



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers May 5, 2021 - 6:00 PM

Virtual Meeting Only.

Join this meeting online: <https://windsorgov.zoom.us/j/92430917355>

Or by phone: (877) 853 5247 US Toll-free /

(888) 788 0099 US Toll-free Meeting ID: 924 3091 7355

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
3. Public Invited to be Heard

Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up by contacting the Planning Department by email Planning@windsorgov.com before 5:00 p.m. the day of the meeting. Written comments are also welcome and should be given to the Planning Department prior to the start of the meeting.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared. When you are recognized, unmute yourself, state your name and address then speak to the Planning Commission. Individuals will be limited to three (3) minutes.

B. CONSENT CALENDAR

1. Minutes of the April 21, 2021 Planning Commission Meeting - K. Frawley, Town Clerk

C. BOARD ACTION

1. Public Hearing - Final Major Subdivision - Raindance Subdivision 16th Filing - David Nelson/ Martin Lind, owner/applicants, and Tom Siegel, applicant's representative
 - Quasi-judicial
 - Staff Presentation: David Eisenbraun, Senior Planner
2. Recommendation to Town Board - Final Major Subdivision - Raindance Subdivision 16th Filing - David Nelson/ Martin Lind, owners/applicants, and Tom Siegel, applicant's representative
 - Quasi-judicial
 - Staff Presentation: David Eisenbraun, Senior Planner

D. COMMUNICATIONS

- Communications From Planning Commission
- From Town Board Liaison
- Communications From Staff

E. ADJOURN



MEMORANDUM

Date: May 5, 2021
To: Planning Commission
Via:
From: Karen Frawley, Town Clerk
Location:
Re: April 21, 2021 Meeting Minutes
Item #: B.1.

ATTACHMENTS:

Description

- ▢ 04.21.21 Draft PC Minutes



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers April 21, 2021 - 6:00 PM

This meeting was held virtually

MINUTES

A. CALL TO ORDER

Chairman Schick called the meeting to order at 6:02 p.m.

1. Roll Call

Chair Gale Schick
Vice -Chair Jerry Bushelman
Kelly Hall
Doug Dennison
Cindy Scheuerman
Jose Valdes
Eric Bernhardt

Also Present:

Roger Colonnese
Timothy Reddick
Scott Ballstadt, Director of Planning
Carlin Malone, Chief Planner
David Eisenbraun, Senior Planner
Desa Blair, Civil Engineer
Kim Emil, Assistant Town Attorney
Barry Wilson, Town Board Liaison
McKenzie Payne, Visual Media Coordinator
Karen Frawley, Town Clerk
Tom Siegel, Applicant

2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission

Ms. Scheuerman moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Valdes, Bernhardt; Nays – None, Motion passed unanimously.

3. Public Invited to be Heard

Chairman Schick opened the meeting up for public comment to which there was none.

B. CONSENT CALENDAR

1. Minutes of the April 7, 2021 Planning Commission Meeting

Mr. Dennison moved to approve the minutes of the meeting of April 7, 2021 as written; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Valdes, Bernhardt; Nays – None, Motion passed unanimously.

C. BOARD ACTION

1. Public Hearing - Preliminary Major Subdivision - Raindance Subdivision 17th Filing – David Nelson/Martin Lind, owner/applicants, and Tom Siegel, applicant's representative

Mr. Wilson stated, “Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as a nonvoting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussions. I will not let tonight’s proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing.”

Chairman Schick opened the public hearing.

The Raindance Seventeenth Filing continues the character and patterns of the Raindance Development. Native open space areas and pedestrian connectivity through detached trails enhance the setback along Bounty Drive and tie into the overall Raindance project.

The project is located on Tract Z of the Raindance Subdivision Second Filing, on the east side of Autumn Moon Drive and on north side of Bounty Drive. The project intent is to construct 1 and 2-story, single-family, buildings on the 10.36-acre site. The site consists of 61 lots with an overall density of 6.1 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 122 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additional on-street parking is provided on all streets, with the exception of Bounty Drive. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D standards. Access to the site is provided through existing surrounding streets and new dedicated ROW. Moon Rise Drive on the west, Nightfall Drive on the north, Autumn Moon Drive on the east, and Bounty on the south. Floret Drive will extend into the site from the east, along with Blue Moon Drive on the north. Blue Moon Drive will terminate into the new cul-de-sac named Blue Moon Ct. All utility services are a continuation of the Raindance Development and are per the master plan concepts.

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small-town feel.

Relationship to Comprehensive Plan:

Chapter 5b - Growth Framework

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objective:

Prioritize new growth in areas currently served by Town infrastructure and services.

Chapter 5c – Residential Areas Framework

Goal:

Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objective:

Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.

Commissioner Valdes stated that he appreciates the addition of the goals in this presentation as they provide a matrix.

Mr. Dennison moved to close the public hearing; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Valdes, Bernhardt; Nays – None, Motion passed, unanimously.

2. Recommendation to Approve - Preliminary Major Subdivision - Raindance Subdivision 17th Filing - David Nelson/ Martin Lind, owners/applicants, and Tom Siegel, applicant's representative

Chairman Schick asked Mr. Eisenbraun whether he had anything additional. Mr. Eisenbraun replied there is nothing further to add.

Chairman Schick opened the meeting for commissioner comment to which there was none.

Mr. Valdes moved to approve the Preliminary Major Subdivision – Raindance Subdivision 17th Filing as presented by staff; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Valdes, Bernhardt; Nays – None; Motion passed, unanimously.

D. COMMUNICATIONS

- Communications from Planning Commission
 - Mr. Bushelman apologized for his incorrect motion he made at the last meeting. Mr. Bushelman stated that he saw an article in the Tribune that stated the population in Windsor is now 37,000 and asked staff if that was accurate? Mr. Ballstadt responded that it is pretty close, however there may be a little bit of lag between the time the permit is issued and the unit is occupied.
 - Ms. Scheuerman asked about the development North of what was in this filing and if it has come before the Planning Commission or if it would be in the future? Mr. Eisenbraun replied that it is the golf course area and will have development within the area. Ms. Scheuerman reported an absence for the May 19th and June 16th Planning Commission meetings.

- Mr. Valdes asked staff if there is a feel when the 2020 census results will be made available to the Town? Mr. Ballstadt stated there is generally a lag and that there are a couple of staff members who participated on the census groups and will follow-up with them and provide it at the next meeting. Mr. Valdes asked about the work that is happening to the North of the filings that have been reviewed and asked if it is part of the golf course or if it is a part of something else. Mr. Eisenbraun replied that the Town has approved the golf course to get some grading and seeding done.
- Mr. Colonnese asked if there would be further instructions like where to meet for site visit for Eastman Park that is happening on Monday night? Mr. Ballstadt stated that if Commissioners who want to go to the visit, while it has been scheduled for Town Board primarily, they will be meeting in the parking lot out at Eastman Park. Mr. Colonnese asked about the Eastman Park Charrette on the three days shows to be ending at 5:00 p.m. on the 13th and Planning Commission have also been invited to the refresher course on the 13th at 5:30 in Timnath and wants to know if that is logistically reasonable to attend both? Mr. Ballstadt stated that there is going to be a zoom option for those who are unable to attend in person.
- Mr. Barnhardt stated that as we get later in the game with RainDance, is it the Planning Commission's duty to say that even though grading has been previously done, that there may be a need to look at it again. Mr. Ballstadt stated that if there is expertise on the Commission or questions from Commissioners, please do so or email the planner on the project so they can follow-up with the developer or engineering staff.
- Mr. Reddick apologized for being tardy to the meeting.
- Communications from Town Board Liaison
 - Town Board has had two work sessions and one Town Board meeting since the last time Planning Commission met. Looking at what was discussed in work session, staff is working to better define policies for developer reimbursements which would be a code amendment eventually. Another possible code amendment would come before the Board to potentially allow restaurants serve alcohol in front of their establishment on town owned sidewalks. The Wastewater Treatment Plant expansion is also on the agenda and looking at moving Windsor twenty years into the future, though it has a high price tag. During the Town Board meeting, the 15th filing of RainDance was approved, as well as the rezoning of the Hoehne property was approved on second reading. Windsor's participation in the metroDPA program was approved at the last meeting. Mr. Valdes asked who funds the mortgage program and if it is a federal fund or a State fund. Mr. Wilson stated that it is administered by the City and County of Denver, but it does require that Town Board to approve the participation of the program.
- Communications from Staff
 - Per Mr. Ballstadt, the comprehensive plan review and Urban3 analysis to May 17th, there is the Town and Tree Board poster contest winner's recognition on that night which should wrap up right at 5:30 but has the potential to run over a

bit and please stay on. The Timnath training virtual participation information will be distributed as soon as staff receives it. If anybody would like to attend in person, please let staff know so arrangements can be made. With restrictions beginning to loosen, Town Board is looking at all in person meetings again starting in June. If Planning Commission is comfortable with the same time frame, the first meeting in June will be all in person. There is a possibility of that changing depending on the Town Hall remodel schedule.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 6:41 p.m.

Karen Frawley, Town Clerk

DRAFT



MEMORANDUM

Date: May 5, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun
Location: North of Bounty Drive, East of Colorado Blvd and South of New Liberty
Re: Public Hearing - Final Major Subdivision - Raindance Subdivision 16th Filing
Item #: C.1.

Background/ Discussion:

The applicant, Mr. Lind, has submitted, on behalf of the owner Mr. David Nelson, a final major subdivision plat known as RainDance Subdivision Sixteenth Filing. The subdivision encompasses approximately 22.06 acres and is zoned Planned Unit Development (PUD) and is designated for single family residential. The Raindance Sixteenth Filing continues the character and patterns of the Raindance Development. Native open space areas and pedestrian connectivity through detached trails enhance the large setback along Colorado Boulevard and tie into the overall Raindance project. The project is located on Tract B of the Raindance Subdivision

Fifth Filing, on the west side of Moon Rise Drive and on north side of Bounty Drive. The project intent is to construct 1 and 2-story, single-family, buildings on the 22.06-acre site. The site consists of 77 lots with an overall density of 3.49 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 154 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additional on-street parking is provided on all streets, with the exception of Bounty Drive. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D standards. Access to the site is provided through existing surrounding streets and new dedicated ROW. Falling Lead Drive (new) will connect Bounty Drive and Equinox Drive (new) and Nightfall Drive (new) will connect to Moon Rise Drive. Nightfall Drive will transition to Nightfall Ct at the intersection of Equinox Drive, as it changes to a cul-de-sac. All utility services are a continuation of the Raindance Development and are per the master plan concepts.

As required with a final subdivision submittal, the applicant held a neighborhood meeting on February 11, 2021 in accordance with Chapter 16, Article XXXI, and Chapter 15, Article III, of the Municipal Code. There were no attendees and no public comments have been received to date by the planning staff or the applicant.

The Municipal Code requires a public hearing notification for a final major subdivision. Notifications were provided as follows:

- April 20, 2021 – affidavit of letters mailed to property owners within 500 feet
- April 19, 2021 – legal notice posted on the Town of Windsor website
- April 19, 2021 – development review sign posted on the property
- April 23, 2021 – legal ad published in the paper

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small town feel.

Relationship to Comprehensive Plan

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives

- 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the final major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed.

ATTACHMENTS:

Description

- ▢ Staff Presentation
- ▢ Application Materials



Final Major Subdivision

RainDance

16th Filing

David Eisenbraun, Senior Planner

Planning Commission – May 5, 2021



Subdivision

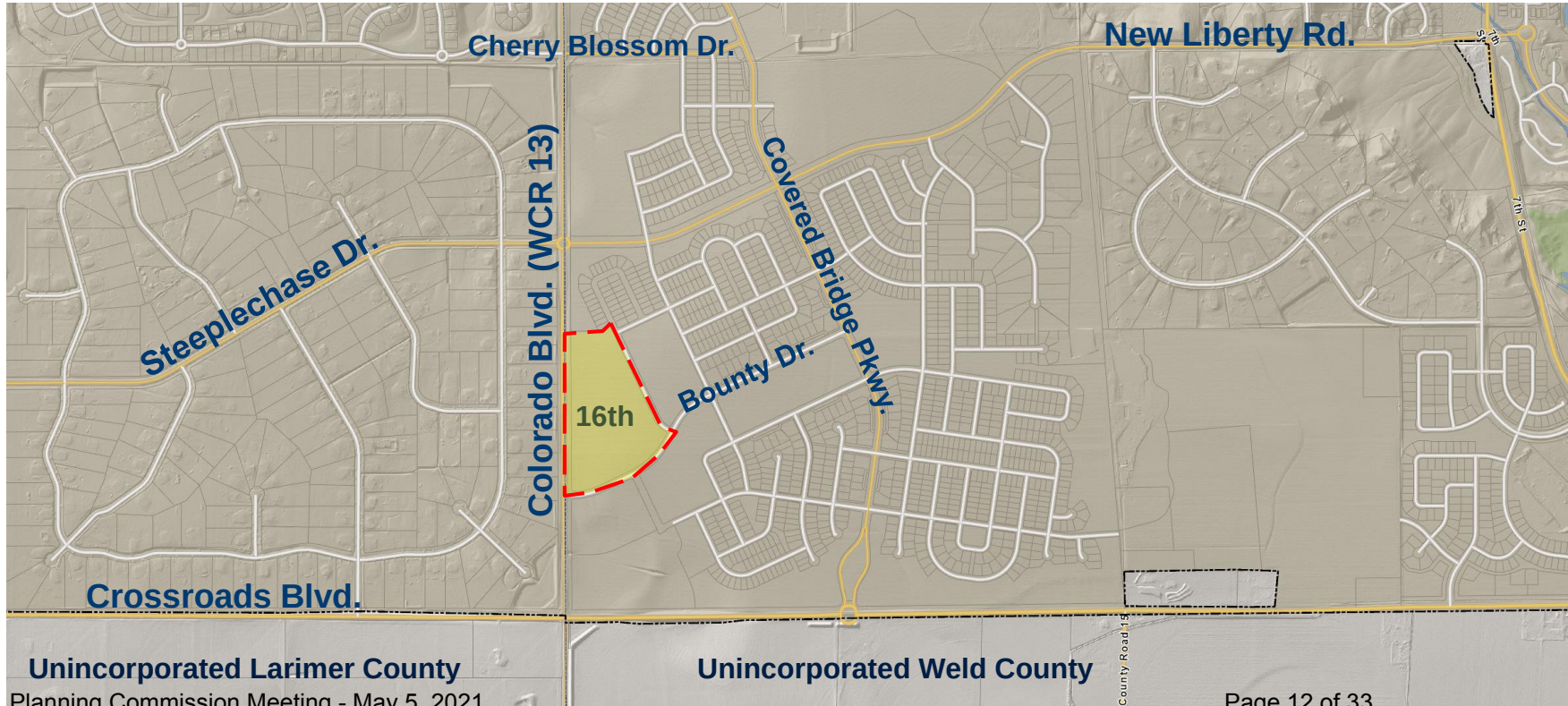
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

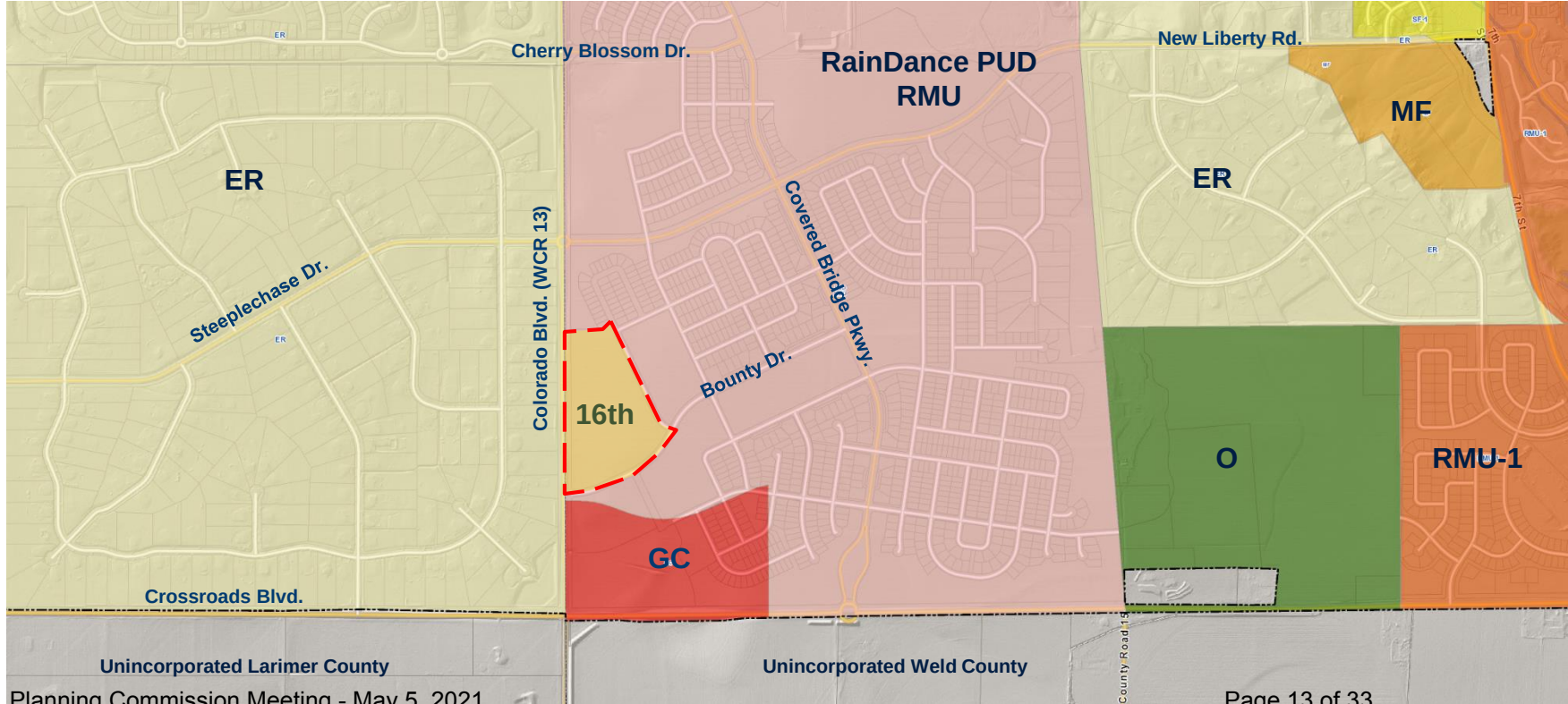
1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

Site Vicinity Map





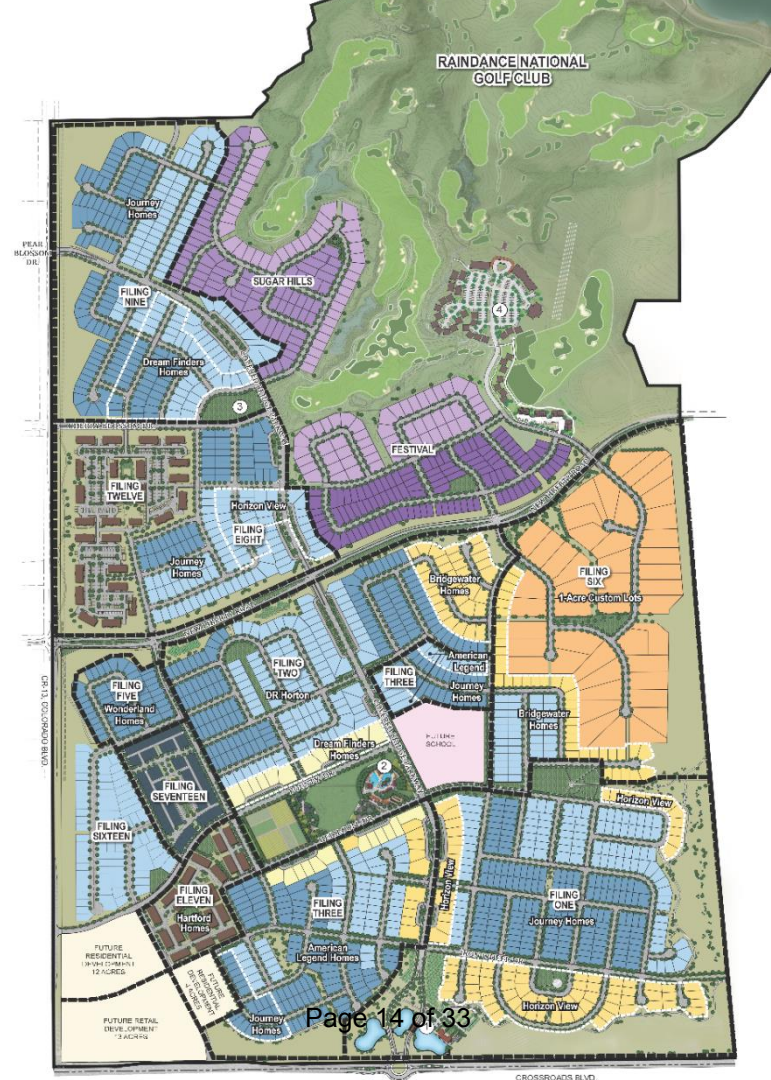
Zoning Map



**Raindance
Unit Analysis
as of 4/20/2021**

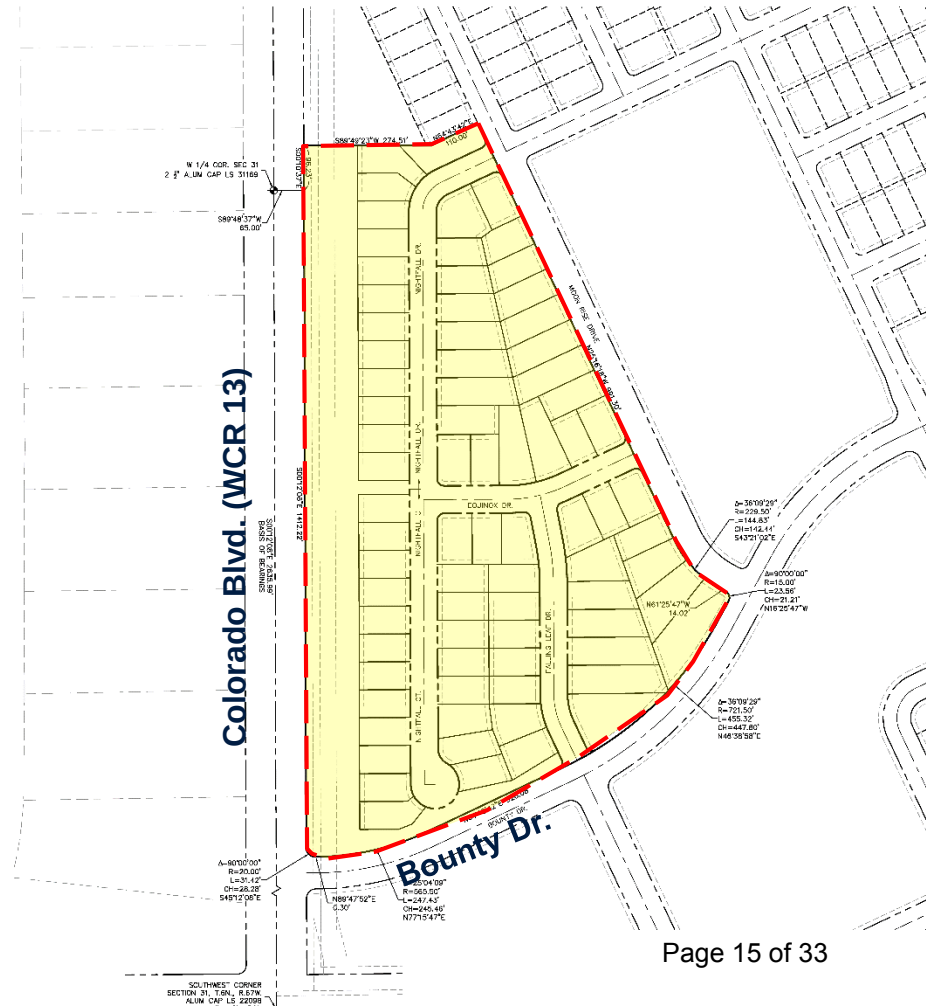
	Product Type	Total Units	Platted	Projects Currently Under Review	Future Projects
Filing 1	Single Family Detached	337	337		
Filing 2	Single Family Detached	278	278		
Filing 3	Single Family Detached	233	233		
Filing 5	Single Family Detached	53	53		
Filing 6	Single Family Detached	125	125		
Filing 8	Single Family Detached	138	138		
Filing 9	Single Family Detached	239	239		
Filing 11	Condominium	160	160		
Filing 12	For Rent Apartments	525	525		
Filing 15	Single Family Detached	292		292	
Filing 16	Single Family Detached	77		77	
Filing 17	Single Family Detached	61		61	
Future Residential 12 Acres	To Be Determined				X
Future Residential 4 Acres	To Be Determined				X
Future Retail 13 Acres	To Be Determined				X
		2,518	2,088	430	
Total Approved Units		2,792			
Remaining Available Units		274			

Planning Commission Meeting - May 5, 2021





Final Plat





Final Plat

Plat characteristics:

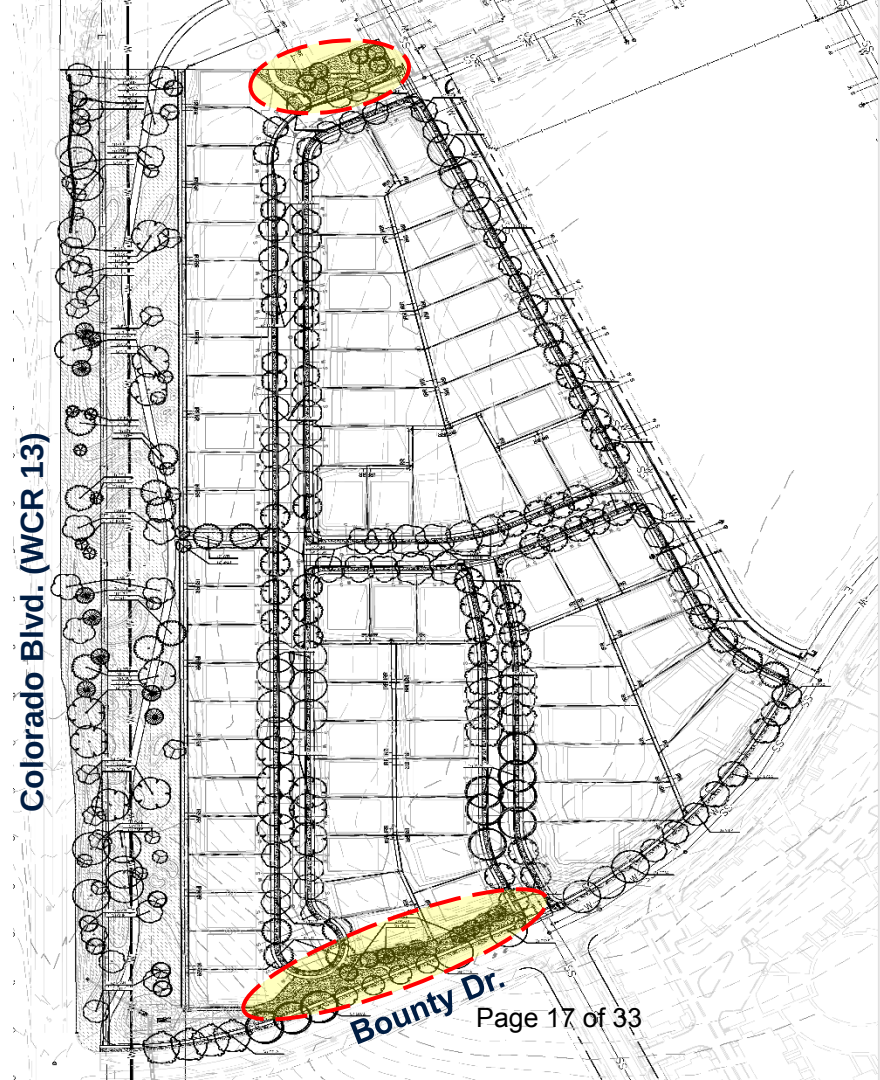
- ~ 22 acres total
- 77 detached single-family residential lots
- Density: 3.5 du/ac
- Total open space including drainage: ~ 4.6 acres (21%)
- Park – adjacent to RainDance Community Park



Landscaping & Improvements

- Open space / drainage = ~ 4.6 acres (21%)
- 2 Pocket Parks
- Park areas include pedestrian amenities, open lawn area, and ornamental landscaping.

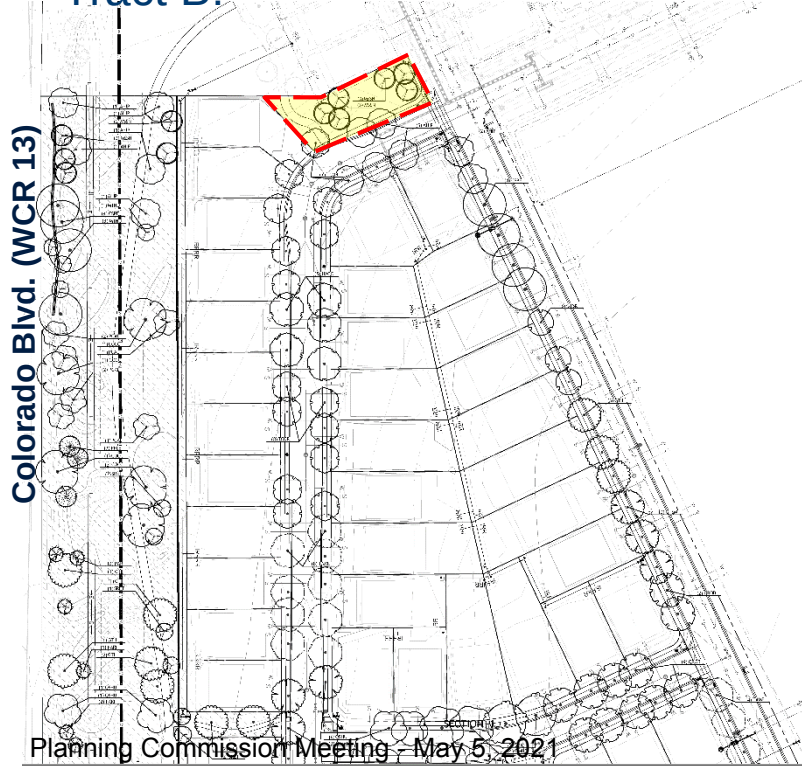
Planning Commission Meeting - May 5, 2021



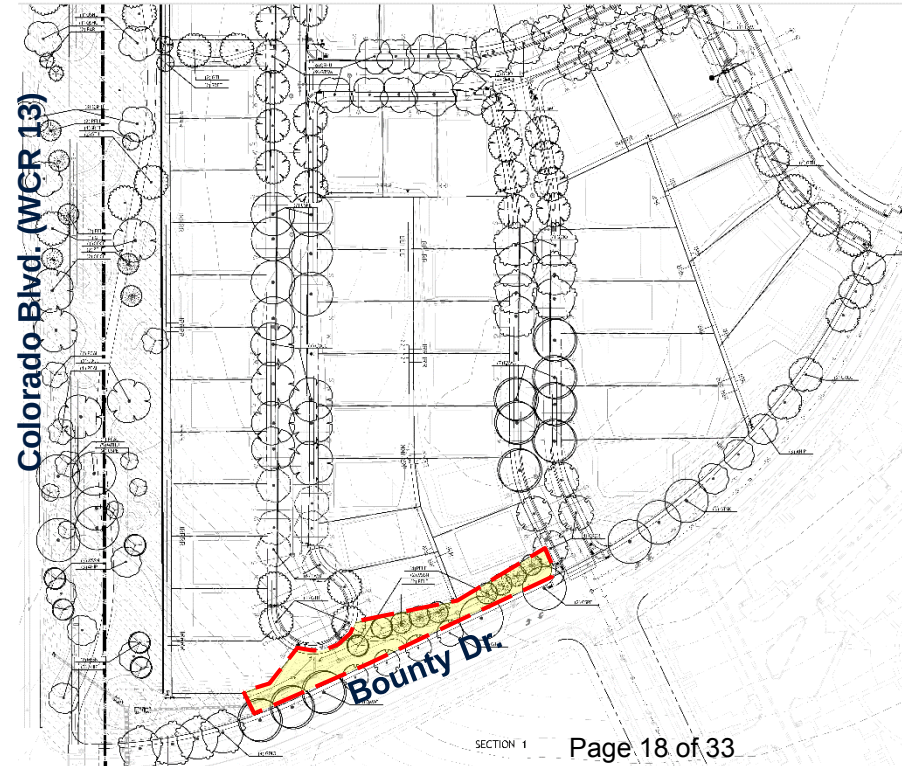


Pocket Park Areas

Tract B:



Portion of Tract A:





Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objective:

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.



Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5c – Residential Areas Framework

Goal:

Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objective:

- 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

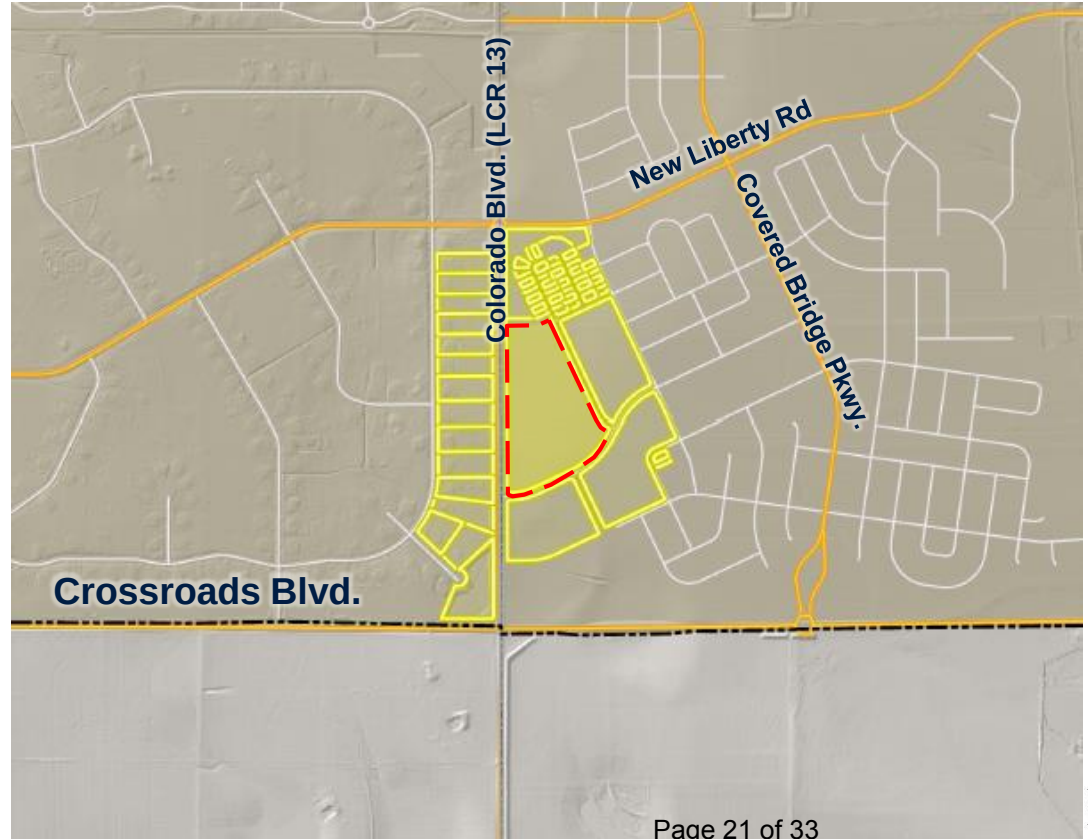


Notification Area

The Municipal Code requires a public hearing notification for a final major subdivision.

Notifications for this meeting were as follows:

- April 20, 2021 – affidavit of letters mailed to property owners within 500 ft.
- April 19, 2021 – legal notice posted on the Town of Windsor website
- April 19, 2021 – development review sign posted on the property
- April 23, 2021 – legal ad published in the paper





Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the final major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Recommendation



Subdivision Considerations

Sec. 17 Articles X and XI. Design Standards and Required Improvements

- 1) General compliance with Comprehensive Plan: reservation of rights-of-way, utility easements, open spaces for school and recreation areas
- 2) No undue burden on public utility systems and community facilities
- 3) Potential dangers to health or safety due to soil, subsoil and flooding are avoided; i.e. has proper drainage, soils
- 4) Consideration given to the preservation of groves of trees, streams, unusually attractive topography and other desirable natural landscape features
- 5) Alignment of street rights-of-way and utility and drainage easements and open spaces are coordinated with adjoining subdivisions
- 6) Meets street design and construction standards: access, intersections, cul-de-sac length, paving
- 7) Meets zoning parameters: lot size, dimensions, adequate building sites
- 8) Meets landscaping standards
- 9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.



January 26, 2021

Raindance Subdivision Sixteenth Filing – Project Narrative
Project No. 0732.0392.00

The Raindance Sixteenth Filing continues the character and patterns of the Raindance Development. Native open space areas and pedestrian connectivity through detached trails enhance the large setback along Colorado Boulevard and tie into the overall Raindance project.

The project is located on Tract B of the Raindance Subdivision Fifth Filing, on the west side of Moon Rise Drive and on north side of Bounty Drive.

The project intent is to construct 1 and 2-story, single-family, buildings on the 22.06-acre site. The site consists of 77 lots with an overall density of 3.49 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 154 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additional on-street parking is provided on all streets, with the exception of Bounty Drive. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D standards.

Access to the site is provided through existing surrounding streets and new dedicated ROW. Falling Lead Drive (new) will connect Bounty Drive and Equinox Drive (new) and Nightfall Drive (new) will connect to Moon Rise Drive. Nightfall Drive will transition to Nightfall Ct at the intersection of Equinox Drive, as it changes to a cul-de-sac. All utility services are a continuation of the Raindance Development and are per the master plan concepts.

At this time, the project is anticipated to be constructed in one phase, however that may be modified at the time of Final Subdivision.

If there are any questions, concerns, or if additional information is required please feel free to contact me.

Sincerely,

TST, INC. CONSULTING ENGINEERS

Brian Williamson

bwilliamson@tstinc.com

748 Whalers Way
Suite 200
Fort Collins, CO 80525
970.226.0557 main
970.226.0204 fax

ideas@tstinc.com
www.tstinc.com

BEING A REPLAT OF TRACT B, RAINDANCE SUBDIVISION, FIFTH FILING, SITUATE IN SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M; TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

TEST, INC. CONSULTING ENGINEERS
JOHN MEYERS JR.
748 WHALERS WAY, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

RAIN DANCE DEVELOPMENT COMPANY LLC
MARTIN LIND
1625 PELICAN LAKES POINT, SUITE 207
WINDSOR, COLORADO 80550
(970) 686-5828


$$1'' = 1,000'$$

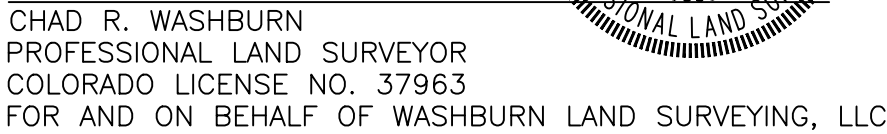
77 2 PL

BASIS OF BEARING STATEMENT

BEARINGS ARE BASED ON THE WEST LINE THE SOUTHWEST QUARTER OF SECTION 31, WHICH IS ASSUMED TO BEAR S00°12'08"E A DISTANCE OF 2635.99 FEET. SAID LINE BEING MONUMENTED AS SHOWN HEREON

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 20____.



KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, AND STREETS AND TO THE EXTENT APPLICABLE DO HEREBY DEDICATE TO THE PUBLIC RECREATION OF THE STREETS, ALLEYS, AND UTILITY EASEMENTS, IF ANY, SO INDICATED HEREON BY THE NAME OF THE SUBDIVISION, SIXTEEN FEET WIDE, EASEMENTS AND RIGHTS OF WAY NOW OR IN THE FUTURE TO BE RECORDED OR EXISTING OR INDICATED ON THIS PLAN, IN COMPLIANCE WITH THE TOWN OF WINDSOR SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE ____ DAY OF _____, 20

NAME	TITLE
------	-------

STATE OF _____)
COUNTY OF _____) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, AND AS SHOWN ON THE ATTACHED MAP DO HEREBY VACATE ALL PREVIOUS PLATTING OF THE ABOVE DESCRIBED PARCEL OF LAND.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE ____ DAY OF _____, 20

NAME	TITLE
------	-------

STATE OF _____)
COUNTY OF _____) ss:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

A REPLAT OF A TRACT OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO; SITUATE IN SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B, RANDANCE SUBDIVISION, FIFTH FILING, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON APRIL 19, 2019 UNDER RECEPTION NO. 4482401.

THIS IS TO CERTIFY THAT A MAJOR SUBDIVISION PLAT OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY RESOLUTION NO.

OF THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE _____ DAY OF _____, 20____, A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, AS AUTHORIZED BY SAID RESOLUTION ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID MAJOR SUBDIVISION PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

ATTEST:

MAYOR

TOWN CLERK

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC WORKS DEPT.

XCEL ENERGY

COMCAST CABLE

POUDRE VALLEY REA

APPROVED THIS THE ____ DAY OF _____, 20__

DIRECTOR OF ENGINEERING

APPROVED THIS THE ___ DAY OF _____, 20__

APPROVED THIS THE ____ DAY OF _____, 20__.

CHAIRMAN,
WINDSOR PLANNING COMMISSION

DIRECTOR OF PLANNING

APPROVED THIS THE _____ DAY OF _____, 20____

APPROVED THIS THE ___ DAY OF _____, 20__

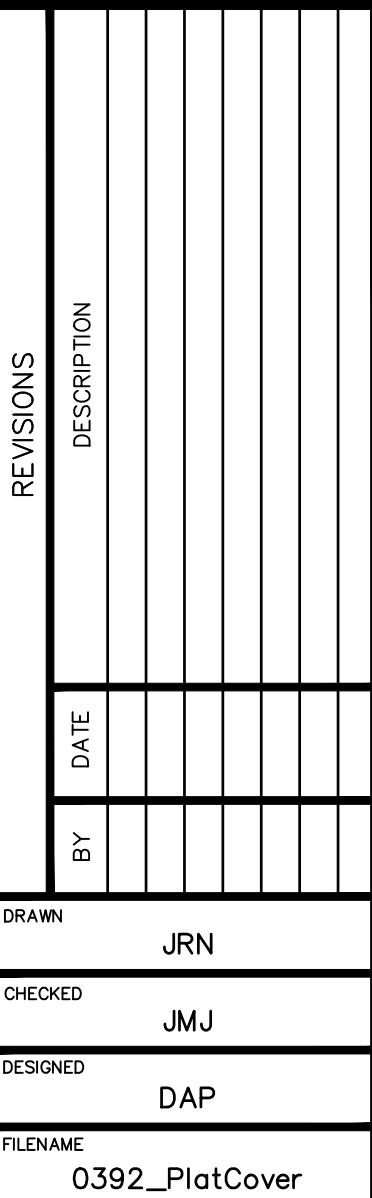
TOWN MANAGER

DIRECTOR OF PUBLIC WORKS

NOTES:

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON
2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
3. ALL EXISTING PUBLIC EASEMENTS DEDICATED BY PREVIOUS PLATTING WITHIN THE SUBJECT PROPERTY BOUNDARY ARE HEREBY VACATED AND REDEDICATED AS SHOWN HEREON.
4. FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST INC. CONSULTING ENGINEERS, AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT NO. FCC25139301-12 PREPARED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE JUNE 10, 2016 AT 5:00 PM. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST, INC. OR THE SURVEYOR OF RECORD.
5. PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
6. TRACT A AND B ARE OWNED AND OPERATED BY THE METROPOLITAN DISTRICT AND ARE OPEN SPACE.
7. TRACT A AND B ARE HEREBY DEDICATED AS BLANKET UTILITY, ACCESS AND DRAINAGE EASEMENTS. THE LOCATION OF ALL UTILITY INSTALLATIONS ARE SUBJECT TO OWNER APPROVAL PRIOR TO CONSTRUCTION.

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF WINDSOR AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.



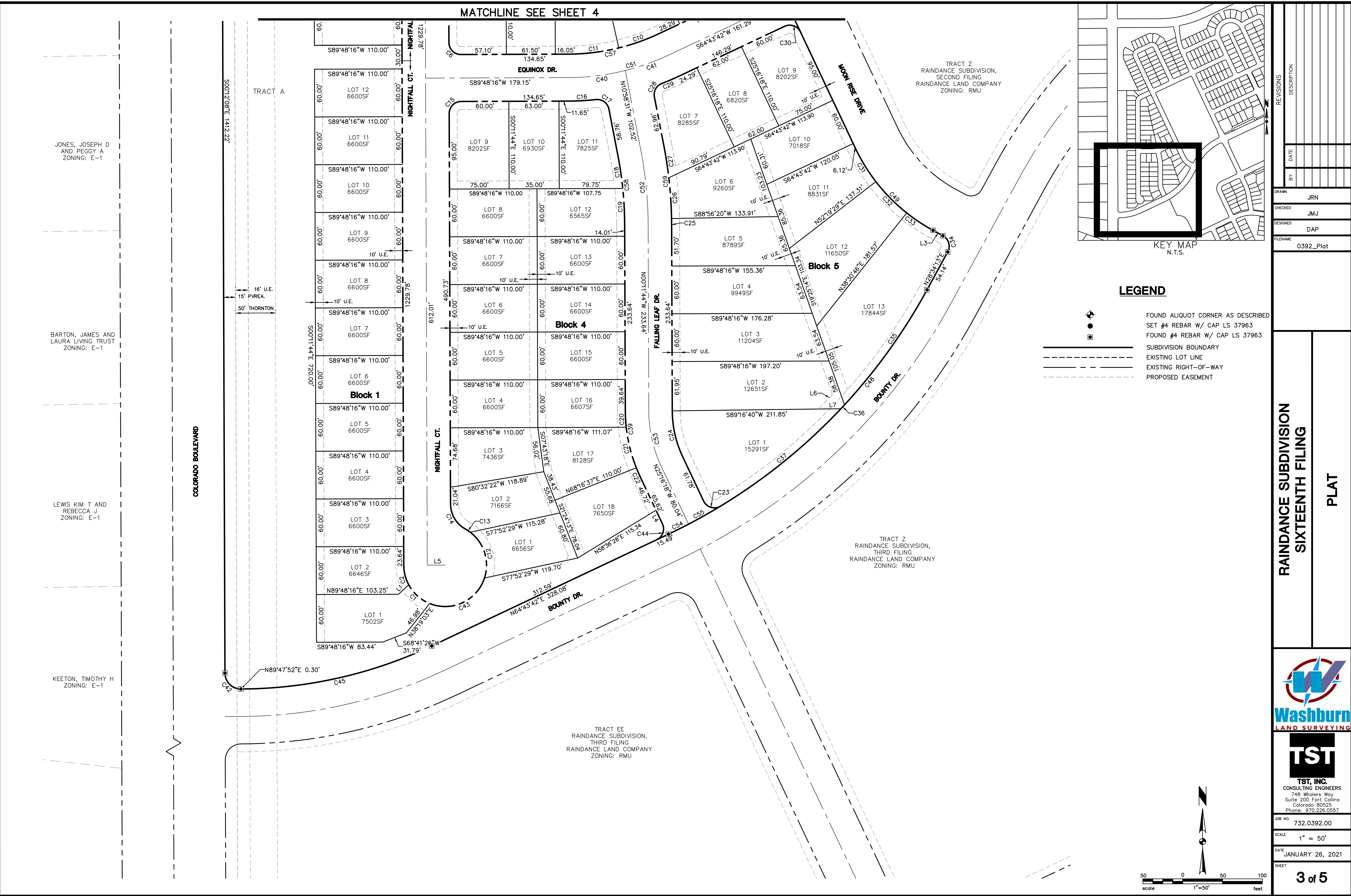
Washburn
LAND SURVEYING

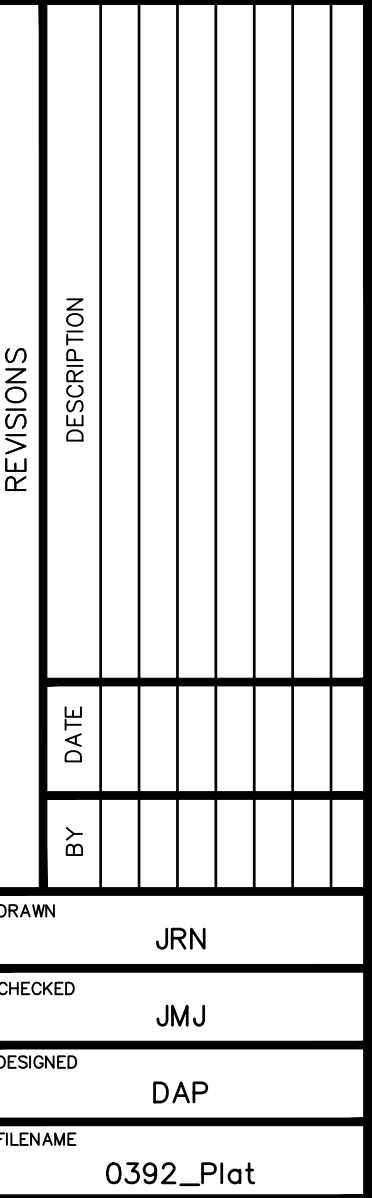
TST

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.	732.0392.00
SCALE	N/A
DATE	JANUARY 26, 2021
SHEET	2 of 5

MATCHLINE SEE SHEET 4





RAINANCE SUBDIVISION
SIXTEENTH FILING



TST

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

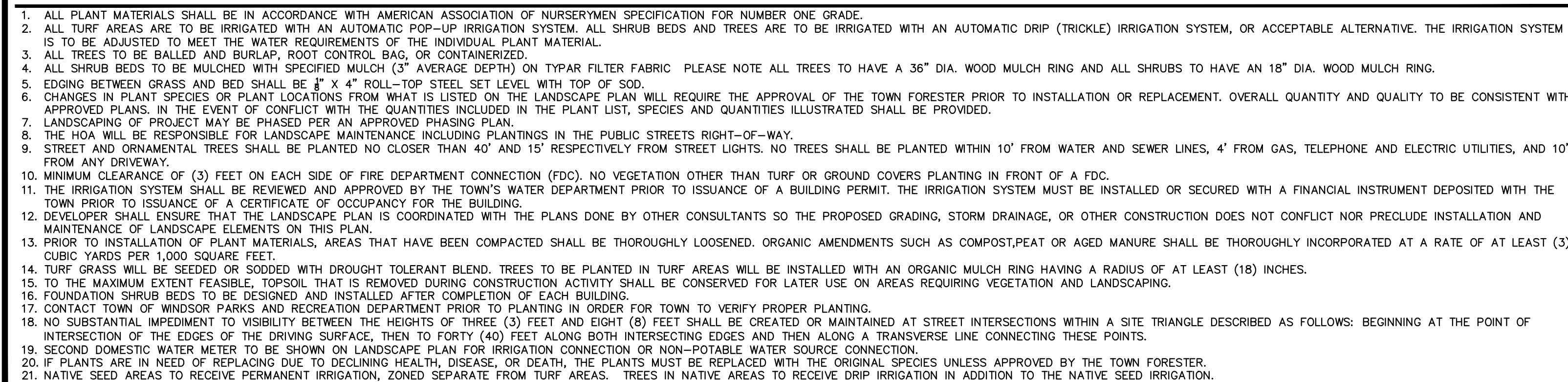
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SCALE 1" = 50'

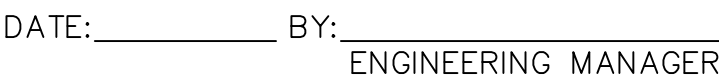
DATE JANUARY 26, 2021

SHEET

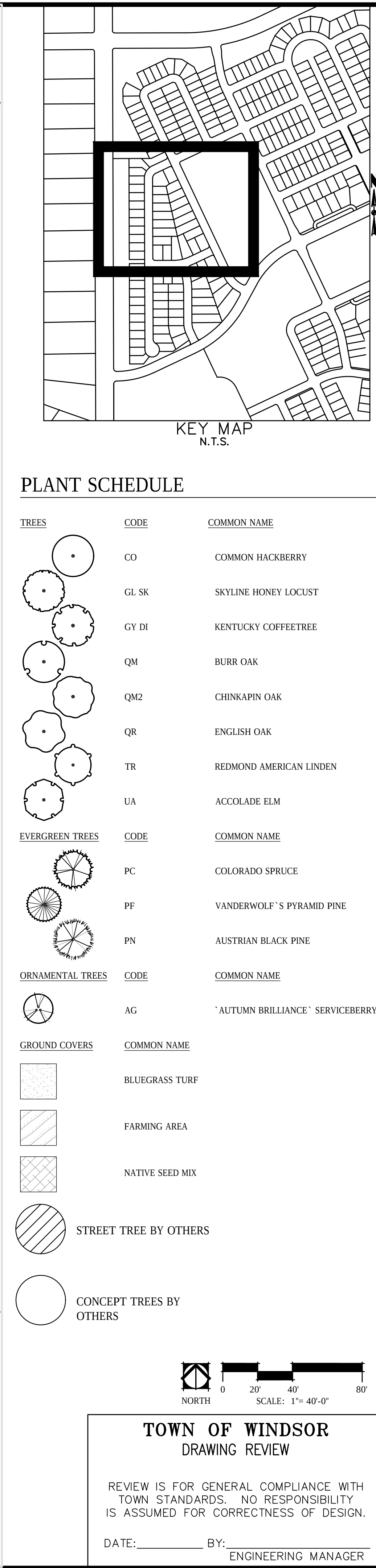
4 of 5



Pruning Notes:
Do not heavily prune the shrub at planting. Prune only dead or broken branches. If form is compromised by pruning, replace shrub.

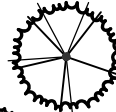
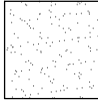
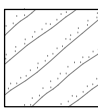
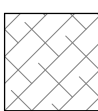
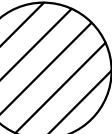
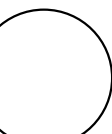


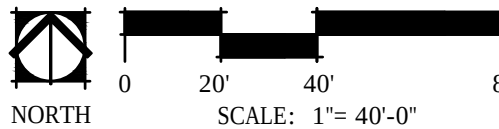
36 of 38

[illegible]



LANDSCAPE PLAN

<u>TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	CO	COMMON HACKBERRY
	GL SK	SKYLINE HONEY LOCUST
	GY DI	KENTUCKY COFFEETREE
	QM	BURR OAK
	QM2	CHINKAPIN OAK
	QR	ENGLISH OAK
	TR	REDMOND AMERICAN LINDEN
	UA	ACCOLADE ELM
<u>EVERGREEN TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	PC	COLORADO SPRUCE
	PF	VANDERWOLF`S PYRAMID PINE
	PN	AUSTRIAN BLACK PINE
<u>ORNAMENTAL TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	AG	`AUTUMN BRILLIANCE` SERVICEBERRY
<u>GROUND COVERS</u>	<u>COMMON NAME</u>	
	BLUEGRASS TURF	
	FARMING AREA	
	NATIVE SEED MIX	
	STREET TREE BY OTHERS	
	CONCEPT TREES BY OTHERS	



TOWN OF WINDSOR
DRAWING REVIEW

REVIEW IS FOR GENERAL COMPLIANCE WITH
TOWN STANDARDS. NO RESPONSIBILITY
IS ASSUMED FOR CORRECTNESS OF DESIGN.

DATE: _____ BY: _____
ENGINEERING MANAGER

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

JOB NO. 732.0392.00

SCALE $1"=40'$

DATE JANUARY 26, 202

38 of 38



MEMORANDUM

Date: May 5, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun
Location: North of Bounty Drive, East of Colorado Blvd and South of New Liberty
Re: Recommendation to Town Board - Final Major Subdivision - Raindance Subdivision 16th Filing - David N
Item #: C.2.

Background/ Discussion:

Please see public hearing item.

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the final major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed.