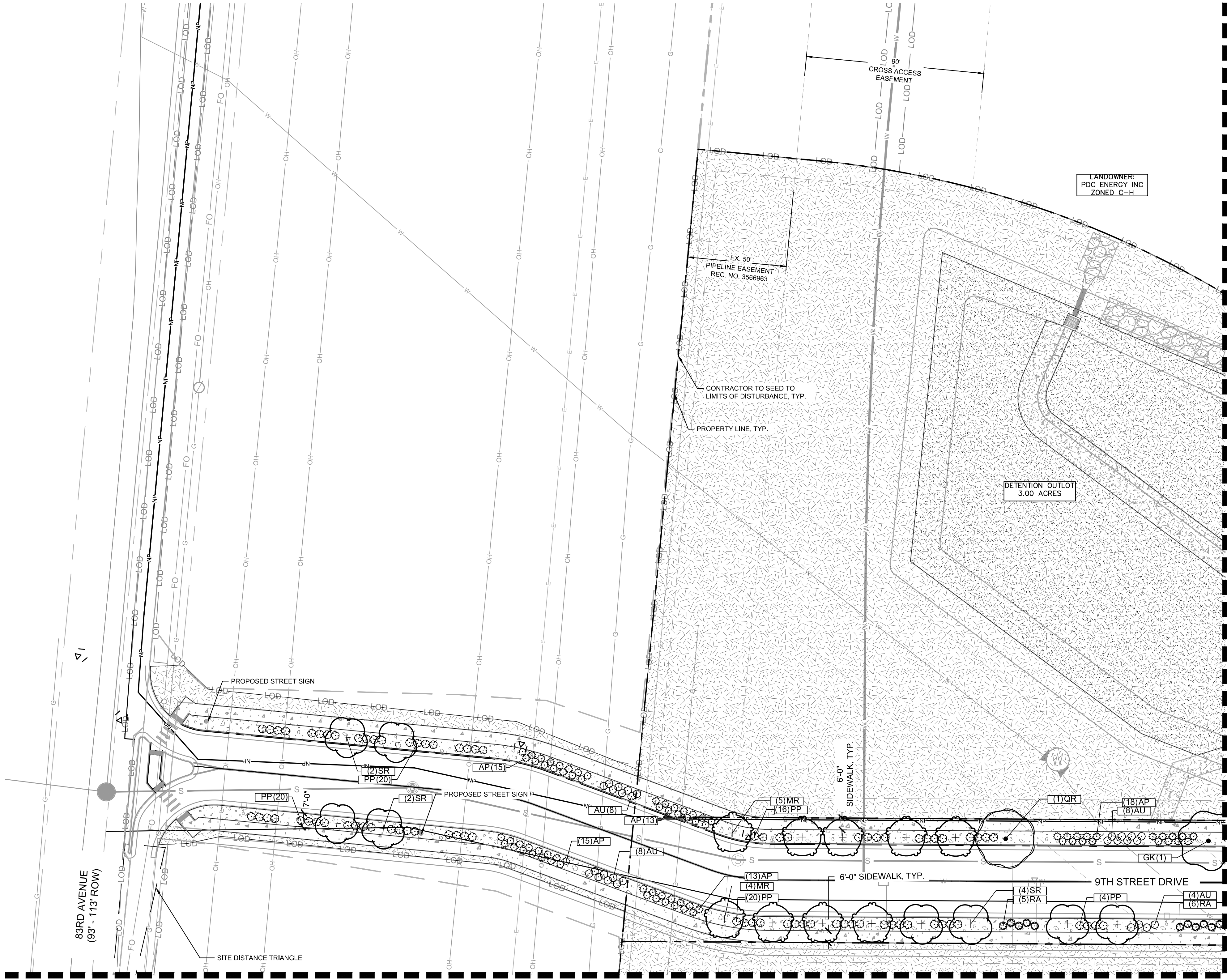
A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

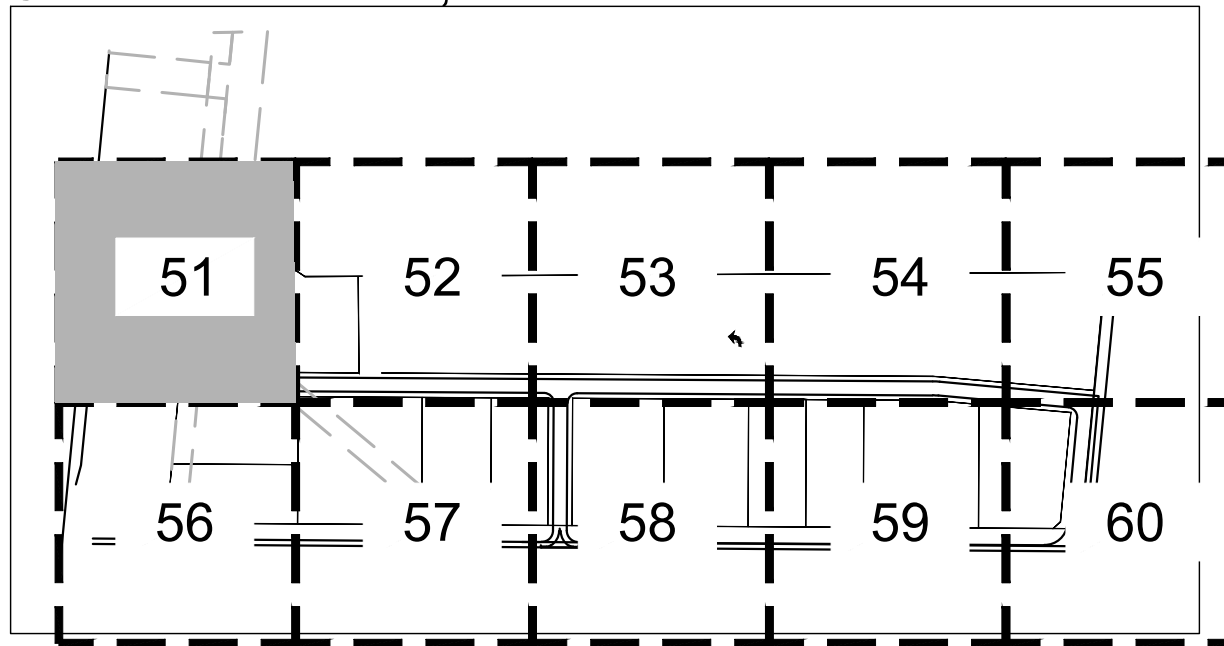
36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011



MATCHLINE: SEE SHEET 56

MATCHLINE: SEE SHEET 52



KEY MAP

SCALE: 1" = 500'



LEGEND

- PROPERTY AND LOT LINE
- LIMITS OF DISTURBANCE (39.5 AC)
- EXISTING EASEMENT TO REMAIN
- PROPOSED EASEMENT
- PROPOSED CURB AND GUTTER
- EXISTING SECTION LINE
- EXISTING OVERHEAD ELECTRIC LINE TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING WATER STRUCTURE TO REMAIN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED SIGN
- PROPOSED STREET LIGHT

PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

LARGE SHADE TREES

- AO AESCULUS GLABRA OHIO BUCKEYE
- AH AESCULUS HIPPOCASTANUM EUROPEAN HORSECHESTNUT
- GS GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
- GK GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
- QR QUERCUS ROBUR ENGLISH OAK

ORNAMENTAL TREES

- AG ACER TATARICUM 'GARANN' HOT WINGS® TATARIAN MAPLE
- MR MALUS X 'RADIANT' RADIANT CRABAPPLE
- SR SYRINGA RETICULATA JAPANESE TREE LILAC

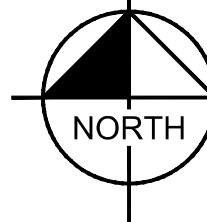
SHRUBS

- AU ARCTOSTAPHYLOS UVA-URSI RINKIKINICK
- AP ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
- PP PRUNUS BESSEYI 'P0115' PAWNEE BUTTES® SAND CHERRY
- RA RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC

GROUND COVERS

- X3 3/4" BULK RIVER ROCK GRAY ROSE BY SITEONE
- L5 NATIVE MIXED WETLAND SEED NATIVE WETLAND MIX
- G7 NATIVE SHORTGRASS SEED MIX NATIVE SHORT GRASS MIX WITH WILDFLOWERS

SEE SHEET 62 FOR FULL LANDSCAPE SCHEDULE AND DETAILS



GRAPHIC SCALE IN FEET

0 15 30 60

SCALE: 1" = 30'



Kimley»Horn

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FORT COLLINS, COLORADO 80525 (970) 522-7911

WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
LANDSCAPE PLAN

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196390003

NO.	REVISION	BY	DATE

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIW
DATE: 10/14/2025

SHEET
4 of 33

WEST GREELEY COMMONS SUBDIVISION

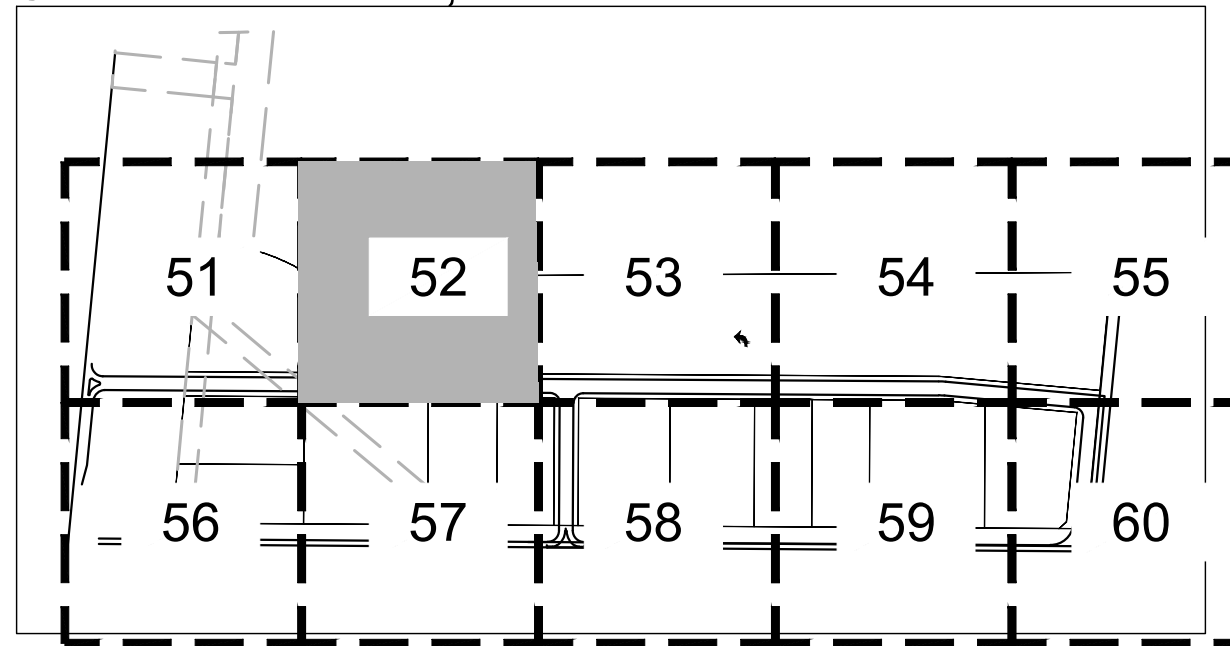
A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011



KEY MAP

SCALE: 1" = 500'



LEGEND

- PROPERTY AND LOT LINE
- LOD LOD LIMITS OF DISTURBANCE (39.5 AC)
- EXISTING EASEMENT TO REMAIN
- PROPOSED EASEMENT
- PROPOSED CURB AND GUTTER
- EXISTING SECTION LINE
- OH EXISTING OVERHEAD ELECTRIC LINE TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING WATER STRUCTURE TO REMAIN
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- PROPOSED SIGN
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PLANT SCHEDULE

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- GS GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
- GK GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
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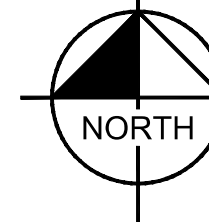
SHRUBS

- AU ARCTOSTAPHYLOS UVA-URSI KINKY KINKY
- AP ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
- PP PRUNUS BESSEYI 'P0115' PAWNEE BUTTES® SAND CHERRY
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- L5 NATIVE MIXED WETLAND SEED NATIVE WETLAND MIX
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SEE SHEET 62 FOR FULL LANDSCAPE SCHEDULE AND DETAILS



GRAPHIC SCALE IN FEET

0 15 30 60

SCALE: 1" = 30'



Kimley»Horn

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FORT COLLINS, COLORADO 80525 (970) 522-7911

WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
LANDSCAPE PLAN

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196390003

BY DATE

REVISION

NO

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIW
DATE: 10/14/2025

SHEET
5 of 33

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WEST GREELEY COMMONS SUBDIVISION

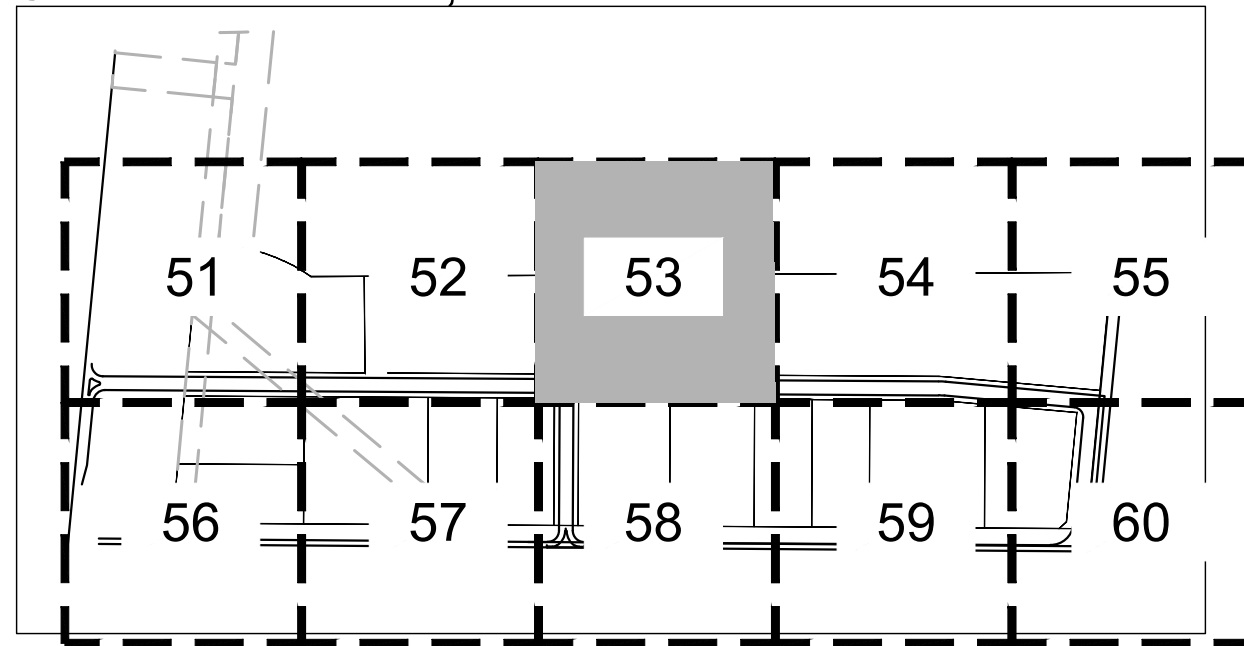
A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

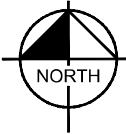
36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011



KEY MAP

SCALE: 1" = 500'



LEGEND

- PROPERTY AND LOT LINE
- LIMITS OF DISTURBANCE (39.5 AC)
- EXISTING EASEMENT TO REMAIN
- PROPOSED EASEMENT
- PROPOSED CURB AND GUTTER
- EXISTING SECTION LINE
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- QR QUERCUS ROBUR ENGLISH OAK

ORNAMENTAL TREES

- AG ACER TATARICUM 'GARANN' HOT WINGS® TATARIAN MAPLE
- MR MALUS X 'RADIANT' RADIANT CRABAPPLE
- SR SYRINGA RETICULATA JAPANESE TREE LILAC

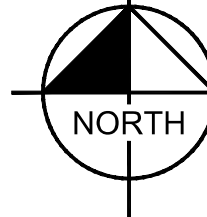
SHRUBS

- AU ARCTOSTAPHYLOS UVA-URSI KINKERINICK
- AP ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
- PP PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
- RA RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC

GROUND COVERS

- X3 3/4" BULK RIVER ROCK GRAY ROSE BY SITEONE
- L5 NATIVE MIXED WETLAND SEED NATIVE WETLAND MIX
- G7 NATIVE SHORTGRASS SEED MIX NATIVE SHORT GRASS MIX WITH WILDFLOWERS

SEE SHEET 62 FOR FULL LANDSCAPE SCHEDULE AND DETAILS



GRAPHIC SCALE IN FEET

0 15 30 60

SCALE: 1" = 30'



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FORT COLLINS, COLORADO 80525 (970) 522-7911

WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
LANDSCAPE PLAN



PROJECT NO.
196390003

BY DATE

REVISION

NO.

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EWS
DATE: 10/14/2025

SHEET

6 of 33

k:\info_civil\196390003_83rd & 10th_greeley\CADD\plansheets\CA.dwg
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WEST GREELEY COMMONS SUBDIVISION

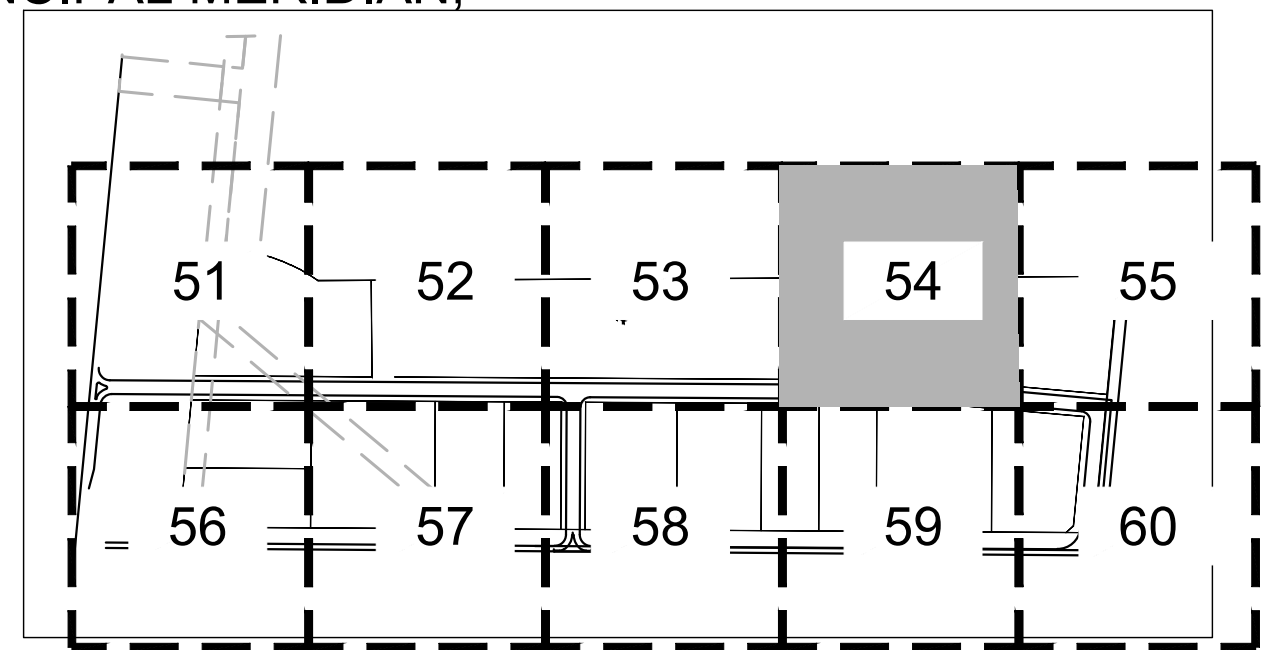
A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011



KEY MAP

SCALE: 1" = 500'



LEGEND

- PROPERTY AND LOT LINE
- LIMITS OF DISTURBANCE (39.5 AC)
- EXISTING EASEMENT TO REMAIN
- PROPOSED EASEMENT
- PROPOSED CURB AND GUTTER
- EXISTING SECTION LINE
- EXISTING OVERHEAD ELECTRIC LINE TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING WATER STRUCTURE TO REMAIN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED SIGN
- PROPOSED STREET LIGHT

PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

LARGE SHADE TREES

- AO AESCULUS GLABRA OHIO BUCKEYE
- AH AESCULUS HIPPOCASTANUM EUROPEAN HORSECHESTNUT
- GS GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
- GK GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
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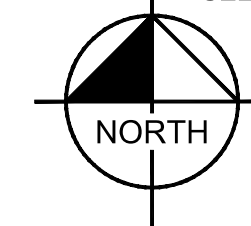
SHRUBS

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- AP ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
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0 15 30 60

SCALE: 1" = 30'



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WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
LANDSCAPE PLAN

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196390003

BY DATE

REVISION

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIW
DATE: 10/14/2025

SHEET
7 of 33

WEST GREELEY COMMONS SUBDIVISION

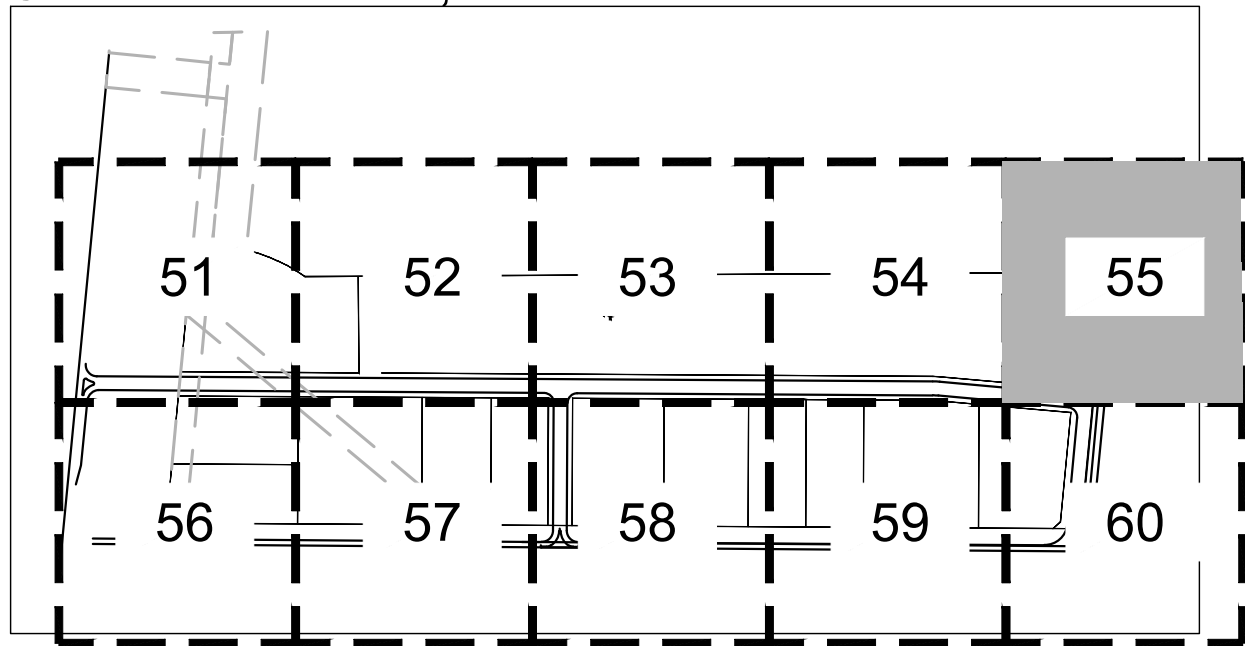
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36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011



KEY MAP

SCALE: 1" = 500'



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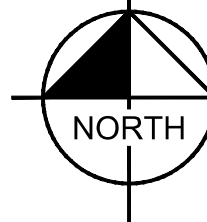
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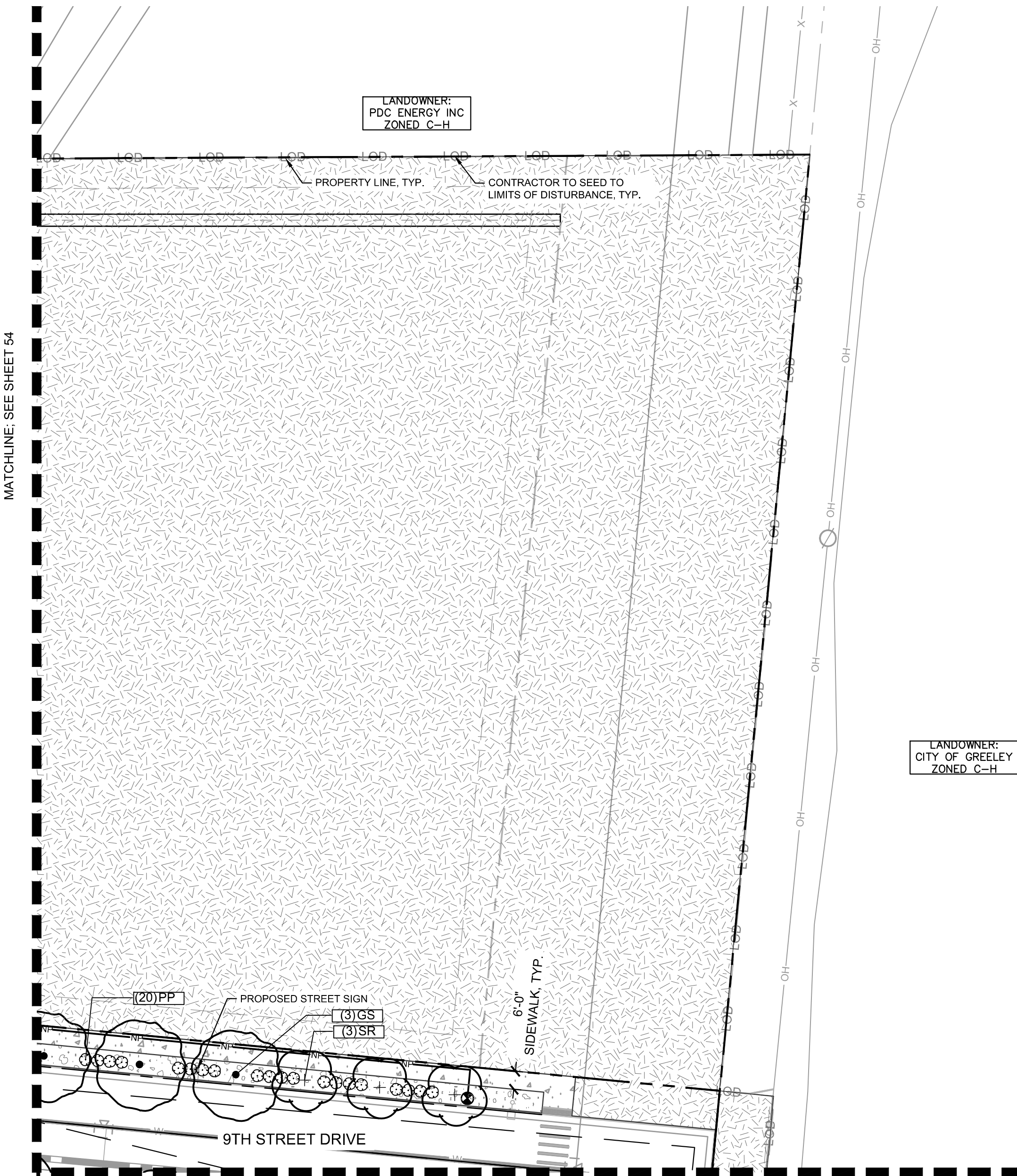
SEE SHEET 62 FOR FULL LANDSCAPE SCHEDULE AND DETAILS



GRAPHIC SCALE IN FEET

0 15 30 60

SCALE: 1" = 30'



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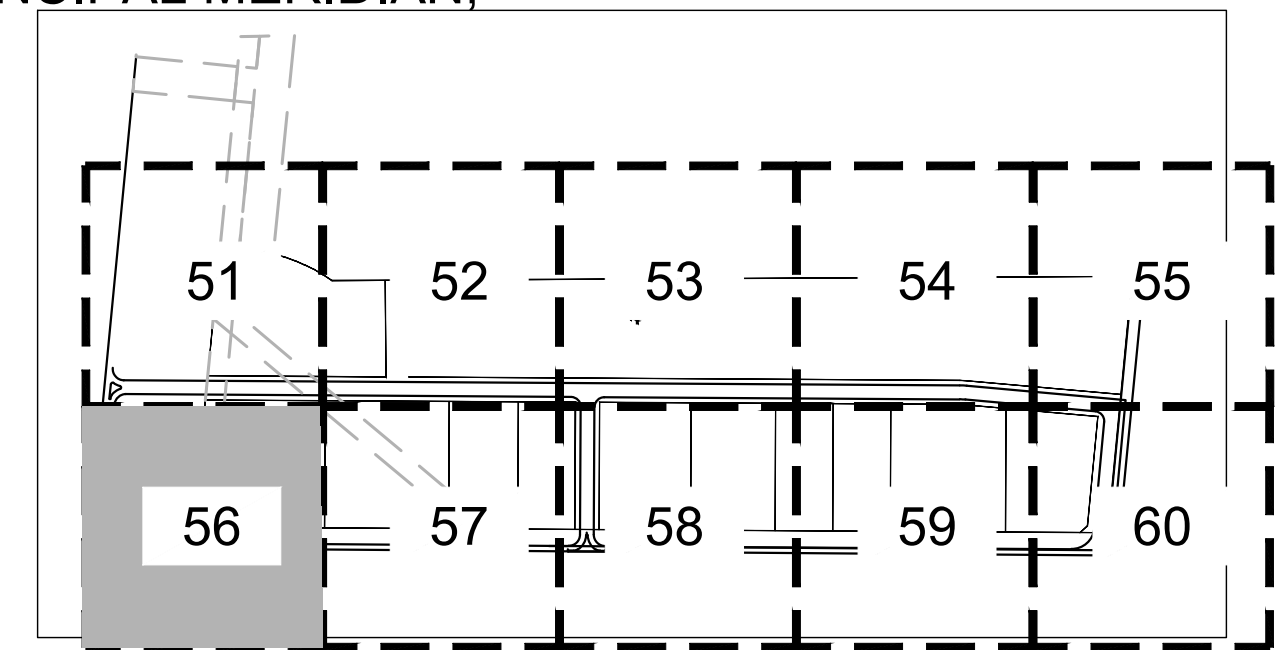
PROJECT NO.
196390003

NO. BY DATE REVISION

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIW
DATE: 10/14/2025

SHEET
8 of 33

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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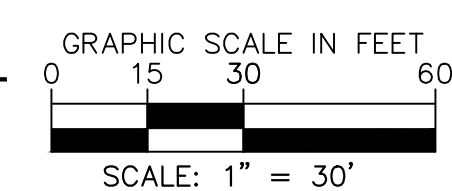


SCALE: 1" = 500'



	PROPERTY AND LOT LINE
	LIMITS OF DISTURBANCE (39.5 AC)
	EXISTING EASEMENT TO REMAIN
	PROPOSED EASEMENT
	PROPOSED CURB AND GUTTER
	EXISTING SECTION LINE
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	L5	NATIVE MIXED WETLAND SEED NATIVE WETLAND MIX
	G7	NATIVE SHORTGRASS SEED MIX NATIVE SHORT GRASS MIX WITH WILDFLOWERS



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

SHEET
9 of 33

WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
LANDSCAPE PLAN

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PROJECT NO. 196390003

	BY	DATE
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REVISION

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DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIWS
DATE: 10/14/2025

SHEET
9 of 33

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WEST GREELEY COMMONS SUBDIVISION

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011

MATCHLINE: SEE SHEET 52

PROPOSED FIRE HYDRANT

1/4" 30' WATER EASEMENT

LOT LINE, TYP.

LOT 2
2.90 ACRES

LOT 3
1.03 ACRES

LOT 4
1.03 ACRES

LOT LINE, TYP.

CONTRACTOR TO SEED TO
LIMITS OF DISTURBANCE, TYP.

PROPOSED STORM MANHOLE, TYP.

PROPERTY LINE, TYP.

PROP. 40' IRRIGATION EASEMENT

(1)GS
(5)GK

(4)QR

(4)AO

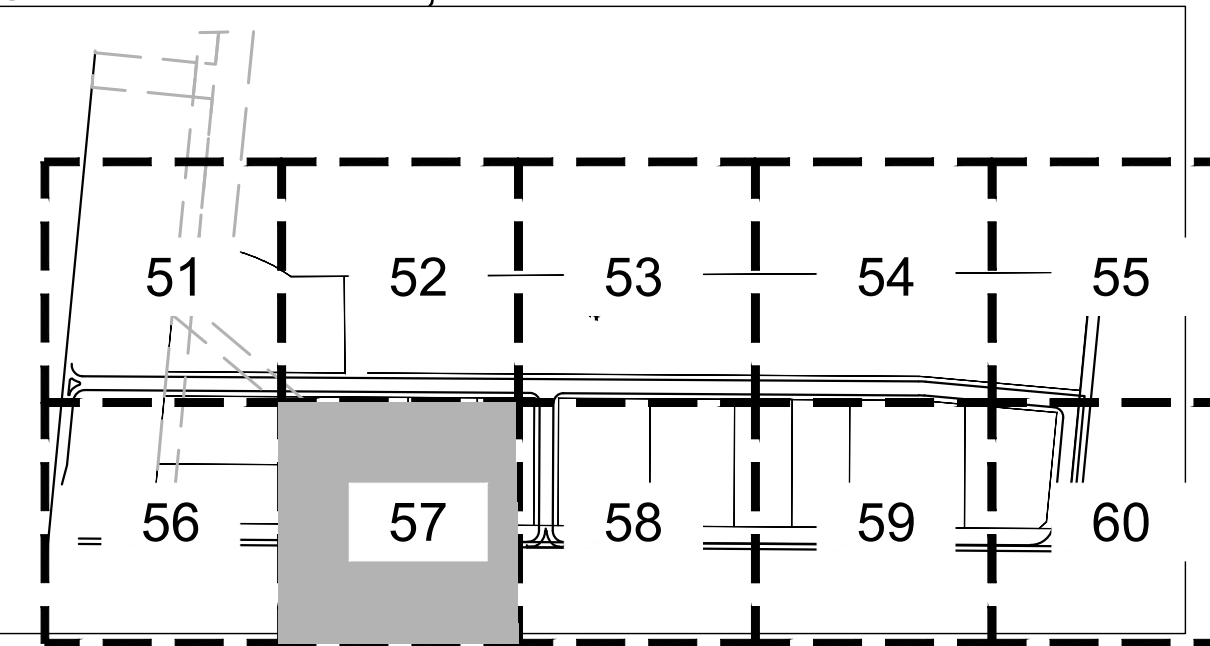
AG(4)

15' PARKWAY, TYP.

10'-0" SIDEWALK, TYP.

CONTRACTOR TO SEED TO
LIMITS OF ASPHALT, TYP.

10TH STREET
(93' - 113' ROW)



KEY MAP

SCALE: 1" = 500'



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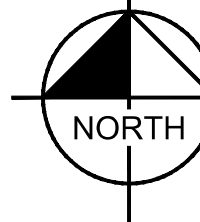
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SEE SHEET 62 FOR FULL LANDSCAPE SCHEDULE AND DETAILS



GRAPHIC SCALE IN FEET
0 15 30 60

SCALE: 1" = 30'



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WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
LANDSCAPE PLAN

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196390003

BY DATE

REVISION

NO.

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIW
DATE: 10/14/2025

SHEET
10 of 33

WEST GREELEY COMMONS SUBDIVISION

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

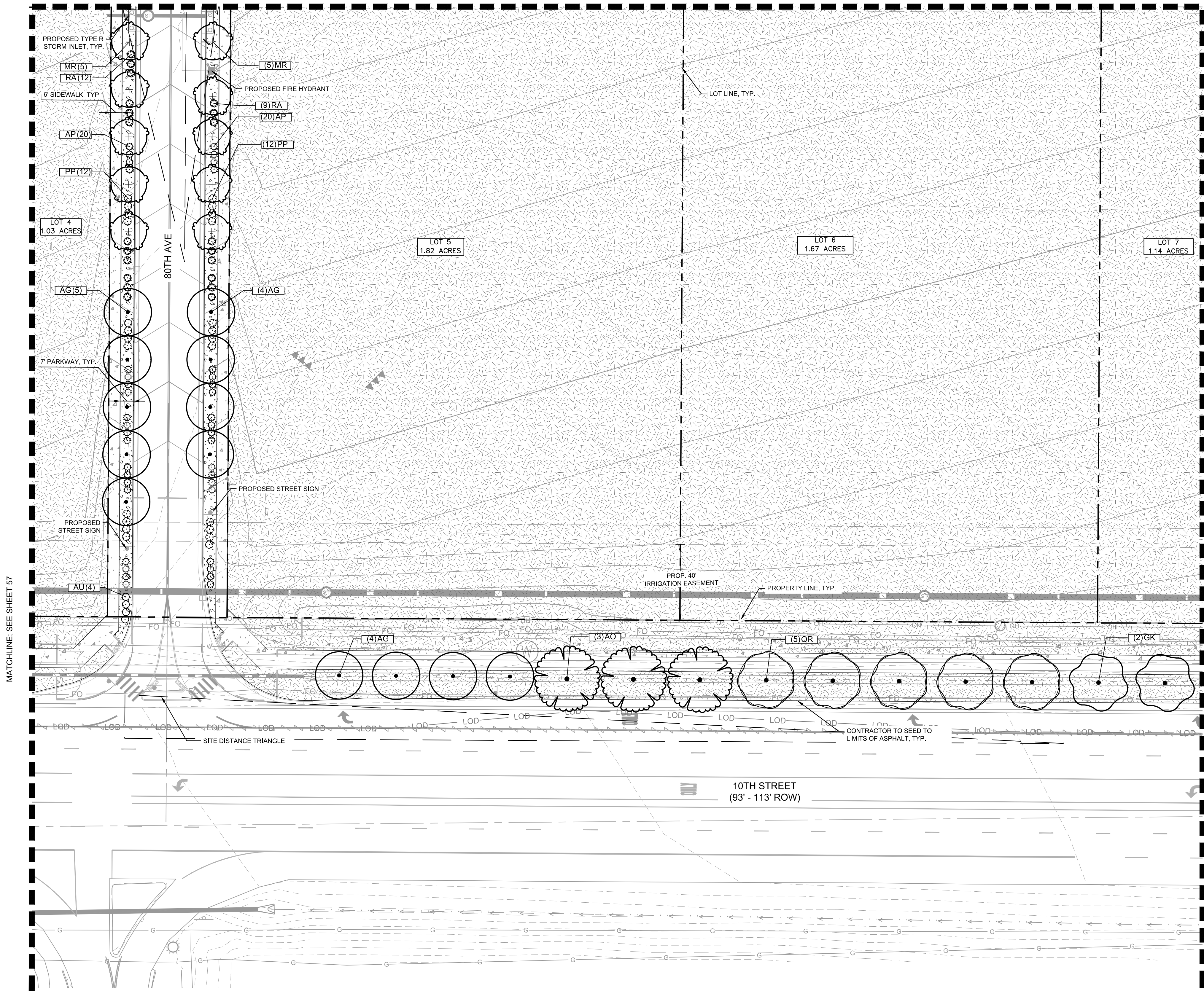
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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS

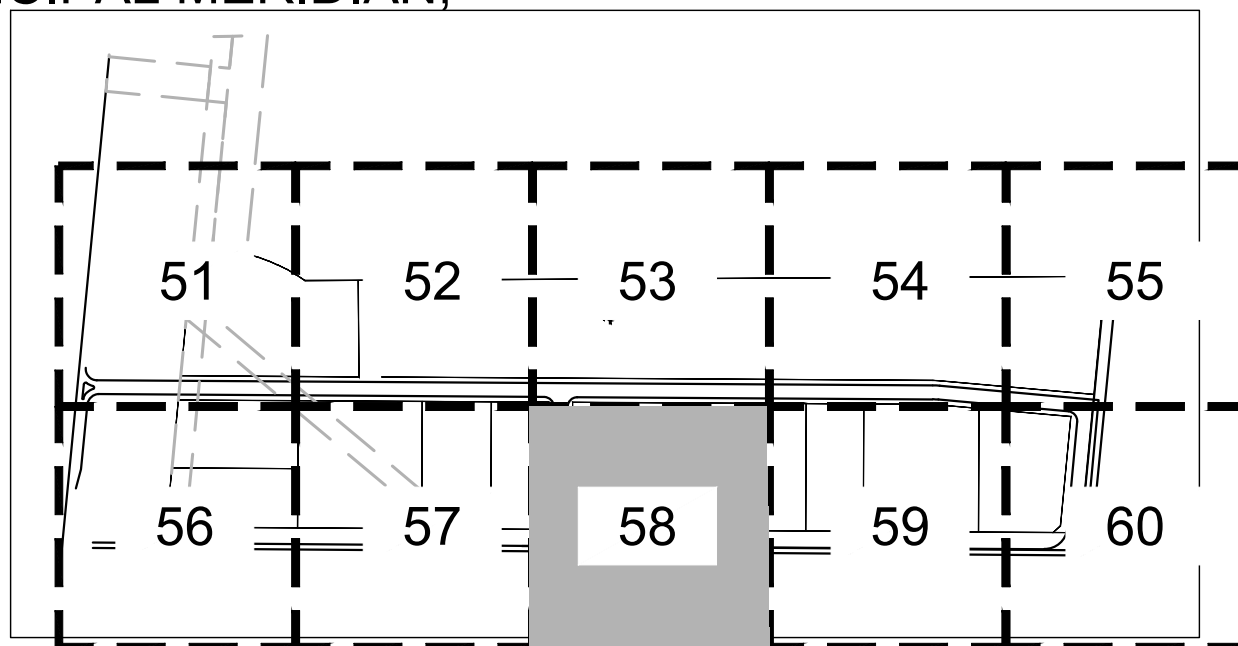
PROJECT NUMBER: SUB2025-0011

MATCHLINE: SEE SHEET 53



MATCHLINE: SEE SHEET 57

MATCHLINE: SEE SHEET 59



KEY MAP

SCALE: 1" = 500'



LEGEND

- PROPERTY AND LOT LINE
- LIMITS OF DISTURBANCE (39.5 AC)
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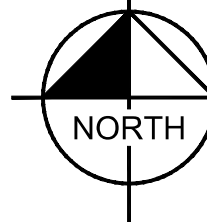
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0 15 30 60
SCALE: 1" = 30'



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SHEET
11 of 33

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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36.2 ACRES, 12 LOTS, 2 OUTLOTS
PROJECT NUMBER: SUB2025-0011



SCALE: 1" = 500'



- | | |
|---|---|
|  | PROPERTY AND LOT LINE |
|  | |
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|  | PROPOSED STORM MANHOLE |
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|  | PROPOSED STREET LIGHT |

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
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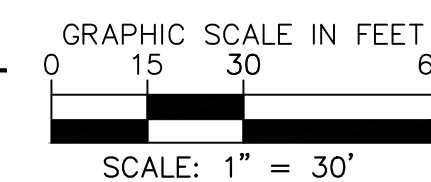
SHRUBS

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SHEET
12 of 33

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83RD AVENUE & 10TH STREET, GREELEY, CO
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LANDSCAPE PLAN

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REVISION

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DATE: 10/14/2025

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36.2 ACRES, 12 LOTS, 2 OUTLOTS
PROJECT NUMBER: SUB2025-0011

(8)AU
 SR(3)
 PP(16)

6'-0" SIDEWALK, TYP.
 GS(2)

SITE DISTANCE TRIANGLE

RA(8)
 AG(4)
 AP(8)

PP(8)

LOT 10
 1.60 ACRES

7' PARKWAY, TYP.

10' SIDEWALK, TYP.

AP(8)
 SR(4)

PP(4)

PROPOSED STREET SIGN
 PROPOSED TYPE R STORM INLET, TYP.

RA(8)

77TH AVE

17' TEMPORARY CONSTRUCTION EASEMENT

LANDOWNER: CITY OF GREELEY ZONED C-H

CONTRACTOR TO SEED TO LIMITS OF DISTURBANCE, TYP.

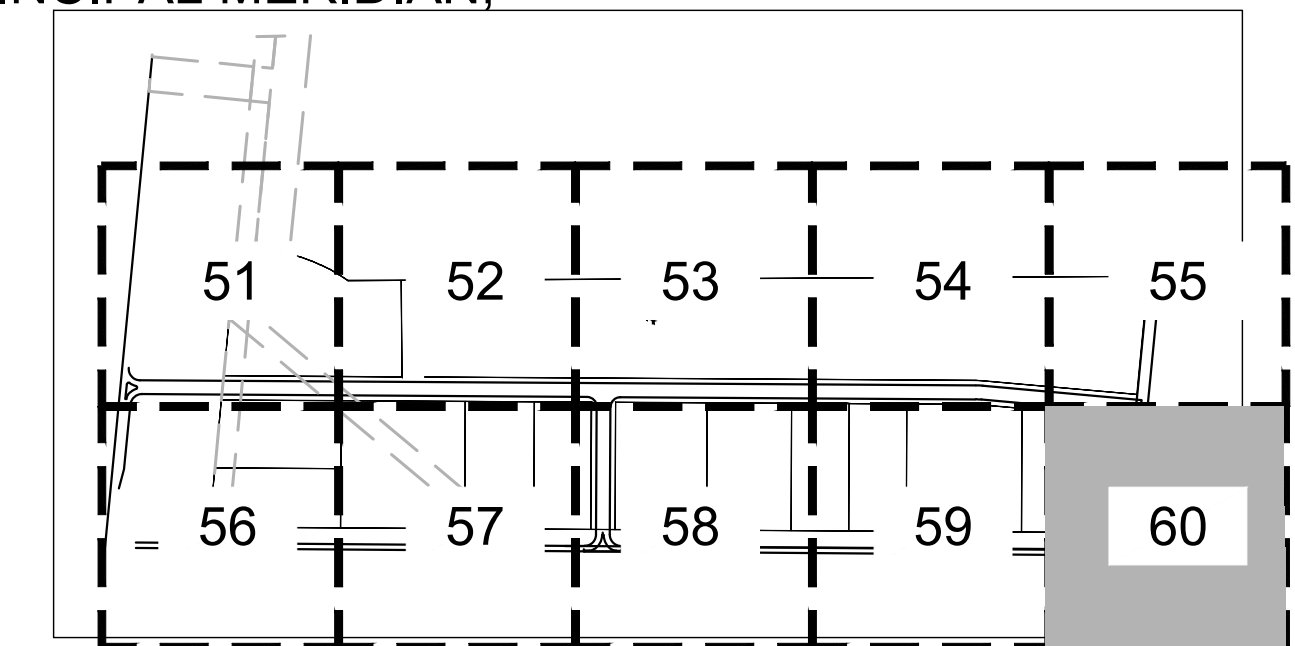
PROPERTY LINE, TYP.

(2)QR

SITE DISTANCE TRIANGLE

10TH STREET (113' ROW)

MATCHLINE - SEE SHEET 59



SCALE: 1" = 500'



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	LIMITS OF DISTURBANCE (39.5 AC)
	EXISTING EASEMENT TO REMAIN
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	PROPOSED STORM INLET
	PROPOSED SIGN
	PROPOSED STREET LIGHT

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
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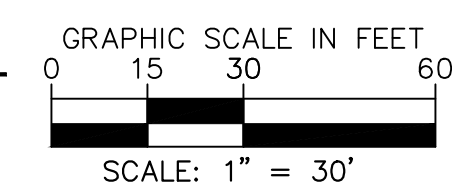
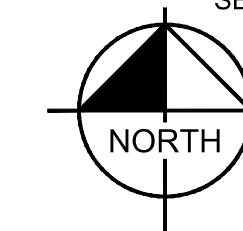
	AO	AESCULUS GLABRA OHIO BUCKEYE
	AH	AESCULUS HIPPOCASTANUM EUROPEAN HORSECHESTNUT
	GS	GLEDTISIA TRIACANTHOS INE "SHADEMASTER" SHADEMASTER HONEY LOCUS
	GK	GYMNOCLADUS DIOICUS KENTUCKY "COFFEETREE"
	QR	QUERCUS ROBUR ENGLISH OAK

	AG	ACER TATARICUM 'GARANN' HOT WINGS® TATARIAN MAPLE
	MR	MALUS X 'RADIANT' RADIANT CRABAPPLE
	SR	SYRINGA RETICULATA JAPANESE TREE LILAC

	AU	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK
	AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
	PP	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
	RA	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC

	X3	3/4" BULK RIVER ROCK GRAY ROSE BY SITEONE
	L5	NATIVE MIXED WETLAND SEED NATIVE WETLAND MIX
	G7	NATIVE SHORTGRASS SEED MIX NATIVE SHORT GRASS MIX WITH WILDFLOWERS

SEE SHEET 62 FOR FULL LANDSCAPE SCHEDULE AND DETAILS



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

Kimley»»Horn

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WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
LANDSCAPE PLAN

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

Kimley-Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196390003

NO.	REVISION	BY	DATE
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DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIWS
DATE: 10/14/2025

SHEET
13 of 33

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WEST GREELEY COMMONS SUBDIVISION

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

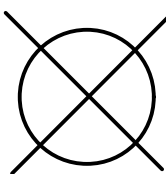
36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011

TREE OBSERVATION

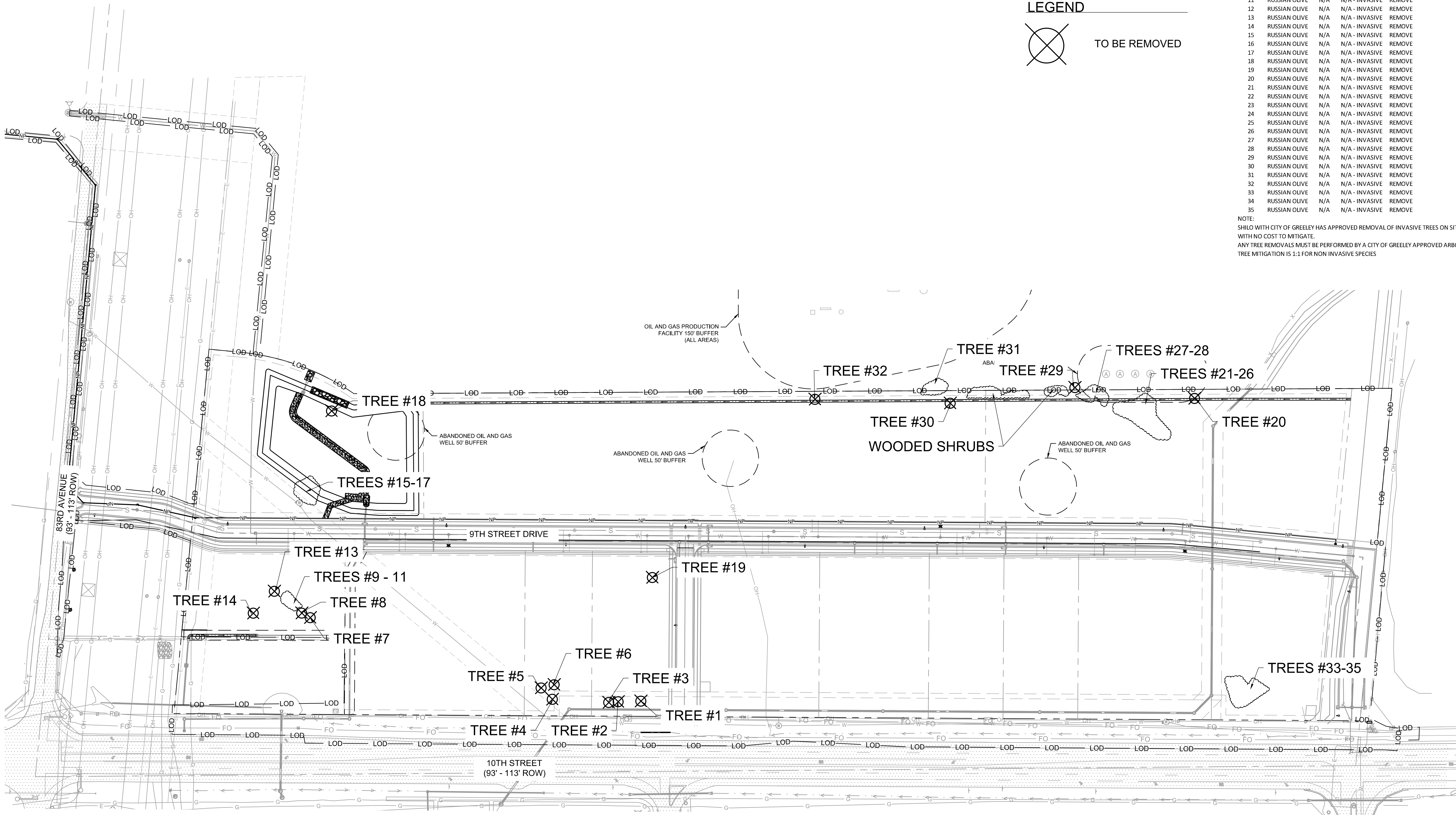
TREE #	SPECIES	DBH	HEALTH	REMOVE OR REMAIN
1	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
2	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
3	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
4	OAK	35.5"	GOOD	REMOVE
5	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
6	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
7	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
8	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
9	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
10	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
11	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
12	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
13	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
14	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
15	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
16	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
17	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
18	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
19	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
20	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
21	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
22	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
23	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
24	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
25	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
26	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
27	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
28	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
29	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
30	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
31	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
32	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
33	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
34	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE
35	RUSSIAN OLIVE	N/A	N/A - INVASIVE	REMOVE

LEGEND



TO BE REMOVED

NOTE:
SHILO WITH CITY OF GREELEY HAS APPROVED REMOVAL OF INVASIVE TREES ON SITE WITH NO COST TO MITIGATE.
ANY TREE REMOVALS MUST BE PERFORMED BY A CITY OF GREELEY APPROVED ARBORIST
TREE MITIGATION IS 1:1 FOR NON INVASIVE SPECIES



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WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
TREE MITIGATION PLAN

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Kimley-Horn and Associates, Inc.

PROJECT NO.
196390003

NO.	REVISION	DATE

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIWS
DATE: 10/14/2025

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A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	
LARGE SHADE TREES							
	AO	21	AESCULUS GLABRA MATURE SIZE: 40' H X 25' W	OHIO BUCKEYE	B & B	2" CAL MIN M	
	AH	16	AESCULUS HIPPOCASTANUM MATURE SIZE: 65' H X 65' W	EUROPEAN HORSECHESTNUT	B & B	2" CAL MIN M	
	GS	21	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' MATURE SIZE: 65' H X 40' W	SHADEMASTER HONEY LOCUST	B & B	2" CAL MIN L	
	GK	20	GYMNOCLADUS DIOICUS MATURE SIZE: 65' H X 65' W	KENTUCKY COFFEETREE	B & B	2" CAL MIN M	
	QR	25	QUERCUS ROBUR MATURE SIZE: 65' H X 65' W	ENGLISH OAK	B & B	2" CAL MIN M	
ORNAMENTAL TREES							
	AG	48	ACER TATARICUM 'GARANN' MATURE SIZE: 25' H X 25' W	HOT WINGS® TATARIAN MAPLE	B & B	1.5" CAL MIN L	
	MR	47	MALUS X 'RADIANT' MATURE SIZE: 15' H X 15' W	RADIANT CRABAPPLE	B & B	1.5" CAL MIN M	
	SR	26	SYRINGA RETICULATA MATURE SIZE: 15' H X 15' W	JAPANESE TREE LILAC	B & B	1.5" CAL MIN M	
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	
SHRUBS							
	AU	214	ARCTOSTAPHYLOS UVA-URSI MATURE SIZE: 18" H X 72" W	KINKINNICK	5 GAL	SEE PLAN L	
	AP	195	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' MATURE SIZE: 18" H X 72" W	PANCHITO MANZANITA	5 GAL	SEE PLAN L	
	PP	344	PRUNUS BESSEYI 'P011S' MATURE SIZE: 18" H X 72" W	PAWNEE BUTTES® SAND CHERRY	5 GAL	SEE PLAN L	
	RA	146	RHUS TRILOBATA 'AUTUMN AMBER' MATURE SIZE: 18" H X 120" W	AUTUMN AMBER SUMAC	5 GAL	SEE PLAN L	
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	<u>HZ</u>
GROUND COVERS							
	X3	41,815 SF	3/4" BULK RIVER ROCK GRAY ROSE	BY SITEONE	MULCH		
	L5	52,897 SF	NATIVE MIXED WETLAND SEED	NATIVE WETLAND MIX	SEED		VL
	G7	1,424,757 SF	NATIVE SHORTGRASS SEED MIX	NATIVE SHORT GRASS MIX WITH WILDFLOWERS	SEED		VL

83RD STREET AND 10TH AVENUE

CITY: GREELEY, CO PROJECT NAME: WEST GREELEY COMMONS

COUNTY: WELD

ZONE: C-H

COMMERCIAL - HIGH INTENSITY

LANDSCAPE AREA: 1,416,990 SF

<50% INORGANIC MATERIAL: > 44,281 SF

STREETSCAPE						
STREET ROW	LENGTH (LF)	SHADE TREE / LF REQ.	NO. SHADE TREES REQ./PROV.	SHRUBS / LF REQ.	NO. SHRUBS REQ./PROV.	CASH IN LIEU FOR TREES
83RD AVENUE		TO BE PROVIDED BY FUTURE DEVELOPMENT				
9TH STREET DRIVE	5,044**	1/35		N/A	N/A	
NORTH	2,554		74/75*	N/A	0/375	0
SOUTH	2,490		73/69**	N/A	0/391	4
80TH AVENUE	662**	1/35		N/A	N/A	
WEST	331		10/10*	N/A	0/50	0
EAST	331		10/10*	N/A	0/50	0
10TH STREET	2,490	1/35	73/60**	N/A	N/A	7
77TH AVENUE	270	1/35	8/8	N/A	0/51	0
REMOVED TREES						1
						12 TOTAL

*ROW MAY SUBSTITUTE 1 ORN. TREE PER 25' IN PLACE OF SHADE TREE REQ.

**TREE COUNT IS APPLICABLE FOR BOTH SIDES OF ROW

*ROW MAY SUBSTITUTE 1 ORN. TREE PER 25' IN PLACE OF SHADE TREE REQ.

**TREE COUNT IS APPLICABLE FOR BOTH SIDES OF ROW

NOTE:

CASH IN LIEU FOR TREES UNABLE TO BE INSTALLED CAN BE PROPOSED AS ALTERNATIVE COMPLIANCE TO MEET THE STREETSCAPE REQUIREMENTS. FINAL COUNT TO BE PROVIDED AFTER ALL REVISIONS WITH PLANTING DESIGN HAVE BEEN COMPLETED. FEE TO BE PAID PRIOR TO FINAL SUBDIVISION APPROVAL AT A COST OF \$550 PER TREE.

Best Practices Manual
Page 56 of 72



Restored wetland area in small drainage on school grounds with outdoor classroom/boardwalk.

NATIVE MIX WETLAND SEED

Table 4. Native wetland mix for drainages, swales or detention ponds (soil is moist between precipitation events). Application rate 1/2 - 1 pound PLS/1000 ft. sq. Broadcast, harrow or rake to cover with 1/10 - 1/3 inch soil.

COMMON NAME	SCIENTIFIC NAME	VARIETY	MATURE HEIGHT	SEEDS/LB	PLS LBS/ACRE	SUGGESTIONS
ADAPTED NATIVE GRASSES AND GRASS-LIKE PLANTS						
Woolly sedge	Carex lanuginosa	Native	18"	322,340	0.1	
Nebraska sedge	Carex nebraskensis	Native	12"	534,100	0.1	
Inland saltgrass	Distichlis stricta	Native	8"-10"	603,820	0.5	
Baltic rush	Juncus balticus	Native	12-18"	12,300,000	0.1	
Prairie cordgrass	Spartina pectinata	Native	24"+	183,000	9.5	
Switchgrass	Panicum virgatum	Blackwell	36"+	389,000	6.0	
Western wheatgrass	Pascopyrum smithii	Arriba	24"	110,000	8.0	
TOTAL POUNDS/ACRE					24.3	
					TOTAL OZ/ACRE	1 acre=43560 square feet. Divide this per acre seed quantity by 20 to 40 for each to 1000 square feet to be seeded.
ADAPTED NATIVE WILDFLOWERS						
Aster	Aster laevis	native	18"	1216000	3.0	
Showy milkweed	Asclepias speciosa	native	30"	58,112	2.0	
Swamp milkweed	Asclepias incarnata	native	36"	68,100	2.0	
Nuttall's sunflower	Helianthus nuttallii	native	6"+	250,000	1.0	
Wild Bergamot	Monarda fistulosa	native	24"	1,400,136	3.0	
TOTAL OUNCES/ACRE					11.0	
						Double wildflower seeding rate for more color.
* AV - Arkansas Valley Seed 303-665-6642, WNS - Western Native Seed 719-942-3935. Prepared by The Restoration Group, Inc. 5/03.						
Moist wetland seed mixture						
Damp soils along streams, near seeps, and in drainage swales supports wet meadow vegetation. Drainage channels, areas where water flows or pools after a storm are good sites for these moisture loving species. Using such speci						

Best Practices Manual
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Shortgrass prairie species Easter daisy/Townsendia grandiflora



Heavily grazed native shortgrass prairie

NATIVE SHORTGRASS SEED

Table 1. Native shortgrass mixture for loam to clay loam dry upland sites. Some taller species included. Fall broadcast seed, rake or harrow to cover 1/10 to 1/3 inch, mulch recommended.

COMMON NAME	SCIENTIFIC NAME	VARIETY	MATURE HEIGHT	SEEDS/LB	PLS LBS/ACRE	SUGGESTIONS
GRASSES AND GRASS-LIKE PLANTS						
Buffalograss	Buchloe dactyloides	Sharp's	4-6"	56000	6.5	
Sideoats grama	Bouteloua curtipendula	Butte	18"	191000	3.0	
Blue grama	Chondrosium gracile	Hachita	6-8"	825000	8.0	
Western wheatgrass	Pascopyrum smithii	Barton	18"	110000	4.0	
Sand dropseed	Sporobolus cryptandrus	Native	18"	5,200,000	2.0	
TOTAL POUNDS/ACRE					23.6	
						1 acre=43560 square feet. Divide this per acre seed quantity by 20 to 40 for each to 1000 square feet to be seeded.
ADAPTED NATIVE WILDFLOWERS						
					OUNCES /ACRE	Double wildflower seeding rate for more color.
Purple prairieclover	Dalea purpurea		12"	210000	3.0	
Blanket flower	Gallardia aristata		12-18"	132000	4.0	
Golden aster	Heterotheca villosa		6-8"	920000	2.0	
Gayfeather	Liatris punctata		12-18"	138000	4.0	
Flax	Linum lewisii		18"	293000	2.0	
Bluemist penstemon	Penstemon virens		8"	850000	3.0	
Sidebells penstemon	Penstemon secundiflorus		18"	610000	2.0	
Scarlet globemallow	Sphaeralcea coccinea		6-8"	500000	3.0	
Easter daisy	Townsendia grandiflora		6-8"	1200000	0.5	
TOTAL OUNCES/ACRE					23.6	
AV - Arkansas Valley Seed 303-665-6642, WNS - Western Native Seed 719-942-3935. Prepared by The Restoration Group, Inc. 5/03.						
Shortgrass Prairie						
This vegetation type is typical of high plains areas with 10- 16 inches on annual precipitation. In native areas shallow soil depth, clay soil, low precipitation, alkaline conditions, heavy grazing or compaction all may contribute to a						

NOTE:

IN THE PUBLIC ROW, PLANTS MUST NOT EXCEED A MATURE HEIGHT OF 30". HOWEVER IF LOCATED IN A SITE DISTANCE TRIANGLE, CANNOT EXCEED A MATURE HEIGHT OF 24".

LANDSCAPE MAINTENANCE

THE DEVELOPER, 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 ALL SEEDED AREAS, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY 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 THROUGH EROSION CONTROL, AND WEED MANAGEMENT PRACTICES.

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WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
LANDSCAPE SCHEDULE

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PROJECT NO.
196390003

BY DATE

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NO.

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EWS
DATE: 10/14/2025

SHEET
15 of 33



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
36.2 ACRES, 12 LOTS, 2 OUTLOTS
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SHEET
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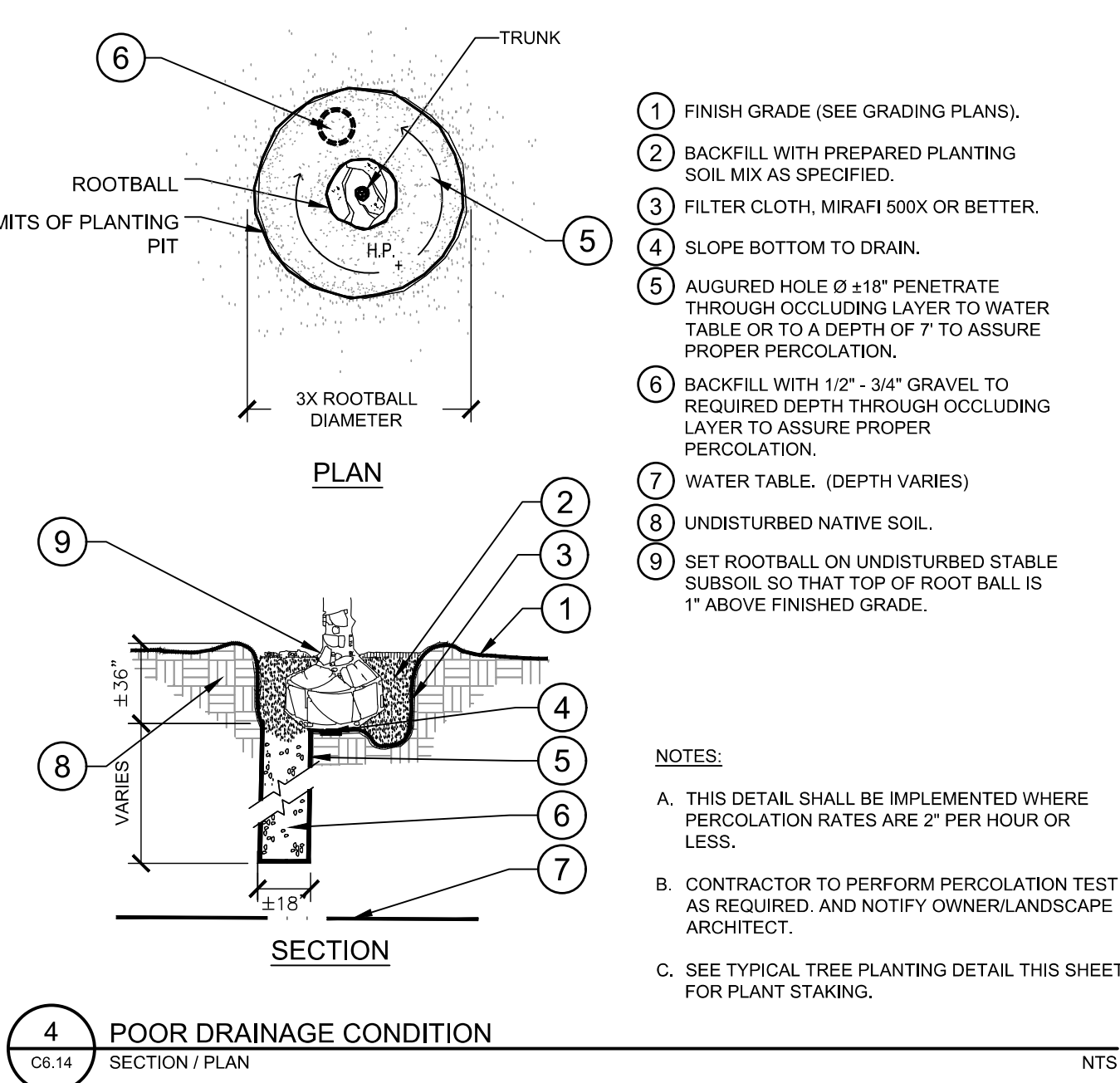
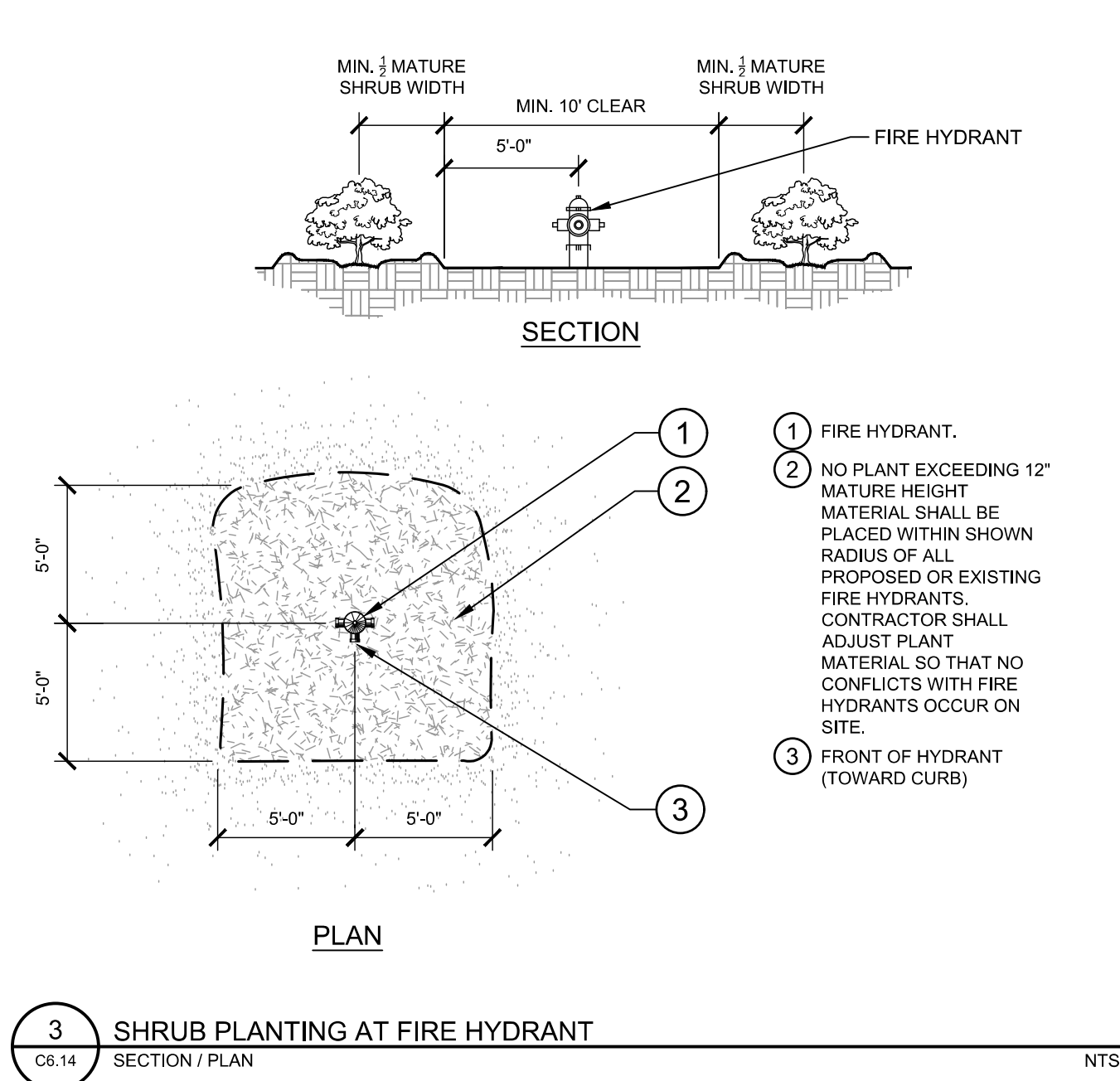
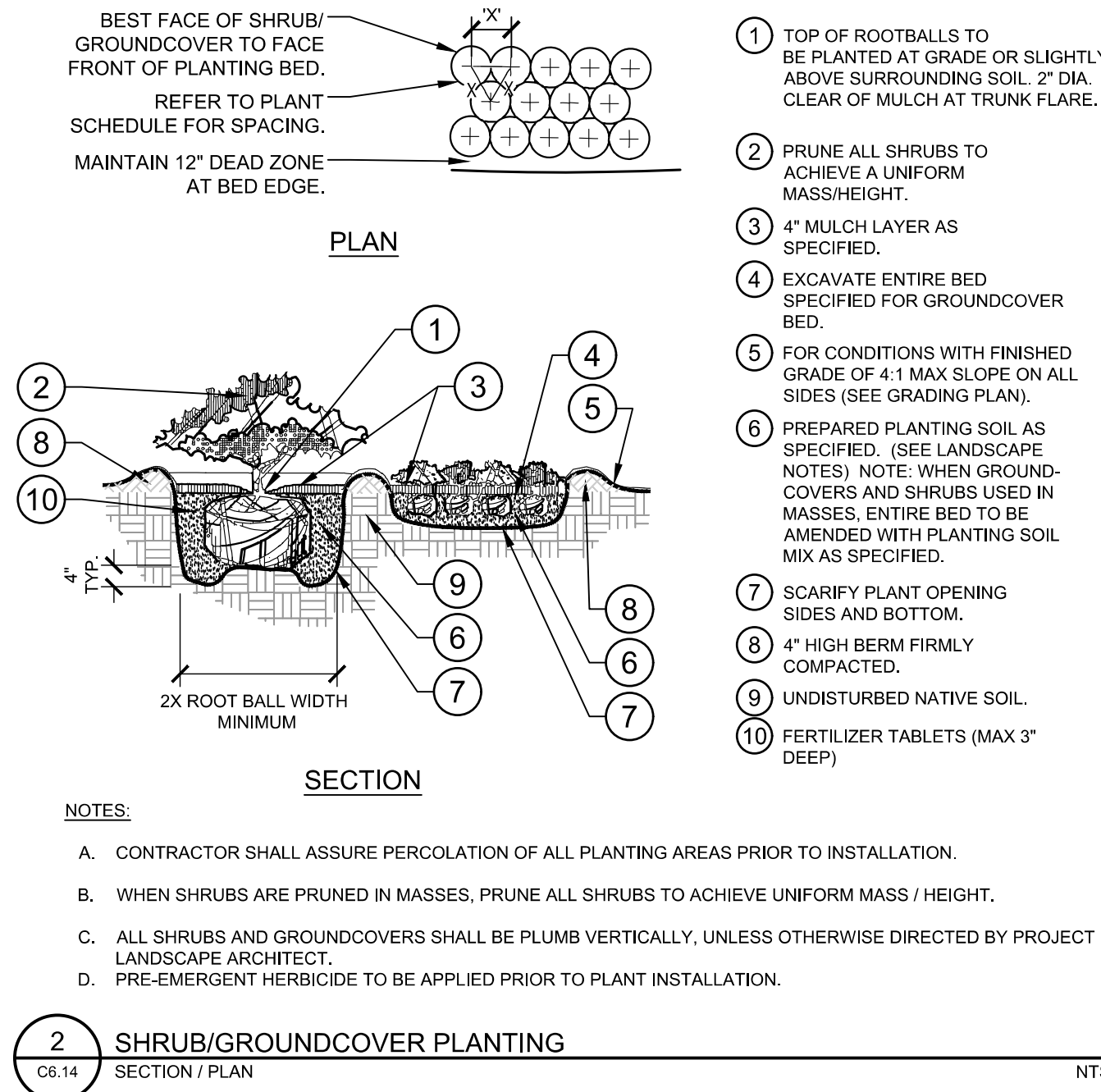
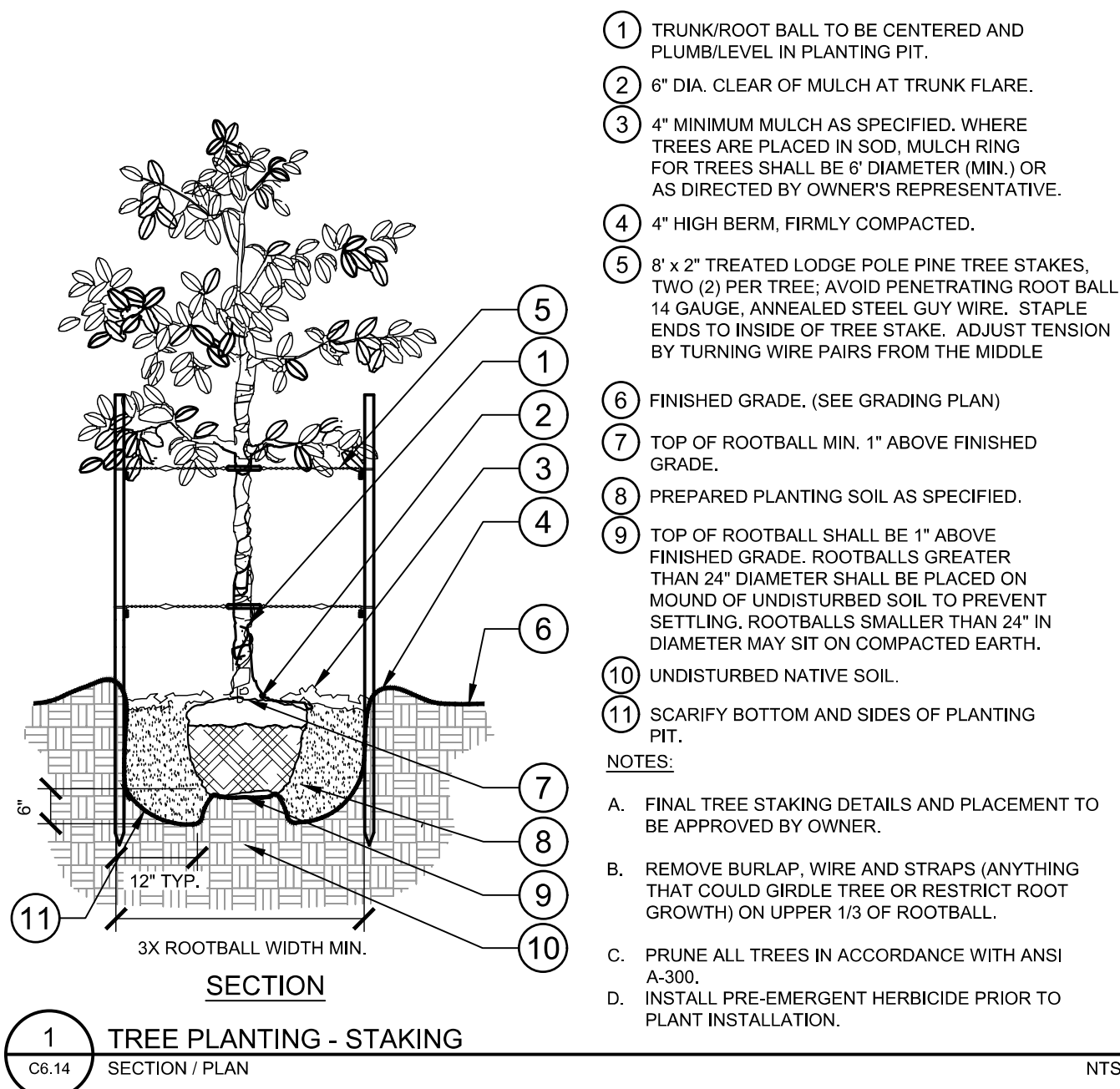
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WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
LANDSCAPE DETAIL



PROJECT NO.
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17 of 33

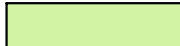
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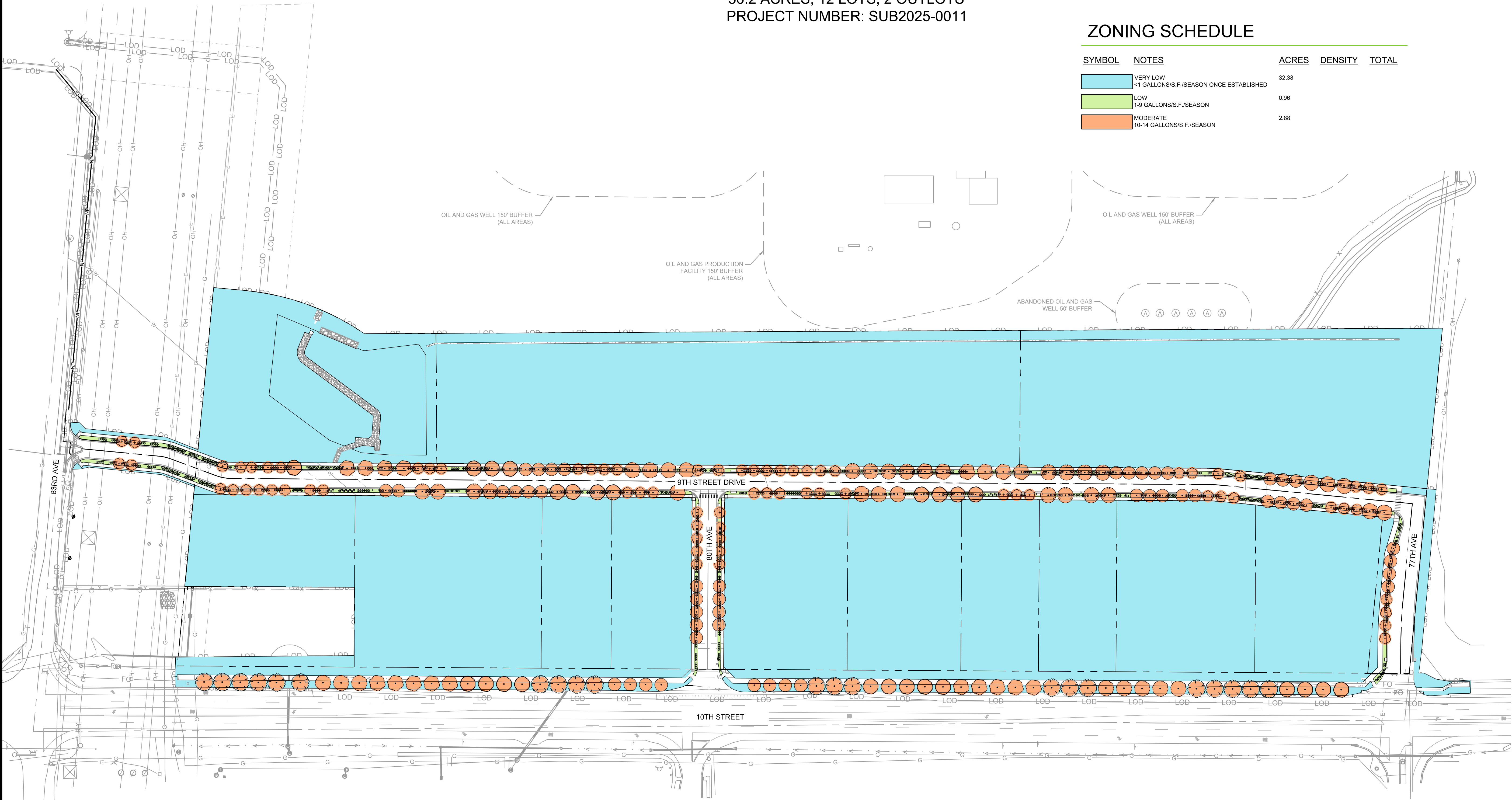
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ZONING SCHEDULE

SYMBOL	NOTES	ACRES	DENSITY	TOTAL
	VERY LOW <1 GALLONS/S.F./SEASON ONCE ESTABLISHED	32.38		
	LOW 1-9 GALLONS/S.F./SEASON	0.96		
	MODERATE 10-14 GALLONS/S.F./SEASON	2.88		



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83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
HYDROZONE PLAN

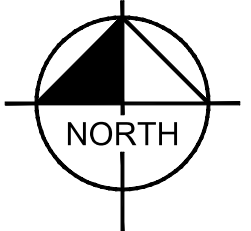
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SHEET
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GRAPHIC SCALE IN FEET
0 50 100 200
SCALE: 1" = 100'

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

WEST GREELEY COMMONS SUBDIVISION

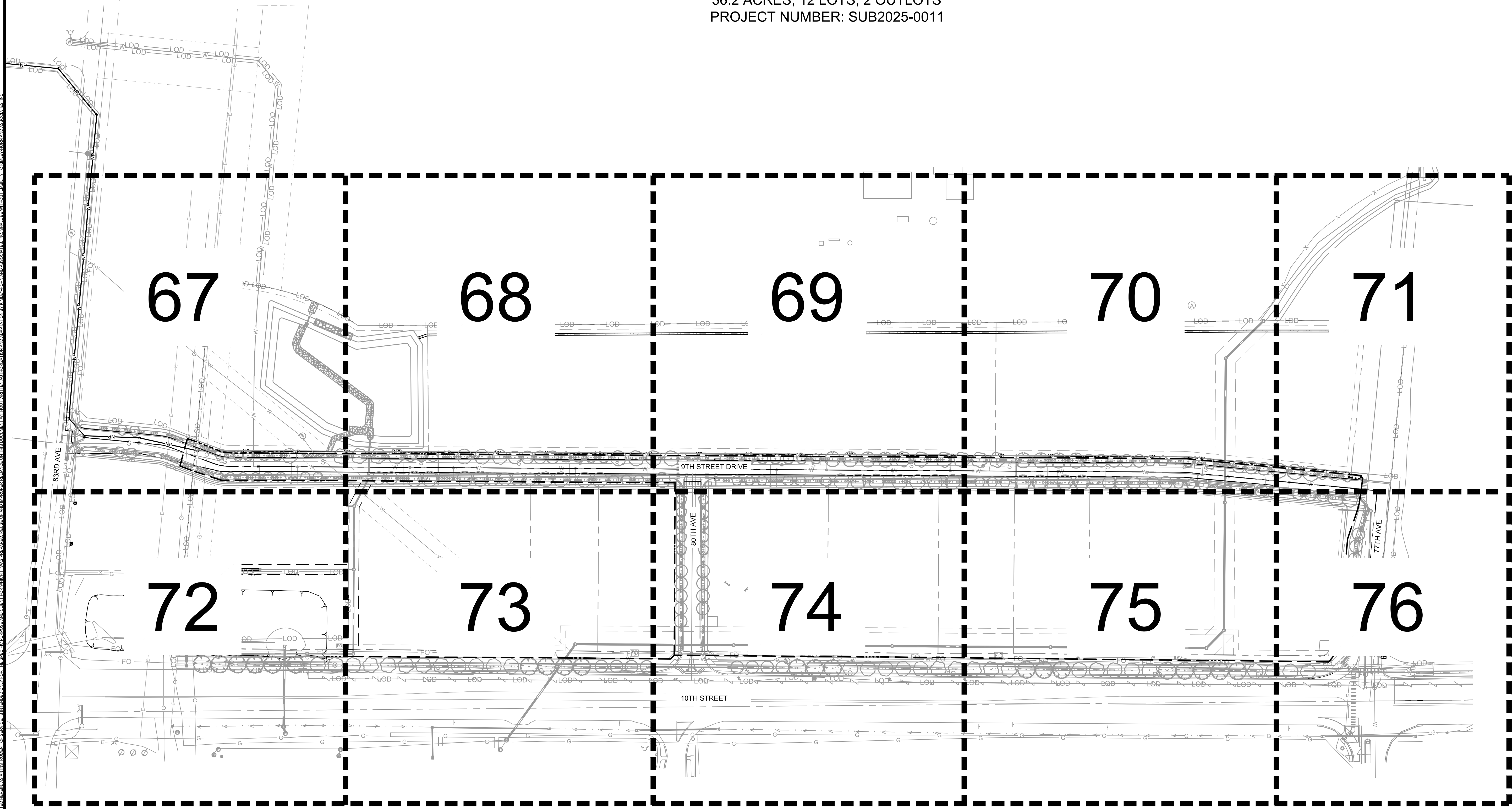
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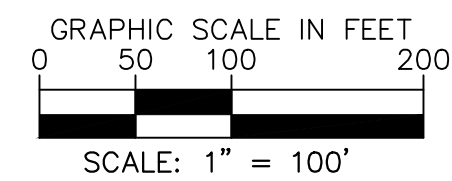
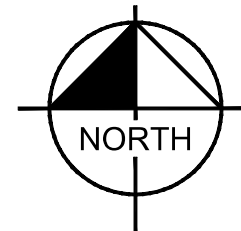
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36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011



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WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
OVERALL IRRIGATION PLAN



PROJECT NO.
196390003

NO.	REVISION	BY	DATE

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIWS
DATE: 10/14/2025

SHEET
19 of 33

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3325 SOUTH TIMBERLINE ROAD, SUITE 130
FORT COLLINS, COLORADO 80525 (970) 822-7911

WEST GREELEY COMMONS SUBDIVISION

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

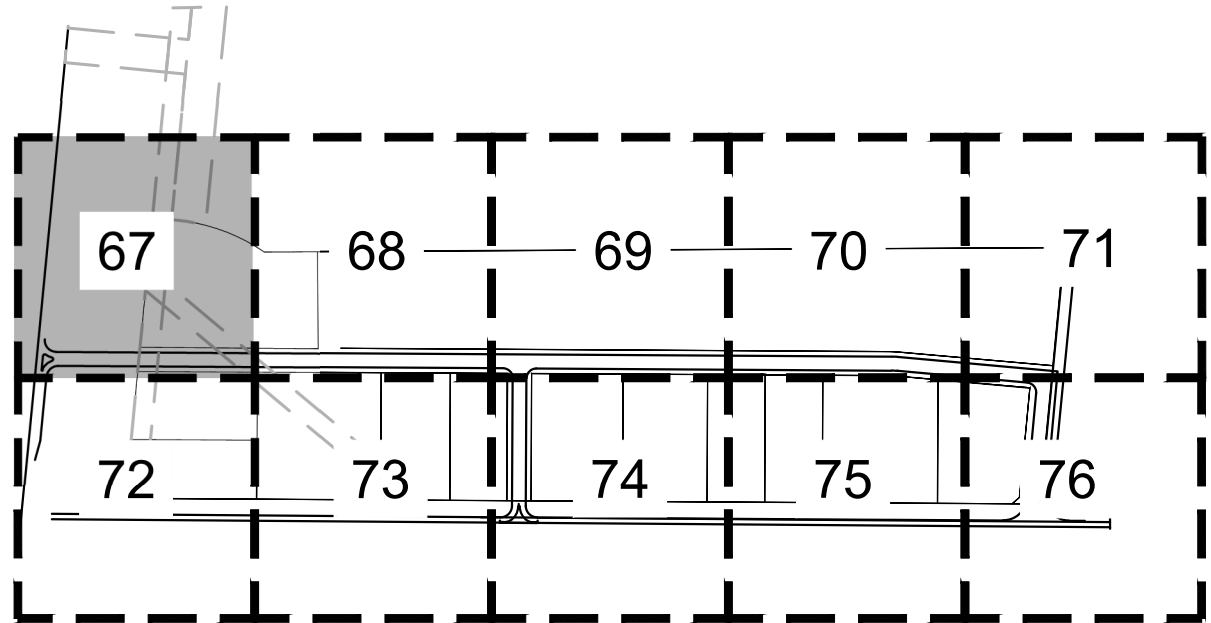
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011

LEGEND

PROPERTY LINE
LIMITS OF DISTURBANCE (39.5 AC)

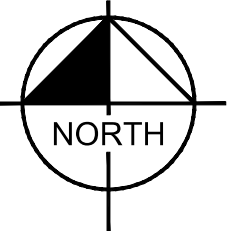


KEY MAP
SCALE: 1" = 500'



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD RVAN14 1806-S-P45-AP TURF ROTARY, 18PT, 44FT, 45-70 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	332	45
	RAIN BIRD RVAN18 1806-S-P45-AP TURF ROTARY, 18PT, 44FT, 45-70 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	6	45
	RAIN BIRD RWS-M48-C-P W/ RWS-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.3 GPM BUBBLER AS INDICATED, WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.	448	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 506R-L-PC-SAM-AN-R9R-25 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	15	45
	RAIN BIRD 506R-L-PC-SAM-AN-R9R-30 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	7	45
	RAIN BIRD 506R-L-PC-SAM-AN-R9R-35 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	75	45
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD K22-1004-WO WIDE FLOW W/IN DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1IN. BALL VALVE WITH 1/2IN. PESSIVM SMART VALVE W/ FACTORY INSTALLED 1/4IN-SOL, 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER C-20 GPM	20	
	RAIN BIRD MDCFFCAP DRIPLINE FLUSH VALVE PURPLE CAP IN COMPRESSION FITTING COUPLER, FOR NON-POTABLE WATER USE, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD OPTIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI, INCLUDES 16IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB2V-4PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 0.5 GPH-BLUE, 1.3 GPH-BLACK, AND 2.2 GPH-RED, COMES WITH A SELF-ANCHERING BARS INLET X 1/4IN. BARS OUTLET, WITH CHECK VALVE. Emitter Notes: 10PC emitters (2 assigned to each 5 GAL. plant)	41,432 SF 1,798	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD PEB-R4-W 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN-SOL, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	31	
	RAIN BIRD 44-AP 1IN. BRASS QUICK-COUPING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	2	
	SHUT OFF VALVE	4	
	RAIN BIRD PEB-R4-W 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN-SOL, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1	
	RAIN BIRD ESPLXNM 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY, (1) ESPLXNM EXISTATION, INDOOR/OUTDOOR PLASTIC WALL-MOUNT CABINET, SYSTEM REQUIREMENTS: RAIN BIRD LXVMAXXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES, USE PARSE ELECTRIC CABLE P70720 & RAIN BIRD WC20 DRY SPLICES ONLY, GROUND SYSTEM W/ (X) LXVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES, INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
	RAIN BIRD LXVMSD SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLXNMPI CONTROLLER, 2 WIRE PATH, INSTALL (1) LXVMSD EVERY 500FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	6	
	RAIN BIRD LXVSEN SENSOR DEVICE INTERFACES W/ FLOW OR WEATHER SENSOR AND ESPLXNMPI CONTROLLER, FLOW SENSOR CAN BE INSTALLED ANYWHERE ON THE 2-WIRE PATH.	1	
	RAIN BIRD WR2R-PC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	
	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSOR, WITH GLASS FILLED NYLON BODY, OPERATING RANGE 0.5 GPM TO . SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
	WATER METER 1-1/2" CONTRACTOR TO EVALUATE AND CONFIRM FINAL PRESSURE PRIOR TO INSTALLATION.	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-1NP	22,692 LF	
	PVC CLASS 200 IRRIGATION PIPE FOR NON-POTABLE WATER.	6,136 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40-1NP	655.8 LF	
	PURPLE, NON-POTABLE PIPE		
	PIPE SLEEVE: PVC SCHEDULE 40-1NP PURPLE, NON-POTABLE PIPE		



GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'



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83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
IRRIGATION PLAN

FOR REVIEW ONLY
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Kimley-Horn and Associates, Inc.

PROJECT NO.
196390003

NO.	REVISION	BY	DATE

DESIGNED BY: JNL
DRAWN BY: JNL
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SHEET
20 of 33

WEST GREELEY COMMONS SUBDIVISION

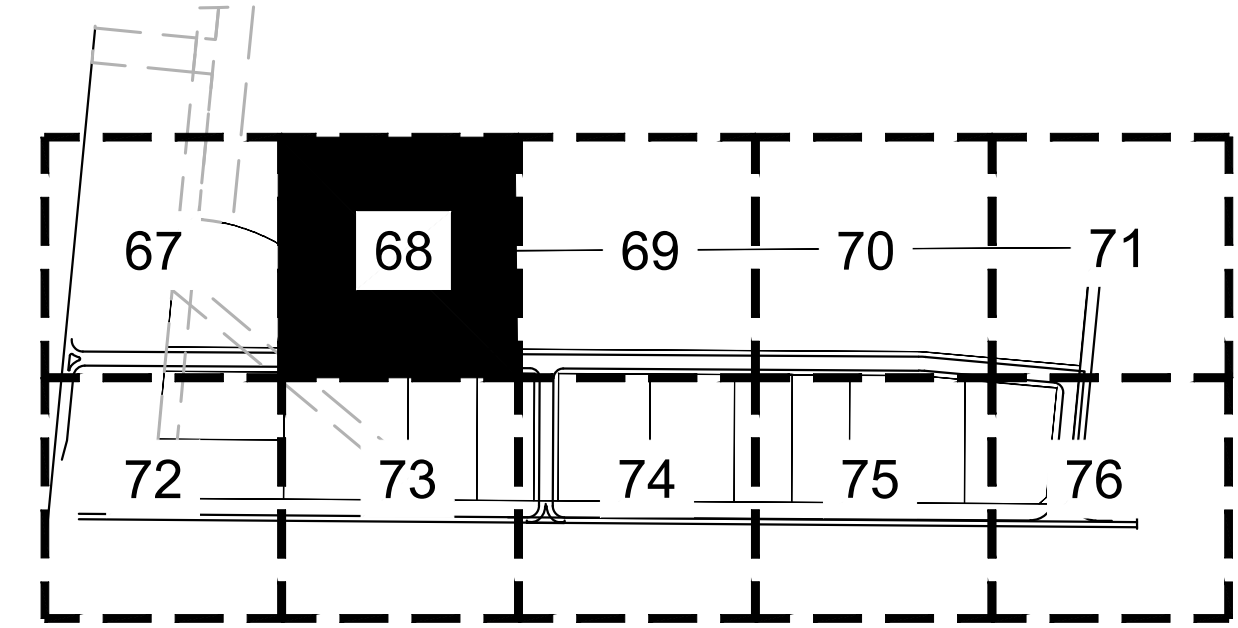
A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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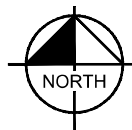
36.2 ACRES, 12 LOTS, 2 OUTLOTS
PROJECT NUMBER: SUB2025-0011

LEGEND

PROPERTY LINE
LIMITS OF DISTURBANCE (39.5 AC)

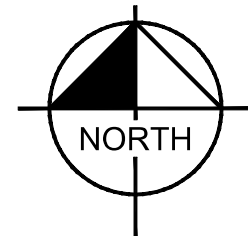


KEY MAP
SCALE: 1" = 500'



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD R-VAN14 1806-S-P45-AP TURF ROTARY, 18FT-14FT, 45-70 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	332	45
	RAIN BIRD R-VAN18 1806-S-P45-AP TURF ROTARY, 18FT-18FT, 45-70 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	6	45
	RAIN BIRD RWS-M4-C-P W/ RWS-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.3 GPM BUBBLER AS INDICATED, WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.	446	30
	RAIN BIRD 506R-PC-SAM-AN-R9-25 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	15	45
	RAIN BIRD 506R-PC-SAM-AN-R9-30 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	7	45
	RAIN BIRD 506R-PC-SAM-AN-R9-35 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	75	45
	RAIN BIRD K2X-1004-WMO WIDE FLOW WMI DRP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1IN. BALL VALVE WITH 1IN. PESSIVM SMART VALVE W/ FACTORY INSTALLED 1/4IN-SQL, 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER C-30 GPM.	20	
	RAIN BIRD MDCCFCAP DRPLINE FLUSH VALVE PURPLE CAP IN COMPRESSION FITTING COUPLER, FOR NON-POTABLE WATER USE, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD OPTIND DRP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI, INCLUDES 18IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED, TWO REQUIRED PER DRP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD XBCV-4-PC SINGLE OUTLET, PRESSURE COMPENSATING DRP EMITTERS, FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED, COMES WITH A SELF-PRESCING BARS INLET X BARS OUTLET, WITH CHECK VALVE. Emitter Notes: (2 assigned to each 5 GAL. plant)	41,432 SF	1,798
	RAIN BIRD PESB-R4-MV 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN-SQL, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	31	
	RAIN BIRD 44-AP 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	2	
	RAIN BIRD PESB-R4-MV 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN-SQL, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	4	
	RAIN BIRD ESPLX-MV 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY, (1) ESPLX-MV BUSTATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT, CABINET, SYSTEM REQUIREMENTS: RAIN BIRD LXV-MAXXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES, USE PARGE ELECTRIC CABLE PPT020 & RAIN BIRD WC20 DRY SPLICES ONLY, GROUND SYSTEM W/ (X) LXVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES, INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
	RAIN BIRD LXVMSD SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLX-MV CONTROLLER, 2 WIRE PATH, INSTALL (1) LXVMSD EVERY 500FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	6	
	RAIN BIRD LXVSEN SENSOR DEVICE INTERFACES W/ FLOW OR WEATHER SENSOR AND ESPLX-MV CONTROLLER, FLOW SENSOR CAN BE INSTALLED ANYWHERE ON THE 2-WIRE PATH.	1	
	RAIN BIRD WR2R-FC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	
	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSOR, WITH GLASS FILLED NYLON BODY, OPERATING RANGE 0.5 GPM TO... SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
	RAIN BIRD WATER METER 1-1/2" CONTRACTOR TO EVALUATE AND CONFIRM FINAL PRESSURE PRIOR TO INSTALLATION.	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-NP	22,692 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP	6,136 LF	
	PIPE SLEEVE: PVC SCHEDULE 40-NP PURPLE, NON-POTABLE PIPE	655.8 LF	



GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'



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WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
IRRIGATION PLAN

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PROJECT NO.
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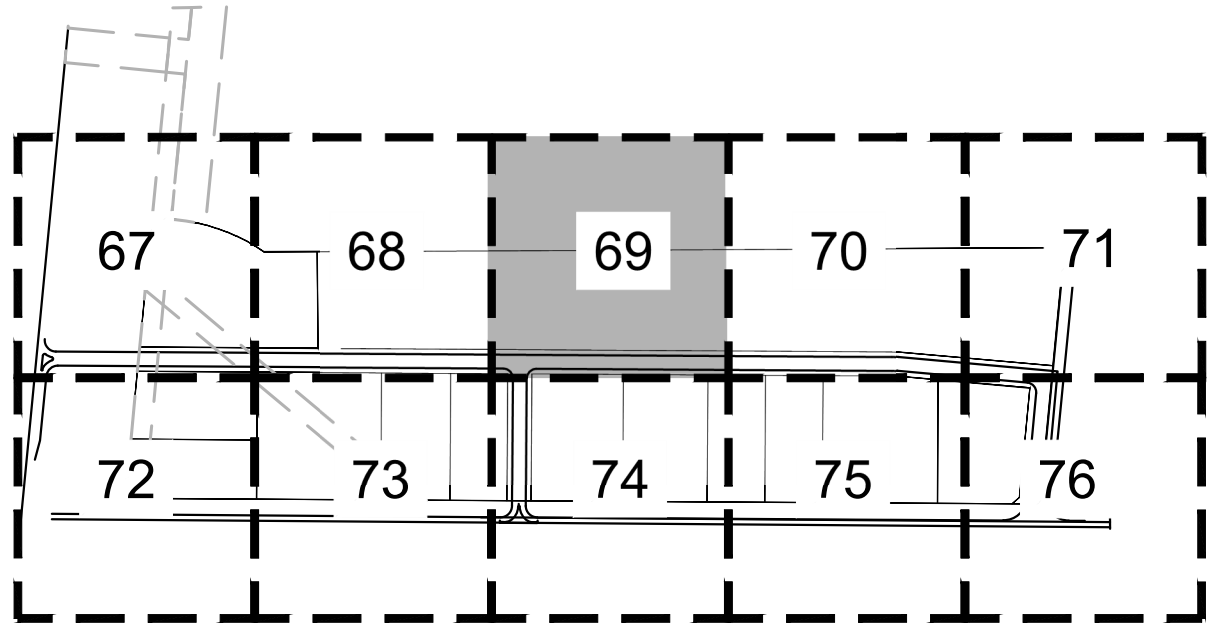
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SHEET
21 of 33

WEST GREELEY COMMONS SUBDIVISION
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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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PROJECT NUMBER: SUB2025-0011

LEGEND

PROPERTY LINE
LIMITS OF DISTURBANCE (39.5 AC)

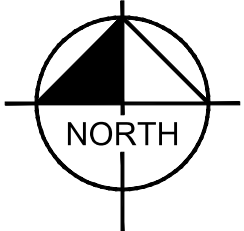


KEY MAP
SCALE: 1" = 500'



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
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	RAIN BIRD R-VAN18 1806-S-P45-AP TURF ROTARY, 18FT x 18FT, 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	6	45
	RAIN BIRD RWS-M4-C-P W/ RWS-SOCK 1400 SERIES MIN ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.3 GPM BUBBLER AS INDICATED, WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.	446	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 506R-PC-SAM-AN-RP-25 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35 FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	15	45
	RAIN BIRD 506R-PC-SAM-AN-RP-30 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 30 FT-RED, 30 FT-GREEN, 35 FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	7	45
	RAIN BIRD 506R-PC-SAM-AN-RP-35 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 35 FT-RED, 30 FT-GREEN, 35 FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	75	45
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD K2X-1004-WO WIDES FLOW W/IN DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1IN. BALL VALVE WITH 1IN. PESSIVM SMART VALVE W/ FACTORY INSTALLED 1/4IN-SOL, 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER C-300 GPM.	20	
	RAIN BIRD MDCCF-CAP DRIPLINE FLUSH VALVE PURPLE CAP IN COMPRESSION FITTING COUPLER, FOR NON-POTABLE WATER USE, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD OPTIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI, INCLUDES 18IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD XBCV-ARC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED, COMES WITH A SELF-PRIMERING BARS INLET & BARS OUTLET, WITH CHECK VALVE. Embor Notes: 10PC emitters (2 assigned to each 5 GAL. plant)	41,432 SF	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD PESB-R4-M 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN-SOL, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	31	
	RAIN BIRD 44-AP 1IN. BRASS QUICK-COUPPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	2	
	RAIN BIRD PESB-R4-M 1-1/2 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN-SOL, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	4	
	RAIN BIRD ESPLX-M 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY, (1) ESPLX-M IN-STATION, INDOOR/OUTDOOR PLASTIC WALL-MOUNT CABINET, SYSTEM REQUIREMENTS: RAIN BIRD LXV-MAXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES, USE PARGE ELECTRIC CABLE PPT020 & RAIN BIRD WC20 DRY SPLICES ONLY, GROUND SYSTEM W/ (X) LXV-MSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES, INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
	RAIN BIRD LXV-MSD SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLX-M IN-STATION, 2 WIRE PATH, INSTALL (1) LXV-MSD EVERY 500FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	6	
	RAIN BIRD LXV-MSEN SENSOR DEVICE INTERFACES W/ FLOW OR WEATHER SENSOR AND ESPLX-M IN-STATION CONTROLLER, FLOW OR WEATHER SENSOR CAN BE INSTALLED ANYWHERE ON THE 2-WIRE PATH.	1	
	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	
	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSOR, WITH GLASS FILLED NYLON BODY, OPERATING RANGE 0.5 GPM TO... SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
	WATER METER 1-1/2" CONTRACTOR TO EVALUATE AND CONFIRM FINAL PRESSURE PRIOR TO INSTALLATION.	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-1NP PVC CLASS 200 IRRIGATION PIPE FOR NON-POTABLE WATER.	22,692 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40-1NP PURPLE, NON-POTABLE PIPE.	6,136 LF	
	PIPE SLEEVE: PVC SCHEDULE 40-1NP PURPLE, NON-POTABLE PIPE.	655.8 LF	



GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'



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FORT COLLINS, COLORADO 80525 (970) 522-7911

WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
IRRIGATION PLAN

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196390003

NO.	REVISION	BY	DATE

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIWS
DATE: 10/14/2025

SHEET
22 of 33

K:\info_civil\196390003_83rd & 10th_greeley\CADD\Drawings\CAIR.dwg
USER: JNL
DATE: 10/14/2025
PLOT: 10/14/2025
PLOTTER: HP DesignJet T1100e
PLOT SCALE: 1" = 30'
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PLOT STATUS: OK
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PLOT WARNING: NONE
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WEST GREELEY COMMONS SUBDIVISION

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,

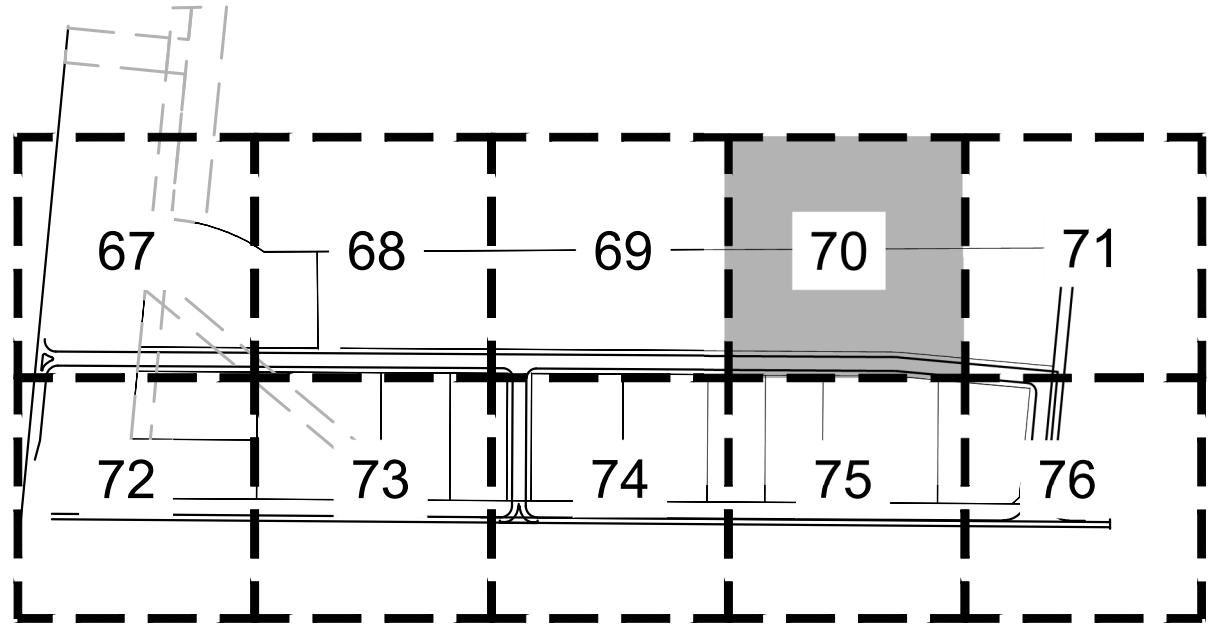
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011

LEGEND

PROPERTY LINE
LIMITS OF DISTURBANCE (39.5 AC)

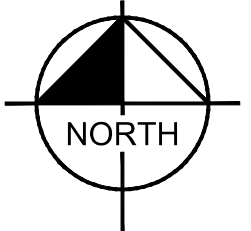


KEY MAP
SCALE: 1" = 500'



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD RVAN14 1806-S4P45-AP TURF ROTARY, 18PT, 45-70 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	332	45
	RAIN BIRD RVAN18 1806-S4P45-AP TURF ROTARY, 18PT, 45-70 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	6	45
	RAIN BIRD RWS-M4-C-P W/ RWS-SOCK 1400 SERIES MIN ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.3 GPM BUBBLER AS INDICATED, WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.	446	30
	RAIN BIRD 506R-PC-SAM-AN-R9-25 TURF ROTATOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35 FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	15	45
	RAIN BIRD 506R-PC-SAM-AN-R9-30 TURF ROTATOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35 FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	7	45
	RAIN BIRD 506R-PC-SAM-AN-R9-35 TURF ROTATOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35 FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	75	45
	RAIN BIRD K2X-100-4-W0 WIRE FLOW IN/DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1IN. BALL VALVE WITH 1IN. PESSIVM SMART VALVE W/ FACTORY INSTALLED 1/4IN-SQL 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER C-30 GPM	20	
	RAIN BIRD MDCFCAP DRIFLINE FLUSH VALVE PURPLE CAP IN COMPRESSION FITTING COUPLER, FOR NON-POTABLE WATER USE, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD OPTIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI, INCLUDES 18IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XBCV-4PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED, COMES WITH A SELF-ANCHERING BARS INLET & BARS OUTLET, WITH CHECK VALVE. Emitter Notes: 10PC emitters (2 assigned to each 5 GAL plant)	41,432 SF	1,798
	RAIN BIRD PESB-R4-MV 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN-SQL LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	31	
	RAIN BIRD 44-AP 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	2	
	RAIN BIRD PESB-R4-MV 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN-SQL LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	4	
	RAIN BIRD ESPLX-MV 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY, (1) ESPLX-MV 60 STATION, INDOOR/OUTDOOR PLASTIC WALL-MOUNT CABINET, SYSTEM REQUIREMENTS: RAIN BIRD LXV-MAXXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES, USE PARGE ELECTRIC CABLE PPT020 & RAIN BIRD WC20 DRY SPLICES ONLY, GROUND SYSTEM W/ (X) LXVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES, INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
	RAIN BIRD LXVMSD SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLX-MV(PI) CONTROLLER, 2 WIRE PATH, INSTALL (1) LXVMSD EVERY 500FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	6	
	RAIN BIRD LXVSEN SENSOR DEVICE INTERFACES W/ FLOW OR WEATHER SENSOR AND ESPLX-MV(PI) CONTROLLER, FLOW SENSOR CAN BE INSTALLED ANYWHERE ON THE 2-WIRE PATH.	1	
	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	
	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSOR, WITH GLASS FILLED NYLON BODY, OPERATING RANGE 0.5 GPM TO, SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
	WATER METER 1-1/2" CONTRACTOR TO EVALUATE AND CONFIRM FINAL PRESSURE PRIOR TO INSTALLATION.	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-1NP	22,692 LF	
	PVC CLASS 200 IRRIGATION PIPE FOR NON-POTABLE WATER.	6,136 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40-1NP	655.8 LF	
	PURPLE, NON-POTABLE PIPE		



GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'



Kimley»Horn

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3325 SOUTH TIMBERLINE ROAD, SUITE 130
FORT COLLINS, COLORADO 80525 (970) 922-7911

WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
IRRIGATION PLAN

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196390003

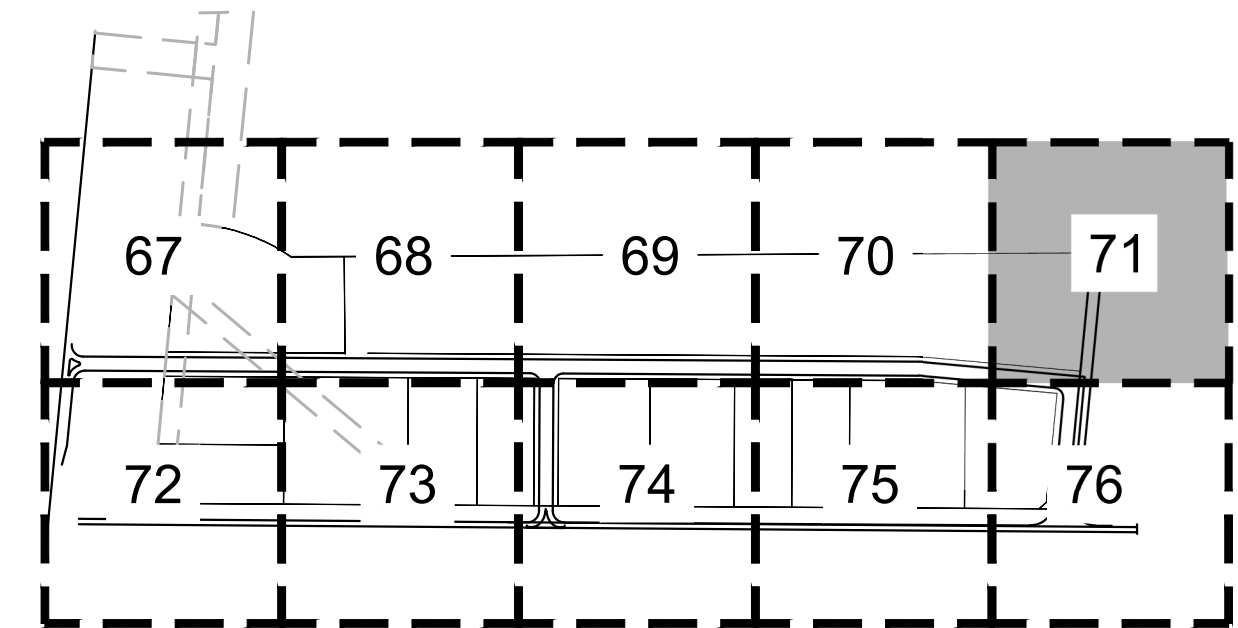
NO.	REVISION	BY	DATE

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EWS
DATE: 10/14/2025

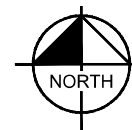
SHEET
23 of 33

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
36.2 ACRES, 12 LOTS, 2 OUTLOTS
PROJECT NUMBER: SUB2025-0011

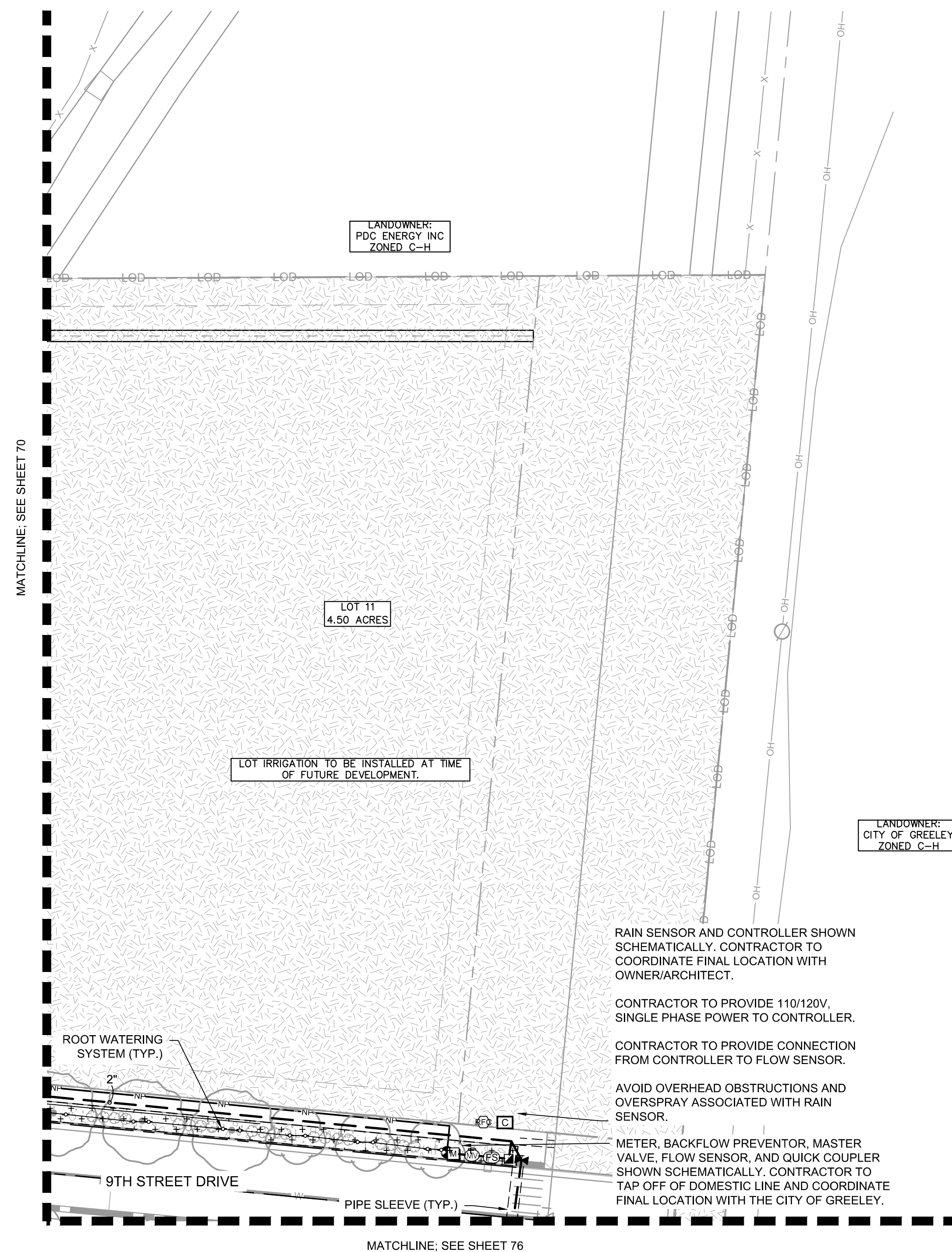
_____ - - - _____ PROPERTY LINE
 _____ LOD _____ LOD _____ LIMITS OF DISTURBANCE (39.5 AC)



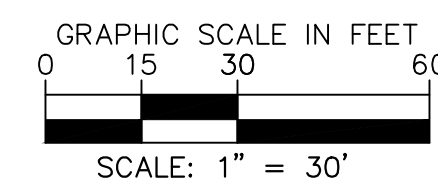
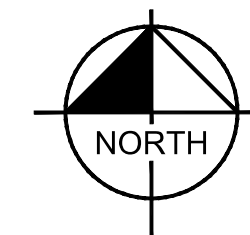
KEY MAP
SCALE: 1" = 500'



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD RAINBIRD 1/4\"/>		
	RAIN BIRD RAINBIRD 1/2\"/>		
	RAIN BIRD RAINBIRD 3/4\"/>		
	RAIN BIRD RAINBIRD 1\"/>		
	RAIN BIRD RAINBIRD 1 1/2\"/>		
	RAIN BIRD RAINBIRD 2\"/>		
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	RAIN BIRD RAINBIRD 36\"/>		
	RAIN BIRD RAINBIRD 36 1/2\"/>		
	RAIN BIRD RAINB		



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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OR IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



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WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
IRRIGATION PLAN

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

Kimley-Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
106000000[illegible]

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIWS
DATE: 10/14/2025

SHEET
24 of 33

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WEST GREELEY COMMONS SUBDIVISION

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

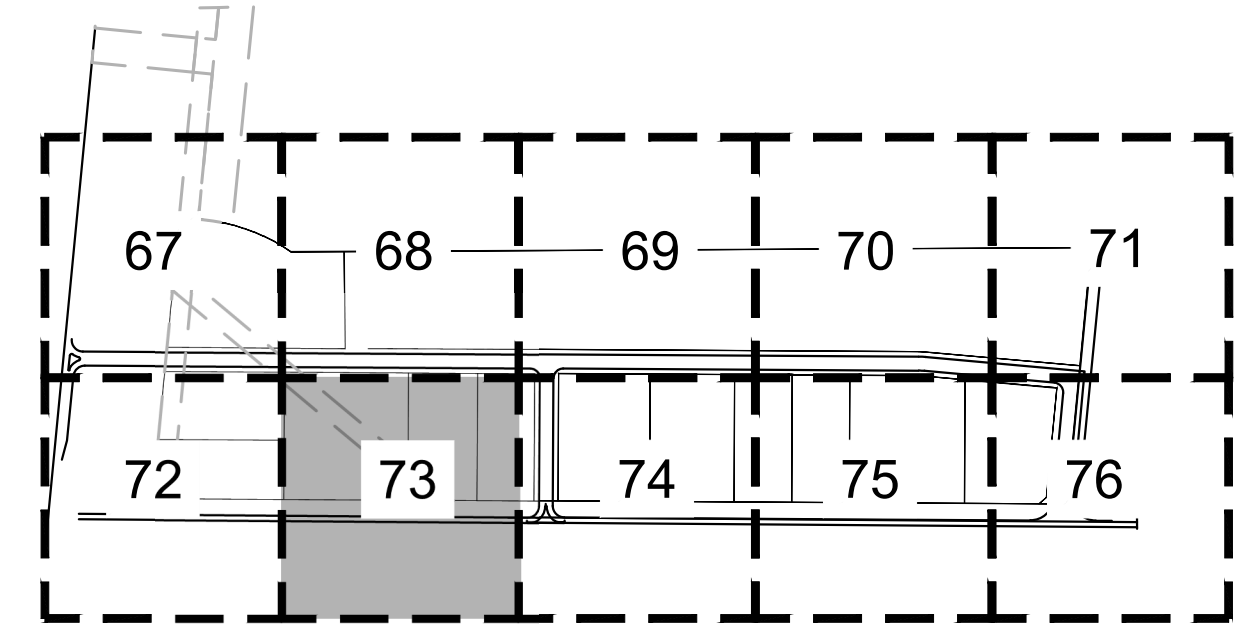
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS
PROJECT NUMBER: SUB2025-0011

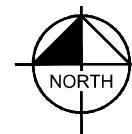
LEGEND

--- PROPERTY LINE
--- LOD --- LOD --- LIMITS OF DISTURBANCE (39.5 AC)

MATCHLINE: SEE SHEET 68

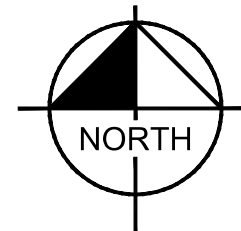


KEY MAP
SCALE: 1" = 500'



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD RVAN11 1806-S-P45-AP TURF ROTARY, 18PT, 45-70 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	332	45
	RAIN BIRD RVAN18 1806-S-P45-AP TURF ROTARY, 18PT, 45-70 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	6	45
	RAIN BIRD RWS-M4-C-P W/ RWS-SOCK 1400 SERIES MIN ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.3 GPM BUBBLER AS INDICATED, WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.	446	30
	RAIN BIRD 506R-L-PC-SAM-AN-R9-25 TURF ROTATOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35 FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	15	45
	RAIN BIRD 506R-L-PC-SAM-AN-R9-30 TURF ROTATOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35 FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	7	45
	RAIN BIRD 506R-L-PC-SAM-AN-R9-35 TURF ROTATOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35 FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	75	45
	RAIN BIRD K2X-1004-WO WIDES FLOW WMI DRP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1IN. BALL VALVE WITH 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER, C-30 GPM.	20	
	RAIN BIRD MDCCF-CAP DRPLINE FLUSH VALVE PURPLE CAP IN COMPRESSION FITTING COUPLER, FOR NON-POTABLE WATER USE, TWO REQUIRED PER DRP VALVE, ONE ON EACH END OF THE DRP ZONE.	20	
	RAIN BIRD OPTIND DRP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI, INCLUDES 10IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED, TWO REQUIRED PER DRP VALVE, ONE ON EACH END OF THE DRP ZONE.	20	
	AREA TO RECEIVE DRP EMITTERS RAIN BIRD XBCV-ARC SINGLE OUTLET, PRESSURE COMPENSATING DRP EMITTERS, FLOW RATES OF 0.5 GPH-BLUE, 1.5 GPH-BLACK, AND 2.2 GPH-RED, COMES WITH A SELF-EMERGING BASKET INLET X 1/4IN. BASKET OUTLET, WITH CHECK VALVE. Emitter Notes: 10PC emitters (2 assigned to each 5 GAL plant)	41,432 SF	1,798
	RAIN BIRD PEB-R4-W 1/2-1/2N, 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN. SGL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	31	
	RAIN BIRD 44-AP 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	2	
	RAIN BIRD PEB-R4-W 1-1/2 1IN., 1-1/2N., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN. SGL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	4	
	RAIN BIRD ESPLX-NM 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY, (1) ESPLX-NM EXISTATION, INDOOR/OUTDOOR PLASTIC WALL-MOUNT CABINET, SYSTEM REQUIREMENTS: RAIN BIRD LXV-MAXXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES, USE PARSE ELECTRIC CABLE PPT020 & RAIN BIRD WC20 DRY SPLICES ONLY, GROUND SYSTEM W/ (X) LXVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES, INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
	RAIN BIRD LXVMSD SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLX-NM/PI CONTROLLER, 2 WIRE PATH, INSTALL (1) LXVMSD EVERY 500FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	6	
	RAIN BIRD LXV-SEN SENSOR DEVICE INTERFACES W/ FLOW OR WEATHER SENSOR AND ESPLX-NM/PI CONTROLLER, FLOW SENSOR CAN BE INSTALLED ANYWHERE ON THE 2-WIRE PATH.	1	
	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	
	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY, OPERATING RANGE 0.5 GPM TO, SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
	WATER METER 1-1/2" CONTRACTOR TO EVALUATE AND CONFIRM FINAL PRESSURE PRIOR TO INSTALLATION.	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-NP PVC CLASS 200 IRRIGATION PIPE FOR NON-POTABLE WATER.	22,692 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP PURPLE, NON-POTABLE PIPE.	6,136 LF	
	PIPE SLEEVE: PVC SCHEDULE 40-NP PURPLE, NON-POTABLE PIPE.	655.8 LF	



GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'



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FORT COLLINS, COLORADO 80525 (970) 922-7911

WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
IRRIGATION PLAN

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
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Kimley-Horn and Associates, Inc.

PROJECT NO.
196390003

NO.	REVISION	BY	DATE

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIW
DATE: 10/14/2025

SHEET
26 of 33

WEST GREELEY COMMONS SUBDIVISION

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

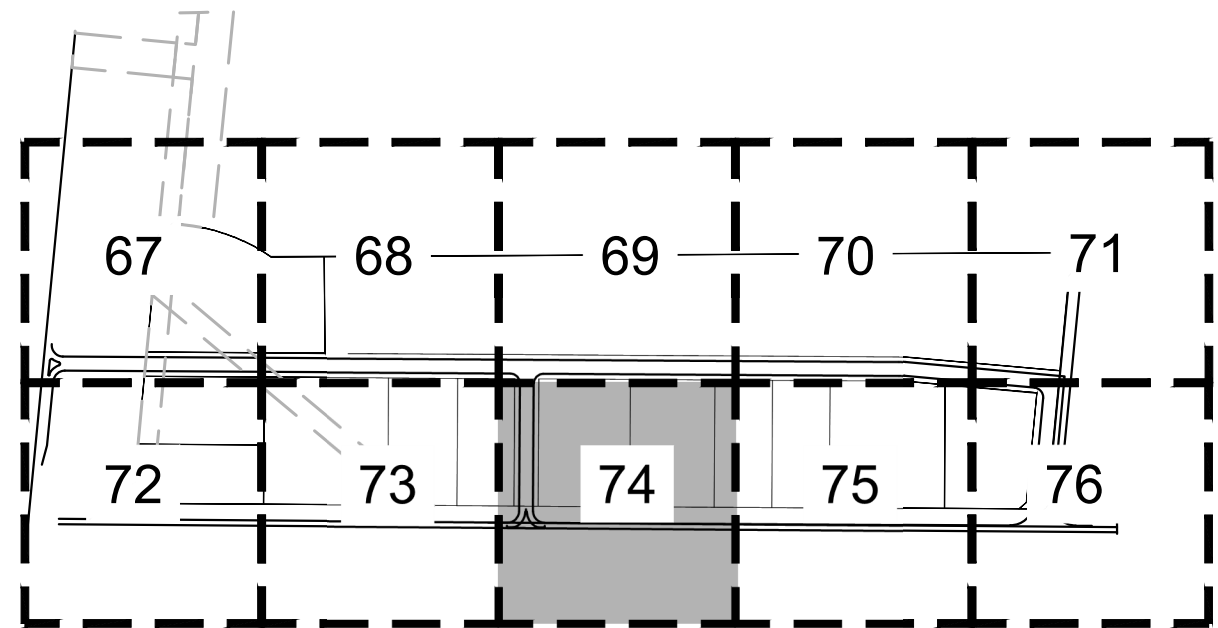
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS
PROJECT NUMBER: SUB2025-0011

LEGEND

--- PROPERTY LINE
--- LOD --- LOD --- LIMITS OF DISTURBANCE (39.5 AC)

MATCHLINE: SEE SHEET 69

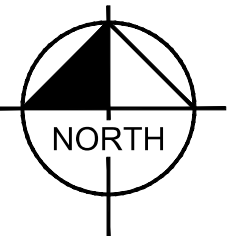


KEY MAP
SCALE: 1" = 500'



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD RVAN14 1806-S-P45-AP TURF ROTARY, 18PT, 45-70 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POPU-UP WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	332	45
	RAIN BIRD RVAN18 1806-S-P45-AP TURF ROTARY, 18PT, 45-70 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POPU-UP WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	6	45
	RAIN BIRD RWS-M4-B-C-P W/ RWS-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOOKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.3 GPM BUBBLER AS INDICATED, WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.	446	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 506R-PC-SAM-AN-RP-25 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	15	45
	RAIN BIRD 506R-PC-SAM-AN-RP-30 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	7	45
	RAIN BIRD 506R-PC-SAM-AN-RP-35 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	75	45
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD K2X-1004-WO WELL FLOW IN/DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1IN. BALL VALVE WITH 1IN. PRESSURE SMART VALVE W/ FACTORY INSTALLED 1/4IN-SOL, 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER C-20 GPM	20	
	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE PURPLE CAP IN COMPRESSION FITTING COUPLER, FOR NON-POTABLE WATER USE, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD OPTIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 18IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD XBCV-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 0.5 GPH-BLUE, 1.5 GPH-BLACK, AND 2.5 GPH-RED, COMES WITH A SELF-PRICING BARS INLET & BARS OUTLET, WITH CHECK VALVE. Emitter Notes: 15PC emitters (2 assigned to each 5 GAL plant)	41,432 SF 1,798	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD PEB-R4-W 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN-SOL, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	31	
	RAIN BIRD 44-AP 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	2	
	RAIN BIRD PEB-R4-W 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN-SOL, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	4	
	RAIN BIRD ESPLX-W 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY, (1) ESPLX-W IN-STATION, INDOOR/OUTDOOR PLASTIC WALL-MOUNT CABINET, SYSTEM REQUIREMENTS: RAIN BIRD LXV-MAXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES, USE PARGE ELECTRIC CABLE PPT20 & RAIN BIRD WC20 DRY SPLICES ONLY, GROUND SYSTEM W/ (X) LXVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES, INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
	RAIN BIRD LXVMSD SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLX-W/MP/PI CONTROLLER, 2 WIRE PATH, INSTALL (1) LXVMSD EVERY 500FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	6	
	RAIN BIRD LXV-RSEN SENSOR DEVICE INTERFACES W/ FLOW OR WEATHER SENSOR AND ESPLX-W/MP/PI CONTROLLER, FLOW SENSOR CAN BE INSTALLED ANYWHERE ON THE 2-WIRE PATH.	1	
	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	
	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY, OPERATING RANGE 0.5 GPM TO, SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
	WATER METER 1-1/2" CONTRACTOR TO EVALUATE AND CONFIRM FINAL PRESSURE PRIOR TO INSTALLATION.	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-1NP PVC CLASS 200 IRRIGATION PIPE FOR NON-POTABLE WATER.	22,692 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40-1NP PURPLE, NON-POTABLE PIPE	6,136 LF	
	PIPE SLEEVE: PVC SCHEDULE 40-1NP PURPLE, NON-POTABLE PIPE	655.8 LF	



GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'



Kimley»Horn

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3325 SOUTH TIMBERLINE ROAD, SUITE 130
FORT COLLINS, COLORADO 80525 (970) 822-7911

WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
IRRIGATION PLAN

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196390003

BY DATE
REVISION
NO.

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIW
DATE: 10/14/2025

SHEET
27 of 33

WEST GREELEY COMMONS SUBDIVISION

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

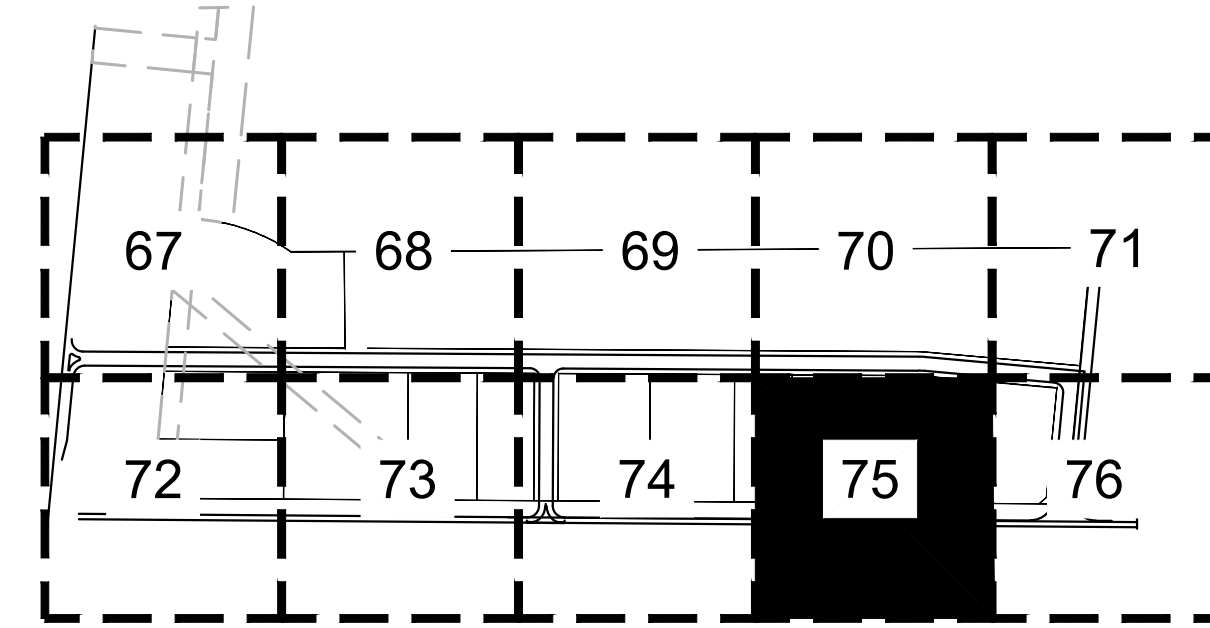
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS
PROJECT NUMBER: SUB2025-0011

LEGEND

--- PROPERTY LINE
--- LOD --- LOD --- LIMITS OF DISTURBANCE (39.5 AC)

MATCHLINE: SEE SHEET 70



KEY MAP
SCALE: 1" = 500'



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD RVAN14 1806-S-P45-AP TURF ROTARY, 18PT, 45-70 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 12IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	332	45
	RAIN BIRD RVAN18 1806-S-P45-AP TURF ROTARY, 18PT, 45-70 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 12IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	6	45
	RAIN BIRD RWS-M4-C-P W/ RWS-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED, WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.	446	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 506R-PC-SAM-AN-R9-25 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	15	45
	RAIN BIRD 506R-PC-SAM-AN-R9-30 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	7	45
	RAIN BIRD 506R-PC-SAM-AN-R9-35 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	75	45
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD K22-1004-WO WIDE FLOW W/IN DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1IN. BALL VALVE WITH 1IN. PESSIVM SMART VALVE W/ FACTORY INSTALLED 1/4IN. S.O.L. 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER C-20 GPM	20	
	RAIN BIRD MDCCF-CAP DIAPHRAGM VALVE PURPLE CAP IN COMPRESSION FITTING COUPLER, FOR NON-POTABLE WATER USE, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD OPTIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI, INCLUDES 18IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD XBCV-4VC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED, COMES WITH A SELF-PRIMEING BARS INLET X 1/4IN. BARS OUTLET, WITH CHECK VALVE. Emitter Notes: 10PC emitters (2 assigned to each 5 GAL. plant)	41,432 SF	1,798
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD PEB-R4-W 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN. S.O.L. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	31	
	RAIN BIRD 44-AP 1IN. BRASS QUICK-COUPING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	2	
	RAIN BIRD PEB-R4-W 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN. S.O.L. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DRY WATER IRRIGATION APPLICATIONS.	4	
	RAIN BIRD ESPLX-W 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY, (1) ESPLX-W IN-STATION, INDOOR/OUTDOOR PLASTIC WALL-MOUNT CABINET, SYSTEM REQUIREMENTS: RAIN BIRD LXV-MAXXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES, USE PARGE ELECTRIC CABLE PPT020 & RAIN BIRD WC20 DRY SPLICES ONLY, GROUND SYSTEM W/ (X) LXV-MSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES, INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
	RAIN BIRD LXV-MSD SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLX-W/MP/CONTROLLER, 2 WIRE PATH, INSTALL (1) LXV-MSD EVERY 500FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	6	
	RAIN BIRD LXV-MSEN SENSOR DEVICE INTERFACES W/ FLOW OR WEATHER SENSOR AND ESPLX-W/MP/CONTROLLER, FLOW SENSOR CAN BE INSTALLED ANYWHERE ON THE 2-WIRE PATH.	1	
	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	
	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY, OPERATING RANGE 0.5 GPM TO . SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
	WATER METER 1-1/2" CONTRACTOR TO EVALUATE AND CONFIRM FINAL PRESSURE PRIOR TO INSTALLATION.	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-1NP PVC CLASS 200 IRRIGATION PIPE FOR NON-POTABLE WATER.	22,692 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40-1NP PURPLE, NON-POTABLE PIPE	6,136 LF	
	PIPE SLEEVE: PVC SCHEDULE 40-1NP PURPLE, NON-POTABLE PIPE	655.8 LF	



GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'



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28 of 33

WEST GREELEY COMMONS SUBDIVISION

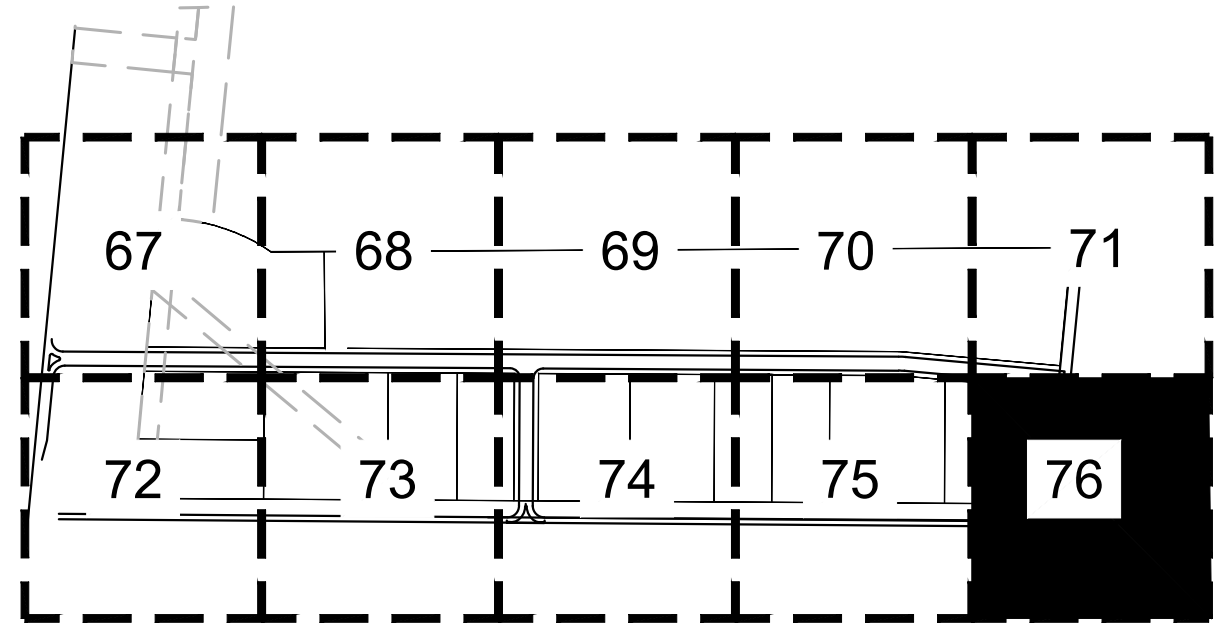
A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

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36.2 ACRES, 12 LOTS, 2 OUTLOTS

PROJECT NUMBER: SUB2025-0011



KEY MAP

SCALE: 1" = 500'

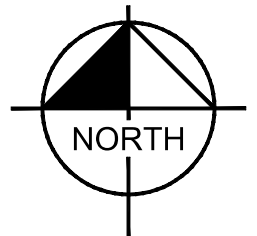


LEGEND

- — — — — PROPERTY LINE
- LOD — LOD — LIMITS OF DISTURBANCE (39.5 AC)

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD RVAN18 1806-S-P45-AP TURF ROTARY, 18FT, 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY WITH TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 12IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	332	45
	RAIN BIRD RVAN18 1806-S-P45-AP TURF ROTARY, 18FT, 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY WITH TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 12IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	6	45
	RAIN BIRD RWS-M4-C-P W/ RWS-SOCK 1400 SERIES MIN. ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED, WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.	446	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 506R-PC-SAM-AN-R9-25 TURF ROTATOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35 FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	15	45
	RAIN BIRD 506R-PC-SAM-AN-R9-30 TURF ROTATOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35 FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	7	45
	RAIN BIRD 506R-PC-SAM-AN-R9-35 TURF ROTATOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35 FT-BEIGE, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	75	45
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD K22-1004-W0 WEST FLOW W/IN DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1IN. BALL VALVE WITH 1IN. PRESSURIZED SMART VALVE W/ FACTORY INSTALLED 1/4IN. SGL. 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER C-30 GPM.	20	
	RAIN BIRD MDCCF-CAP DRIPLINE FLUSH VALVE PURPLE CAP IN COMPRESSION FITTING COUPLER, FOR NON-POTABLE WATER USE, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD OPTIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI, INCLUDES 18IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD XBCV-ARC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED, COMES WITH A SELF-HEALING BARS INLET & BARS OUTLET, WITH CHECK VALVE. Emitter Notes: 10PC emitters (2 assigned to each 5 GAL. plant)	41,432 SF	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD PESB-R4-M 1/2IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN. SGL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	31	
	RAIN BIRD 44-AP 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	2	
	RAIN BIRD PESB-R4-M 1-1/2IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED 1/4IN. SGL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	4	
	RAIN BIRD ESPLX-M 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY, (1) ESPLX-M IN-BOX, INDOOR/OUTDOOR PLASTIC WALL-MOUNT CABINET, SYSTEM REQUIREMENTS: RAIN BIRD LXV-MAXX INTEGRATED VALVE MODULE & 2-WIRE DEVICES, USE PARGE ELECTRIC CABLE PPT020 & RAIN BIRD WC20 DRY SPLICES ONLY, GROUND SYSTEM W/ (X) LXV-MSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES, INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
	RAIN BIRD LXV-MSD SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLX-M/MP CONTROLLER, 2 WIRE PATH, INSTALL (1) LXV-MSD EVERY 50FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	6	
	RAIN BIRD LXV-MSEN SENSOR DEVICE INTERFACES W/ FLOW OR WEATHER SENSOR AND ESPLX-M/MP CONTROLLER, FLOW SENSOR CAN BE INSTALLED ANYWHERE ON THE 2-WIRE PATH.	1	
	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	
	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSOR, WITH GLASS FILLED NYLON BODY, OPERATING RANGE 0.5 GPM TO . SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
	RAIN BIRD 1-1/2" WATER METER 1-1/2" CONTRACTOR TO EVALUATE AND CONFIRM FINAL PRESSURE PRIOR TO INSTALLATION.	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-AP PVC CLASS 200 IRRIGATION PIPE FOR NON-POTABLE WATER.	22,692 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40-AP PURPLE, NON-POTABLE PIPE.	6,136 LF	
	PIPE SLEEVE: PVC SCHEDULE 40-AP PURPLE, NON-POTABLE PIPE.	655.8 LF	



GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'



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WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
IRRIGATION PLAN



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196390003

NO.	REVISION	BY	DATE

DESIGNED BY: JNL
DRAWN BY: JNL
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DATE: 10/14/2025

SHEET
29 of 33

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD R-VAN14 1806-S-P45-NP TURF ROTARY, 8FT.-14FT., 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	332	45
	RAIN BIRD R-VAN18 1806-S-P45-NP TURF ROTARY, 13FT.-18FT., 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2IN. NPT FEMALE THREADED INLET, WITH NON-POTABLE PURPLE CAP.	6	45
	RAIN BIRD RWS-M-B-C-P W/ RWS-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.	448	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 5006-PL-PC-SAM-NP-MPR 25 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE. WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	15	45
	RAIN BIRD 5006-PL-PC-SAM-NP-MPR 30 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE. WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	7	45
	RAIN BIRD 5006-PL-PC-SAM-NP-MPR 35 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE, MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL, 25 FT-RED, 30 FT-GREEN, 35FT-BEIGE. WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE COVER.	75	45
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XCZ-100-IVMQ WIDE FLOW IVM DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESBVM SMART VALVE W/ FACTORY INSTALLED IVM-SOL, 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER 0.3-20 GPM.	20	
	RAIN BIRD MDCCFPCAP DRIPLINE FLUSH VALVE PURPLE CAP IN COMPRESSION FITTING COUPLER. FOR NON-POTABLE WATER USE TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	RAIN BIRD OPSINDR DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED, TWO REQUIRED PER DRIP VALVE, ONE ON EACH END OF THE DRIP ZONE.	20	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XBCV-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET, WITH CHECK VALVE. Emitter Notes: 10PC emitters (2 assigned to each 5 GAL plant)	41,432 SF 1,798	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB-R-IVM 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	31	
	RAIN BIRD 44-NP 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	2	
	SHUT OFF VALVE	4	
	RAIN BIRD PESB-R-IVM 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1	
	RAIN BIRD ESPLXVM 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY. (1) ESPLXVM 60-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT CABINET, SYSTEM REQUIREMENTS: RAIN BIRD LXIVM-XXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES. USE PAIGE ELECTRIC CABLE #77072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LXIVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
	RAIN BIRD LXIVMSD SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLXVM(1P) CONTROLLER, 2 WIRE PATH, INSTALL. (1) LXIVMSD EVERY 500FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	6	
	RAIN BIRD LXIVMSEN SENSOR DEVICE INTERFACES W/ FLOW OR WEATHER SENSOR AND ESPLXVM(1P) CONTROLLER, FLOW SENSOR CAN BE INSTALLED ANYWHERE ON THE 2-WIRE PATH.	1	
	RAIN BIRD WRF-RC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	
	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE 0.5 GPM TO . SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
	WATER METER 1-1/2" CONTRACTOR TO EVALUATE AND CONFIRM FINAL PRESSURE PRIOR TO INSTALLATION.	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-NP PVC CLASS 200 IRRIGATION PIPE FOR NON-POTABLE WATER.	22,692 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP PURPLE, NON-POTABLE PIPE	6,136 LF	
	PIPE SLEEVE: PVC SCHEDULE 40-NP PURPLE, NON-POTABLE PIPE	655.8 LF	
	Valve Callout		

WEST GREELEY COMMONS SUBDIVISION

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS
PROJECT NUMBER: SUB2025-0011

SMART IRRIGATION CONTROLLER

NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD XCZ-100-IVMQ	TREES	0.86 in/h	17 min		17 min	17 min	17 min	17 min	0.7	49	515	172	
2	RAIN BIRD XCZ-100-IVMQ	TREES	0.86 in/h	17 min		17 min	17 min	17 min	17 min	0.7	49	538	180	
3	RAIN BIRD XCZ-100-IVMQ	SHRUBS	0.26 in/h	53 min		53 min	53 min	53 min	53 min	0.7	159	967	322	
4	RAIN BIRD XCZ-100-IVMQ	SHRUBS	0.27 in/h	53 min		53 min	53 min	53 min	53 min	0.7	159	1,020	340	
5	RAIN BIRD XCZ-100-IVMQ	TREES	0.86 in/h	17 min		17 min	17 min	17 min	17 min	0.7	49	588	196	
6	RAIN BIRD XCZ-100-IVMQ	TREES	0.86 in/h	17 min		17 min	17 min	17 min	17 min	0.7	49	392	131	
7	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.65 in/h	13 min		13 min	13 min	13 min	13 min	0.4	37	635	212	
8	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.66 in/h	13 min		13 min	13 min	13 min	13 min	0.4	37	776	259	
9	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.7 in/h	12 min		12 min	12 min	12 min	12 min	0.4	35	620	207	
10	RAIN BIRD XCZ-100-IVMQ	TREES	0.87 in/h	17 min		17 min	17 min	17 min	17 min	0.7	49	637	212	
11	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.69 in/h	12 min		12 min	12 min	12 min	12 min	0.4	35	672	224	
12	RAIN BIRD XCZ-100-IVMQ	SHRUBS	0.27 in/h	53 min		53 min	53 min	53 min	53 min	0.7	159	1,004	335	
13	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.63 in/h	13 min		13 min	13 min	13 min	13 min	0.4	39	951	317	
14	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.57 in/h	14 min		14 min	14 min	14 min	14 min	0.4	42	797	266	
15	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.58 in/h	14 min		14 min	14 min	14 min	14 min	0.4	42	1,115	372	
16	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.55 in/h	15 min		15 min	15 min	15 min	15 min	0.4	44	1,502	501	
17	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.68 in/h	13 min		13 min	13 min	13 min	13 min	0.4	37	1,356	452	
18	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.53 in/h	16 min		16 min	16 min	16 min	16 min	0.4	46	1,570	523	
19	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.55 in/h	15 min		15 min	15 min	15 min	15 min	0.4	44	1,502	501	
20	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.52 in/h	16 min		16 min	16 min	16 min	16 min	0.4	46	1,570	523	
21	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.53 in/h	16 min		16 min	16 min	16 min	16 min	0.4	46	1,448	483	
22	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.54 in/h	15 min		15 min	15 min	15 min	15 min	0.4	45	944	315	
23	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.63 in/h	13 min		13 min	13 min	13 min	13 min	0.4	39	672	224	
24	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.88 in/h	10 min		10 min	10 min	10 min	10 min	0.4	28	724	241	
25	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.88 in/h	10 min		10 min	10 min	10 min	10 min	0.4	28	944	315	
26	RAIN BIRD XCZ-100-IVMQ	TREES	0.86 in/h	17 min		17 min	17 min	17 min	17 min	0.7	49	662	221	
27	RAIN BIRD XCZ-100-IVMQ	SHRUBS	0.27 in/h	53 min		53 min	53 min	53 min	53 min	0.7	159	1,073	358	
28	RAIN BIRD XCZ-100-IVMQ	SHRUBS	0.26 in/h	54 min		54 min	54 min	54 min	54 min	0.7	161	220	73.5	
29	RAIN BIRD XCZ-100-IVMQ	TREES	0.89 in/h	16 min		16 min	16 min	16 min	16 min	0.7	48	216	72	
30	RAIN BIRD XCZ-100-IVMQ	TREES	0.89 in/h	16 min		16 min	16 min	16 min	16 min	0.7	48	240	80	
31	RAIN BIRD XCZ-100-IVMQ	SHRUBS	0.26 in/h	54 min		54 min	54 min	54 min	54 min	0.7	161	258	86.0	
32	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.35 in/h	23 min		23 min	23 min	23 min	23 min	0.4	68	1,106	369	
33	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.36 in/h	22 min		22 min	22 min	22 min	22 min	0.4	66	1,162	387	
34	RAIN BIRD XCZ-100-IVMQ	TREES	0.87 in/h	17 min		17 min	17 min	17 min	17 min	0.7	49	394	132	
35	RAIN BIRD XCZ-100-IVMQ	TREES	0.87 in/h	17 min		17 min	17 min	17 min	17 min	0.7	49	443	144	
36	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.31 in/h	27 min		27 min	27 min	27 min	27 min	0.4	79	1,138	379	
37	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.33 in/h	24 min		24 min	24 min	24 min	24 min	0.4	72	1,173	391	
38	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.34 in/h	24 min		24 min	24 min	24 min	24 min	0.4	71	1,091	364	
39	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.31 in/h	26 min		26 min	26 min	26 min	26 min	0.4	78	1,099	366	
40	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.34 in/h	24 min		24 min	24 min	24 min	24 min	0.4	70	1,088	363	
41	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.33 in/h	25 min		25 min	25 min	25 min	25 min	0.4	73	1,111	370	
42	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.31 in/h	26 min		26 min	26 min	26 min	26 min	0.4	77	1,206	402	
43	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.31 in/h	26 min		26 min	26 min	26 min	26 min	0.4	77	1,206	402	
44	RAIN BIRD XCZ-100-IVMQ	TREES	0.87 in/h	17 min		17 min	17 min	17 min	17 min	0.7	49	1,138	379	
45	RAIN BIRD XCZ-100-IVMQ	TREES	0.87 in/h	17 min		17 min	17 min	17 min	17 min	0.7	49	417	139	
46	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.31 in/h	26 min		26 min	26 min	26 min	26 min	0.4	77	1,158	386	
47	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.31 in/h	26 min		26 min	26 min	26 min	26 min	0.4	77	1,158	386	
48	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.31 in/h	26 min		26 min	26 min	26 min	26 min	0.4	77	804	261	
49	RAIN BIRD PEB-R-IVM	PERMANENT NATIVE SEED	0.31 in/h	26 min		26 min	26 min	26 min	26 min	0.4	77	857	286	
50	RAIN BIRD XCZ-100-IVMQ	SHRUBS	0.26 in/h	54 min		54 min	54 min	54 min	54 min	0.7	161	242	80.7	
51	RAIN BIRD XCZ-100-IVMQ	TREES	0.86 in/h	16 min		16 min	16 min	16 min	16 min	0.7	161	64	21.3	
TOTALS:				1,172		1,172	1,172	1,172	1,172		3,480	43,054	14,351	

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	10.5	343.4	30	13	44.6	60.0	0.86 in/h
2	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	11	393.5	30	14	45.1	60.6	0.86 in/h
3	RAIN BIRD XCZ-100-IVMQ *	1"	AREA FOR DRIP EMITTERS	6.08	703.0	30	3.68	38.6	53.9	0.26 in/h
4	RAIN BIRD XCZ-100-IVMQ *	1"	AREA FOR DRIP EMITTERS	6.41	708.7	30	8.41	39.3	54.6	0.27 in/h
5	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	12	1,147	30	15	45.9	62.3	0.86 in/h
6	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	8	1,153	30	10	41.3	56.8	0.86 in/h
7	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	17.16	1,914	45	2.59	49.0	67.3	0.65 in/h
8	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	20.97	1,919	45	3.16	51.6	71.5	0.66 in/h
9	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	17.71	1,925	45	2.65	51.7	70.3	0.67 in/h
10	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	13	2,012	30	16	47.8	64.8	0.87 in/h
11	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	19.2	2,020	45	2.81	48.3	67.6	0.69 in/h
12	RAIN BIRD XCZ-100-IVMQ *	1"	AREA FOR DRIP EMITTERS	6.3	2,113	30	3.21	39.2	54.6	0.27 in/h
13	RAIN BIRD PEB-R-IVM *	1"	TURF ROTOR	24.39	2,148	45	4.09	49.7	71.0	0.63 in/h
14	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	18.97	2,185	45	2.79	48.5	67.6	0.67 in/h
15	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	26.55	2,223	45	4.57	49.7	72.0	0.58 in/h
16	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	34.13	2,259	45	3.56	50.0	75.0	0.55 in/h
17	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	36.64	2,289	45	3.53	51.9	80.0	0.66 in/h
18	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	34.13	2,286	45	3.56	51.6	78.1	0.53 in/h
19	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	34.13	2,297	45	3.56	51.6	78.3	0.53 in/h
20	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	34.13	2,320	45	3.56	51.6	78.1	0.52 in/h
21	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	31.48	2,337	45	3.59	49.7	74.5	0.63 in/h
22	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	20.97	2,349	45	3.16	51.6	71.2	0.54 in/h
23	RAIN BIRD PEB-R-IVM *	1"	TURF ROTOR	17.22	2,381	45	2.59	48.7	67.0	0.63 in/h
24	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	25.84	2,432	45	3.72	50.6	72.5	0.68 in/h
25	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTOR	18.27	2,459	45	2.79	49.7	67.9	0.68 in/h
26	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	15.3	2,713	30	17	50.7	67.6	0.86 in/h
27	RAIN BIRD XCZ-100-IVMQ *	1"	AREA FOR DRIP EMITTERS	6.75	2,725	30	8.75	39.7	55.1	0.27 in/h
28	RAIN BIRD XCZ-100-IVMQ *	1"	AREA FOR DRIP EMITTERS	1.37	1,989	30	7	37.1	52.1	0.26 in/h
29	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	4.5	1,953	30	7	37.3	52.5	0.29 in/h
30	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	5	1,947	30	7	37.1	52.4	0.29 in/h
31	RAIN BIRD XCZ-100-IVMQ *	1"	AREA FOR DRIP EMITTERS	1.5	1,942	30	7	37.1	52.1	0.26 in/h
32	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTARY	16.27	1,924	45	2.49	48.5	67.3	0.63 in/h
33	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTARY	17.61	1,933	45	2.64	49.3	68.3	0.36 in/h
34	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	6	1,941	30	8	38.3	53.7	0.87 in/h
35	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	7	2,392	30	8	50.2	68.2	0.87 in/h
36	RAIN BIRD PEB-R-IVM *	1"	TURF ROTARY	14.41	2,402	45	2.29	49.5	68.0	0.33 in/h
37	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTARY	16.29	2,430	45	2.49	49.8	69.3	0.33 in/h
38	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTARY	24.17	2,417	45	2.49	48.7	68.7	0.34 in/h
39	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTARY	14.09	2,425	45	2.25	49.5	67.9	0.34 in/h
40	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTARY	15.54	1,380	45	2.41	49.7	67.3	0.31 in/h
41	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTARY	13.53	1,358	45	2.41	49.8	67.3	0.31 in/h
42	RAIN BIRD PEB-R-IVM *	1"	TURF ROTARY	15.66	1,346	45	2.42	49.9	67.5	0.31 in/h
43	RAIN BIRD PEB-R-IVM *	1-1/2"	TURF ROTARY	15.66	1,339	45	2.42	49.8	67.4	0.31 in/h
44	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	1.330	85.5	30	5	41.2	56.8	0.87 in/h
45	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	8.5	880.9	30	10.5	41.4	56.8	0.87 in/h
46	RAIN BIRD PEB-R-IVM *	1"	TURF ROTARY	15.04	673.8	45	2.35	49.4	66.4	0.31 in/h
47	RAIN BIRD PEB-R-IVM *	1"	TURF ROTARY	15.04	666.0	45	2.35	49.7	66.5	0.31 in/h
48	RAIN BIRD PEB-R-IVM *	1"	TURF ROTARY	12.68	668.8	45	1.92	49.1	66.5	0.32 in/h
49	RAIN BIRD PEB-R-IVM *	1"	TURF ROTARY	11.53	651.1	45	1.92	48.8	64.6	0.31 in/h
50	RAIN BIRD XCZ-100-IVMQ *	1"	AREA FOR DRIP EMITTERS	1.5	265.4	30	7	37.0	52.0	0.26 in/h
51	RAIN BIRD XCZ-100-IVMQ *	1"	BUBBLER	4	257.6	30	10	37.1	52.1	0.86 in/h
Common Wire					6,154					

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WEST GREELEY COMMONS SUBDIVISION

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

36.2 ACRES, 12 LOTS, 2 OUTLOTS
PROJECT NUMBER: SUB2025-0011

NOTE:

CITY OF GREELEY ORDINANCE SECTION 6 IRRIGATION SPECIFICATIONS SHALL TAKE PRECEDENT OVER ANY OF THE BELOW SPECIFICATION IF A CONFLICT ARISES. THE CONTRACTOR IS TO ENSURE THAT ALL CITY OF GREELEY SPECIFICATION ARE MET.

THE DEVELOPER, 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 ALL SEEDED AREAS, AND LANDSCAPED AREAS WITHIN THE PROPERTY.

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 THROUGH EROSION CONTROL, AND WEED MANAGEMENT PRACTICES.

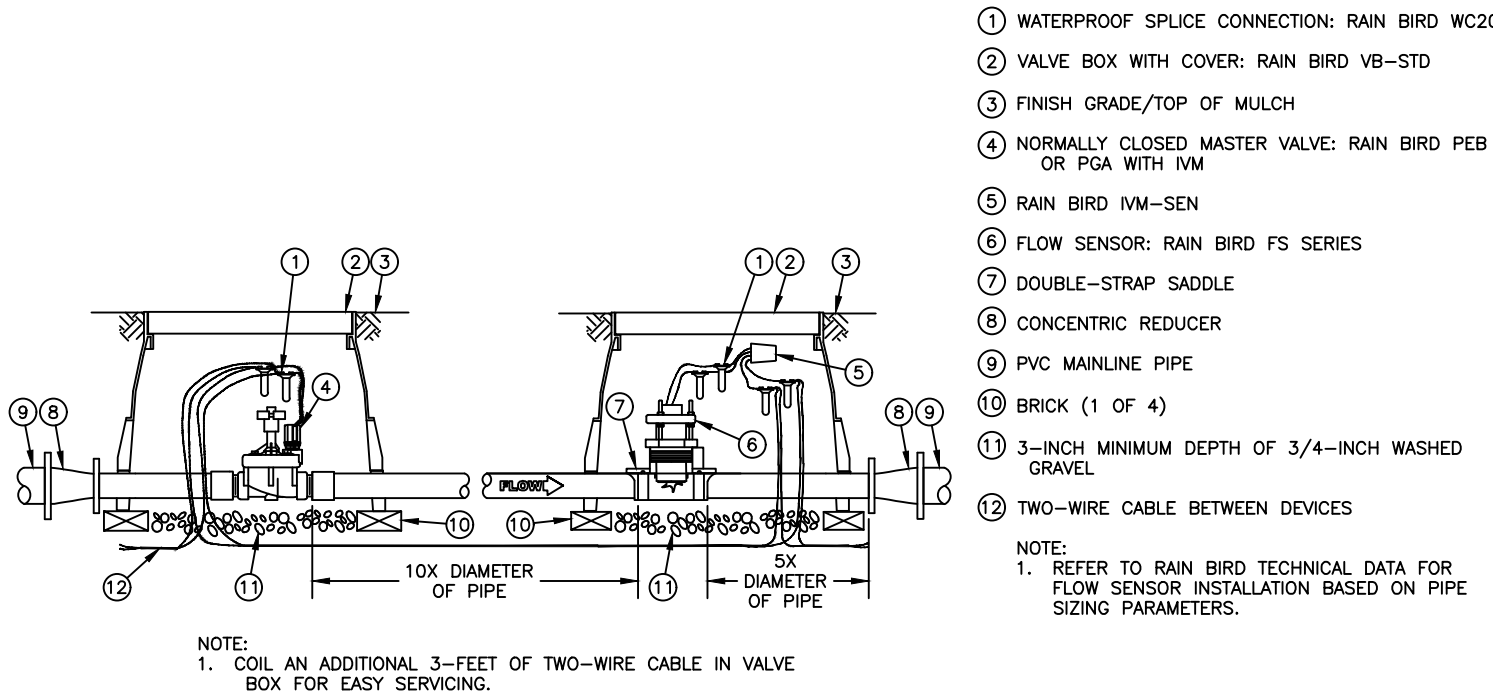
- A LAWN WATERING VARIANCE IS REQUIRED FOR THE INSTALLATION, REPLACEMENT, PATCHING, OR RENOVATION OF ANY LAWN AREA 250 SQ.FT. OR MORE. PROOF OF COMPOST AND SEED OR SOD INSTALLED MUST BE SUBMITTED. APPLICATION INFORMATION AND SUBMISSION IS MANAGED BY GREELEY WATER CONSERVATION.
- THE OWNER OF THE PROPERTY SHALL BE PROVIDED:
 - "AS-BUILT" IRRIGATION DRAWINGS
 - WATER BUDGET CHART
 - SMART IRRIGATION CONTROLLER DATA INPUT CHART
 - TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE
 - TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF SPRINKLERS.
- CONTACT THE CITY OF GREELEY WATER AND SEWER DEPARTMENT AT CONSERVE@GREELEYGOV.COM WHEN IRRIGATION CONSTRUCTION BEGINS.
- A COMPLETED AND PASSING BACKFLOW PREVENTION ASSEMBLY TEST CONSISTENT WITH THE PARAMETERS OUTLINED PER SECTION 20-191 OF THE CITY OF GREELEY'S MUNICIPAL CODE – CONNECTION CONTROL IS REQUIRED FOR IRRIGATION START-UP.
- IRRIGATION DAYS OF THE WEEK SHALL FOLLOW PER SECTION 20-226 OF THE GREELEY MUNICIPAL CODE – WATER CONSERVATION AND USE RESTRICTIONS; DROUGHT RESPONSE.

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

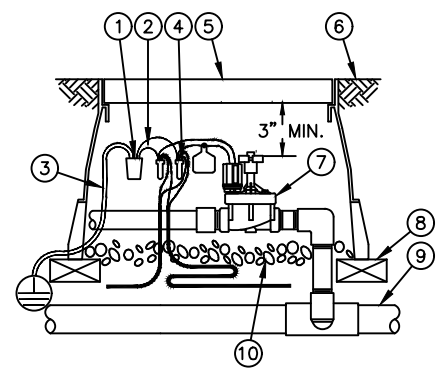
- THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF AVAILABLE WATER PRESSURE ON SITE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
- CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
- IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVEING AND DIRECTIONAL BORES.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVEING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVEING DETAIL.
- ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- SMALLEST PVC PIPE SHALL BE 1" UNLESS OTHERWISE NOTED ON PLAN. $\frac{3}{4}$ " POLY PIPE MAY BE USED IN BEDS FOR EASY INSERTION WITH DRIP EMITTERS.
- LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
- IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR ON EACH END OF THE DRIP ZONE FOR A TOTAL OF TWO PER VALVE.
- IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

HYDRO-TESTING TO BE PERFORMED AS LISTED:

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
- CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

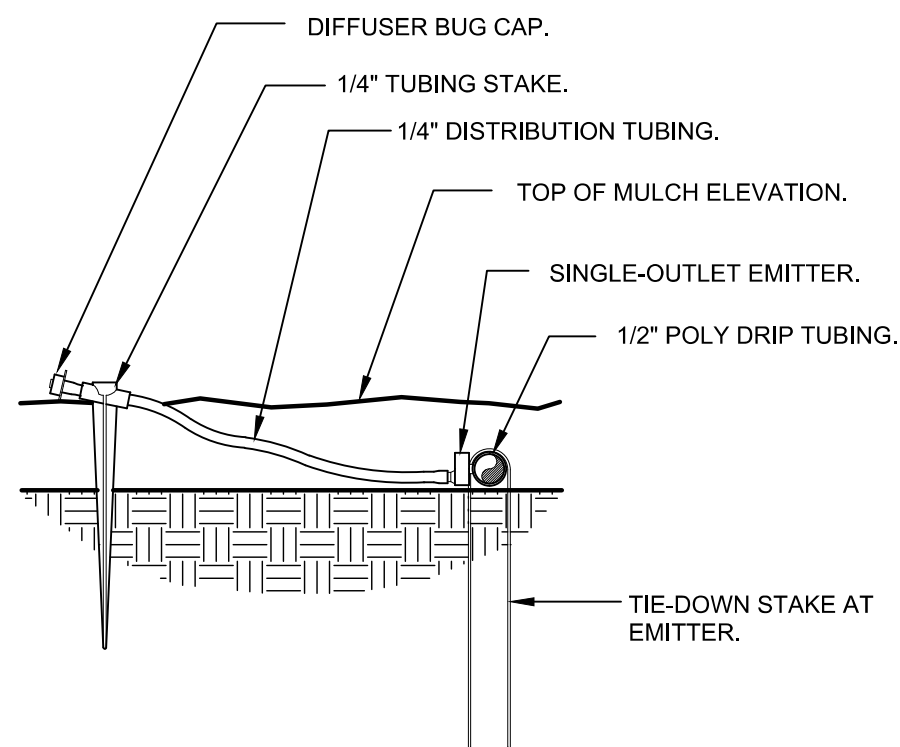


1 MASTER VALVE WITH IVM-SOL AND FLOW SENSOR WITH IVM-SEN
NTS 196-390-003-42

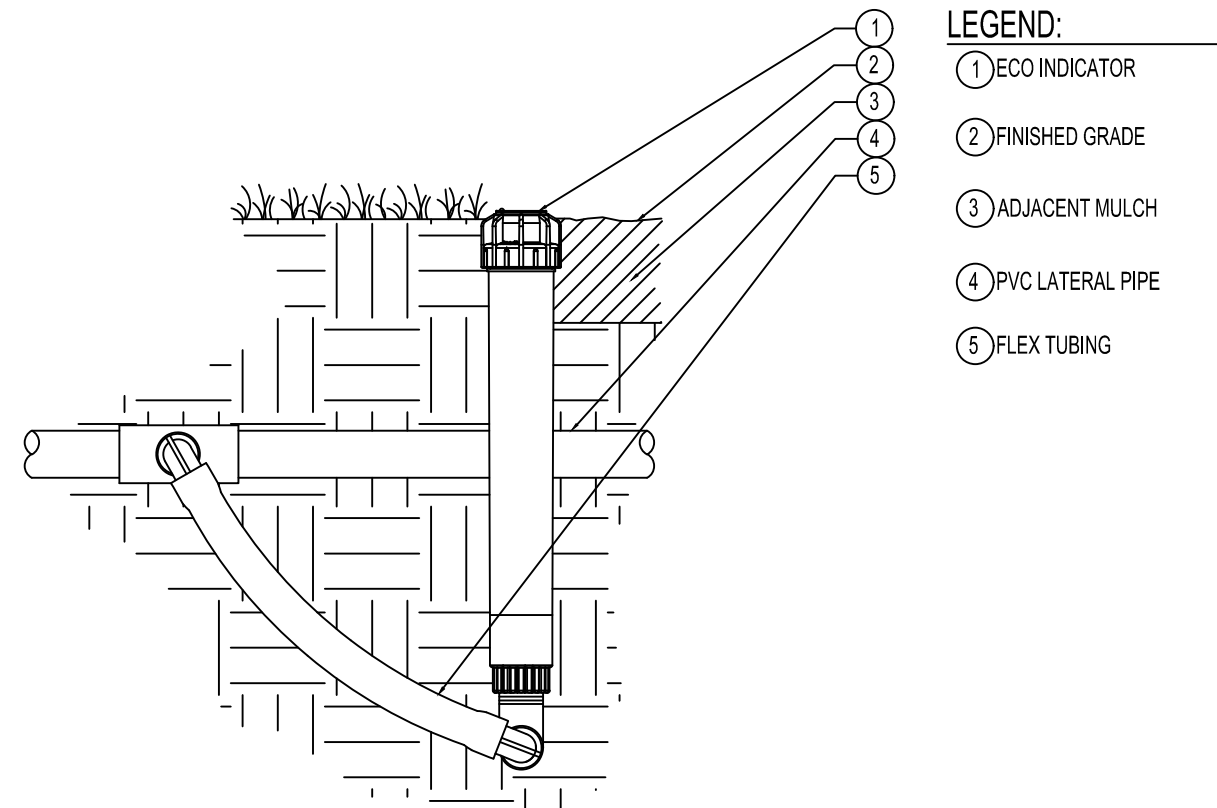


- NOTES:
- COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.
 - ONE IVM-SD IS REQUIRED EVERY 500 FEET OR EVERY 15 FIELD DEVICES.
 - REFERENCE GROUND ROD DETAIL FOR COMPLETE ASSEMBLY.

2 ELECTRIC REMOTE-CONTROL VALVE WITH IVM-SOL AND IVM-SD (SURGE DEVICE)
6" = 1'-0" 196-390-003-41



3 DRIP EMITTER AT 1/4" TUBING
3" = 1'-0" 196-390-003-36



4 ECO INDICATOR - FLEX TUBING
SECTION NTS

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WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
IRRIGATION NOTES



PROJECT NO.
196390003

BY DATE

REVISION

NO.

DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIWS
DATE: 10/14/2025

SHEET

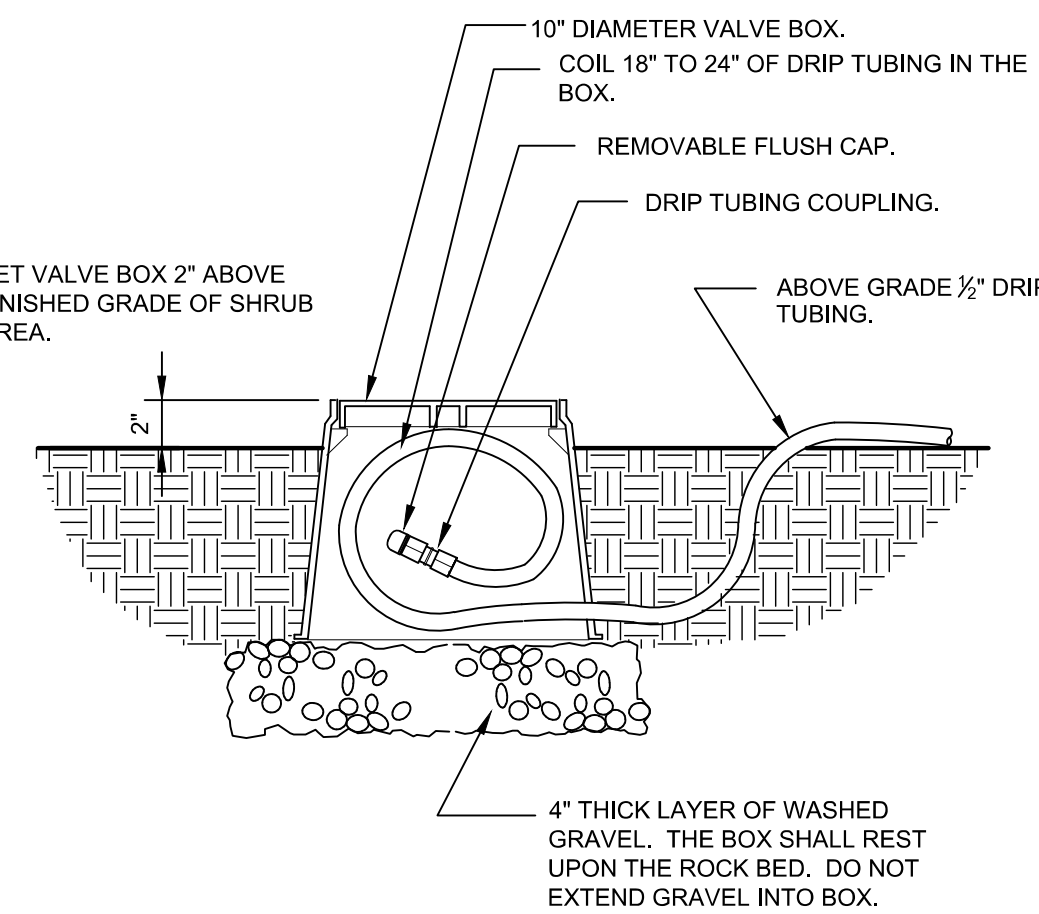
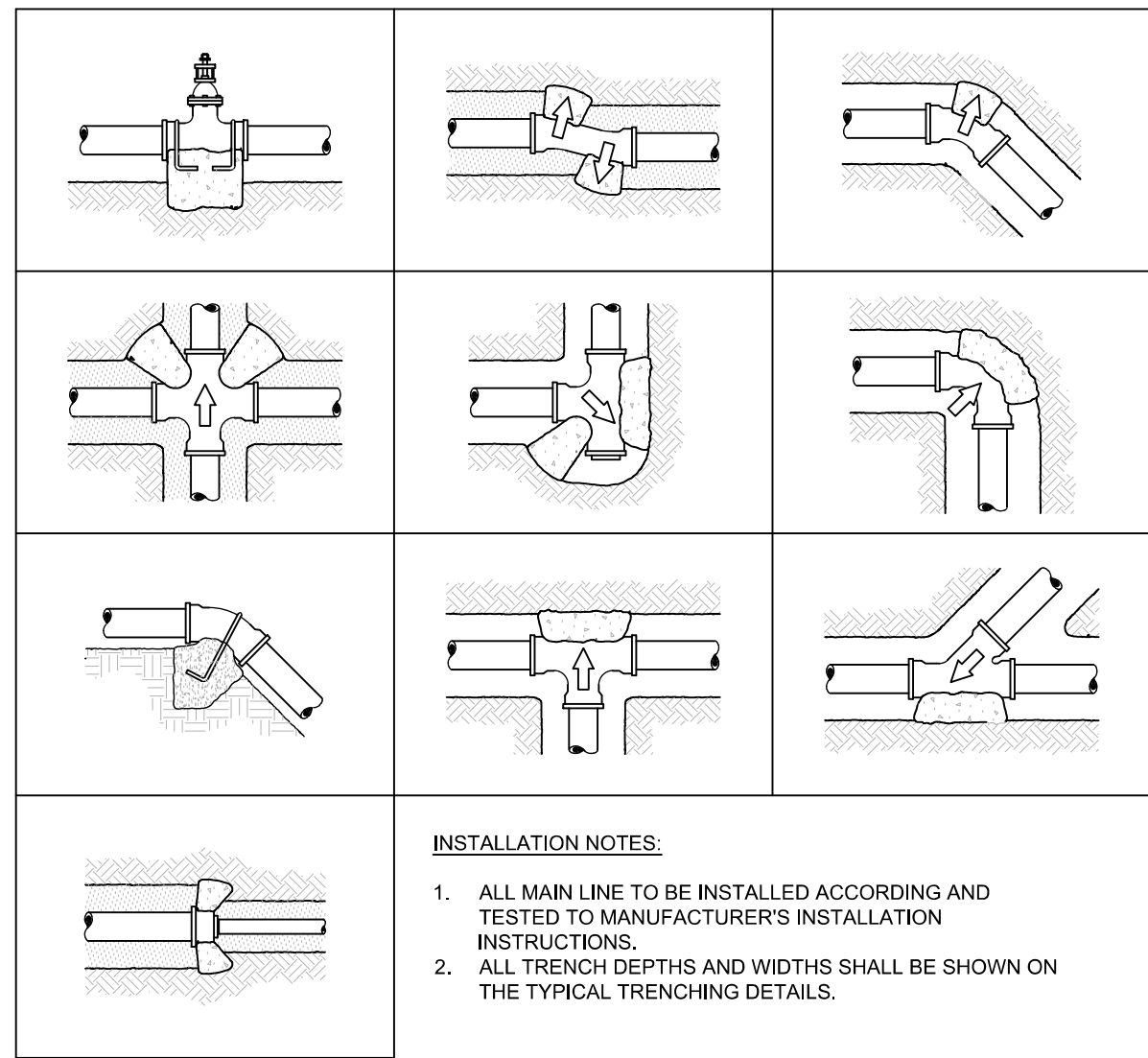
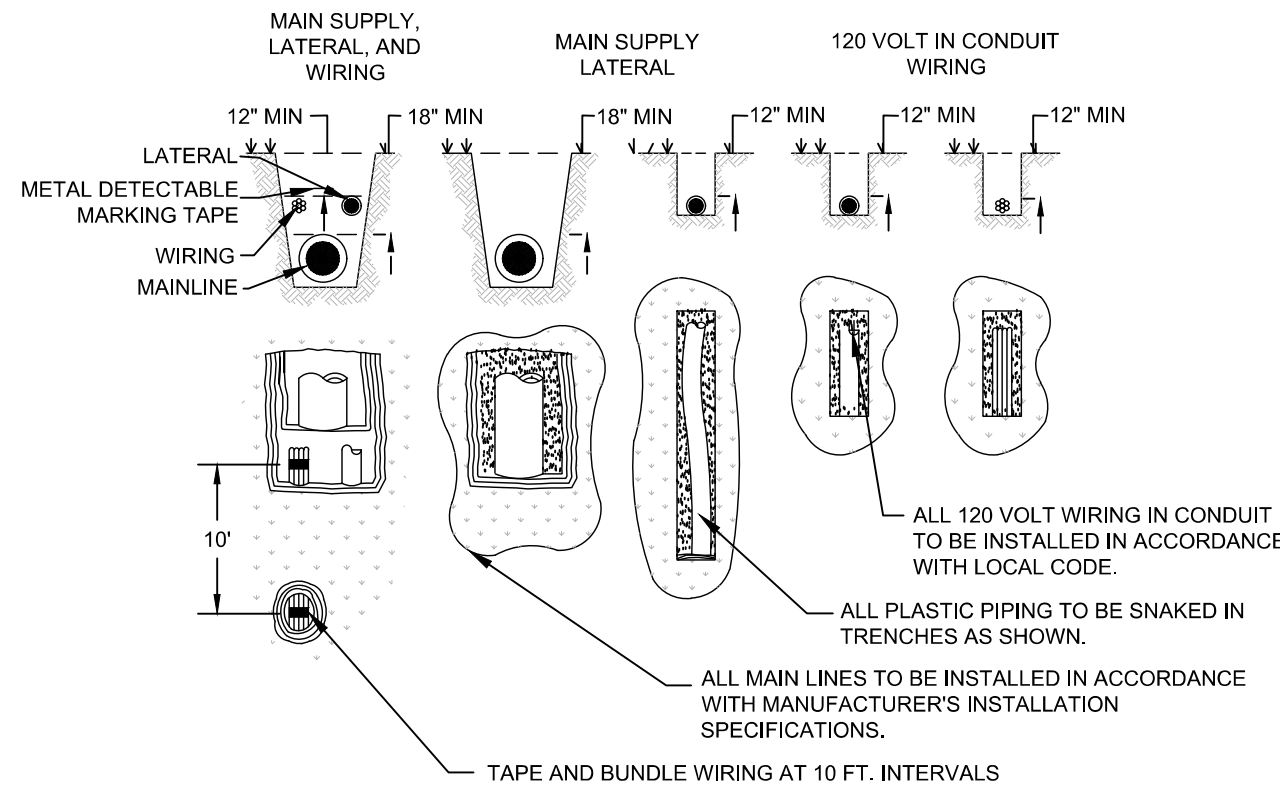
31 of 33



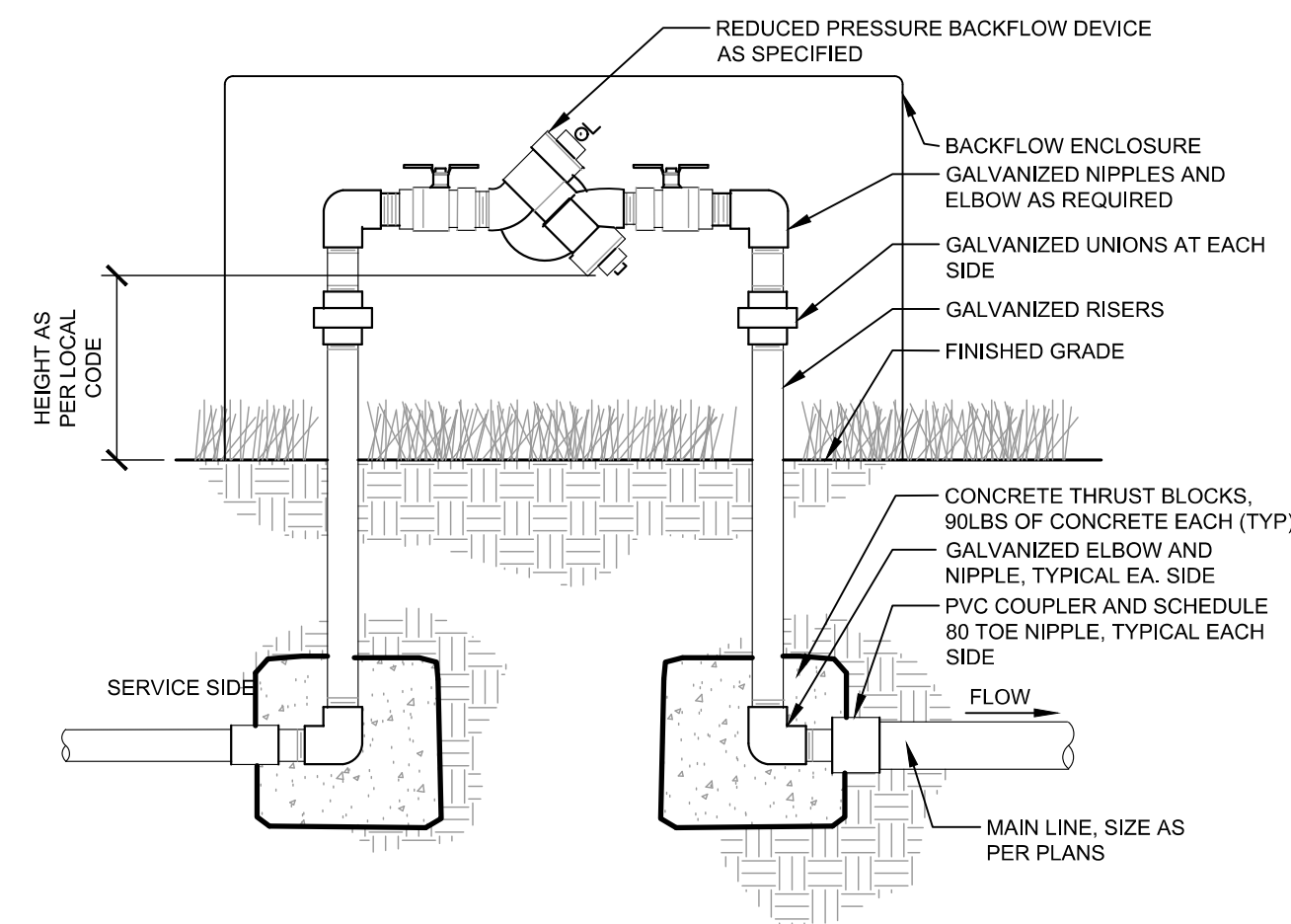
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WEST GREELEY COMMONS SUBDIVISION

A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
36.2 ACRES, 12 LOTS, 2 OUTLOTS
PROJECT NUMBER: SUB2025-0011



- LOCATE FLASH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
- ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.



1 TYPICAL TRENCHING
SECTION

NTS

2 TYPICAL THRUST BLOCK
SECTION

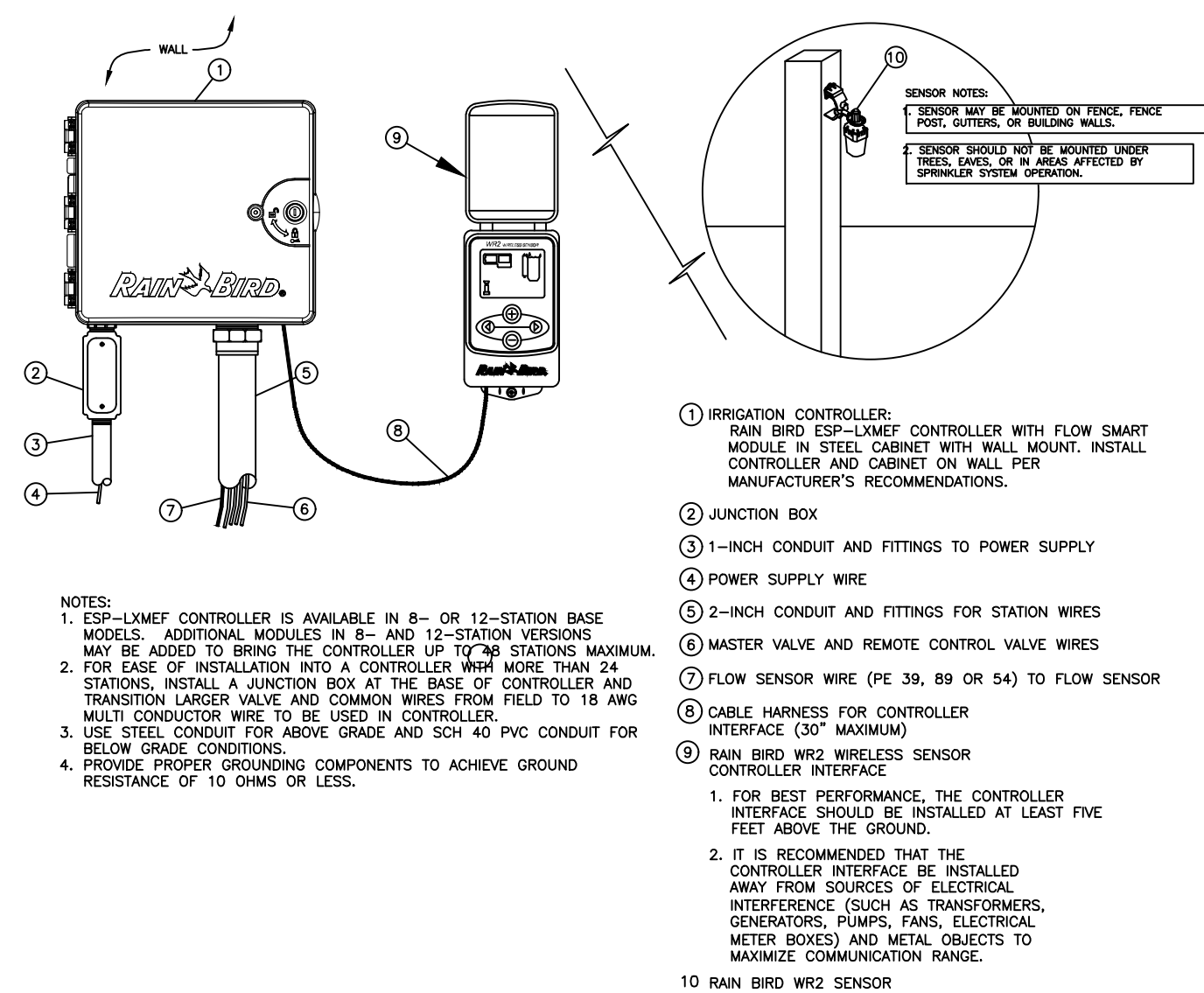
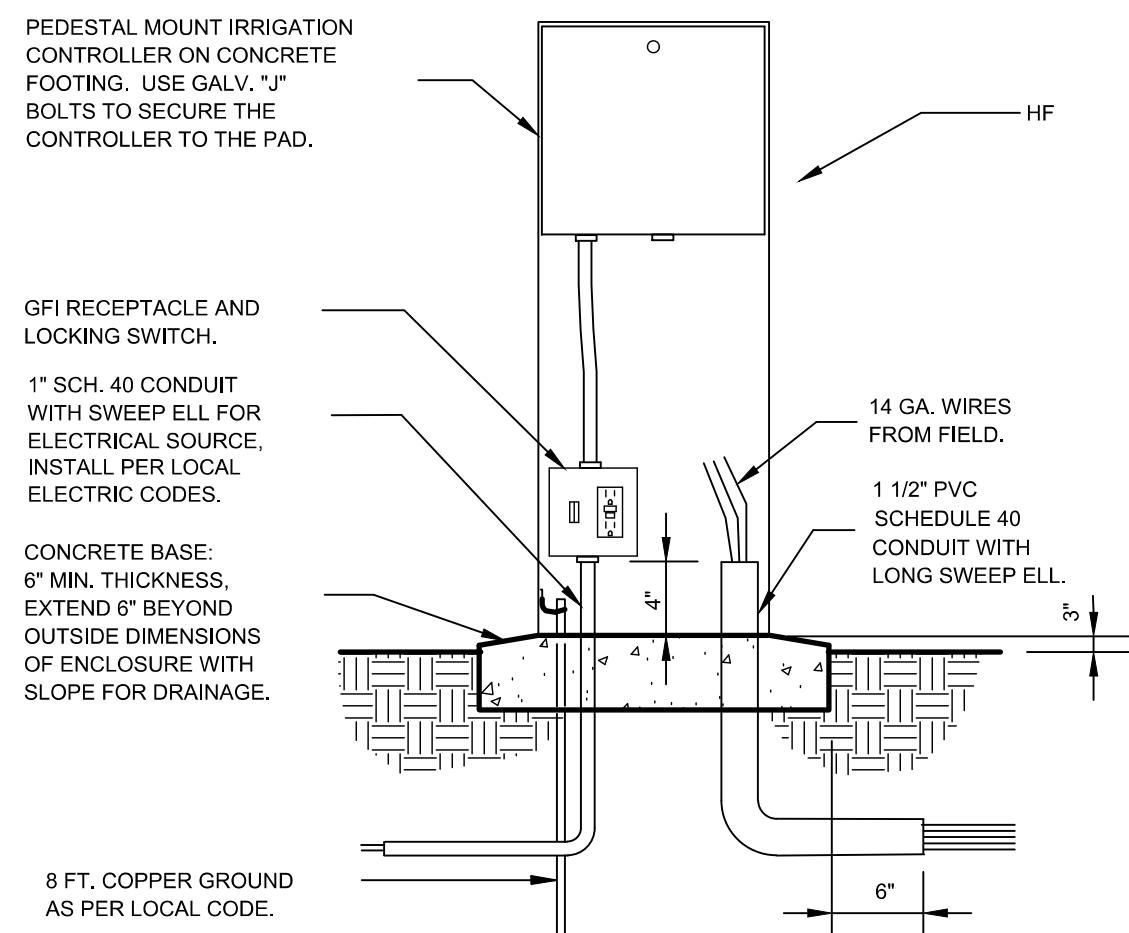
NTS

3 DRIP FLUSH CAP ASSEMBLY
1 1/2" = 1'-0"

196-390-003-39

4 BACKFLOW PREVENTER
SECTION

NTS



NTS

5 IRRIGATION CONTROLLER - PEDESTAL MOUNT
SECTION

NTS

6 RAIN SENSOR - WIRELESS
SECTION

NTS

7 DRIP ZONE VALVE KIT - 0-15 GPM
SECTION

- WATERPROOF SPLICE CONNECTION: RAIN BIRD WC20 (TWO REQUIRED)
- RAIN BIRD DRIP KIT: XCZ-100-PRB-COM WITH IVM-SOL
- VALVE BOX WITH COVER: RAIN BIRD VB-STD
- FINISH GRADE OR TOP OF MULCH
- BRICK (1 OF 4)
- PVC PIPE
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- PVC SCH 80 NIPPLE 1"
- PVC SCH 80 ELBOW
- PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC SCH 80 ELBOW
- PVC SCH 80 TEE OR ELBOW
- PVC SCH 40 MALE ADAPTER
- TWO-WIRE CABLE BETWEEN DEVICES (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR CONTROLLER)
- NOTE:
1. COIL AN ADDITIONAL 3- FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.

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WEST GREELEY COMMONS
83RD AVENUE & 10TH STREET, GREELEY, CO
PRELIMINARY CONSTRUCTION DRAWINGS
IRRIGATION DETAILS

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PROJECT NO.
196390003

NO. BY DATE REVISION

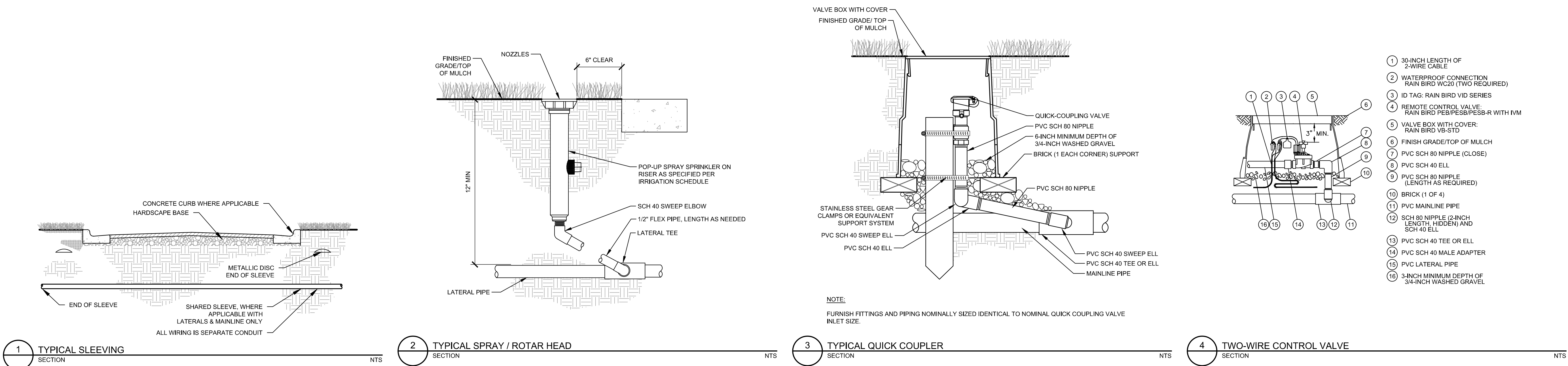
DESIGNED BY: JNL
DRAWN BY: JNL
CHECKED BY: EIWS
DATE: 10/14/2025

SHEET
32 of 33



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WEST GREELEY COMMONS SUBDIVISION
A SUBDIVISION OF TRACT B, BOOMERANG WEST MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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196390003

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DESIGNED BY: JNL
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DATE: 10/14/2025

SHEET
33 of 33



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, OMAHA DISTRICT
DENVER REGULATORY OFFICE, 9307 SOUTH WADSWORTH BOULEVARD
LITTLETON, COLORADO 80128-6901

July 22, 2025

SUBJECT: NWO-2025-00906, 10th Street Development – Approved Jurisdictional Determination

Brian Bartles
Waltel Companies Inc.
5202 W 20th St, Ste 220
Greeley, CO 80634

Dear Mr. Bartles:

This letter is in response to your request received on June 20, 2025, submitted on your behalf by Terracon, for an approved jurisdictional determination for the 10th Street Commercial Development. The site is located at latitude 40.422436, longitude -104.808208, in Weld County, Colorado. Your request has been assigned the Corps Regulatory File Number referenced above. Please reference this file number on any correspondence to us or to other interested parties when referencing this project or concerning this request.

The U.S. Army Corps of Engineers (Corps) regulates the discharge of dredged and fill material into waters of the United States under Section 404 of the Clean Water Act (CWA) (33 U.S.C. 1344) and structures or work in, over, and under navigable waters of the United States under Section 10 of the Rivers and Harbors Act (RHA) (33 U.S.C. 403). The implementing regulations for these Acts are published in the Code of Federal Regulations at 33 CFR parts 330-332.

Based on our evaluation of the information provided and other available information, including a site visit conducted July 18, 2025, we have determined that the following aquatic resources within the review area are non-jurisdictional: WL-1, WL-2, D-1, and SW-1. The attached approved jurisdictional determination provides rationale for why these aquatic resources do not meet the definition of waters of the United States. Based on this determination, a Department of the Army permit is not required for the discharge of dredged or fill material into these aquatic resources. This determination does not eliminate requirements to obtain any other applicable federal, state, tribal, or local permits.

Attached to this letter is the approved jurisdictional determination for your project site. This jurisdictional determination is valid for a 5-year period from the date of this letter, unless new information warrants revision of the determination before the expiration date.

If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR part 331. Enclosed you will find a *Notification of Administrative Appeal Options and Process and Request for Appeal* (NAO-RFA) form. If you request to appeal this determination, you must submit a completed NAO-RFA form to the address listed on the form.

For an NAO-RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the NAO-RFA. Should you decide to submit an NAO-RFA form, it must be received at the Division Office by **September 22, 2025**. It is not necessary to submit an NAO-RFA form to the Division Office if you do not object to the determination in this letter.

In the event that you disagree with this approved jurisdictional determination and you have **new information** not considered in the original determination, you may request reconsideration of this determination by contacting this office prior to initiating an appeal. To request this reconsideration based upon new information, you must submit the new information to this office so that it is received within 60 days of the date of the NAO-RFA.

The Corps' Omaha District, Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, please take a moment to complete our Customer Service Survey found on our website at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. If you do not have Internet access, you may call and request a paper copy of the survey that you can complete and return by mail. Additionally, further information regarding the Omaha District Regulatory Program can be obtained by visiting our website at <https://www.nwo.usace.army.mil/Missions/Regulatory-Program/>.

If you have any questions concerning this jurisdictional determination, please contact Celena Cui at the above address, by phone at (303) 979-4120, or by email at Celena.H.Cui@usace.army.mil and reference file number **NWO-2025-00906**.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Downing', with a stylized flourish at the end.

Kiel Downing
Chief, Denver Regulatory Office

Enclosures

cc: Hannah Davis, Terracon



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, OMAHA DISTRICT
DENVER REGULATORY OFFICE, 9307 SOUTH WADSWORTH BLVD
LITTLETON, COLORADO 80128-6901

CENWO-ODR-C

July 22, 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Approved Jurisdictional Determination in accordance with the "Revised Definition of 'Waters of the United States'"; (88 FR 3004 (January 18, 2023) as amended by the "Revised Definition of 'Waters of the United States'; Conforming" (8 September 2023) ,¹ [NWO-2025-00906-DEN](#)

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.² AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.³

On January 18, 2023, the Environmental Protection Agency (EPA) and the Department of the Army ("the agencies") published the "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule"). On September 8, 2023, the agencies published the "Revised Definition of 'Waters of the United States'; Conforming", which amended the 2023 Rule to conform to the 2023 Supreme Court decision in *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023) ("*Sackett*").

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),⁴ the 2023 Rule as amended, as well as other applicable guidance, relevant case law, and longstanding practice in evaluating jurisdiction.

¹ While the Revised Definition of "Waters of the United States"; Conforming had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

² 33 CFR 331.2.

³ Regulatory Guidance Letter 05-02.

⁴ USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

CENWO

SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), [NWO-2025-00906-DEN](#)

1. SUMMARY OF CONCLUSIONS.

- a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).
 - i. [WL-1 and WL-2, 0.15 acre, non-jurisdictional](#)
 - ii. [D-1, 2,360 linear feet, non-jurisdictional](#)
 - iii. [SW-1, 897, non-jurisdictional](#)

2. REFERENCES.

- a. “Revised Definition of ‘Waters of the United States,’” 88 FR 3004 (January 18, 2023) (“2023 Rule”)
- b. “Revised Definition of ‘Waters of the United States’; Conforming” 88 FR 61964 (September 8, 2023)
- c. *Sackett v. EPA*, 598 U.S. 651, 143 S. Ct. 1322 (2023)

3. REVIEW AREA. [The review area is approximately 36 acres and is located at 40.422437, -104.808208, in Greeley, Weld County, Colorado. The review area is identified as the study area in the attached delineation map exhibits.](#)

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), THE TERRITORIAL SEAS, OR INTERSTATE WATER TO WHICH THE AQUATIC RESOURCE IS CONNECTED. ⁵ [None](#)

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, THE TERRITORIAL SEAS, OR INTERSTATE WATER. [N/A](#)

⁵ This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.

CENWO

SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), [NWO-2025-00906-DEN](#)

6. SECTION 10 JURISDICTIONAL WATERS⁶: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.⁷ [N/A](#)
7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the 2023 Rule as amended, consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the 2023 Rule as amended. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.
 - a. Traditional Navigable Waters (TNWs) (a)(1)(i): [N/A](#)
 - b. The Territorial Seas (a)(1)(ii): [N/A](#)
 - c. Interstate Waters (a)(1)(iii): [N/A](#)
 - d. Impoundments (a)(2): [N/A](#)
 - e. Tributaries (a)(3): [N/A](#)
 - f. Adjacent Wetlands (a)(4): [N/A](#)
 - g. Additional Waters (a)(5): [N/A](#)

⁶ 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

⁷ This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

- a. Describe aquatic resources and other features within the review area identified in the 2023 Rule as amended as not “waters of the United States” even where they otherwise meet the terms of paragraphs (a)(2) through (5). Include the type of excluded aquatic resource or feature, the size of the aquatic resource or feature within the review area and describe how it was determined to meet one of the exclusions listed in 33 CFR 328.3(b).⁸

D-1 is a lateral ditch that flows to the northeast. This ditch had flowing water during the July 18, 2025 site visit. Based on aerial images this ditch continues east to the adjacent golf course property and provides water to the north and south ponds. There is no evidence that the ditch returns a relatively permanent flow of water to a water of the United States or that the ditch was not constructed in dry land. Therefore, D-1 is an excluded water under (b)(3), ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water are not waters of the United States.

SW-1 is a manmade roadside ditch that does not carry a relatively permanent flow of water. There is no evidence that the ditch was not constructed in dry land. Therefore, D-1 is an excluded water under (b)(3) and is not a water of the United States.

- b. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the 2023 Rule as amended (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

WL-1 and WL-2 are wetlands located within a swale that starts north of a detention basin. WL-2 is potentially connected to WL-1, but additional data points are needed between the two wetlands and the wetland boundaries were not verified. Based on the wetland vegetation and available imagery, WL-1 continues north, outside of the project area and enters a small depression. However, there is no evidence that the wetland continues past the depression and is connected to the wetland swale north of the oil and gas dirt road. Therefore, wetlands WL-1 and WL-2 do not have a continuous surface connection and are not adjacent to an (a)(1), (a)(2), or (a)(3) water. WL-1 and WL-2 are not waters of the United States.

⁸ 88 FR 3004 (January 18, 2023)

CENWO

SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), [NWO-2025-00906-DEN](#)

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

- a. [Site visit conducted on 7/18/2025](#)
- b. [Google Earth images, accessed 7/21/2025](#)
- c. [DEM and Hillshade image, accessed 7/ 21/ 2025](#)
- d. [1950 Bracewell, CO, 1: 24,000](#)
- e. [Aquatic Resources Delineation, April 25, 2025](#)

10. OTHER SUPPORTING INFORMATION. [N/A](#)

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.



Study Area (36-ac)	Reference Photo Point
Point Type	Feature Type
Culvert	Emergent Wetland
Data Point	Swale
Milkweed	Ditch

0 0.01 0.03 0.05 Miles
1 IN = 167 FT

DATA SOURCES:
ESRI WMS - World Aerial Imagery, OpenStreetMap,
FEMA NFHL, Waltel Companies Inc.

Project No.:
21257003
Date:
4/16/2025
Drawn By:
AGK
Reviewed By:
TLR

Terracon
Explore with us
10625 W I70 Frontage Rd Wheat Ridge, CO 80033
PH. (303) 423-3300 terracon.com

Delineation Map

10th Street Commercial Development
West 10th Street and 77th Avenue
Greeley, Colorado
104°48'42"W 40°25'21"N

Exhibit

6.1



Study Area (36-ac)	Reference Photo Point
Point Type	Feature Type
Culvert	Emergent Wetland
Data Point	Swale
Milkweed	Ditch

0 0.01 0.03 0.05 Miles
 1 IN = 167 FT

DATA SOURCES:
 ESRI WMS - World Aerial Imagery, OpenStreetMap,
 FEMA NFHL, Waltel Companies Inc.

Project No.:
21257003
 Date:
4/16/2025
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 Reviewed By:
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 PH. (303) 423-3300 terracon.com

Delineation Map

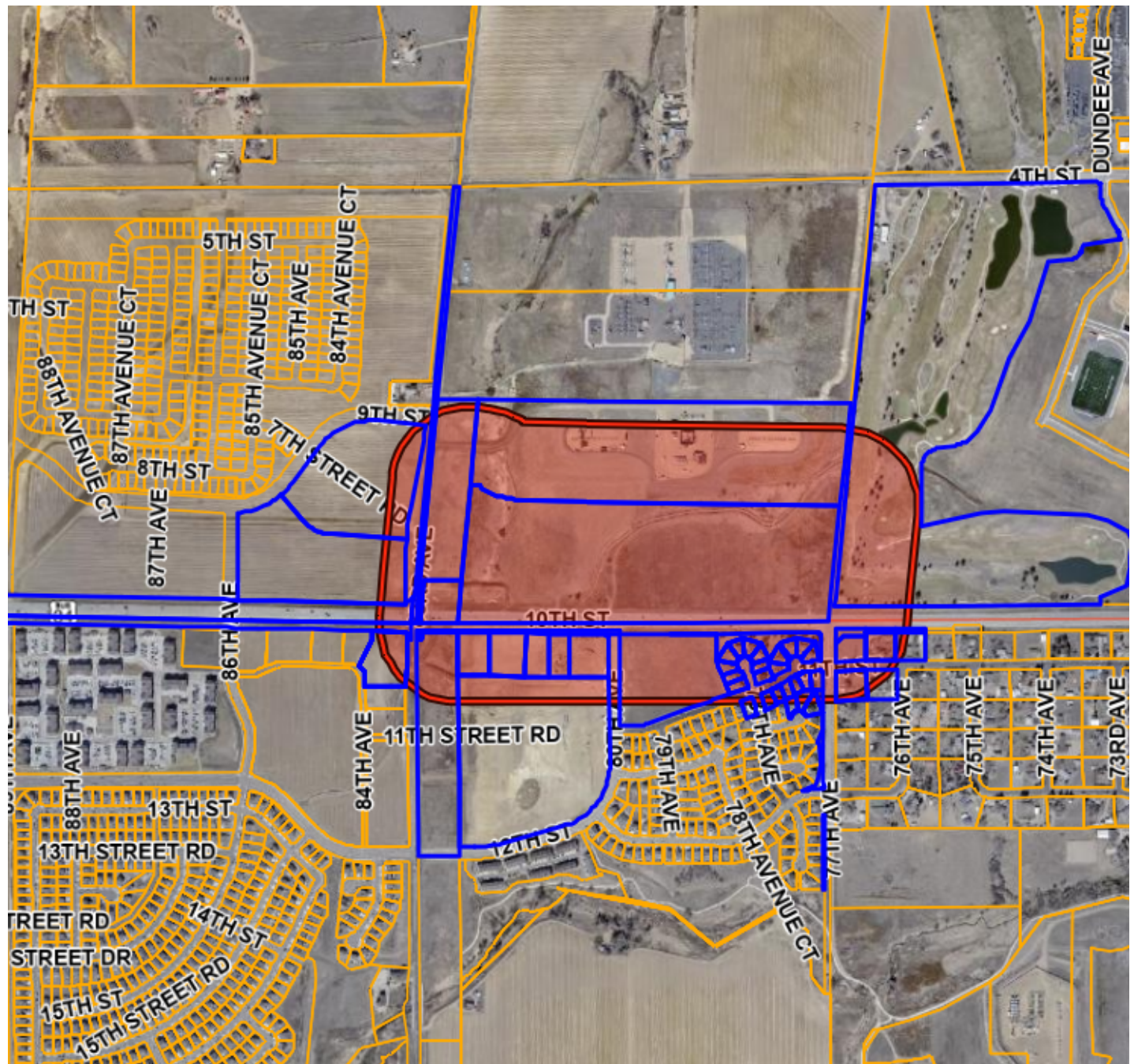
10th Street Commercial Development
 West 10th Street and 77th Avenue
 Greeley, Colorado
 104°48'18"W 40°25'21"N

Exhibit

6.3

SUB2025-0011- Notice Boundary

Property Owners Within 500 Feet of Parcel# 095905301002





West Greeley Commons Preliminary Subdivision SUB2025-0011

April Medeiros, AICP, Planner I

April.Medeiros@greeleygov.com (970) 350-9241

Planning Commission – November 18, 2025



Community Vitality

Agenda

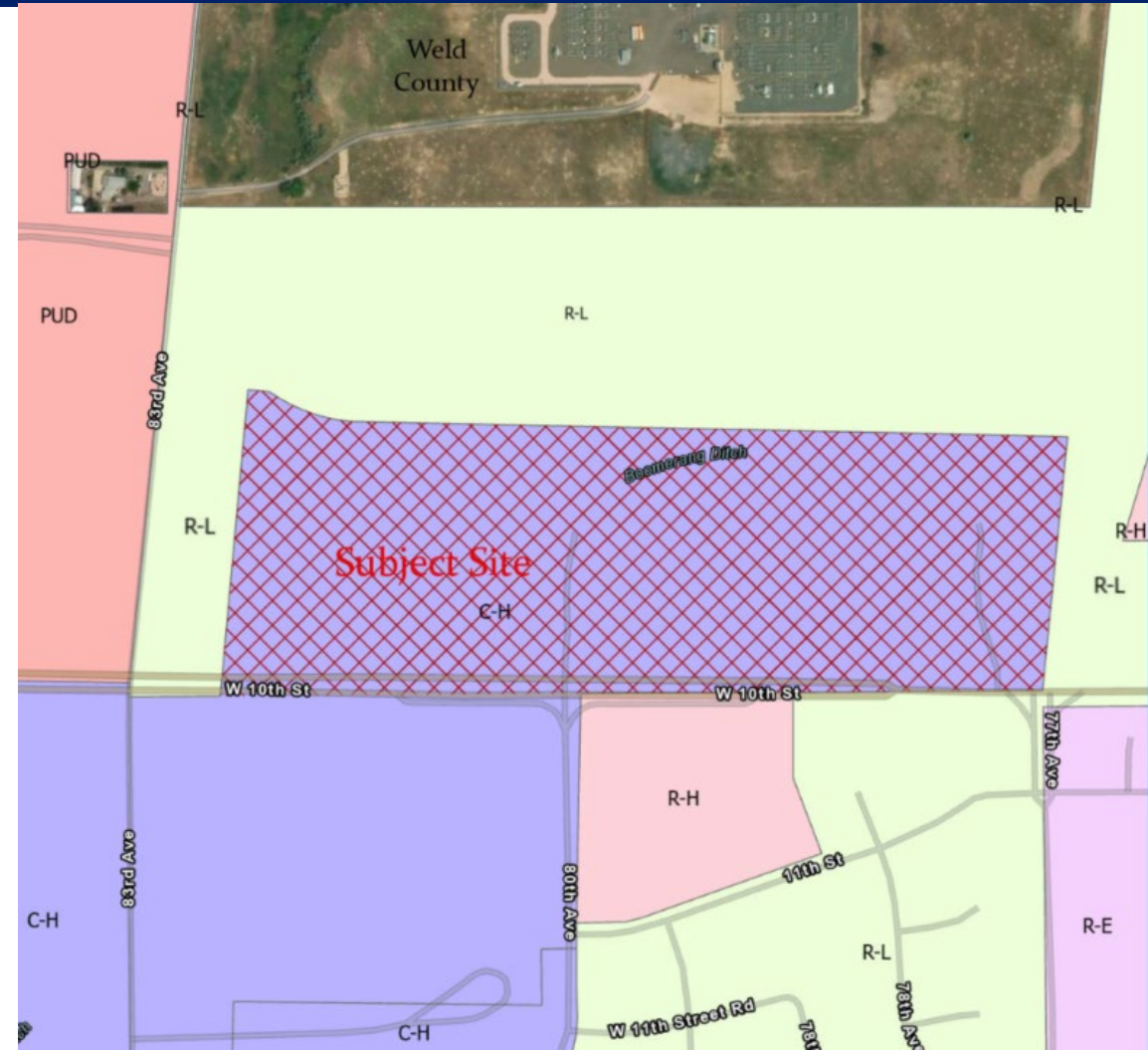


- **Request:**
 - Subdivide 36.21 acres in Tract B of the Boomerang West Minor Subdivision to create 12 commercial lots, 4 outlots for detention and sign areas, and dedication of rights of way
 - Parcel is currently undeveloped & zoned Commercial-High (C-H)
- **Background:**
 - The subject site was originally part of the Golden Triangle Annexation, which was approved and zoned as H-A (Holding Agriculture) in 1984.
 - A rezone to C-H (current designation) was approved in 2016.
- **Planning Commission Decision**

Zoning Map and Location



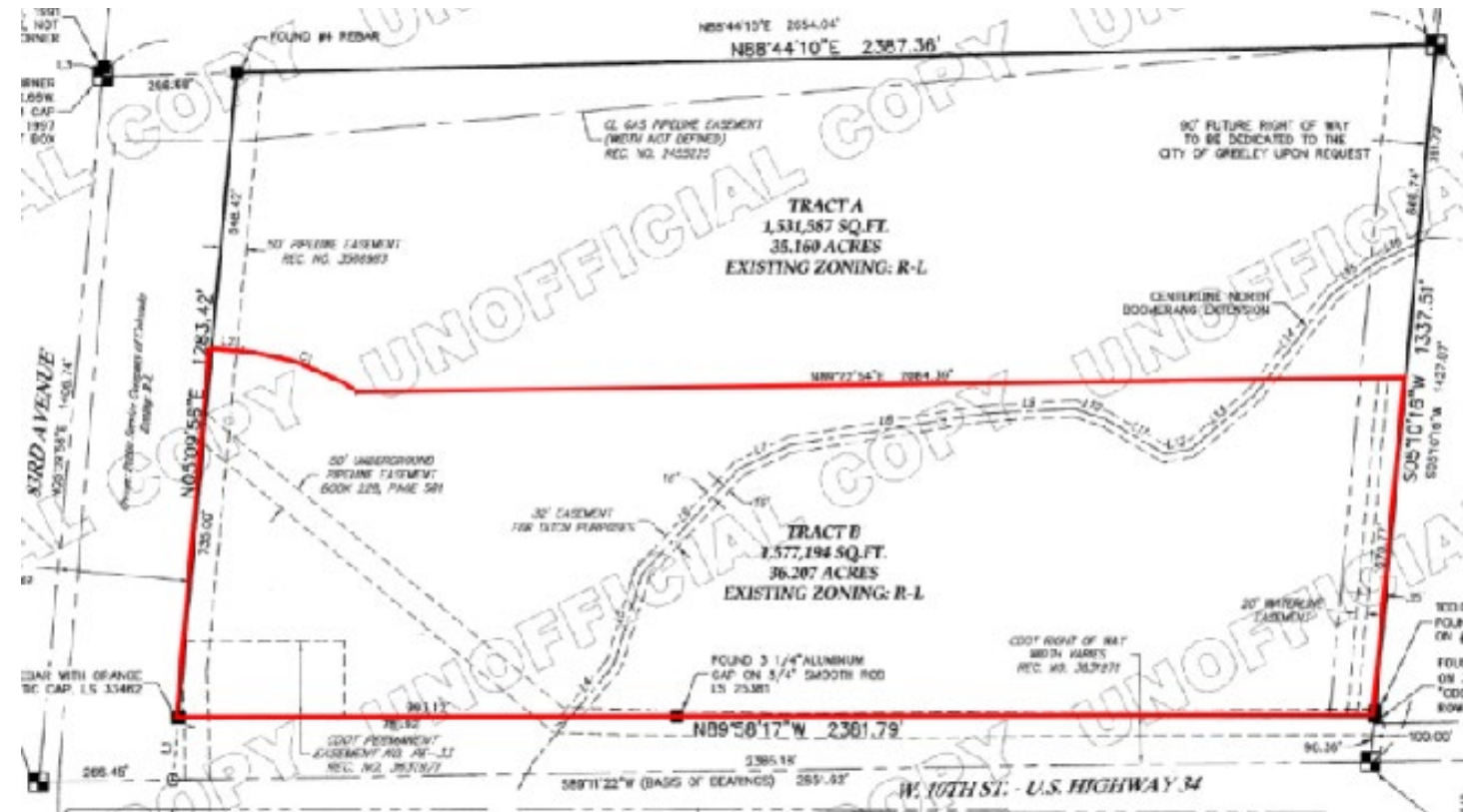
- **Northeast corner of US Highway 35/10th Street and 83rd Avenue**
- **Located in the Boomerang West Minor Subdivision**
- **Surrounding Zoning and Land Uses:**
 - North: R-L (Existing SRC Volt 19-5 Oil and Gas Facility)
 - South: C-H, R-H, and R-L (US Hwy 34/10th Street, five commercial lot sites, undeveloped land and single family residential)
 - East: R-L (Boomerang Golf Course)
 - West: R-L (Undeveloped land, existing overhead electric transmission lines)



Boomerang West Minor
Subdivision Approved
August 2012

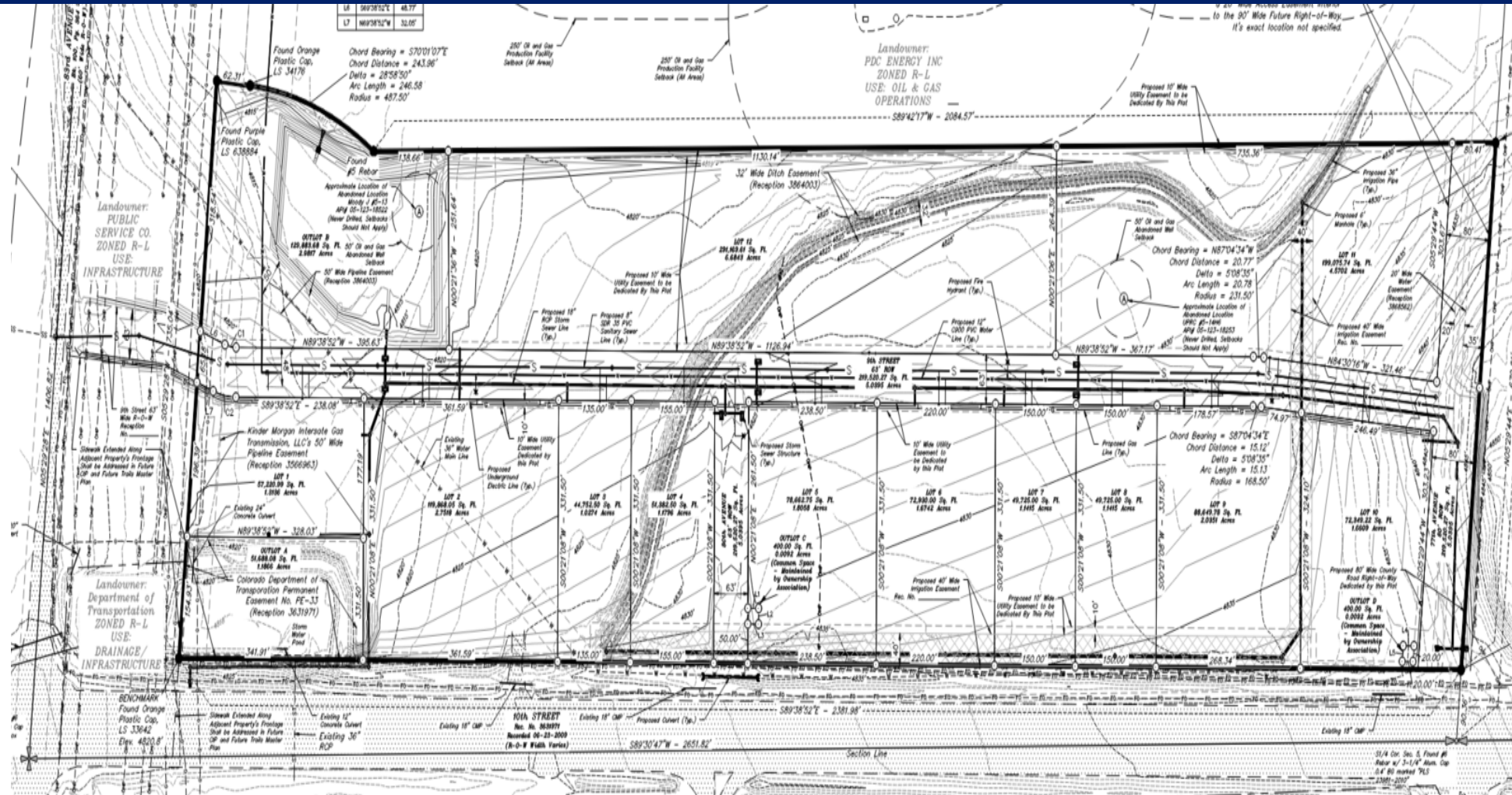
Rezone to C-H
Approved 2016

Tract B – Project Site

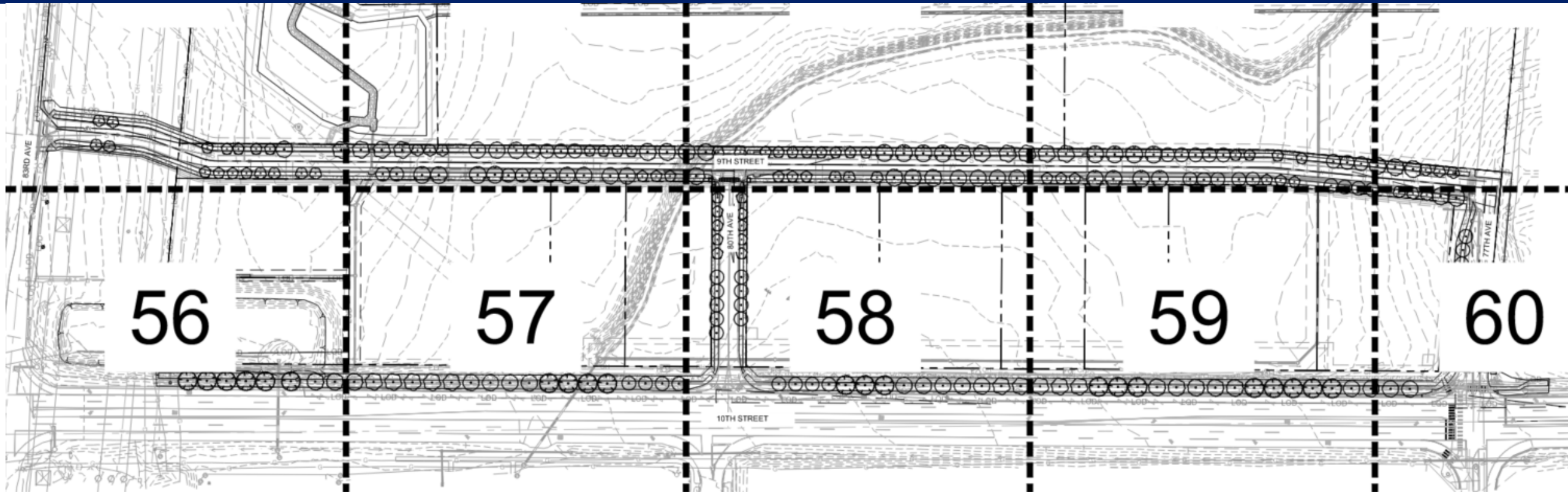


Proposed Preliminary Plat

- 12 Commercial Lots
- 4 Outlots –detention and signs
- Dedication of Right-of-Way for internal local street
- Includes appropriate infrastructure required to be installed



Landscape Treatment Plan



- Plan includes all required landscaping along the proposed and existing rights of way including 10th Street, 80th Avenue 9th Street, and 77th Avenue.
- 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 500 feet.
- Two signs posted on the property
- Web notice posted & all other noticing requirements met including mineral notice requirements.
- 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 with a condition of approval that the 9th street section on the neighboring parcel to the west be dedicated as Right-of-Way prior to acceptance and approval of the final subdivision.

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 proposal supports several goals and objectives of the Comprehensive Plan, including: Economic Development & Diversification (Objective ED-1.2): The proposed subdivision supports economic diversification by providing new commercial and mixed-use development opportunities that expand the City’s commercial tax base, supporting long-term community well-being. Growth and City Form (Objective GC-1.2): The subdivision encourages a compact urban form consistent with the Land Use Guidance Map, which designates this area for neighborhood center development. The site’s location—adjacent to existing commercial development to the south, the public golf course to the east, and residential neighborhoods to the south and west—supports logical, contiguous growth and discourages leap-frog development. Growth and City Form (Objective GC-2.5): The subdivision promotes neighborhood-scale retail and service uses within walking distance of nearby residential areas. Multi-modal enhancements within and adjacent to the site further support accessibility and safety, aligning with the City’s goal of creating vibrant, walkable neighborhood centers. Parks and Recreation (Objective PR-1.5): The project expands and connects the existing trail system by extending the multi-use trail along the 10th Street frontage and providing additional pedestrian walkways along the 73rd Avenue extension and within the subdivision. These improvements enhance pedestrian connectivity between 73rd Avenue, 83rd Avenue, and the broader trail network. Transportation and Mobility (Objective TM-1.4 – Traffic Calming): The planned signalized intersection at 73rd Avenue and 10th Street will improve traffic safety and calm traffic along the corridor, supporting the City’s goals for safer, more efficient mobility options. This 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 West Greeley Commons Subdivision has been designed to minimize impacts to geologic hazards, environmentally sensitive areas, and wildlife habitat. The site is largely flat, remains undeveloped, and lacks significant forests, wetlands, drainages, or other natural constraints. The subdivision layout includes proposed outlots for dedicated detention areas, which help preserve natural features and reduce development impacts. A full biological assessment was conducted, and the project has incorporated all recommended measures identified in the report. Colorado Parks and Wildlife (CPW) reviewed the project and recommended measures to protect Burrowing Owls, raptors, and migratory birds, including seasonal construction timing, pre-construction surveys, and avoidance of active nests. CPW also recommended implementing a noxious weed management plan, preserving native vegetation where feasible, and using down-shielded, warm-color outdoor lighting to minimize wildlife disturbance. Adherence to these recommendations ensures that the project aligns with best management practices to protect wildlife, maintain natural habitats, and limit environmental impacts while allowing orderly development.

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 proposed subdivision design is compatible with surrounding development and complies with the applicable design standards of the Greeley Development Code. The subdivision includes the dedication of approximately 5.04 acres of public right-of-way, and the proposed street and access layout have been designed in accordance with the subdivision regulations and City design criteria.

This request complies with this criterion for preliminary design.

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

The design of West Greeley Commons conforms to all applicable design standards of the City of Greeley. The site is bounded by a Public Service transmission line tract and 83rd Avenue to the west, 10th Street to the south, an active oil and gas drilling site to the north, and Boomerang Golf Course to the east. Connectivity to and through adjacent parcels, where feasible, has been incorporated into the overall subdivision layout and design. The application was referred to all applicable review agencies for evaluation of design, construction, performance, and maintenance standards for required improvements. Following revisions made by the applicant in response to City and agency comments, the proposal demonstrates the ability to meet all applicable requirements. Accordingly, the request is found to comply with this criterion for preliminary design.

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 application demonstrates a preliminary likelihood of meeting the design, construction, performance, and maintenance requirements for all required improvements. An internal Owner's Association will be established to manage and maintain private improvements and common areas, while all roads within the subdivision will be dedicated as public.

The request complies with this criterion for preliminary design.

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.**

No phasing is proposed for this project. The development will be constructed as a single, coordinated phase, with all improvements and amenities completed concurrently.

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.

All required technical studies have been completed, and the recommendations of each have been incorporated into project design. In staff's judgment, potential impacts are appropriately mitigated, and the proposed improvements reflect generally accepted planning, engineering, and urban design practices that provide long-term, fiscally responsible solutions.

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 design does not impede the construction of anticipated or planned future public infrastructure, nor does it hinder adjacent properties from achieving the goals and policies of the Comprehensive Plan. The addition of a signalized intersection at 77th Avenue and 10th Street, to be coordinated with the City of Greeley, will enhance public safety along this section of 10th Street by helping to reduce traffic speeds. The layout of West Greeley Commons does not impact adjacent properties, and reviews by City Planning, EDR, Public Works, and Water and Sewer staff confirm that the proposed subdivision and associated infrastructure improvements will not interfere with current or future infrastructure needs. In staff's judgment, future development of adjacent properties can proceed in a manner consistent with the goals and policies of the Imagine Greeley Comprehensive Plan.

Accordingly, this request complies with this criterion for preliminary design.

Review Criteria



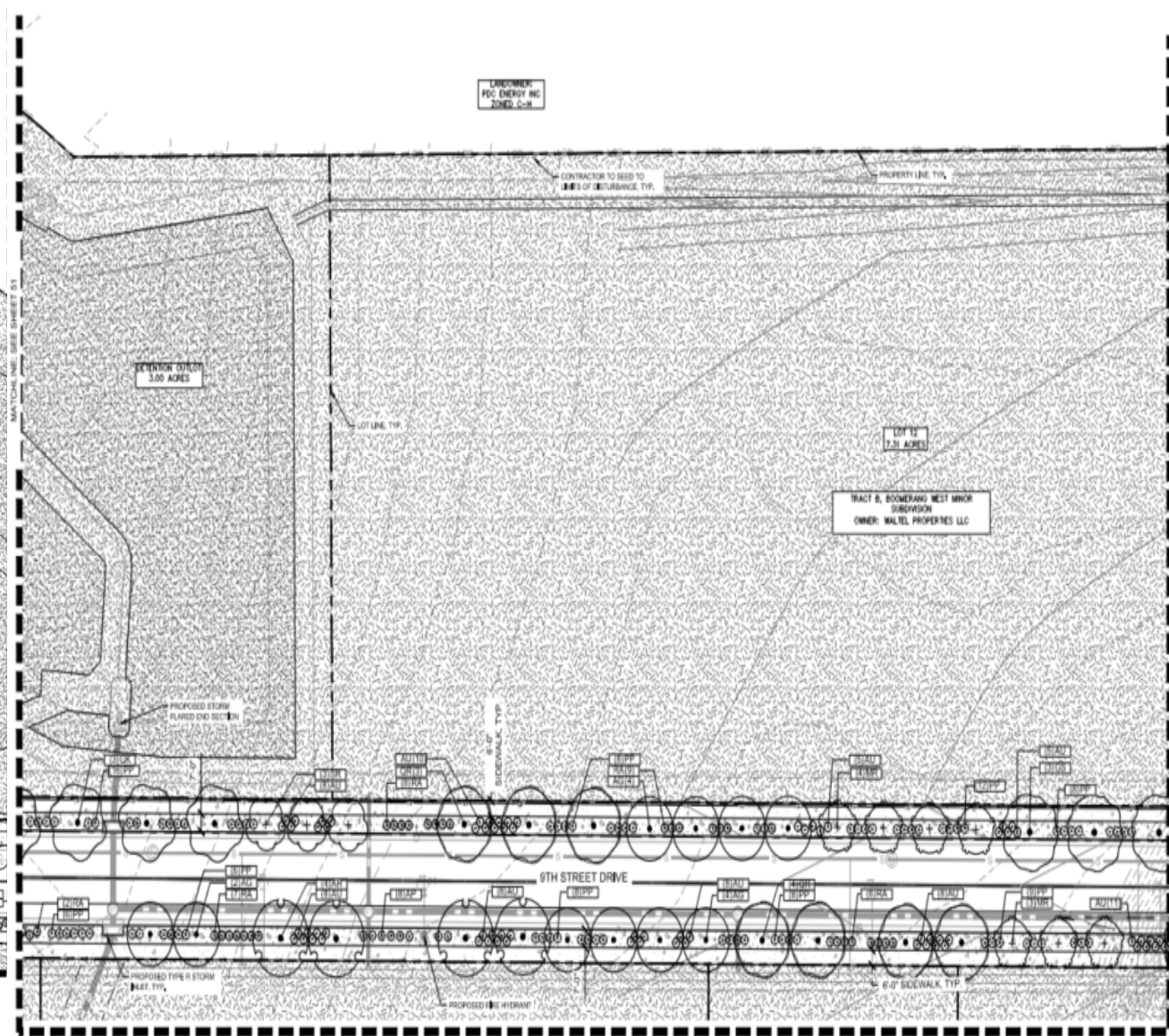
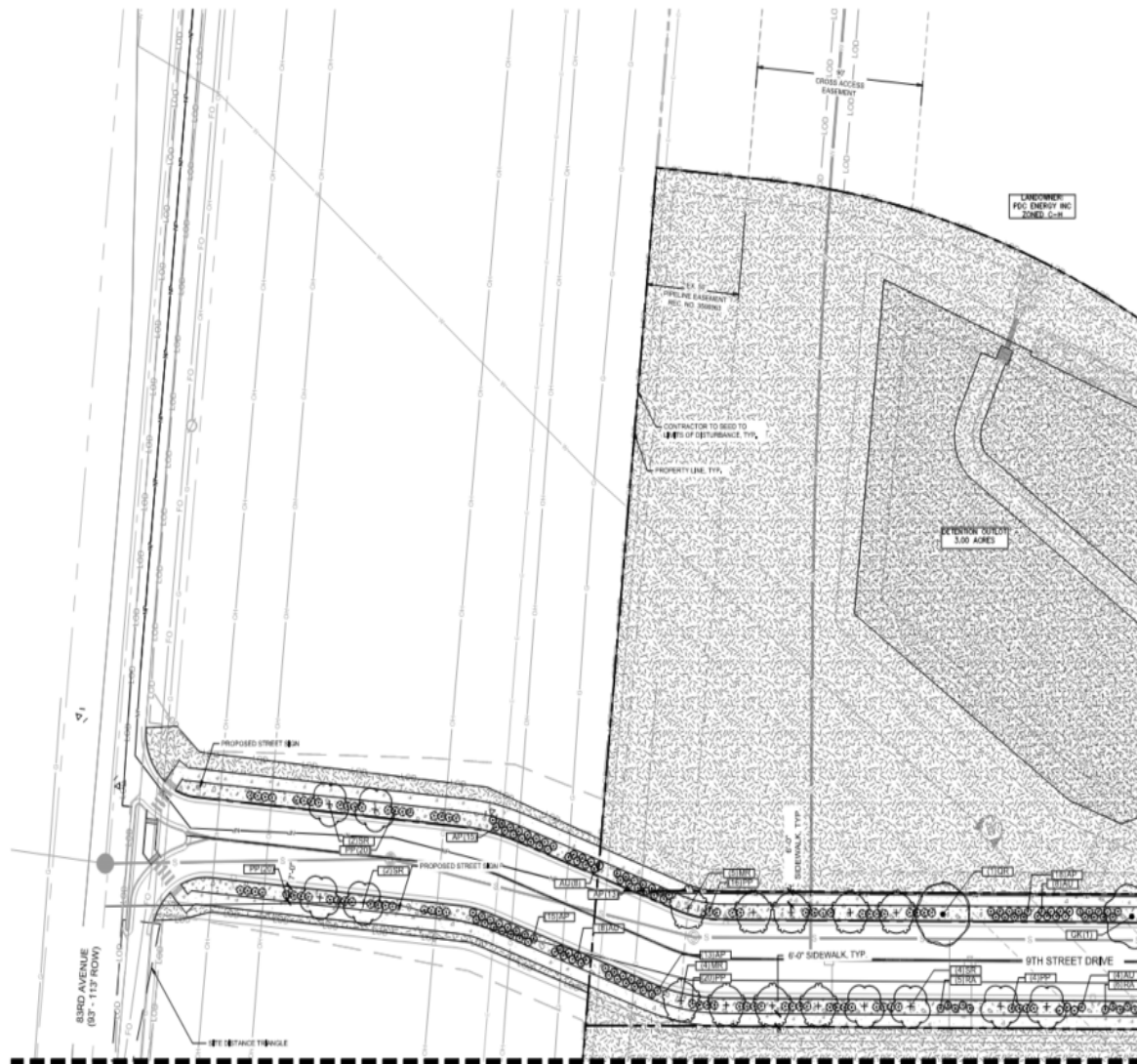
Preliminary Subdivision Review Criteria, Section 24-203.b.1(a)-(i)

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

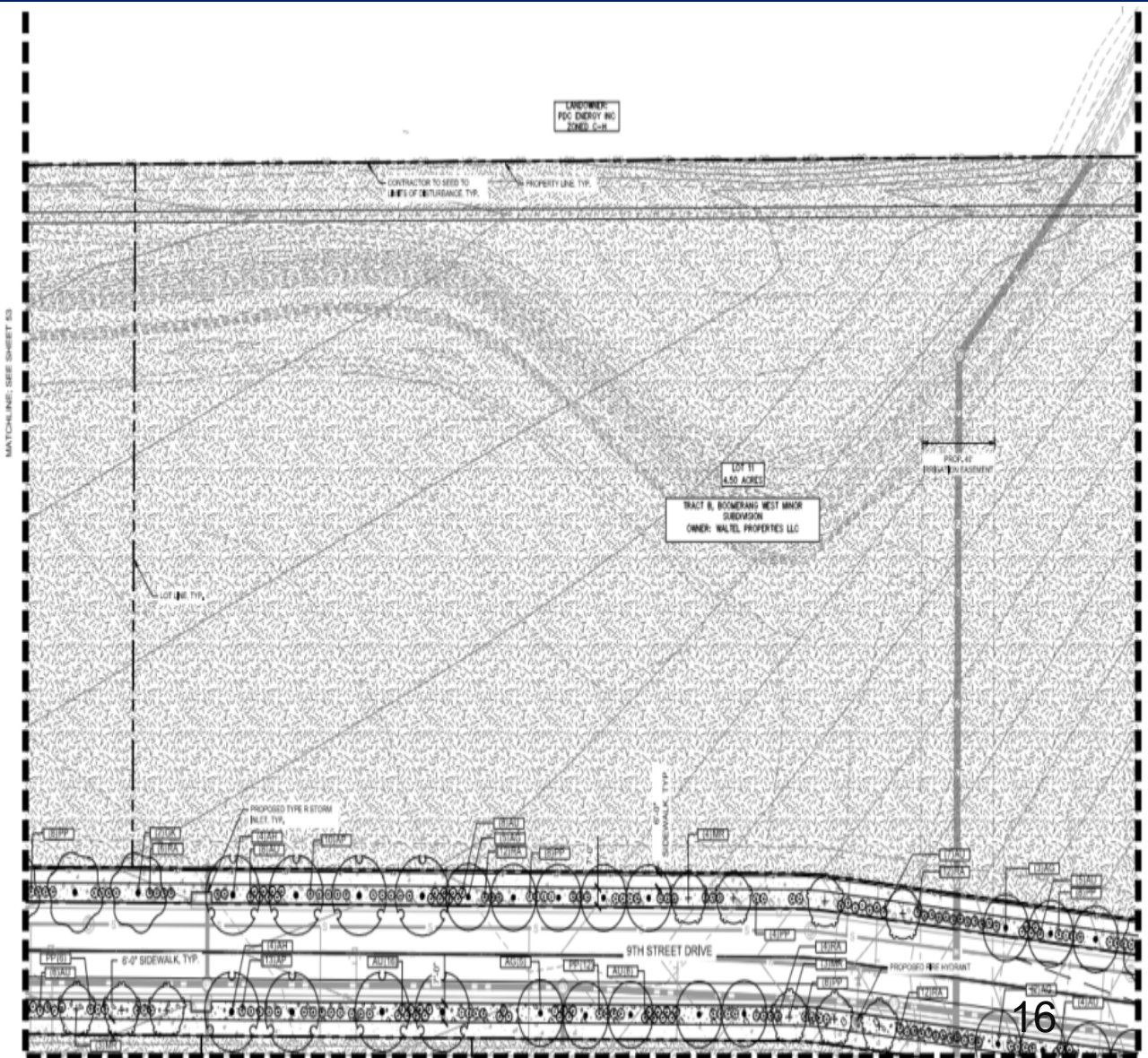
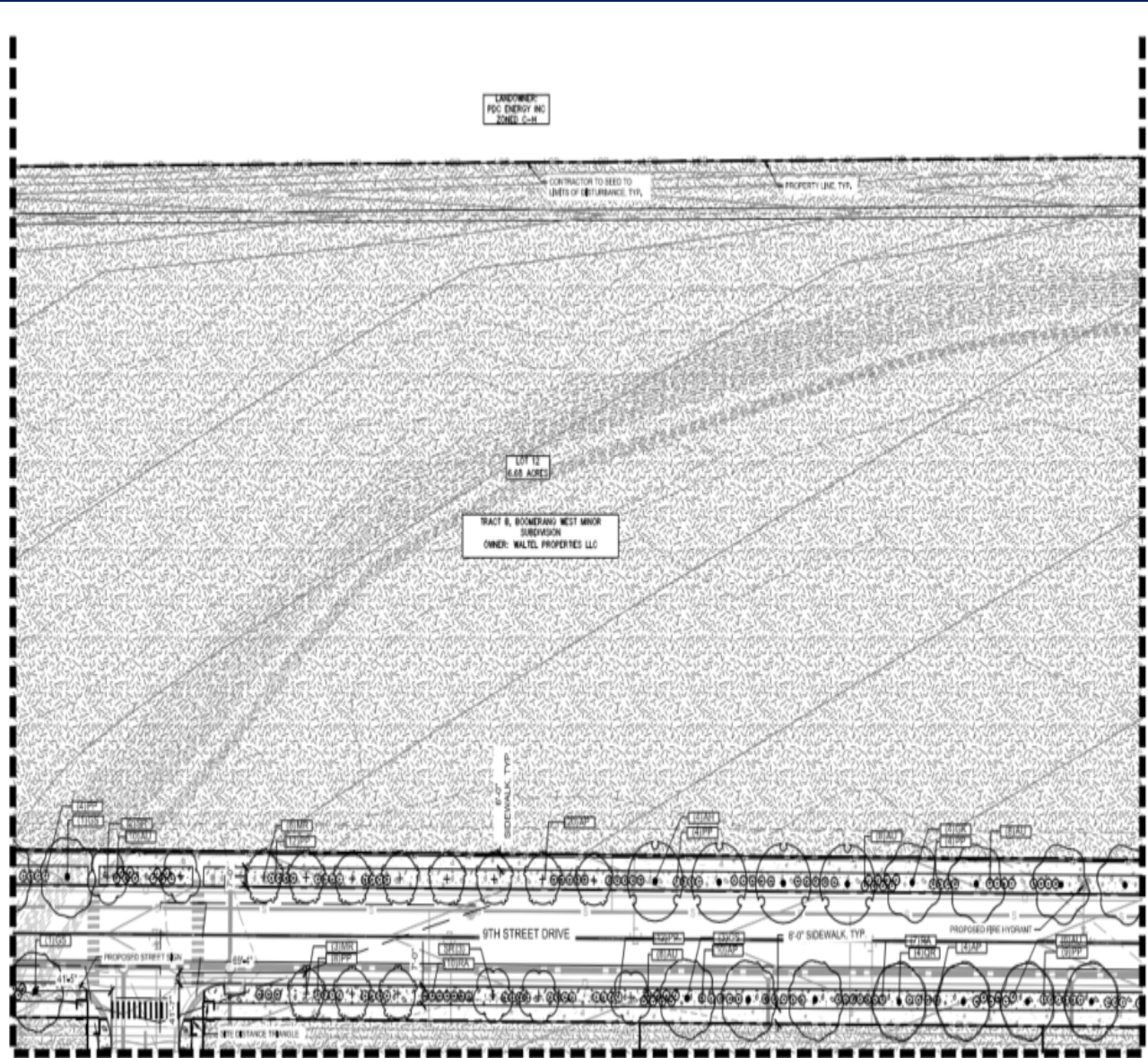
Staff and reviewing agencies have evaluated all preliminary plans for the project and are satisfied that the application is ready to proceed to the Final Subdivision process to complete and finalize the design.

The request complies with this criterion.

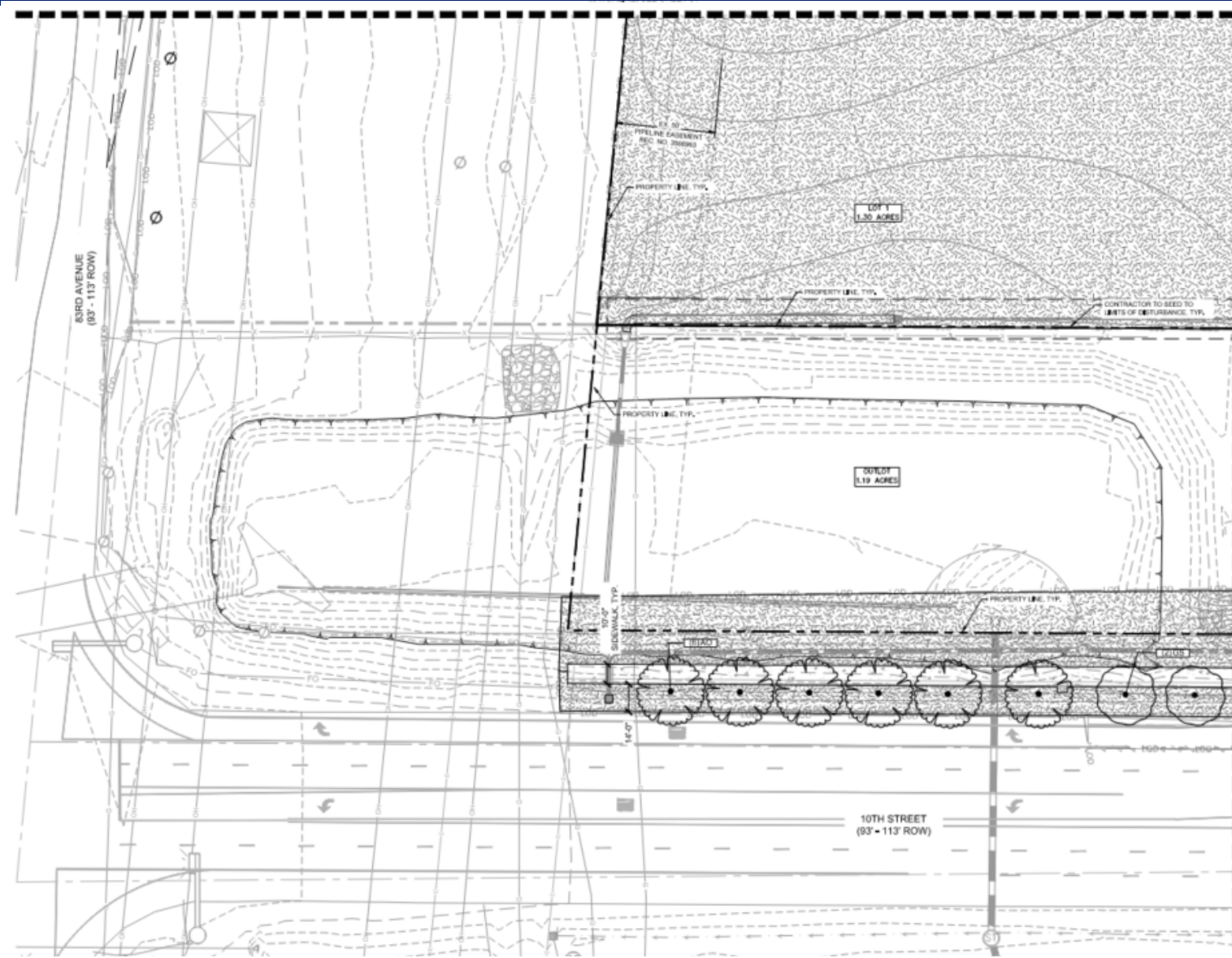
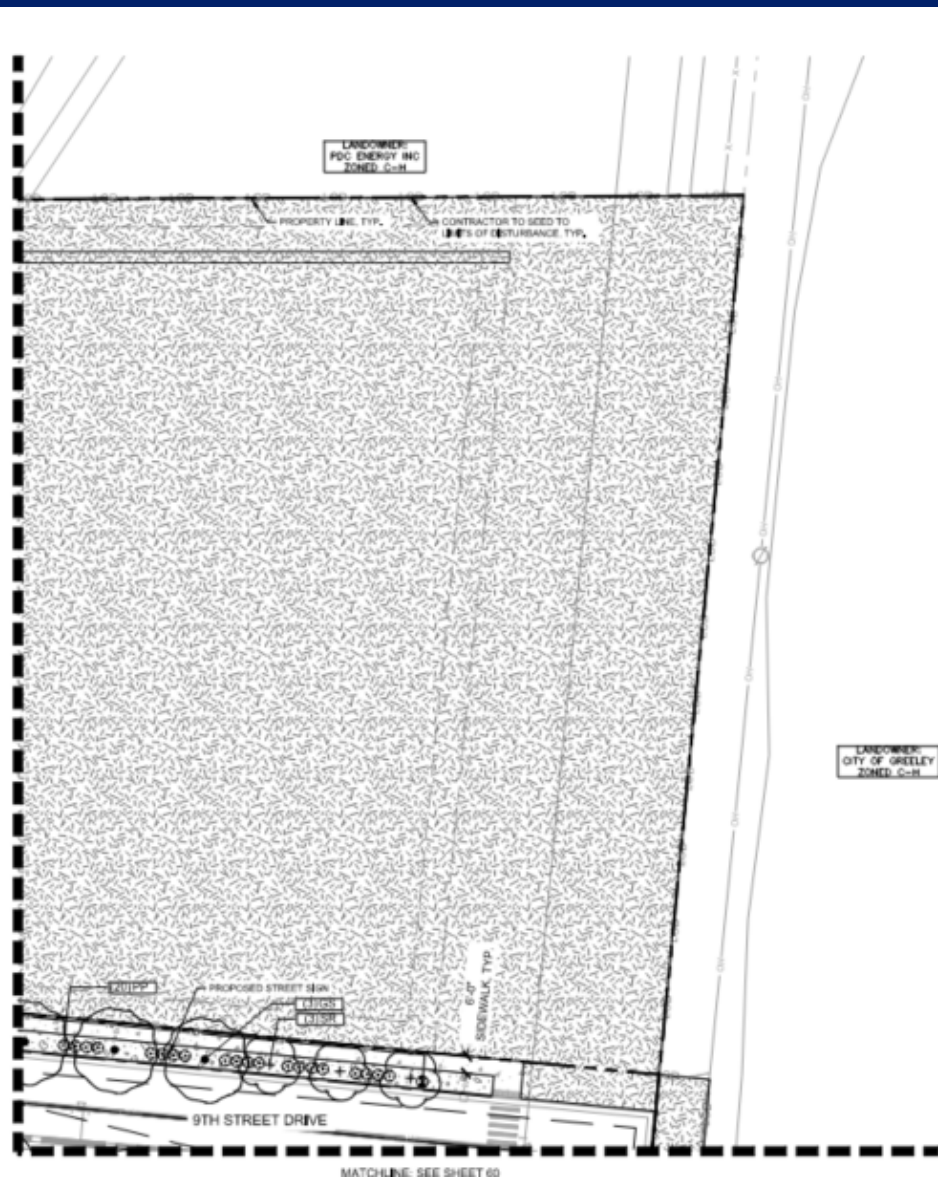
Landscape Treatment Plan



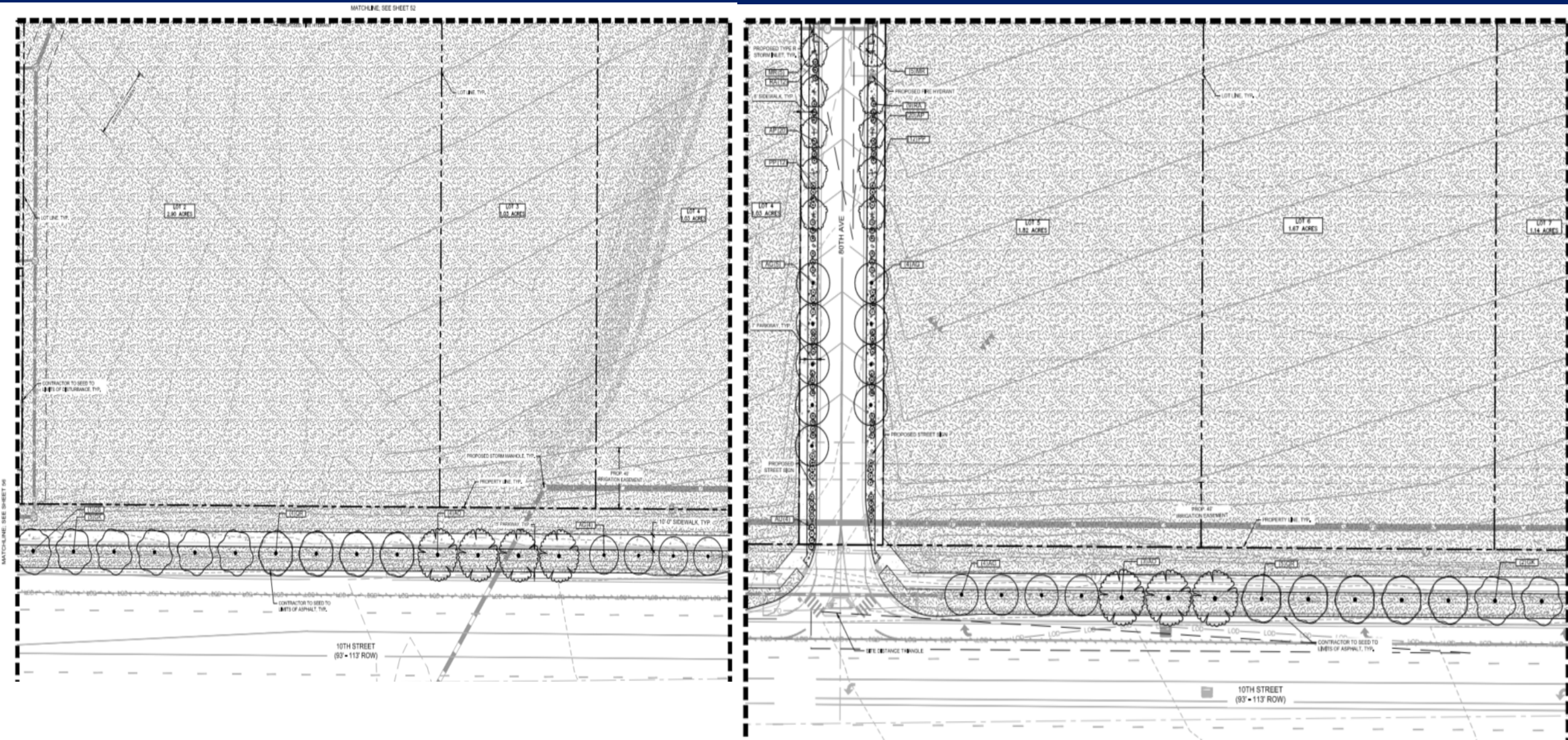
Landscape Treatment Plan



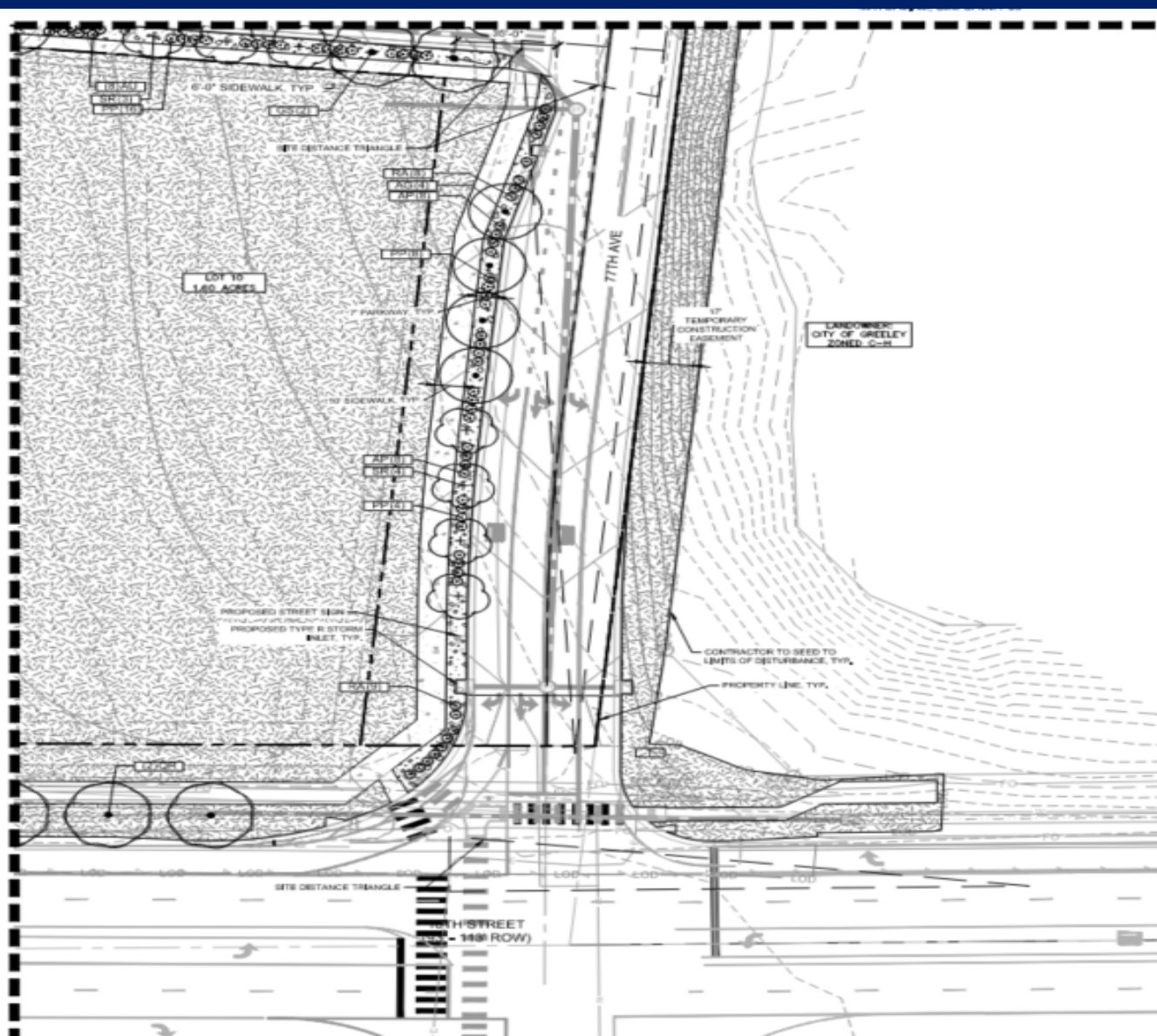
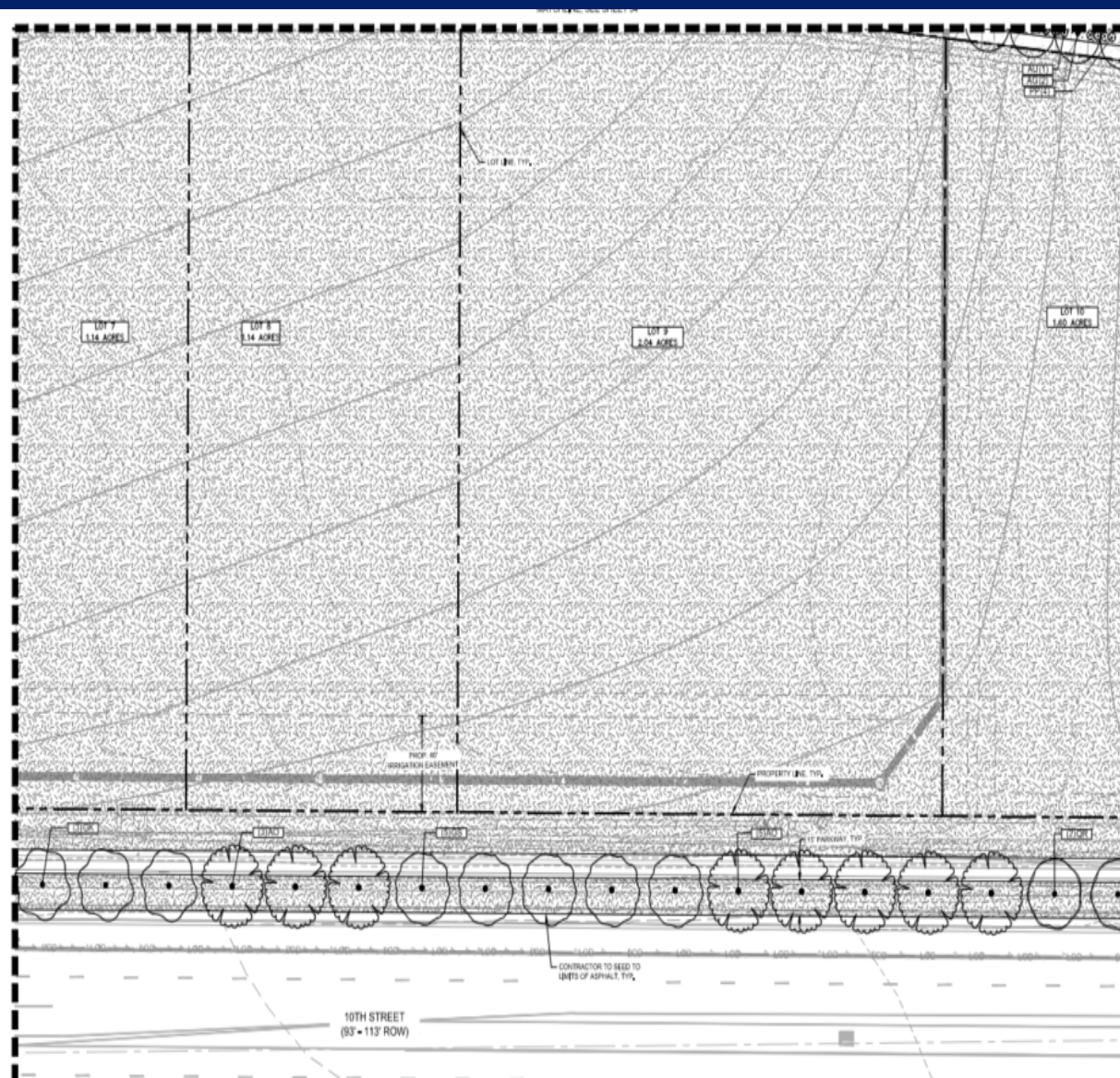
Landscape Treatment Plan



MATCHLINE: SEE SHEET 56



Landscape Treatment Plan



PLANNING COMMISSION SUMMARY

ITEM: Use by Special Review (USR) request to allow a new 105' monopole plus 5' lightning rod wireless communication facility in the I-M (Industrial-Medium Intensity) Zone District.

FILE NUMBER: WCF2025-0005

PROJECT: 2115 117th Ave New WCF Use by Special Review

LOCATION: 2115 117th Avenue

APPLICANT: Jared White, Powder River Development on behalf of applicant SBA Towers X, LLC. and property owner, Rockies Business Unit. Chevron U.S.A. Inc.

CASE PLANNER: April Medeiros, Planner I, AICP

PLANNING COMMISSION HEARING DATE: November 18, 2025

PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Section 24-206 b.1-8, Use by Special Review, Review Criteria of the City of Greeley Development Code and either approve, approve with conditions, deny, or table the consideration for future consideration.

EXECUTIVE SUMMARY

The City of Greeley is considering a Use by Special Review request to allow a new 105' monopole plus 5' lightning rod wireless communication facility in the I-M (Industrial-Medium Intensity) zoning district.

A. REQUEST

The applicant requests approval of a Use by Special Review application to allow a new 105' monopole plus 5' lightning rod wireless communication facility in the I-M (Industrial-Medium Intensity) zoning district.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The subject site, located at 2115 117th Avenue (Parcel No. 095714205001), is situated at the southeast corner of the intersection US Hwy34 and State Hwy 257.

Current Zoning:

I-M (Industrial-Medium Intensity)

Abutting Zoning:

North: PUD (Planned Unit Development)

South: I-M (Industrial-Medium Intensity)

East: I-L (Industrial Low Intensity)

West: PUD (Planned Unit Development)

Surrounding Land Uses:

Subject Site: Chevron/Noble Energy Offices

North: US Highway 34, Undeveloped

South: Industrial (Pepsi Distribution Center) and oil and gas

East: Retail-Outdoor Large, Recreational vehicle service and sale lot

West: State Highway 257, Undeveloped

Site Characteristics:

The subject site is located at the southeast intersection of US Hwy 34 and State Hwy 257. The property is located at the West Greeley Tech Center at Highpointe Business Park. The site is currently developed as a Noble Energy Field Operations Center and consists of an existing three-story structure, 75,300 square-foot office building, training, assembly/shop, employee fitness center and a single-story 4,180 square-foot support building, with established landscaping and parking. The site also includes an existing 130-foot monopole Noble Energy Communication Tower. (rec no 3749977- Jan 25, 2011) The proposed Wireless Communication Facility is located on the northeast part of the lot and will be approximately 0.11 acres of an existing 22.9 +/- acres site.

D. PROJECT OVERVIEW AND BACKGROUND

The applicant has applied for a Use by Special Review (USR) for a 105-foot tall plus 5-foot lighting rod wireless communication facility. The tower will be located on the northeast corner of the 22.9-acre parcel at 2115 117th Avenue, south of US Hwy 34 and east of State Hwy 257 of the West Greeley Tech Center Second Minor Subdivision (rec.no. 3750038).

The subject property and entire Greeley West Tech Center were rezoned from H-A (Holding Agriculture) to I-M, I-L, and C-H in 2003 (rec.no. 3077220, Ordinance no. 44, 2003). In 2010, the subject property was rezoned from I-L to I-M (rec.no. 3726491, Ordinance no. 33, 2010). The existing 130-ft communication tower is located in the center of the site and is used for Supervisory Control and Data Acquisition (SCADA) operations, which monitors the oil wells 24/7, meeting the applicant's infrastructure needs. The existing tower on site was approved in 2011 via Use by Special Review (rec. no. 3749977, case no. USR 10:10). The

primary function of the existing tower is to facilitate remote monitoring and control of industrial processes like pipelines, utilities, and wells.

The Development Code requires Use by Special Review approval for a wireless telecommunication tower that exceeds the maximum allowable structure height in a given zone district. The maximum structure height in the I-M Zone District is 40 feet.

The requested telecommunication tower would be anchored by Verizon and designed to accommodate the collocation of two additional wireless carriers. The subject property, Noble Energy Field Operation Center, is in the I-M (Industrial-Medium Intensity) Zone district. The primary function of the proposed telecommunication tower would be to provide broad coverage for public communication services like mobile phones, TV, and radio. The tower would be accessed near the intersection of 21st Street and 117th Avenue via a 12-foot-wide gravel road with a concrete driveway approach/vehicle tracking control. The telecommunication compound area is proposed to be 2,500 square feet (50 feet X 50 feet) in size, with an 8-foot cedar fence lease compound.

The proposed tower would be visible from adjacent right-of-way and is in an area compromised of primary industrial and agricultural properties. The tower height would generally be consistent with adjacent overhead power transmission lines and CDOT (Colorado Department of Transportation) highway lighting (90 feet in height) found in the immediate vicinity of the proposed site.

E. USE BY SPECIAL REVIEW APPROVAL CRITERIA

Uses by Special Review: Uses by Special Review possess characteristics which require a public hearing to determine if a proposed use has the potential to adversely affect other land uses, transportation systems, public facilities, or the like in the surrounding neighborhood. The Planning Commission may require conditions of approval necessary to eliminate or mitigate, to an acceptable level, any potentially adverse effects of the proposed use.

Section 24-206.b of the Development Code contains eight criteria that are used to evaluate Uses by Special Review:

1. All criteria for site plan review in Section 24-207 are met.

Staff Comment: The proposed project satisfies the requirements of Section 24-207 of the City of Greeley Development Code. The applicant has addressed all staff comments and included all required materials for the Use by Special Review criteria. Staff is satisfied with the Use by Special Review submitted for the proposed project.

The proposal complies with this criterion

2. The application furthers the intent of the proposed zoning district, does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Comprehensive Plan.

Staff Comment: The property is located within the Industrial Medium Intensity zone district, and the character of surrounding areas are industrial and agricultural. The Imagine Greeley Comprehensive Plan Land Use Guidance Map identifies that the subject site is in an area for employment, industrial, and commercial uses. A Neighborhood Center is identified to the north of the site across US Highway 34 Bypass. The site is visible from State Highway 257 and US Highway 34 Bypass. CDOT light poles adjacent to US Highway 34 Bypass are approximately 90 feet tall, and overhead power transmission lines in this area are slightly less in height the CDOT lighting. Since the character of the area is primarily industrial and agricultural, the site will not be out of context with existing uses, either on the site or adjacent to it. Although not a stealth design, the proposed pole would be less noticeable in the context of the surrounding overhead power transmission lines that run parallel to US Highway 34 Bypass. The proposed pole would be galvanized steel and appear gray in color to help mitigate the impacts and be complimentary to the area. The applicant has designed the tower to allow for additional telecommunication users. The proposal complies with the goals and objectives of the Imagine Greeley Comprehensive Plan.

The following Imagine Greeley Comprehensive Plan policies apply to this request:

- **Goal IN-1: Ensure developed areas in Greeley are served by adequate public facilities and services.**
- **Objective IN-1.1 Adequate Public Facility Standards**
Maintain standards for the provisions of adequate public facilities. At a minimum, such standards should include the following infrastructures and services: fire, parks, trails, police, sanitary sewer, water, storm water and transportation.
- **Objective PS- 1.5 Public Awareness**
Promote a well-informed public related to the presence of hazards in the community, and to local and regional emergency response protocols and services.
While the Imagine Greeley Comprehensive Plan does not

provide a clear objective or goal related to reliable wireless communication facilities, many of the goals and objectives outlined in the plan will need trustworthy wireless service to be able to accomplish the goals and objectives outlined in the plan. Adequate public facilities are among these objectives that would require excellent wireless service to ensure that all communication needs are met with the highest standard. This request complies with the goals and objectives of the Imagine Greeley Comprehensive Plan

The proposal complies with this criterion.

3. Any associated site development or construction complies with requirements of this code, including any conditions or additional requirements identified for the particular use.

Staff Comment: The proposed project complies with all development code requirements for site development and construction standards. Various city departments and external agencies have reviewed the project proposal and are satisfied with the proposal as it meets all requirements for site design and site construction.

The proposal complies with this criterion.

4. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use, and other potential impacts on adjacent property. The cumulative impact of a concentration of similar existing uses may be considered as part of the impact of a particular use.

Staff Comment: The proposed use and structure would not generate noise, odor, or traffic impacts out of character with the surrounding industrial uses. The property is currently used as a Noble Energy Field Operation Center and contains a 130-foot communication tower used by the business infrastructure needs as a SCADA communication tower.

The monopole is proposed to be 105 feet in height with a 5-foot lighting pole for a total height of 110 feet. The monopole is proposed to be galvanized steel with a non-reflective gray appearance. The proposed design will limit the effect of the tower's impact on the visible skyline of the area and be generally compatible with the overhead power transmission lines and CDOT

lighting in proximity to the site. The proposal complies with this criterion.

4. The site is physically suitable for the proposed use, and whether any additional site-specific conditions are necessary for the use to be appropriate and meet these criteria.

Staff Comment: There are no physical characteristics of the site that will prevent its use for a wireless communication facility. No additional site

The proposal complies with this criterion

5. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.

Staff Comment: It is not necessary to make those limitations.

The proposal complies with this criterion.

6. The long-range plans for the surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

Staff Comment: According to Greeley's Land Use Guidance Map within the Imagine Greeley Comprehensive Plan, the subject area is within the "Employment, Industrial, and Commercial Areas".

The proposal complies with this criterion.

7. The recommendations of professional staff or other technical reviews associated with the application.

Staff Comment: Staff completed a thorough review of the proposed project and have ensured compliance with the recommendations of all applicable review agencies.

The proposal complies with this criterion

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject lot is a part of the West Greeley Tech Center Second Minor Subdivision (rec. no. 3750038).

2. HAZARDS

Staff is unaware of any potential hazards.

3. WILDLIFE

The subject site is not located in an area identified for moderate or high wildlife impacts. There are no known impacts that would occur to wildlife with the proposed use.

4. FLOODPLAIN

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

5. DRAINAGE AND EROSION

This site will continue to drain in the historic manner with an approximate increased imperviousness area of 1,000 square feet. Total disturbance is well under 1-acre, no water quality improvements are required.

6. TRANSPORTATION

Once constructed, the proposed use is anticipated to generate less than the 200-trip threshold that would necessitate a traffic study. Therefore, it complies with the City of Greeley Design Criteria and Construction Specifications, and no traffic study is required.

G. SERVICES

1. WATER

No changes to the potable water service are to occur with the site.

2. SANITATION

No changes to the sanitary sewer service are to occur with the 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 served by Fire Station 6.

4. PARKS/OPEN SPACES

No public parks or regional open space areas are proposed as part of this request.

5. SCHOOLS

Schools are not impacted by or proposed with this proposal.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

No adverse visual impacts are anticipated by the proposal. All proposed ground equipment will be fully screened with a proposed 8' cedar fence that is consistent with Development Code requirements and will sufficiently mitigate any visual impact on surrounding properties and rights-of-way. Additionally, the proposed monopole will be compatible in height and design with existing tall structures in the immediate vicinity to the site including overhead power transmission lines along US Highway 34 Bypass and State Highway 257 and CDOT highway light poles (90 feet in height).

2. NOISE

No noise impacts are anticipated with the USR request. 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 Use by Special Review were mailed on October 17, 2025, to property owners within 1000 feet of the site and the subject site. Two signs were posted on the site on October 17, 2025. Public notice was also published on the City of Greeley website on October 17, 2025. Staff received no corresponding inquiries to date, October 21, 2025.

J. PLANNING COMMISSION RECOMMENDED MOTION

Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a new 105' monopole plus 5' lightning rod wireless communication facility in the I-M (Industrial-Medium Intensity) district is in compliance with the Development Code criteria of Section 24-206 (b) (1-8) and therefore approves the Use by Special Review as submitted.

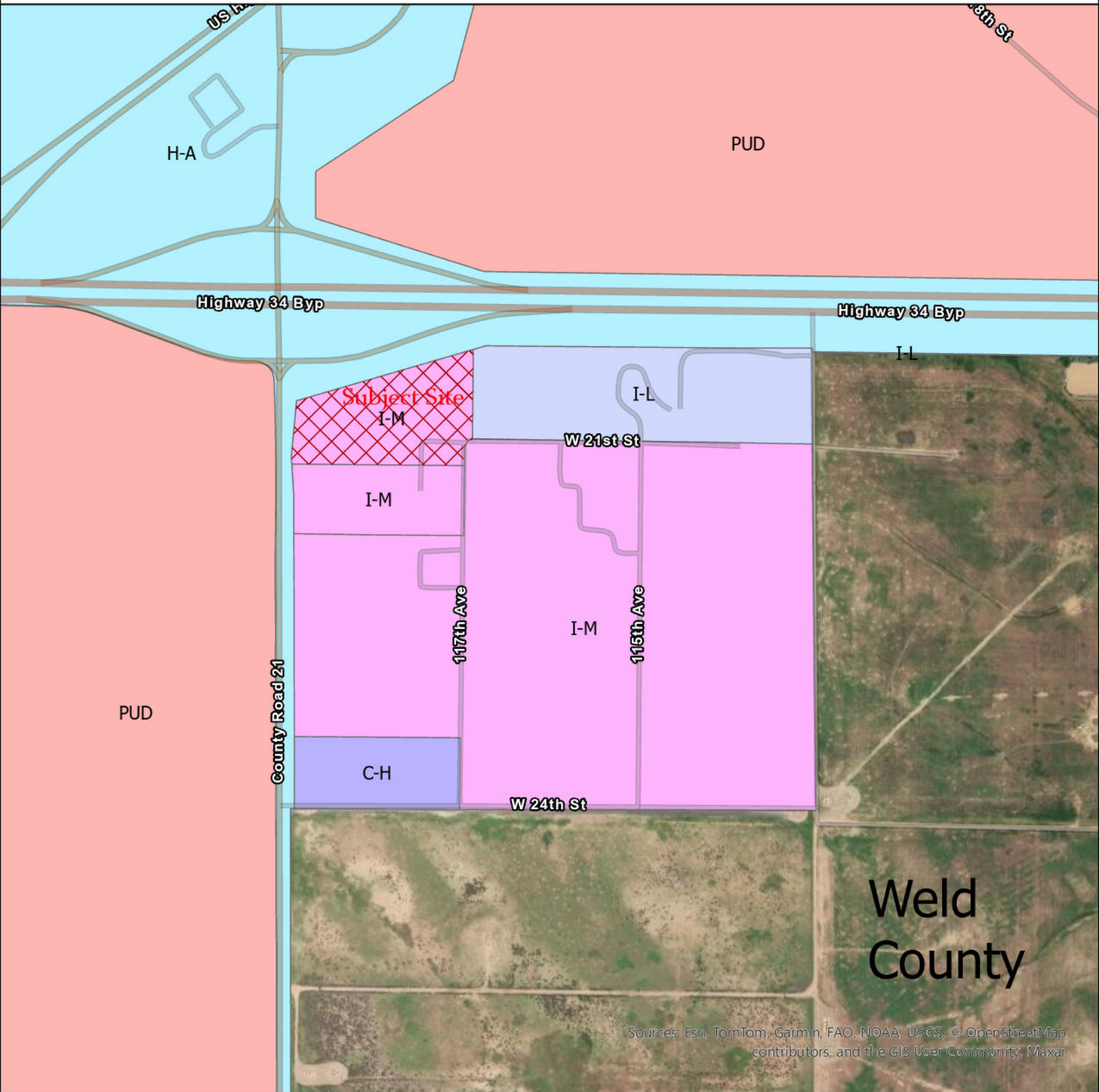
Alternative (Denial)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a new 105' monopole plus 5' lightning rod wireless communication facility in the I-M (Industrial-Medium Intensity) district is not in compliance with the Development Code criteria of Section 24-206 (b) (1-8), and therefore, denies the Use by Special Review as submitted.

ATTACHMENTS

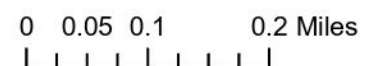
1. Zoning Map/Vicinity Map
2. Notice Letter and Photo Aerial Map
3. Noticing Boundary Map
4. Project Narrative
5. USR Plan Set
6. Photo Sims
7. Staff Presentation

2115 117th Ave New WCF Use by Special Review
WCF2025-0005
Planning Commission- November 18, 2025



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Legend				
DBO.Zoning	Conservation District	Industrial Medium Intensity	Residential Estate	Residential Medium Density
<Null>	Holding Agriculture	Mixed Use High Intensity	Residential High Density	Residential Micro Housing
Commercial High Intensity	Industrial High Intensity	Planned Unit Development	Residential Low Density	<all other values>
Commercial Low Intensity	Industrial Low Intensity			





COMMUNITY DEVELOPMENT

PLANNING COMMISSION 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 Hearing Information

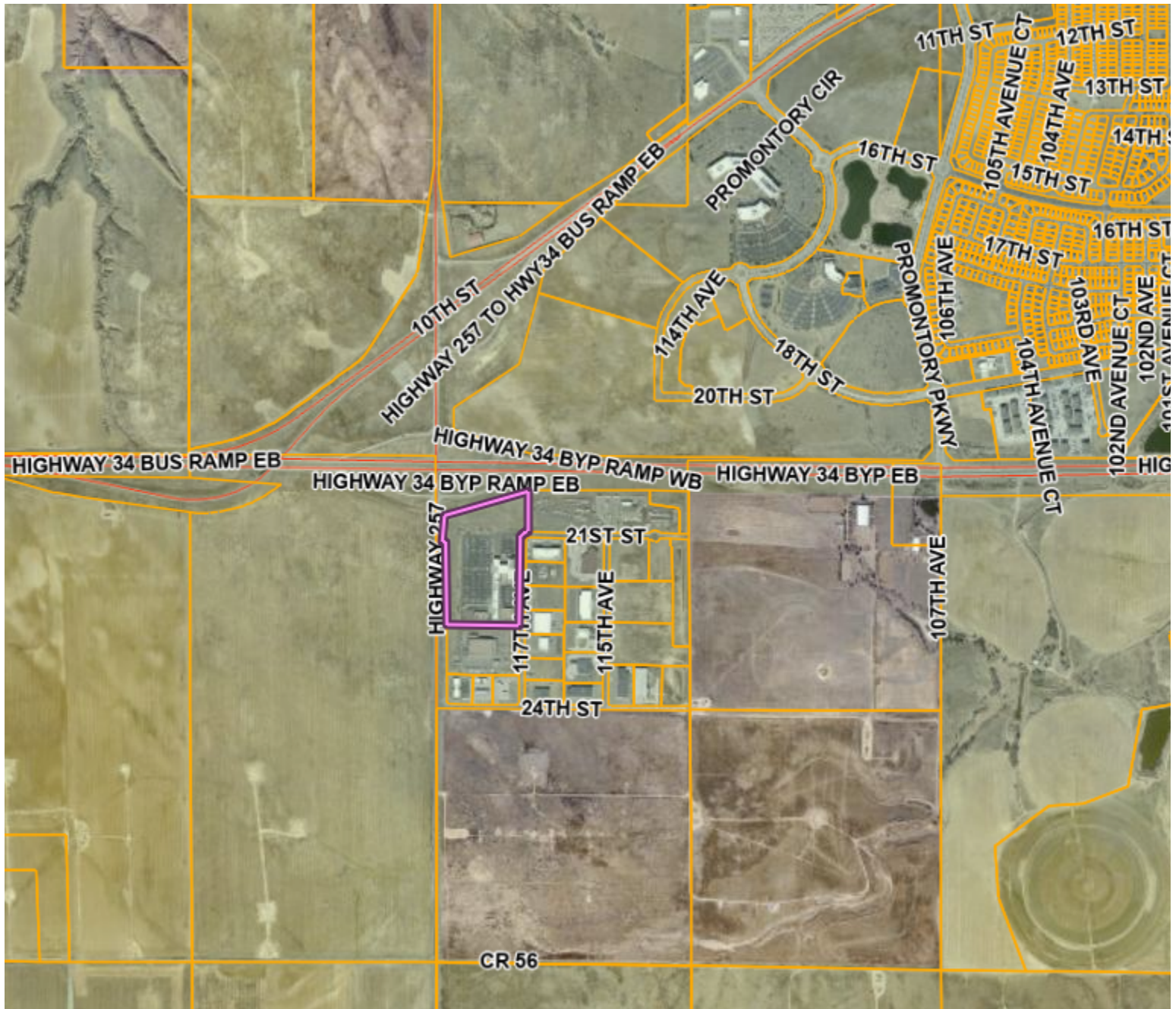
Planning Commission: November 18, 2025, 1:15 p.m.
City Council Chambers, 1001 11th Avenue, Greeley, Colorado

Project Name: 2115 117th Ave New WCF USR	Case Number: WCF2025-0005
Applicant: Jared White, Powder River Development on behalf of Property Owner, Noble Energy, Inc.	Applicant Phone: (801) 232-0953
Property Address: 2115 117 th Avenue	Property Location: At the Southeast corner of the intersection US Hwy 34 and State Hwy 257
Description: The City of Greeley is considering a Use by Special Review request to allow a new 105' monopole plus 5' lightning rod wireless communication facility in the I-M (Industrial Medium) zoning district.	

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

Planner: April Medeiros, AICP	Email: April.Medeiros@greeleygov.com	Phone: (970) 350-9241
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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.



Scale: 1:18180



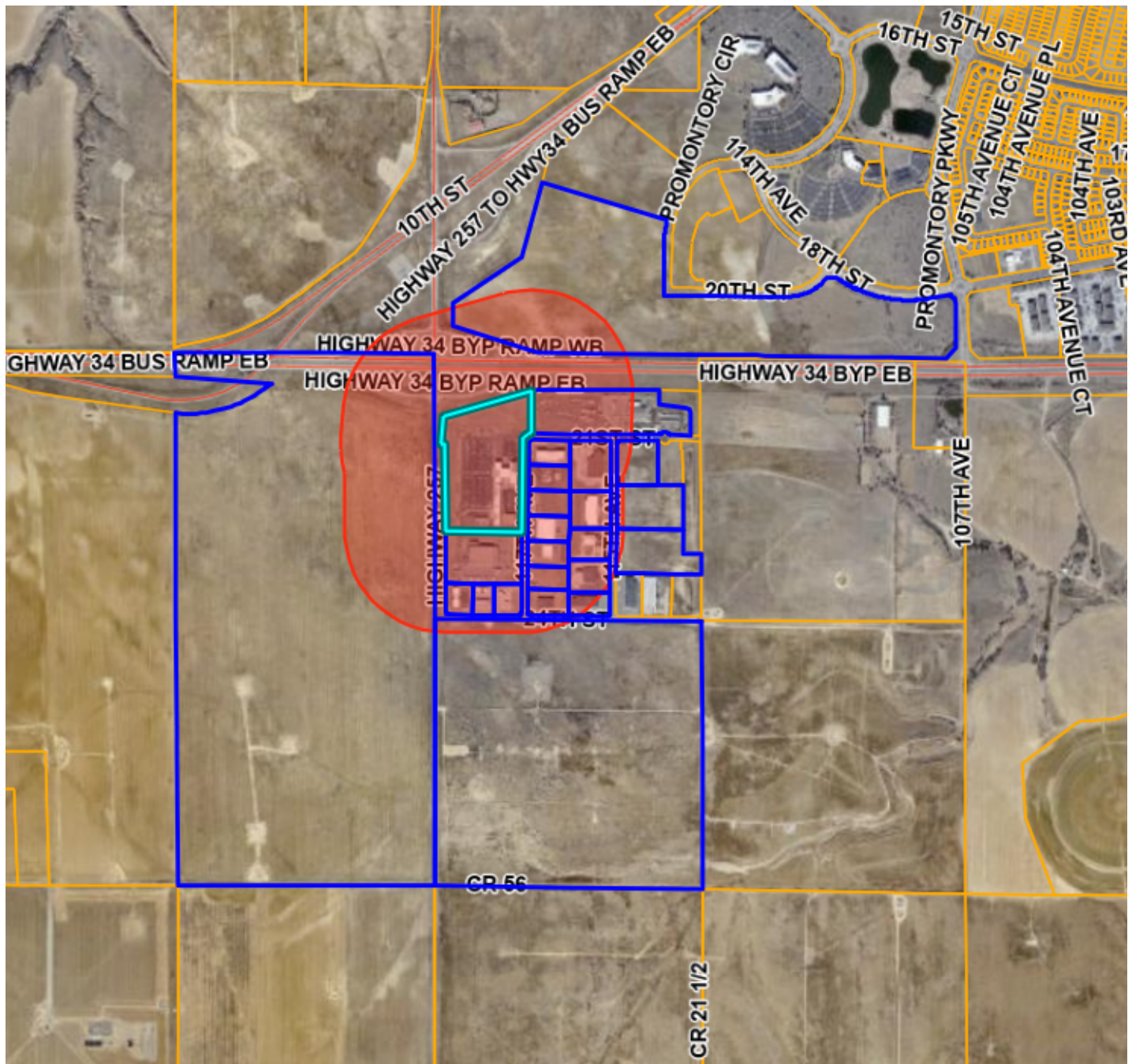
Notes: WCF2025-0005

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

DISCLAIMER: This product has been developed solely for internal use only by Weld County. The GIS database, applications, and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the database does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL ANY PART THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN.

WCF2025-0005 Noticing Boundary Map

Property Owners Within 1000 feet of Selected Parcels



Re: Conditional Use Application

To Whom it May concern

- SBA Towers is proposing to construct a 105' monopole cell tower within a 50'50' lease area
- The tower is proposed in an I-M zone which is permitted with a Use by Special Review per city code.
- Verizon wireless will be the anchor tenant on the tower providing cellular coverage to the area.
- The tower will be constructed to support Verizon antennas and will be co-locatable for two or more wireless carriers in the future.
- The tower has been positioned on the property to meet all setback requirements of the city zoning code.
- The location was selected as it is in an industrial zone and as such maintains a large separation from residential structures.
- The tower will be a monopole designed and constructed of galvanized non-reflective steel to reduce the horizontal profile and eliminate glare in an effort to reduce visual impact. Multiple conversations have been had with the planning staff in regard to stealth design. There are some options such as a monopine design or a large 3 leg "sign" (Image below) which have been discussed. In this situation it is the opinion of Verizon and SBA that there is no vegetation where a monopine could blend into the surrounding and no structures in which we could create a design such as the 3-leg sign in order to "blend" with the surrounding area. In situations like these a monopole design has the smallest visual cross section, is the most efficient design for future co-location and is the design most commonly used for new towers. If we were to attempt to create a stealth design in an area like this, it would likely draw more attention to the tower rather than less.
- The parcel is undeveloped with multiple gas lines running through the property. The area has been surveyed to determine there is no interference with the Gas lines but there is no irrigation water on the property.
- No landscape screening is being proposed as there is no landscaping on the property to blend with and no irrigation to maintain any landscaping. A blend of natural occurring grasses will be planted in the disturbed areas. A cedar fence will also be used to surround the compound screening all equipment from view
- The facility will be in compliance with all Noise requirements of Chapter 6 of title 12 of the city municipal code
- Co-location requirements: There is currently an existing tower approximately 300 yards from the proposed tower. Per city code co-location must be exhausted before a new tower can be proposed. In an effort to meet this requirement the tower owner was contacted to see if co-location was an option. The Greely code list the following items as reason why co-location may not be feasible
 - No existing WCFs with suitable height are located within the geographic area required to meet the applicants engineering requirements.

- Although the exiting tower itself is tall enough to meet the engineering requirements, Chevron currently has equipment installed on the majority of the tower. The highest available centerline would place the Verizon antenna far below the height need to provide coverage to the area (see provided photo)
- The applicants proposed WCFs would cause electromagnetic interference with the existing WCFs or the existing WCF would cause interference with the applicants proposed WCF
 - As shown Chevron has equipment installed at several center lines throughout the tower. It is not possible to install over the top of the Chevron equipment without causing interference for both parties
- The applicant can demonstrate that there are other limiting factors that render the existing WCFs unsuitable for co-location
 - As previously stated Chevron has equipment installed on the majority of the tower, in addition Chevron provided a letter saying that they are not able to lease on space on the tower as the have it reserved for future equipment necessary for their operations.

If you have any other questions or concerns, please feel free to contact me.

Sincerely,
Jared White
Site Acquisition Specialist



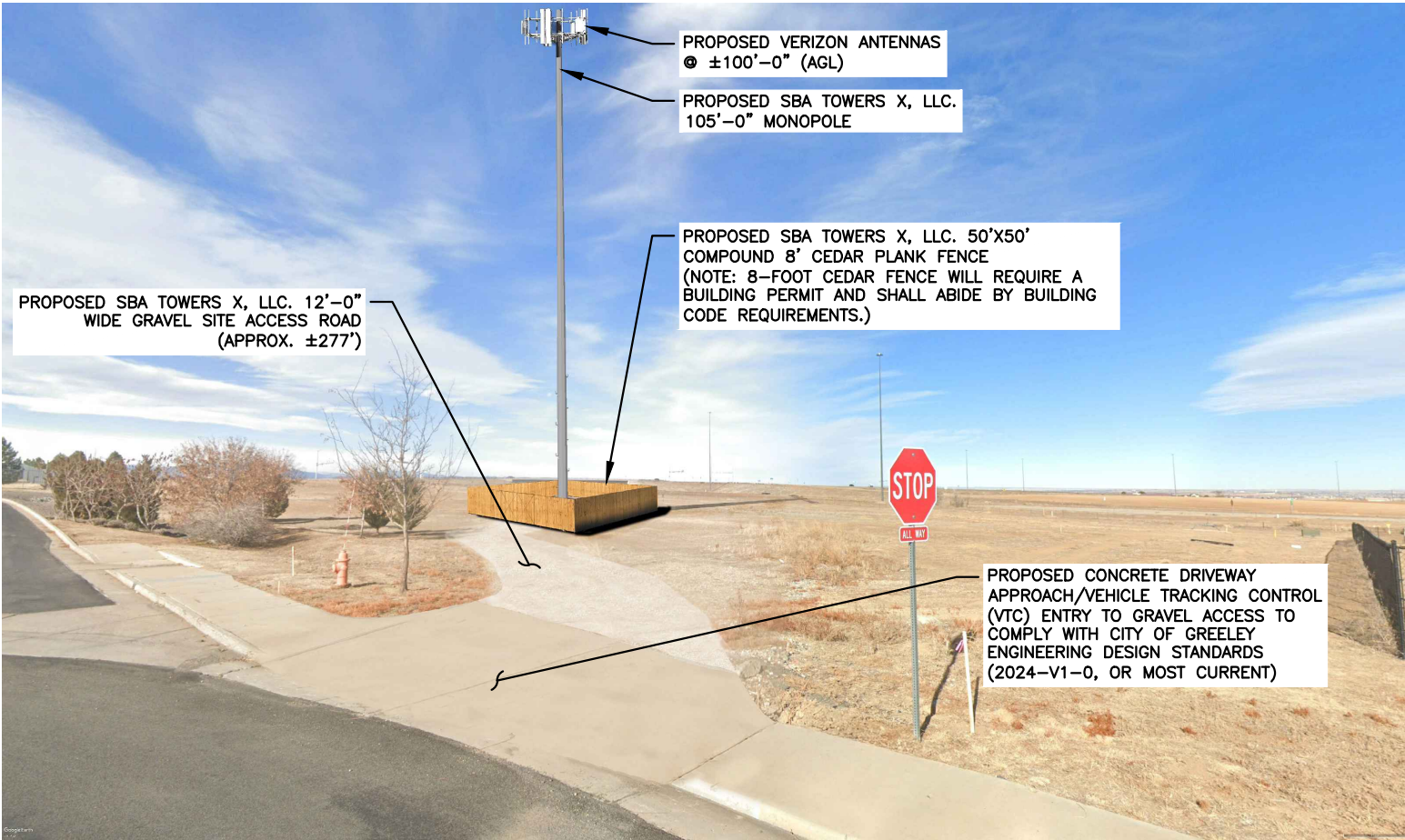
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



BEFORE INSTALLMENT

SCALE: N.T.S.

2



AFTER INSTALLMENT

SCALE: N.T.S.

1



8051 CONGRESS AVE
BOCA RATON, FL 33487
PHONE:+1(800) 487-7483



REVISIONS			
REV	DATE	DESCRIPTION	INT
A	10/14/25	ISSUED FOR REVIEW 90%	BMW
REVIEWED BY:			MT

FOR
REFERENCE
ONLY

DISCLAIMER:
THIS PHOTO SIMULATION IS AN ARTIST'S DEPICTION OF A FUTURE INSTALLATION. THE ACTUAL CONSTRUCTION MAY VARY SLIGHTLY IN SIZE, LAYOUT, COLOR, AND TEXTURE FROM THIS SIMULATION.

SITE INFORMATION
SBA TOWERS X, LLC.
SITE#: CO28776-S
SITE NAME: GREELEY CHEVRON
VERIZON
SITE#: ----
SITE NAME: ----
SITE TYPE: 105' MONOPOLE
2115 117TH AVE
GREELEY, CO 80543
WELD COUNTY
40.405008°,-104.866802°

SHEET TITLE:
ELEVATION VIEW "A"

SHEET NUMBER:
PS-2



2115 117th Ave New WCF Use by Special Review

April Medeiros, AICP, Planner I

April.Medeiros@greeleygov.com (970) 350-9241

Planning Commission – November 18, 2025



Community Vitality

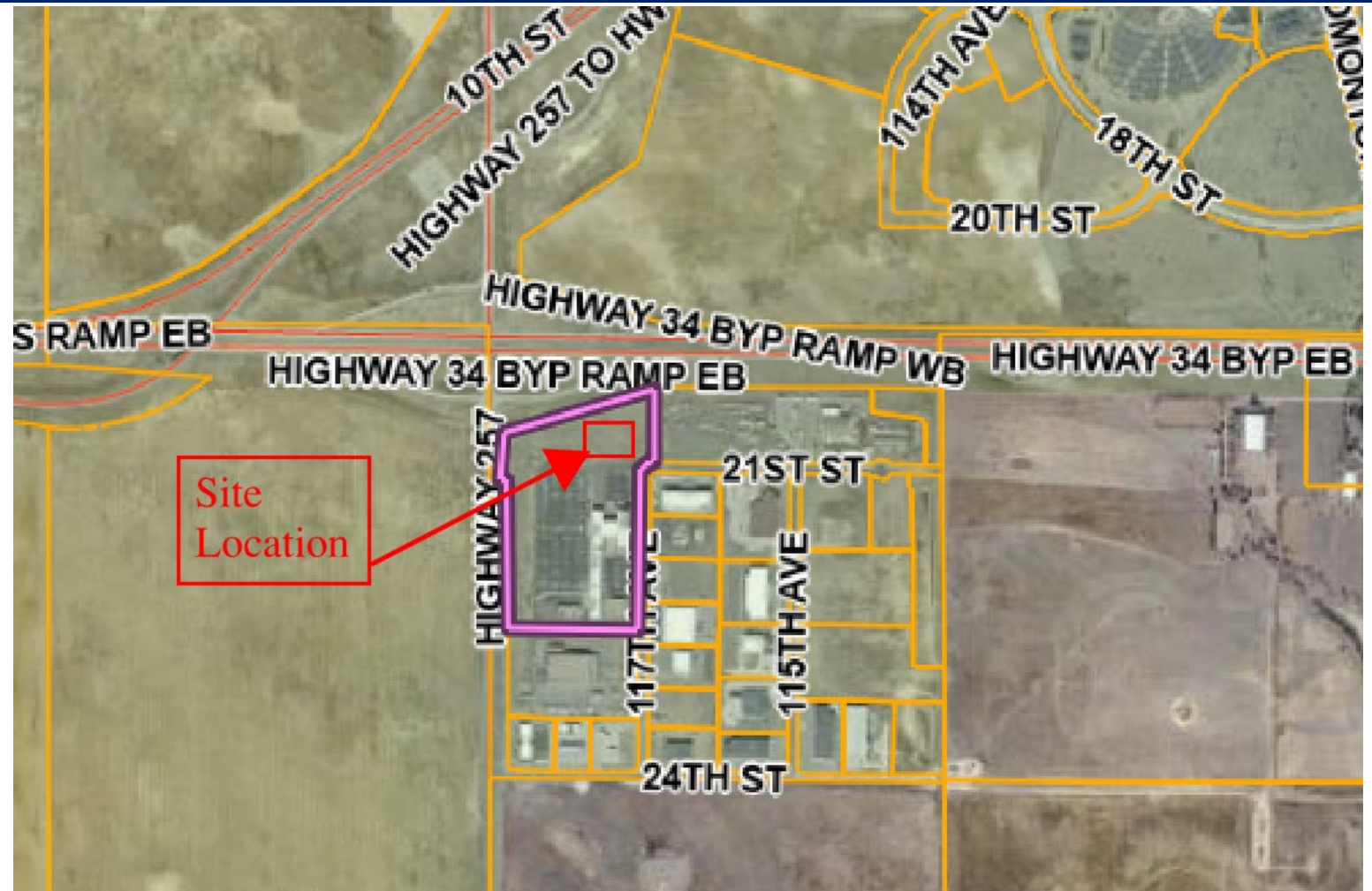
Agenda



- Request:
 - Approval of a Use by Special Review application for a wireless communication facility.
- Background:
 - In 2003, the property and entire Greeley West Tech Center was zoned I-M, I-L, and C-H. In 2010, the subject property was rezoned from I-L to I-M.
 - In 2011, the existing 130-ft communication tower used for SCADA operations was approved via a Use By Special Review which is located generally within the center of the subject property.
- Planning Commission to make final decision on land use case.

Location

- 2115 117th Avenue (Parcel No. 095714205001), is situated at the southeast corner of the intersection US Hwy34 and State Hwy 257



Zoning Map and Surrounding Area

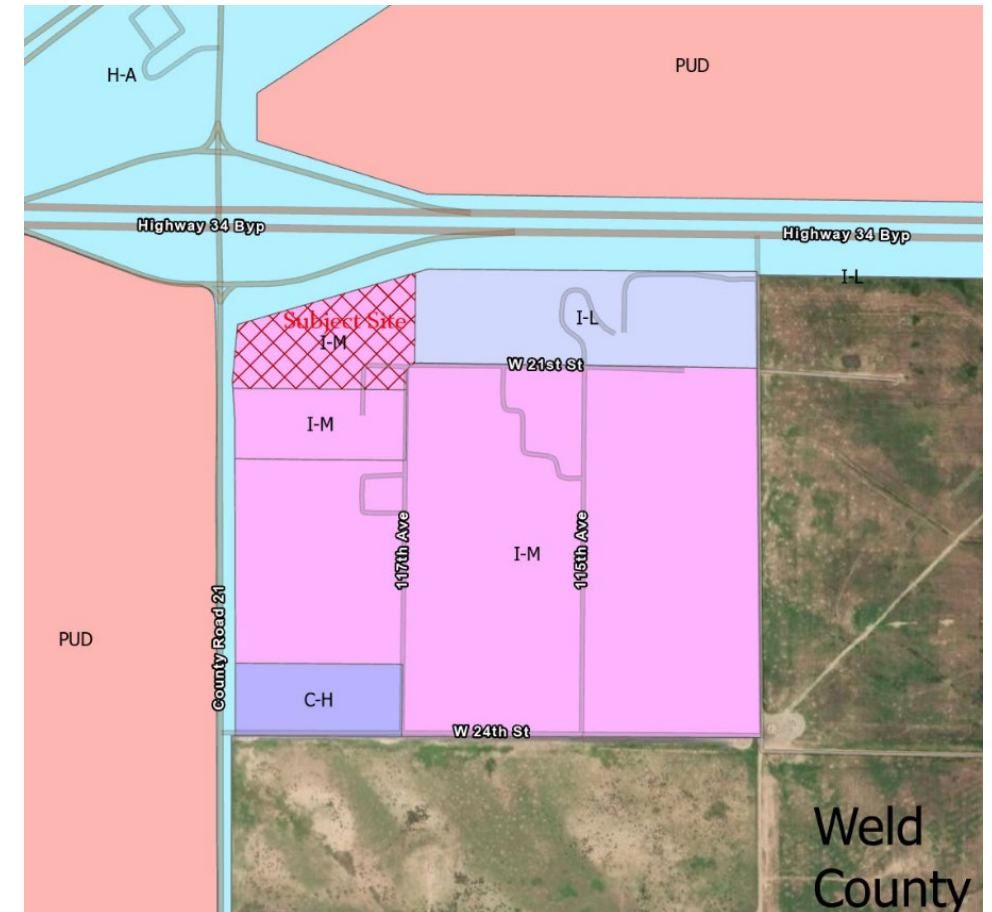
Subject Site Existing Zoning: I-M (Industrial- Medium)

Surrounding Zoning:

- North: PUD (Planned Unit Development)
- South: I-M (Industrial-Medium Intensity)
- East: I-L (Industrial Low Intensity)
- West: PUD (Planned Unit Development)

Surrounding Land Uses:

- Subject Site: Chevron/Noble Energy Offices
- North: US Highway 34, Undeveloped
- South: Industrial (Pepsi Distribution Center) and oil and gas
- East: Retail-Outdoor Large, Recreational vehicle service and sale lot
- West: State Highway 257, Undeveloped



Aerial Overview

- Subject property existing use is the Chevron/Noble Energy Offices
- Subject property is highlighted in red and is adjacent to HWY 34 and HWY 257





Site Plan

NOTE: THE ACCESS AND UTILITY EASEMENT AND COMPOUND LEASE AREA WILL BE GRAVEL. ALL OTHER DISTURBED AREAS WILL BE RESEED WITH A BLEND OF 50/50 BLUE GRAMA AND BUFFALO GRASS. NO WATER IS PRESENT IN THIS AREA OF THE PARCEL, SO NO LANDSCAPING/SHRUBBERY/TREES WILL BE PLANTED HERE.

NOTE: A GROUND SIGN WILL BE PLACED ON THE GATE OF THE CEDAR PLANK FENCE SIMILAR TO HIGHLIGHTED SIGN #1 ON PAGE 15, A SBA "NO TRESPASSING" SIGN SIMILAR TO HIGHLIGHTED SIGN #2 ON PAGE 15 WILL BE PLACED AT 20' INTERVALS AROUND THE PERIMETER OF THE CEDAR PLANK FENCE.

SETBACKS FROM TOWER TO PROPERTY LINES:
NORTH - 258'-4"
EAST - 110'-10"
SOUTH - 1075'-10"
WEST - 755'-10"

EXISTING WEST GREELEY TECH CENTER
SUBDIVISION (SHOWN HIGHLIGHTED IN BLUE)
(PER THE CITY OF GREELEY CO GIS PORTAL)

ADJACENT PARCEL:
STRATUS DELANTERO LLC
PARCEL#: 095714205001
ZONING: PLANNED UNIT DEVELOPMENT

LEGEND:	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CRB	CAPPED REBAR
RIB	REBAR
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
CLF	CHAIN LINK FENCE
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
SW	SIDEWALK
GEN	GENERATOR
UCW	UNDERGROUND WATER
HH	HAND HOLE
CB	CATCH BASIN
---	APPARENT RIGHT-OF-WAY LINE
---	LEASE LINE
---	EASEMENT LINE
---	PROPERTY LINE
-X-	PROPOSED FENCE LINE

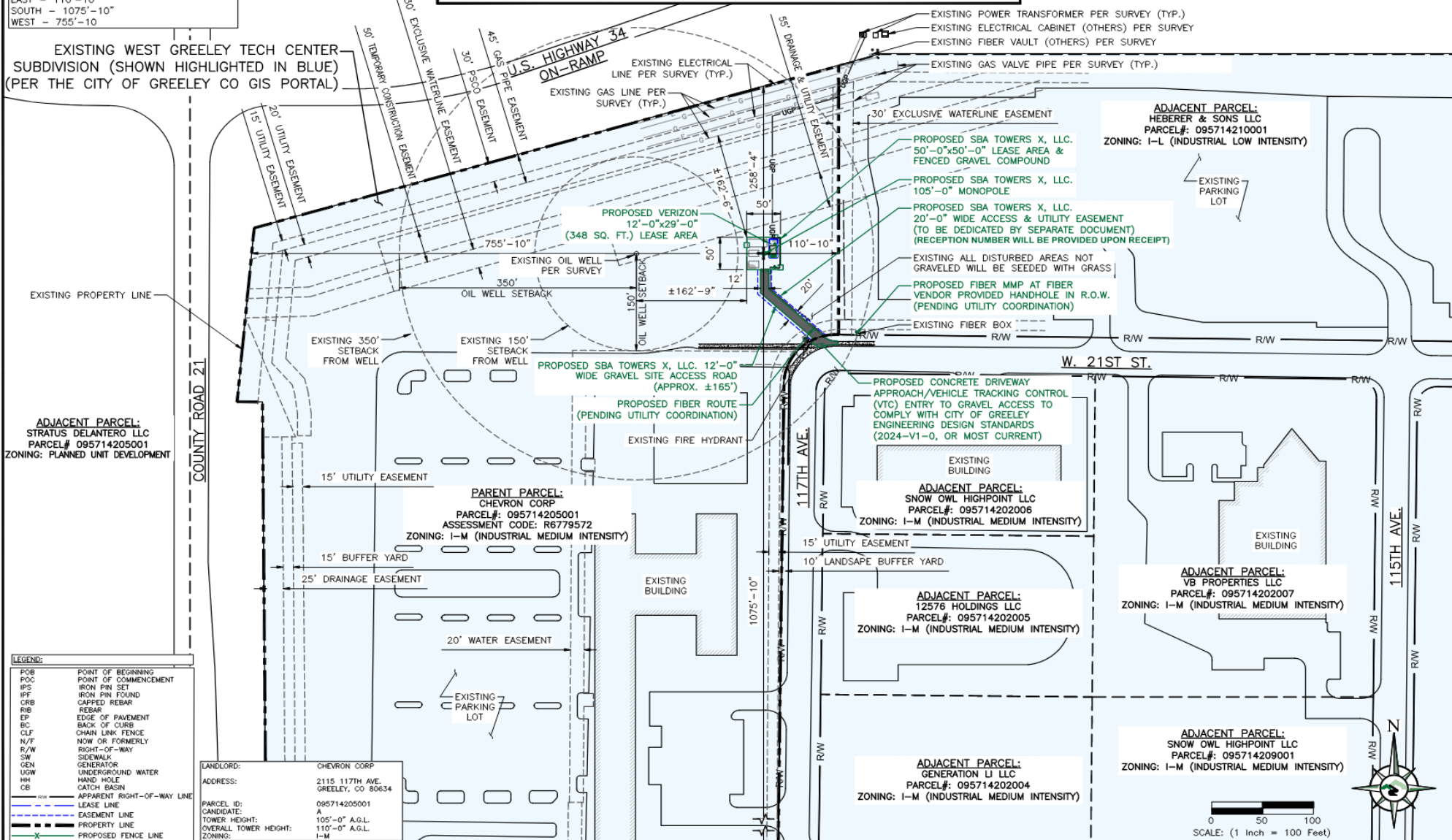
LANDLORD: CHEVRON CORP
ADDRESS: 2115 117TH AVE.
GREELEY, CO 80634
PARCEL ID: 095714205001
CANDIDATE: A
TOWER HEIGHT: 105'-0" A.G.L.
OVERALL TOWER HEIGHT: 110'-0" A.G.L.
ZONING: I-M

WIRELESS COMMUNICATION FACILITY BY SPECIAL REVIEW

BEING A TELECOMMUNICATIONS LEASE PARCEL LYING WITHIN LOT 3A,
WEST GREELEY TECH CENTER SECOND MINOR SUBDIVISION, A SUBDIVISION
IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.
0.11 ACRES FOR WIRELESS FACILITY AND ACCESS.
PROJECT NUMBER: WCF2025-005

DISCLAIMER:

THESE DRAWINGS WERE PRODUCED BASED ON A SURVEY PRODUCED BY ALTURA, DATED 08/04/24 REV 4. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. POWDER RIVER DEVELOPMENT SERVICES, LLC. DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN.



OVERALL SITE PLAN

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

SCALE: (1 Inch = 100 Feet)



SCALE: 1" = 100' (24x36)

City of
Greeley
Colorado



Considerations

Approval Criteria

- Use by Special Review Criteria – 24-206.b (1-8) – Criteria to evaluate Use by Special Review applications
- The proposed Use by Special Review is consistent with the criteria as outlined in the staff report

Notification

- A total of 20 notice letters were mailed to property owners within 1000 feet. (min. noticing requirement is 500 feet)
- Two signs posted on the property
- Web notice

Recommendation

- Complies with Section 24-206.b (1-8)
- Recommend approval

Motions

Recommended

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a wireless communication facility in the I-M (Industrial Medium Zone District is in compliance with the Development Code criteria of Section 24-206 (b) (1-8), and therefore approve the Use by Special Review with a condition of approval that all construction documents be accepted and approved prior to issuance of permits.

Alternative

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a wireless communication facility in the I-M (Industrial Medium Zone District is not in compliance with the Development Code criteria of Section 24-206 (b) (1-8) and therefore denies the Use by Special Review as submitted.

Thank you



Review Criteria



USR Review Criteria, Section 24-206.b (1-8)

1) All criteria for site plan review in Section 24-207

The proposed project satisfies the requirements of Section 24-207 of the City of Greeley Development Code. The applicant has addressed all staff comments and included all required materials for the Use by Special Review criteria. Staff is satisfied with the Use by Special Review submitted for the proposed project.

The proposal complies with this criterion

2) The application furthers the intent of the proposed zoning district, does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Comprehensive Plan.

The following Imagine Greeley Comprehensive Plan policies apply to this request:

Goal IN-1: Ensure developed areas in Greeley are served by adequate public facilities and services.

Objective IN-1.1 Adequate Public Facility Standards

Maintain standards for the provisions of adequate public facilities. At a minimum, such standards should include the following infrastructures and services: fire, parks, trails, police, sanitary sewer, water, storm water and transportation

Review Criteria



USR Review Criteria, Section 24-206.b (1-8)

3) **Any associated site development or construction complies with the requirements of this code, including any conditions or additional requirements identified for the particular use.**

The proposed project complies with all development code requirements for site development and construction standards. Various city departments and external agencies have reviewed the project proposal and are satisfied with the proposal as it meets all requirements for site design and site construction.

The proposal complies with this criterion.

4) **Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use, and other potential impacts on adjacent property. The cumulative impact of a concentration of similar existing uses may be considered as part of the impact of a particular use.**

The proposed use and structure would not generate noise, odor, or traffic impacts out of character with the surrounding industrial uses. The property is currently used as a Noble Energy Field Operation Center and contains a 130-foot communication tower used by the business infrastructure needs as a SCADA communication tower.

Review Criteria



USR Review Criteria, Section 24-206.b (1-8)

5)	The site is physically suitable for the proposed use, and whether any additional site-specific conditions are necessary for the use to be appropriate and meet these criteria.
	There are no physical characteristics of the site that will prevent its use for a wireless communication facility. No additional site <i>The proposal complies with this criterion</i>
6)	Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.
	It is not necessary to make those limitations. <i>The proposal complies with this criterion.</i>

Review Criteria



USR Review Criteria, Section 24-206.b (1-8)

7) **The long-range plans for the surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.**

According to Greeley's Land Use Guidance Map within the Imagine Greeley Comprehensive Plan, the subject area is within the "Employment, Industrial, and Commercial Areas".

The proposal complies with this criterion.

8) **The recommendations of professional staff or other technical reviews associated with the application.**

Staff completed a thorough review of the proposed project and have ensured compliance with the recommendations of all applicable review agencies.

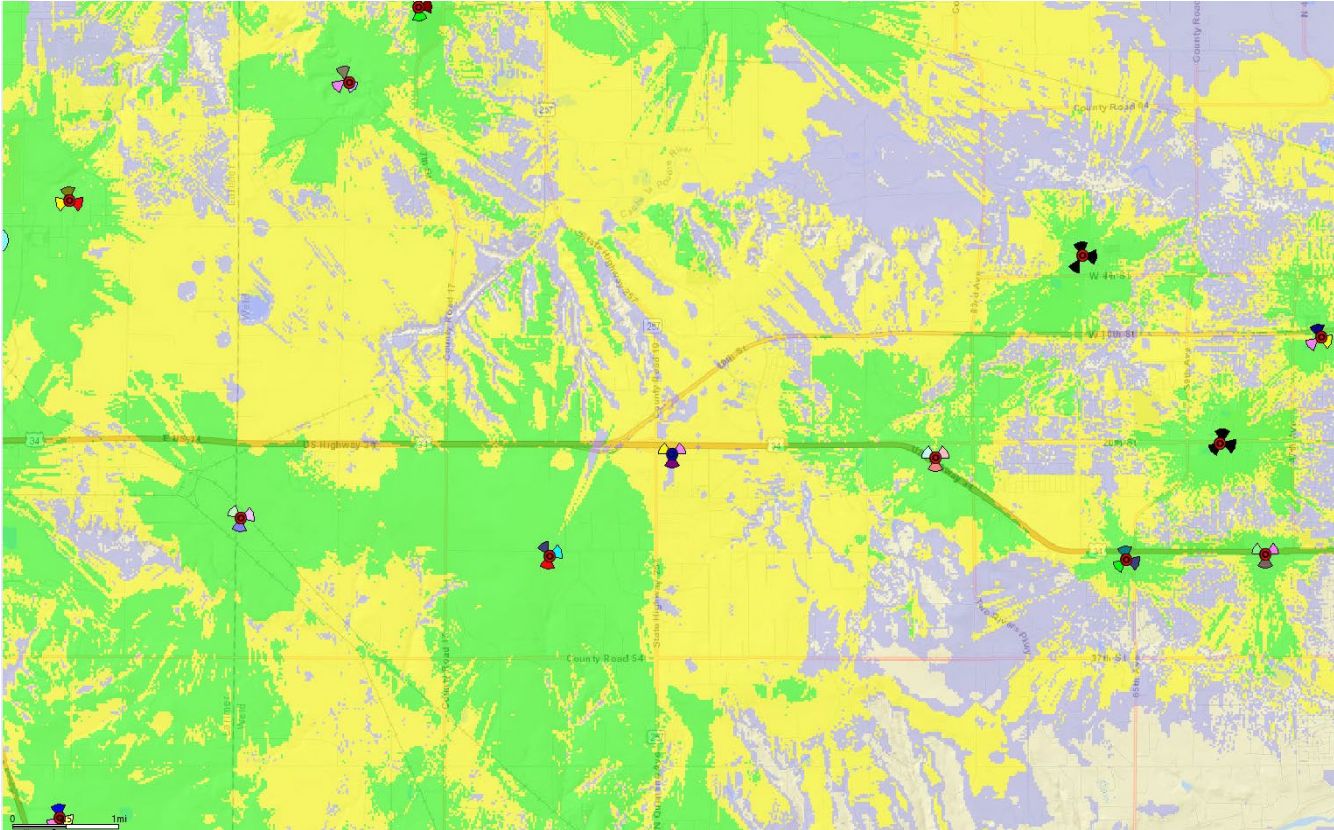
The proposal complies with this criterion

Greeley Colorado

GRE Golden Triangle

May 2024

4G LTE Before Coverage Map



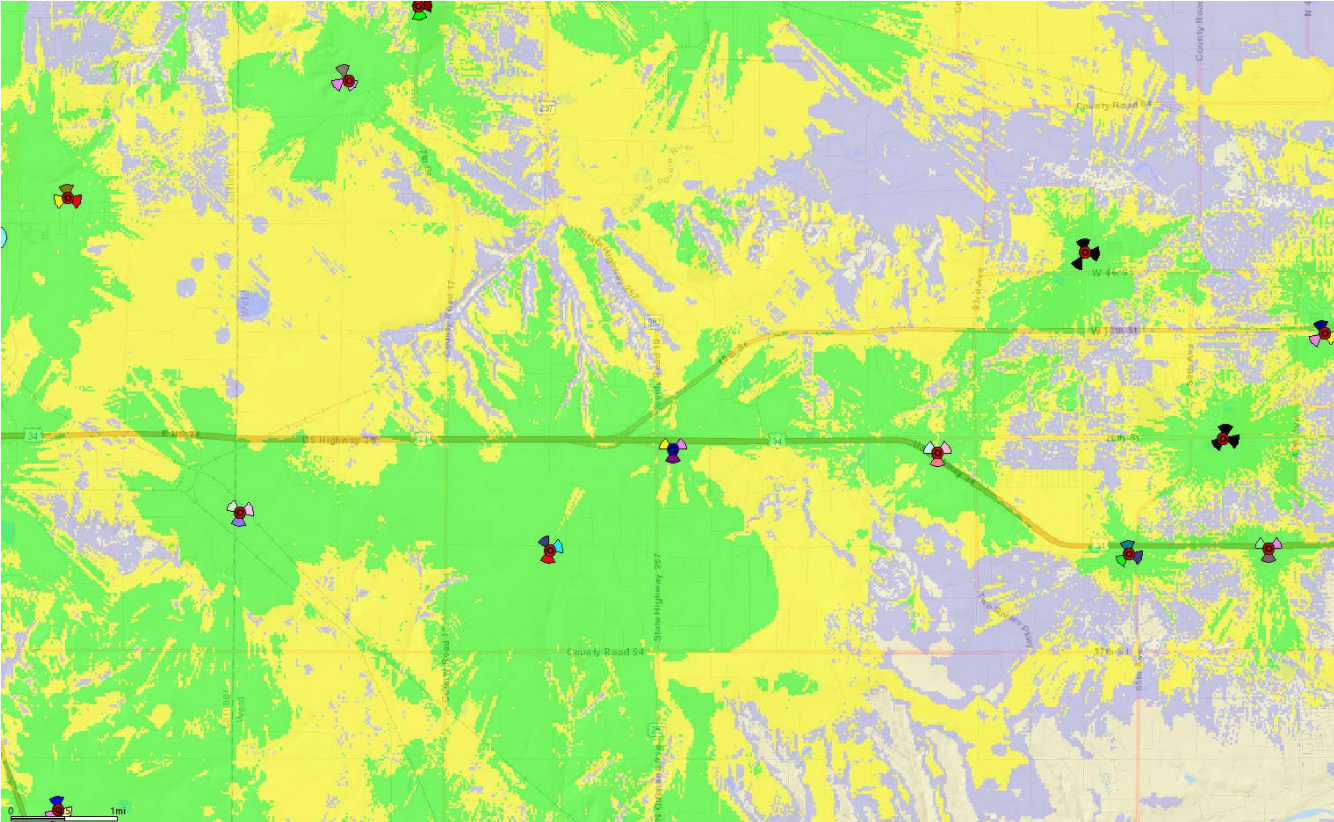
Green = good outdoor, indoor service dependent on building structure and size

Yellow = good outdoor, indoor service dependent on building structure and size, likely mediocre

Purple = poor outdoor, poor indoor service

White = no service (mostly indoor locations)

4G LTE After Coverage Map



Green = good outdoor, indoor service dependent on building structure and size

Yellow = good outdoor, indoor service dependent on building structure and size, likely mediocre

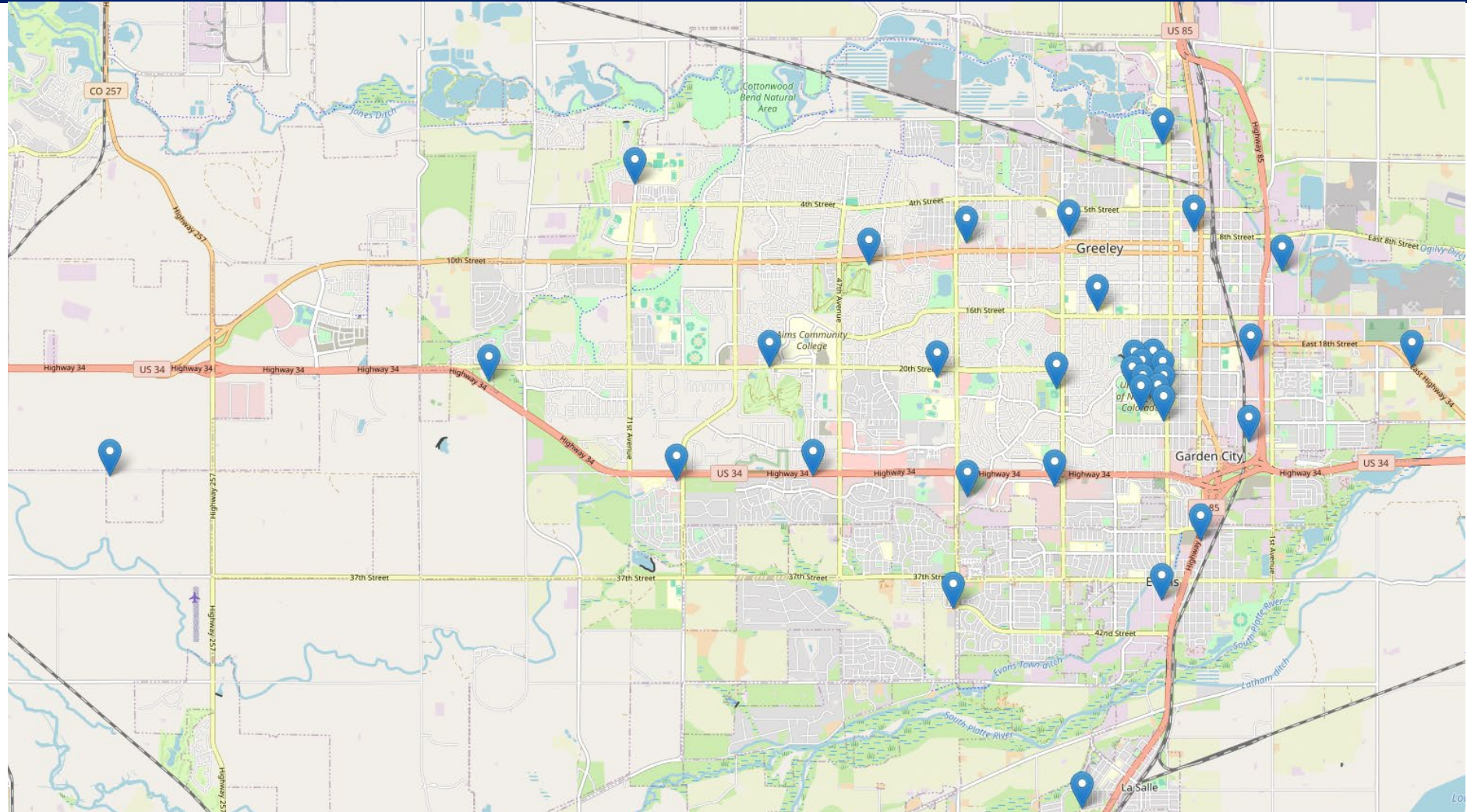
Purple = poor outdoor, poor indoor service

White = no service (mostly indoor locations)

verizon

Verizon Existing Site Inventory Map

**See attached
narrative for
colocation
feasibility**



PLANNING COMMISSION SUMMARY

ITEM: Public hearing regarding a recommendation on an ordinance amending Title 24 of the Greeley Municipal Code relating to a text amendment to the Greeley Development Code codifying the fast track review process for affordable housing

FILE NUMBER: CU2025-0003

PROJECT: Code Amendment: Affordable Housing

APPLICANT: City of Greeley, Community Development Department

CASE PLANNER: Caleb Jackson, AICP | Planning Supervisor

PLANNING COMMISSION HEARING DATE: November 18, 2025

PLANNING COMMISSION FUNCTION:

Review the proposed code amendment for compliance with Section 24-211.b of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The City of Greeley is considering a code amendment to codify the fast track review process for affordable housing. Greeley opted into Proposition 123 which provides state funding for affordable housing. The code amendment is intended to satisfy a state requirement as part of Proposition 123 to implement a fast-track review process for affordable housing.

A. REQUEST

The City of Greeley is considering a code amendment to codify the fast track review process for affordable housing.

B. STAFF RECOMMENDATION

Approval

C. BACKGROUND

The City of Greeley opted into Proposition 123 which provides state funding for affordable housing. Participation in Proposition 123 requires local governments to implement a fast-track review process for affordable housing which is proposed in this code update. Implementing the fast-track process in 2025 would make the City eligible for a \$50,000 grant increase from the Department of Local Affairs to further the City's work on affordable housing.

D. REVIEW CRITERIA

The Commission shall consider comment from review agencies and offices, staff

recommendation, public comments, and the following criteria in making a recommendation to City Council.

1. The amendment furthers the purposes of these regulations in Section 24-101.c.

Staff Comment: The proposed code amendment is intended to implement objectives of the Comprehensive Plan, promote the well-being of residents, provide a variety of housing opportunities, and ensure fair consideration of development applications through clear and consistent procedures.

The request complies with this criterion.

2. The amendment is in accordance with the Comprehensive Plan and has been considered for both its long-range affects as well as immediate impacts.

Staff Comment: The following objectives from the Comprehensive Plan are applicable to the proposed code amendment.

Objective GC-2.2 Jobs/Housing Balance – Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).

Objective HO-1.3 Homelessness – In conjunction with other community organizations, develop and pursue a comprehensive approach to foster a decrease in homelessness, to stop recurring homelessness, and to promote longterm self-sufficiency of formerly homeless individuals or families.

Objective HO-2.2 Rental Housing – Foster the development of attractive, safe, and well-maintained rental properties for those who do not qualify for or desire to own property.

The request complies with this criterion.

3. The amendment promotes the public safety, health and general welfare of the citizens of Greeley.

Staff Comment: Expediting the approval of affordable housing promotes public safety, health, and welfare of Greeley’s citizens.

The request complies with this criterion.

4. The amendment improves the effectiveness and efficiency of administering the Land Development Code.

Staff Comment: The proposed amendment improves the effectiveness of the Development Code by creating a clear fast-track process for affordable housing.

The request complies with this criterion.

E. PUBLIC NOTICE AND COMMENT

Notice was published on the City of Greeley's website pursuant to the City's notification requirements for code amendments to the Development Code. No objection or support has been received by staff.

F. PLANNING COMMISSION MOTIONS

Recommended (Approval)

Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is consistent with the Development Code criteria of Section 24-211.b (Items 1 through 4) and therefore recommends that the City Council approves the code amendment to the Greeley Municipal Code as submitted.

Alternative 1 (Approval with conditions)

Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is consistent with the Development Code criteria of Section 24-211.b (Items 1 through 4) and therefore recommends that the City Council approves the code amendment to the Greeley Municipal Code with the following conditions:
[list proposed changes and conditions]

Alternative 2 (Denial)

Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is not consistent with the Development Code criteria of Section 24-211.b (Items 1 through 4) and therefore recommends that the City Council denies the code amendments to the Greeley Municipal Code as submitted.

CITY OF GREELEY, COLORADO

ORDINANCE NO. __, 2025

**AN ORDINANCE AMENDING TITLE 24 OF THE GREELEY MUNICIPAL CODE
RELATING TO A TEXT AMENDMENT TO THE GREELEY DEVELOPMENT CODE
CODIFYING THE FAST TRACK REVIEW PROCESS FOR AFFORDABLE HOUSING**

WHEREAS, a Development Code amendment is needed to align with and support the City's Housing for All Strategic Plan and the implementation of Proposition 123; and

WHEREAS, the City promotes the construction of mixed-income neighborhoods where affordable and attainable units are integrated with market-rate units; and

WHEREAS, the City desires the provision of housing opportunities for individuals who work in the community; and

WHEREAS, the City seeks to address the housing needs as identified in the City's Housing Needs Assessment; and

WHEREAS, maintaining a balanced housing portfolio that provides housing for residents at various income levels is desired.

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

Section 1. Section 24-404.k of the Greeley Municipal Code is amended to read as follows with additions in underlined text and deletions stricken through:

~~k. *Affordable housing.* Affordable housing, as defined in section 24-1301, is permitted within any approved dwelling unit and is primarily designated as affordable housing for the purpose of qualifying for the affordable housing parking reduction. Projects that include affordable housing units should follow the approval process for the equivalent residential use shown in Table 24-4-2 including, but not limited to, single family dwelling, two family dwellings, row house dwellings, and multi-family dwellings. Affordable housing should also follow the residential development standards for the equivalent building type including, but not limited to, detached house, multi-unit house, row house, and apartment. Transitioning an affordable housing unit to a regular dwelling unit is considered a change of use requiring an amendment to the approved plans and the provision of adequate parking by the applicant.~~

1. Affordable housing, as defined in section 24-1301, is permitted within any dwelling unit.

2. Projects that include affordable housing units shall follow the approval process for the equivalent residential use shown in Table 24-4-2 including, but not limited to, single-family dwellings, two-family dwellings, row house dwellings, and multi-family dwellings.

3. Affordable housing shall follow the residential development standards for the equivalent building type including, but not limited to, detached house, multi-unit house, row house, and apartment unless a variance or alternative compliance request is approved.

4. When a project that entails a procedure listed in Chapter 2 of Title 24, construction documents, or building permit is received by the Community Development Department where 50 percent or more of the proposed dwelling units are affordable housing, as defined in Section 24-1301, and the project is deemed eligible by City staff in accordance with City housing policy, the applicant may opt into the expedited review process outlined below.

(a) Pre-Application. Prior to application, the Community Development Department may require the applicant to complete one or more pre-application meetings and/or scoping reviews to ensure that the applicant understands the processes required and the submittal requirements.

(b) Submittal. It is the responsibility of the applicant to submit a complete application with the initial submittal. The Community Development Department shall determine the application's completeness within seven business days of submission. After the application is deemed complete, the expedited review period begins. Failure to submit a complete application to the satisfaction of the Community Development Department will delay the commencement of the expedited review until the application is complete. If the applicant fails to fully rectify an incomplete application to the satisfaction of the Community Development Department within 30 calendar days of being notified of the application being incomplete, then the application is considered withdrawn.

(c) Expedited Review. The City and the applicant shall make good faith efforts to reach a final decision on eligible affordable housing applications within 90 calendar days of the Community Development Department verifying that a complete application was received. If the application is not approved, denied, or extended within the initial 90 calendar days or the extended deadline from paragraphs (d) or (e), then the application shall be automatically denied or immediately extended if allowed by paragraph (d) or (e).

(d) City Extension. The Community Development Department may initiate one or more extensions to the expedited review of up to 30 calendar days per extension to allow additional time to review modifications made to an application, for unique project circumstances, or to accommodate time needed for a public hearing and/or neighborhood meeting.

(e) Applicant Extension. The applicant may request a single, one-time extension to the expedited review of up to 90 calendar days to address review comments at any point after receiving a review letter from the Community Development Department or to address comments from an agency that has approval authority

over the project. This single request may not be extended, and no additional applicant extension requests may be made. Additionally, the applicant may extend the expedited review to comply with a state law or court order and the duration of such extensions shall be determined by the subject law or court order.

Section 2. Section 24-1301 of the Greeley Municipal Code is amended to add or revise the following definitions with added text underlined and deleted text stricken through:

Affordable housing. Any dwelling unit ~~with an executed and recorded deed restriction stating that the dwelling unit will be reserved for renting to households making 60% or less of the area median income or selling to households making 100% or less of the area median income at rental rates or sales prices that do not exceed 30% of household income. affordable housing by adhering to the income limits and maximum rents published annually by the department of housing and urban development for no less than 15 years~~

Section 3. This ordinance shall become effective five (5) days after its final publication.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____, 2025.

ATTEST:

CITY CLERK

THE CITY OF GREELEY, COLORADO

BY: _____
MAYOR



Affordable Housing Code Update

Caleb Jackson, AICP | Planning Supervisor
November 18, 2025



Agenda

- Define Affordable
- Purpose
- Fast Track Review
- Questions
- Recommendation



Define Affordable

- Rental
 - 30% of income on housing for up to 60% AMI
 - Max rent determined by annual HUD chart
- Owner
 - 30% of income on housing up to 100% AMI
 - Max sales price determined by City policy

Purpose

- Proposition 123
- Housing for All Strategic Plan
- Fast-Track Review

Fast-Track Review

If 50%+ are affordable units:

Pre-App / Scoping	Completeness	Decision	City Extension	Applicant Extension
Pre-application meetings and scopings may be required to ensure the applicant is informed about expectations	7 business days for the City to confirm an application is complete	Approval, denial, or extension within 90 calendar days	30-day extensions available for reviewing applicant changes, unique circumstances, public hearings, neighborhood meetings	One-time 90-day extension to address City review comments

Questions



Motions

Recommended (Approval)

Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is consistent with the Development Code criteria of Section 24-211.b (Items 1 through 4) and therefore recommends that the City Council approves the code amendment to the Greeley Municipal Code as submitted.

Alternative 1 (Approval with conditions)

Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is consistent with the Development Code criteria of Section 24-211.b (Items 1 through 4) and therefore recommends that the City Council approves the code amendment to the Greeley Municipal Code with the following conditions: [list proposed changes and conditions]

Alternative 2 (Denial)

Based on the preceding analysis, the Planning Commission finds that the proposed code amendment to the Greeley Municipal Code is not consistent with the Development Code criteria of Section 24-211.b (Items 1 through 4) and therefore recommends that the City Council denies the code amendments to the Greeley Municipal Code as submitted.

Thank you

