



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers May 19, 2021 - 6:00 PM

Virtual Meeting Only. Join this meeting online:

<https://windsorgov.zoom.us/j/94982059464> Or by phone: (877) 853 5247 US Toll-free / (888) 788 0099 US Toll-free Meeting ID: 949 8205 9464

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
*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 May 5, 2021 Planning Commission Meeting - K. Frawley, Town Clerk

C. BOARD ACTION

1. Public Hearing - Final Major Subdivision - Village East Subdivision 8th Filing - David Tschetter, Global Asset Recovery LLC, applicant
 - Quasi-judicial
 - Staff Presentation: Carlin Malone, Chief Planner
2. Recommendation to Town Board - Final Major Subdivision - Village East Subdivision 8th Filing - David Tschetter, Global Asset Recovery LLC, applicant
 - Quasi-judicial
 - Staff Presentation: Carlin Malone, Chief Planner

D. COMMUNICATIONS

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

E. ADJOURN



MEMORANDUM

Date: May 19, 2021
To: Planning Commission
Via:
From: Karen Frawley, Town Clerk
Location:
Re: May 5, 2021 Meeting Minutes
Item #: B.1.

ATTACHMENTS:

Description

- ▣ 05.05.21 Draft Minutes



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers May 5, 2021 - 6:00 PM Virtual Meeting Only.

This meeting was held virtually

MINUTES

A. CALL TO ORDER

Vice Chair Bushelman called the meeting to order at 6:01 p.m.

1. Roll Call

Vice -Chair Jerry Bushelman
Doug Dennison
Timothy Reddick
Cindy Beemer
Roger Colonnese
Eric Bernhardt

Absent

Chair Gale Schick
Kelly Hall

Also Present:

Scott Ballstadt, Director of Planning
Carlin Malone, Chief Planner
David Eisenbraun, Senior Planner
Kim Emil, Assistant Town Attorney
Kimberly Lambrecht, Planning Technician
Barry Wilson, Town Board Liaison
McKenzie Payne, Visual Media Coordinator
Karen Frawley, Town Clerk
Tom Siegel Water Valley

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

Doug Dennison moved to approve the agenda as presented, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Dennison, Reddick, Valdes; Motion Passed.

3. Public Invited to be Heard

Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Public Comments are expected to be constructive. Written comments are welcome and should be given to the Secretary prior to the start of the meeting. Written materials will not be accepted during the meeting in the interest of time.

Vice-Chair Bushelman opened the meeting up for public comment to which there was none.

B. CONSENT CALENDAR

Cindy Beemer moved to approve the minutes of the meeting of April 21, 2021 as written, Doug Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Dennison, Reddick, Valdes; Motion Passed.

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

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

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."

Vice Chair Bushelman opened the public hearing.

Alternate Commissioners Colonnese and Bernhardt were seated as voting members during this item to fill in for absent regular members.

Doug Dennison moved to close the public hearing, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Colonnese, Dennison, Reddick, Valdes; Motion Passed.

2. Recommendation to Town Board - Final Major Subdivision - Raindance Subdivision 16th Filing - David Nelson/ Martin Lind, owners/applicants, and Tom Siegel, applicant's representative

Please see public hearing item.

Vice-Chair Bushelman opened the meeting for commissioner comment to which there was none.

Cindy Beemer moved to forward a recommendation of approval of filing 16 to Town Board, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Colonnese, Dennison, Reddick, Valdes; Motion Passed.

D. COMMUNICATIONS

- Communications From Planning Commission

No communications to report from the Commission members.

- From Town Board Liaison

Town Board Member Wilson stated that there was a tour of the Riverwalk experience and the Grand Opening and ribbon cutting will be held on May 14th at 4:00 p.m. Other discussion was had on an IGA with Greeley for water to bridge the gap from where we are at now until NISP gets here in the future. There was also a tour of the Wastewater Treatment Plant and discussion on capacity issues and regulations that are coming. During the last Town Board meeting there was action on revoking the emergency Covid declaration. The board approved an IGA with the Windsor Severance Fire District to collect fire impact fees.

- Communications From Staff

Per Mr. Eisenbraun, there is the upcoming Eastman Park Corridor Plan steering committee meetings next week and Commissioner Beemer and Alternate

Colonnese have volunteered to represent the Commission. The public open house on May 12th will also be held and all Commissioners are invited. May 17th during the Town Board Work Session, Urban3 will be presenting to the Board and Planning Commission are invited to attend.

Per Ms. Malone, staff has received a referral from the Town of Johnstown that did not make it in time to add to the packet and discussed the details of the referral with the Commission. The comments that will be sent back to Johnstown include making sure that adequate transportation are included, a traffic impact study and recommendations followed, Staff also had concerns about the signalized intersection at 34 and Colorado Boulevard becoming too congested, as well as Johnstown's GMA boundary overlapping Windsor's.

Per Mr. Ballstadt, a week from tomorrow is the DOLA refresher and zoom information has already been sent out.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 6:29 p.m.

Karen Frawley, Town Clerk



MEMORANDUM

Date: May 19, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: North of SH 392 and West of WCR 21
Re: Public Hearing – Final Major Subdivision - Village East Subdivision 8th Filing
Item #: C.1.

Background/ Discussion:

The applicant, Mr. David Tschetter, has submitted a final major subdivision plat known as Village East Subdivision 8th Filing. The subdivision encompasses approximately 63 acres and is zoned RMU-1 (Residential Mixed Use) and GC (General Commercial). The proposed subdivision includes 131 single-family residential lots with tracts for open space, drainage/irrigation easements and future development including multifamily residential and neighborhood commercial.

The preliminary major subdivision was approved by the Planning Commission on April 1, 2020. The final major subdivision is consistent with this approval.

Final Plat characteristics:

- 63 total acres
- 131 single-family lots (22.22 acres)
- Minimum required lot size for single-family residential lots: 6,000 sf
- Lot size range for this subdivision: 6,000 sf – 15,041 sf
- Density: 5.8 du/ac ·
- A tract (Tract V) for two future single-family lots (.41 acres / .6%) ·
- Tracts for future development: 9.9 acres (15.6%) ·
- Parks - Not applicable due to location proximity to Village East Park
- Extension of trail system, including an extension of Great Western Trail ·
- Public right-of-way: 11.56 acres (18.26%) ·
- Tracts for open space / drainage: ~ 9.15 acres (14%)
 - New Cache La Poudre Irrigation Company easement: 3.65 acres (5.77 %) ·
 - Law Consolidated Ditch easement: 3.18 acres (9.6%) ·
- Total open space, drainage and ditch easements: 15.98 acres (29%)
- Required open space in RMU zone district: 20%
- All open space and drainage/ditch easements, with exception of New Cache La Poudre Irrigation Company easement, will be maintained by the subdivision homeowner's association

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.
3. Develop new neighborhoods adjacent to the Town core.
4. Encourage the oil and gas industry to remediate, reclaim, and develop former oil and gas extraction and mining sites as they come offline.

Staff comment: The applicant has provided evidence that an oil and gas well on the property has been capped and abandoned in accordance with the State of Colorado Oil and Gas Conservation Commission (COGCC), and evidence of the State's acceptance of the abandonment. While the COGCC, nor the Town, have specific setback requirements between capped and abandoned wells and homes, a 50-foot setback to any occupied structure has been included on the plat.

On the northeast corner of the property (Tract V), the area is currently being mitigated for a spill. This mitigation is near the final stages and is expected to be fully mitigated in July of this year. Once completed, Tract V will be eligible for two additional single-family residential lots through the Minor Subdivision process. The Minor Subdivision process is administrative.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.
6. Work cooperatively with adjacent municipalities to coordinate future land use and development within intergovernmental planning areas and amend intergovernmental agreements to meet evolving community needs and land use demand.

Staff comment: Town Windsor staff, Town of Severance staff, the applicant and applicant's team of consultants have been coordinating throughout the review of this application to ensure the proposed development with future development plans east of WCR 21 in Severance. Coordination with this group will continue as the development progresses through construction and future development phases.

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 :

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.
4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Notifications

The public hearing notifications were as follows:

- April 19, 2021 – affidavit of mailing to property owners within 300 feet
- May 7, 2021 – display ad published in the newspapers
- May 7, 2021 – signs (2) posted on the property
- May 5, 2021 – notice posted to Town's website

Surface Development Notification.

Colorado Revised Statutes (C.R.S. § 24-65.5-103) requires that mineral estate owners are notified 30 days prior to the initial public hearing of the development proposal. Mineral owners may waive the 30-day notification requirement. The applicant has provided the list of mineral owners and an affidavit that this requirement has been met by the applicant.

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan, Area of Focus: Sustainable Infrastructure

Goals:

- Design and implement a well-connected, efficient, multi-modal transportation network
- Establish pedestrian and bicycle connectivity throughout Windsor
- Adequately maintain and ensure that infrastructure (streets, trails, water & sewer) aligns with growth
- Ensure equitable parks/trails/open space/cultural infrastructure in all neighborhoods and areas throughout Windsor

Recommendation:

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

CC:

David Tchetter, Global Asset Recovery LLC, applicant

ATTACHMENTS:

Description

- ▢ Project Narrative
- ▢ Final Subdivision Plat
- ▢ Final Landscape Plan
- ▢ Staff Presentation

Final Plat Request Narrative for Village East

Date: 7.14.2020

Subject: Village East, Windsor Co. – Final Plat request Narrative

Applicant: Consilium Design

2755 S. Locust St.

Denver, CO. 80222

Phone: 303-224-9520 Email: clkarn@consiliumdesign.com

Planning Department: Town of Windsor Planning Dept.

301 Walnut St.

Windsor, Co. 80550

Phone: 970-674-2415

Website: www.windsorgov.com

Narrative

Project Description:

Village East is a proposed subdivision located at the intersection of Highway 392 and County road 21 in Windsor, Colorado. The site is a total of approximately 62.5 acres. On the site, there are 133 planned single-family lots totaling approximately 35.72 acres of the site. These will be single family lots averaging 60' x 110' in size. The parcels zoned GC at the southeast parcel of the property, which is a total of 5.6 acres, we have currently programmed for future commercial use with approximately 28,500 square feet of building footprint. The southwest parcel of the site, approximately 5.11 acres, is currently illustrated as future multi-family residential units. The area encompassing the Greeley No. 2 Canal, which bisects the northern portion of the site, and the Consolidated Law Ditch, which runs from midway along the eastern property border to the middle of the southern border, includes additional open space and recreation totaling approximately 16.07 acres. The total proposed open space is approximately 25% of the total project. The gross density of the 46.43 acres, including multi-family units, will be approximately 4.9 DU/AC.

Description of Request:

Approval of final plat as proposed.

Respectfully submitted,

Craig Karn

Principle and Owner, Consilium Design

VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

DESCRIPTION

A plat of a parcel of land in the TOWN OF WINDSOR, County of Weld, Colorado, located in the Southeast Quarter (SE¼) of Section Fifteen (15), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.) and being more particularly described as follows:

Lots A and B, Recorded Exemption No. 0807-15-4-RE 2371, recorded March 19, 1999 as Reception No. 2681026 of the Records of Weld County.

Together With:

SE-735 of the Subdivision Exemption Map SE-735, recoded March 19, 1999 as Reception No. 2681025 of the Records of Weld County.

Excepting Therefrom:

Parcels of land described in Quit Claim Deed recorded November 14, 2006 as Reception No. 3434659, and a parcel of land described in that Special Warranty Deed recorded June 24, 2015 as Reception No. 4118760, and all that portion of land in said Section 15 platted as the Village East Subdivision recorded June 24, 2015 as Reception No. 4118758, all of the Records of Weld County.

Said described parcel of land contains 63.29 acres, more or less

VACATION STATEMENT

Know all men by these presents that we the undersigned, being the 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 seals this the ____ day of _____, 20____.

Global Asset Recovery, LLC
David Tschetter, as Authorized Agent

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD) ss.

The foregoing instrument was acknowledged before me by _____, this _____ day of _____, 20____.

My commission expires: _____
Notary Public
(SEAL)

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST
THE UNDERSIGNED, all being owners, lienholders and holders of any ownership interest in the land described hereon, have caused such land to be surveyed and subdivided into lots, tracts and streets. The undersigned do hereby dedicate to the Town of Windsor forever all streets, alleys, rights-of-way, utility easements and other easements intended for municipal purposes as indicated hereon under the name of VILLAGE EAST SUBDIVISION EIGHTH FILING, subject to all easements and rights of way now of record or existing or as indicated on this Plat. In compliance with the Town of Windsor regulations and by contractual agreement, the undersigned owner(s) shall bear all expense involved in Subdivision improvements.

In witness whereof, we have hereunto set our hands and seals this the ____ day of _____, 20____.

Global Asset Recovery, LLC
David Tschetter, as Authorized Agent

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD) ss.

The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 20____.

My commission expires: _____
Notary Public
(SEAL)

EASEMENT APPROVAL:

Utility easements are adequate as shown and are hereby approved.

Town of Windsor Public Works Department Century Link Communications Xcel Energy Comcast Cable Oil Com Corp.

New Cache La Poudre Irrigating Company

ENGINEERING DEPARTMENT APPROVAL

Approved this the ____ day of _____, 20____.

PLANNING COMMISSION APPROVAL

Approved this the ____ day of _____, 20____.

Manger of Engineering

Chairman,
Windsor Planning Commission

LEGEND

— — — — —

EXISTING EASEMENT LINE

— — — — —

ROAD CENTERLINE

- - - - -

EASEMENT AS NOTED

- - - - -

RIGHT-OF-WAY

— — — — —

BOUNDARY LINE

- - - - -

VACATED ROW

— — — — —

FLOODPLAIN LINES

●

FOUND CORNER AS DESCRIBED

○

SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 34995

⬤

ALIQUOT CORNER AS DESCRIBED

— — — — —

UE UTILITY EASEMENT

— — — — —

DE DRAINAGE EASEMENT

— — — — —

EWE EXCLUSIVE WATER EASEMENT

— — — — —

UDE UTILITY AND DRAINAGE EASEMENT

— — — — —

UAEAE UTILITY, ACCESS, AND EMERGENCY ACCESS EASEMENT

— — — — —

UAEADE UTILITY, ACCESS, EMERGENCY ACCESS, AND DRAINAGE EASEMENT

DEVELOPER/APPLICANT

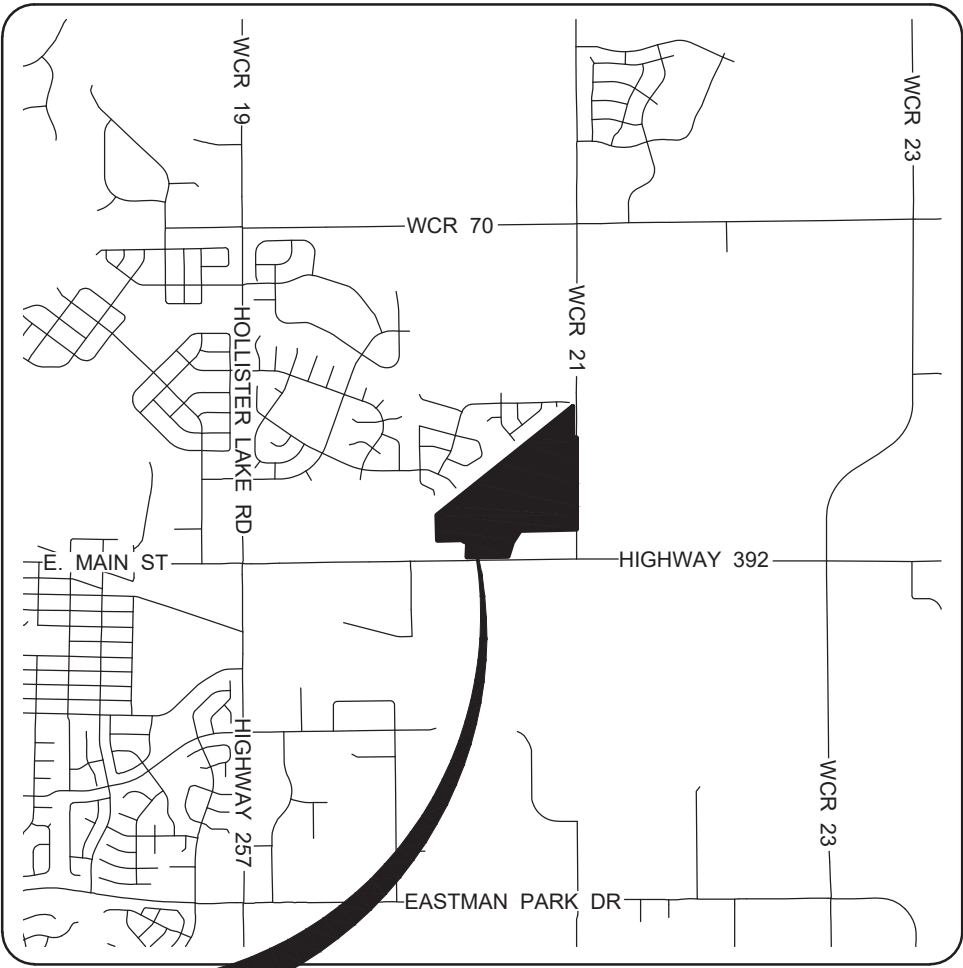
GLOBAL ASSET RECOVERY, LLC
DAVID TSCHETTER, AUTHORIZED AGENT
6530 CONSTITUTION DRIVE
FORT WAYNE, INDIANA, 46804
(800)-253-6253

SITE ENGINEER

Northern Engineering Services, Inc.
Stephanie Thomas, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR

Northern Engineering Services, Inc.
Steve Lund, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158



VICINITY MAP

1"=3000'

PLANNING DEPARMENT APPROVAL

Approved this the ____ day of _____, 20____.

Director of Planning

MAYOR'S CERTIFICATE

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 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.

Mayor

ATTEST:
Town Clerk

TOWN MANAGER'S APPROVAL

Approved this the ____ day of _____, 20____.

Town Manager

PUBLIC WORKS DEPARMENT APPROVAL

Approved this the ____ day of _____, 20____.

Director of Public Works

NOTICE OF OTHER DOCUMENTS

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 promised 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.

SURVEYOR'S CERTIFICATE:

I, Steven A. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown herein actually exist and this plat accurately represents said survey.

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

Right-to-Farm Statement

Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes or other structures, unless they have an adjudicated right to the water.

Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high-speed traffic, sand burs, puncture vines, territorial farm dogs and livestock and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

Weld County Right to Extract Mineral Resources Statement

Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the State's commercial mineral deposits are essential to the State's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state.

Mineral resource locations are widespread throughout the County and person moving into these areas must recognize the various impacts associated with this development. Often times, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.

NOTES:

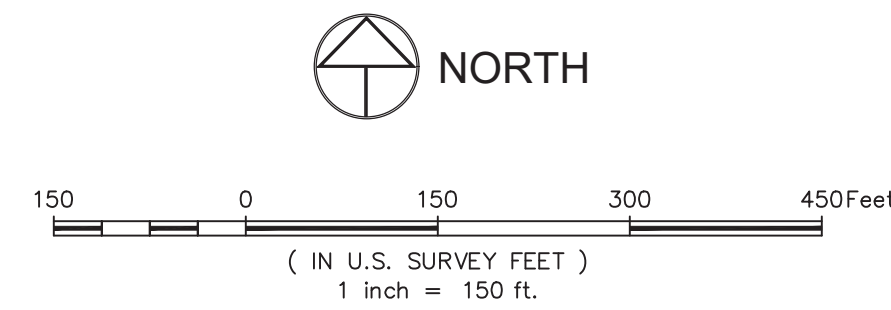
- 1) This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding easements, rights-of-way and title, Land Title Guarantee Company, Order Number: FCC25159409, dated July 11, 2018 at 5:00 p.m. and Land Title Guarantee Company, Order Number: FCC25159409-2, dated July 11, 2018 at 5:00 p.m. were used in the process of this survey.
- 2) Gross land area is 2,756,953 square feet, or 63.291 acres, more or less.
- 3) The lineal unit of measurement for this survey is U. S. Survey Feet.
- 4) The Basis of Bearings is the East line of the Southeast Quarter of Section 15 as bearing North 00° 03' 21" West, and monumented as shown on drawing.
- 5) Current Zoning: Residential Mixed-Use "RMU" (All Lots and Tracts except Tract B, Tract C and Tract L) and General Commercial "GC" (Tract B, Tract C and Tract L).
- 6) The parcel is a mix of Flood Zones "X", "AE", and "AH"
- 7) Oil/Gas well "HAAS 1" has been plugged and abandoned per the COGCC website on 04-14-2017 and per proper mitigation methods and techniques. A portion of Lots 1, 2, 28 and 29 of Block 1 are encumbered by the approved oil and gas setback to well head. No occupied structures shall be constructed within the setback as indicated on this plat. The location for "HAAS 1", as indicated herein, is based on data derived from the COGCC website.
- 8) Tract V, Block 1 is subject to environmental contamination mitigation measures as regulated by Colorado Oil and Gas Conservation Commission (COGCC). No building permits shall be issued for said Tract until COGCC has approved completion of mitigation measures.
- 9) LAND USE TABLE appears on Sheet 7 of 7 of this plat.
- 10) The area within Tracts B, C, G, and Q that is contained within the Easement described in "Deed of Easement and Right-of-Way Agreement Drainage and Utility Easement" recorded as Reception No. 4153619 will be maintained in accordance with the terms of the Village East 8th Filing Subdivision Development Agreement.

PROJECT: 1220-002	DATE: 04/20/2021	SCALE: AS SHOWN	REVIEWED BY: S. LUND
DESIGNED BY:			
DRAWN BY: A. Lund			

Revisions:	By:	Date:
1.) ADDRESS FIRST ROUND OF COMMENTS	AML	05-06-2019
2.) ADDRESS SECOND ROUND OF COMMENTS	AML	05-26-2019
3.) REMOVE MULTI-FAMILY AND COMMERCIAL	AML	09-26-2019
4.) UPDATE OAG BUFFER LOT CONFIGURATION	AML	03-13-2020
5.) ADDRESS 4TH ROUND COMMENTS	AML	06-23-2020
6.) UPDATE L12 & L13 TO FUTURE DEVELOPMENT TRACT	AML	02-05-2021

SECTION: 15	TOWNSHIP: 6 N	RANGE: 67 W of the 6th PM
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LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



LEGEND

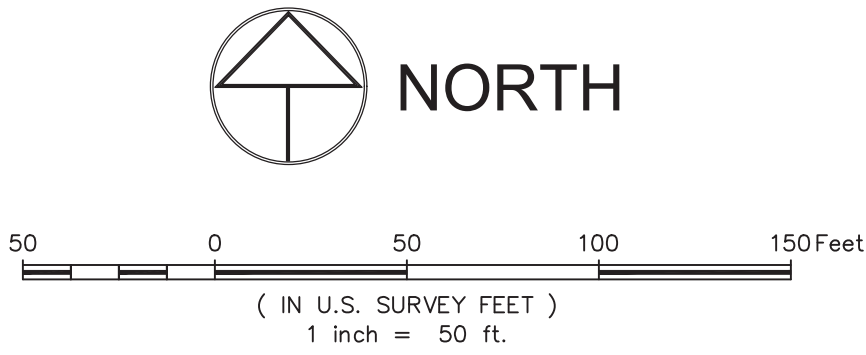
	EXISTING EASEMENT LINE		FOUND CORNER AS DESCRIBED
	ROAD CENTERLINE		SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 34995
	EASEMENT AS NOTED		CORNER POINT OF TOWNHOME LOTS
	RIGHT-OF-WAY		ALIQUOT CORNER AS DESCRIBED
	BOUNDARY LINE	UE	UTILITY EASEMENT
	VACATED ROW	DE	DRAINAGE EASEMENT
	FLOODPLAIN LINES	EWE	EXCLUSIVE WATER EASEMENT
		UDE	UTILITY AND DRAINAGE EASEMENT
		UAEA	UTILITY, ACCESS, AND EMERGENCY ACCESS EASEMENT
		UAEAED	UTILITY, ACCESS, EMERGENCY ACCESS, AND DRAINAGE EASEMENT

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
for and on behalf of Northern Engineering Services, Inc.

VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



SEE SHEET 7 OF 7
FOR LINE & CURVE TABLES

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

FOUND #4 REBAR WITH
ORANGE PLASTIC CAP
LS 33642

SEE SHEET 4

SEE SHEET 4

Revisions:		By:	Date:
1.)	ADDRESS FIRST ROUND COMMENTS	AML	05-06-2019
2.)	ADDRESS SECOND ROUND COMMENTS	AML	05-20-2019
3.)	REMOVE MULTI-FAMILY AND COMMERCIAL	AML	09-26-2019
4.)	UPDATE OAG BUFFER LOT CONFIGURATION	AML	03-13-2020
5.)	UPDATE 4TH ROUND COMMENTS	AML	09-23-2020
6.)	UPDATE L12 & L13 TO FUTURE DEVELOPMENT TRACT	AML	02-05-2021

SECTION:	15
TOWNSHIP:	6 N
RANGE:	67 W of the 6th PM

**NORTHERN
ENGINEERING**

FOR: COLLINS: 307 North Hoad Street, Suite 100, 80521, 970.221.4158
GREGLEY: 820 8th Street, 80631, northernengineering.com

PROJECT:	1220-002	DATE:	04/20/2021
DESIGNED BY:		SCALE:	1" = 50'
DRAWN BY:	A. Lund	REVIEWED BY:	S. Lund

SUBDIVISION PLAT
**VILLAGE EAST SUBDIVISION EIGHTH FILING
WINDSOR, WELD COUNTY, COLORADO**

VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR,
COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 7 OF 7
FOR LINE & CURVE TABLES



(IN U.S. SURVEY FEET)
1 inch = 50 ft.

SEE SHEET 7 OF 7
FOR LINE & CURVE TABLES

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

Revisions:	Date:	By:
1.) ADDRESS FIRST ROUND COMMENTS	05-26-2019	AIL
2.) ADDRESS SECOND ROUND COMMENTS	05-26-2019	AIL
3.) REMOVE MULTI-FAMILY AND COMMERCIAL	03-13-2020	AIL
4.) UPDATE OAG BUFFER LOT CONFIGURATION	03-13-2020	AIL
5.) ADDRESS 4TH ROUND COMMENTS	05-26-2020	AIL
6.) UPDATE 12 & 13 TO FUTURE DEVELOPMENT TRACT	02-26-2021	AIL

SECTION:	TOWNSHIP:	RANGE:
15	6 N	67 W of the 6th PM

**NORTHERN
ENGINEERING**

FOR COLINS: 307 North Haves Street, Suite 100, 80521, 970.221.4158
Greeley, CO 80639
northernengineering.com

PROJECT:	DATE:	SCALE:	REVIEWED BY:
1220-002	04/20/2021	1" = 50'	S. LUND
DESIGNED BY:	DRAWN BY:		
	A. Lund		

SUBDIVISION PLAT
VILLAGE EAST SUBDIVISION EIGHTH FILING
WINDSOR, WELD COUNTY, COLORADO

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 7 OF 7
FOR LINE & CURVE TABLES

SEE SHEET 6

SEE SHEET 6

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

SUBDIVISION PLAT

SEE SHEET 3

Revisions:		By:	Date:
1.)	ADDRESS FIRST ROUND OF COMMENTS	AMIL	05-08-2019
2.)	ADDRESS SECOND ROUND OF COMMENTS	AMIL	05-30-2019
3.)	REMOVE MULTI-FAMILY AND COMMERCIAL	AMIL	09-26-2019
4.)	UPDATE Q&G BERTLOT CONFIGURATION	AMIL	03-13-2020
5.)	ADDRESS 4TH ROUND COMMENTS	AMIL	06-23-2020
6.)	UPDATE L12 & L13 TO FUTURE DEVELOPMENT TRACT	AMIL	02-05-2021

SECTION: 15	TOWNSHIP: 6 N	RANGE: 67 W of the 6th PM
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NORTHERN
ENGINEERING

PROJECT: 1220-002	DATE: 04/20/2021
DESIGNED BY:	SCALE: 1" = 50'
DRAWN BY: A. Lund	REVIEWED BY: S. Lund

SUBDIVISION PLAT

VILLAGE EAST SUBDIVISION EIGHTH FILING
WINDSOR, WELD COUNTY, COLORADO

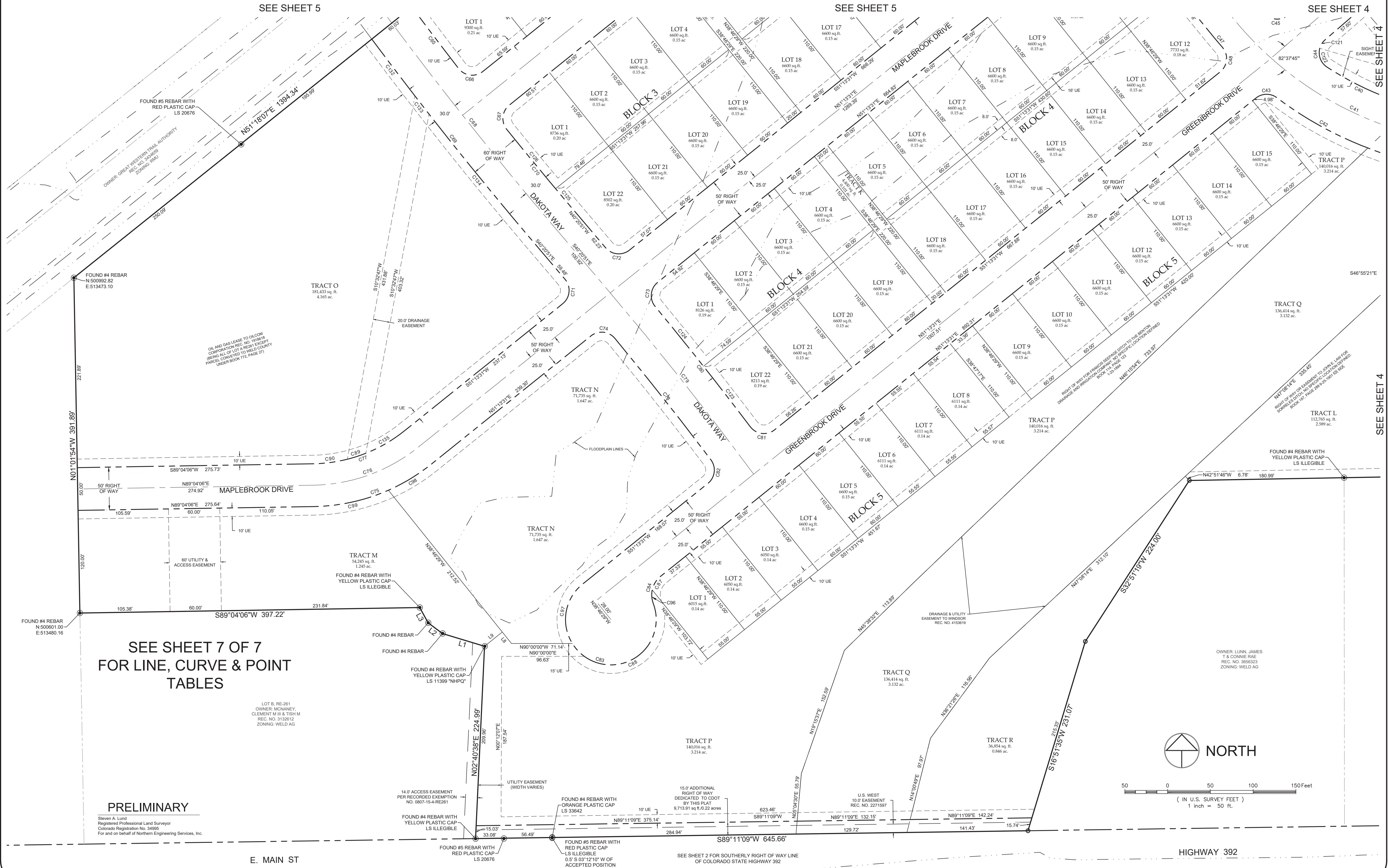
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7 Sheets

SUBDIVISION PLAT

VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 7 OF 7
FOR LINE & CURVE TABLES



SUBDIVISION PLAT

Revisions:	Date:	By:
1) ADDRESS FIRST ROUND COMMENTS	05/26/2021	ANL
2) ADDRESS SECOND ROUND COMMENTS	05/26/2021	ANL
3) ADDRESS THIRD ROUND COMMENTS	05/26/2021	ANL
4) ADDRESS FOURTH ROUND COMMENTS	05/26/2021	ANL
5) ADDRESS FIFTH ROUND COMMENTS	05/26/2021	ANL
6) ADDRESS SIXTH ROUND COMMENTS	05/26/2021	ANL

SECTION:	TOWNSHIP:	RANGE:
15	6 N	67 W

NORTHERN ENGINEERING

NE

FORT COLLINS: 307 North Hovey Street, Suite 100, 80521, 970.221.4158
GREELEY: 820 8th Street, Suite 100, 80631, 970.221.4158
nortnengr.com

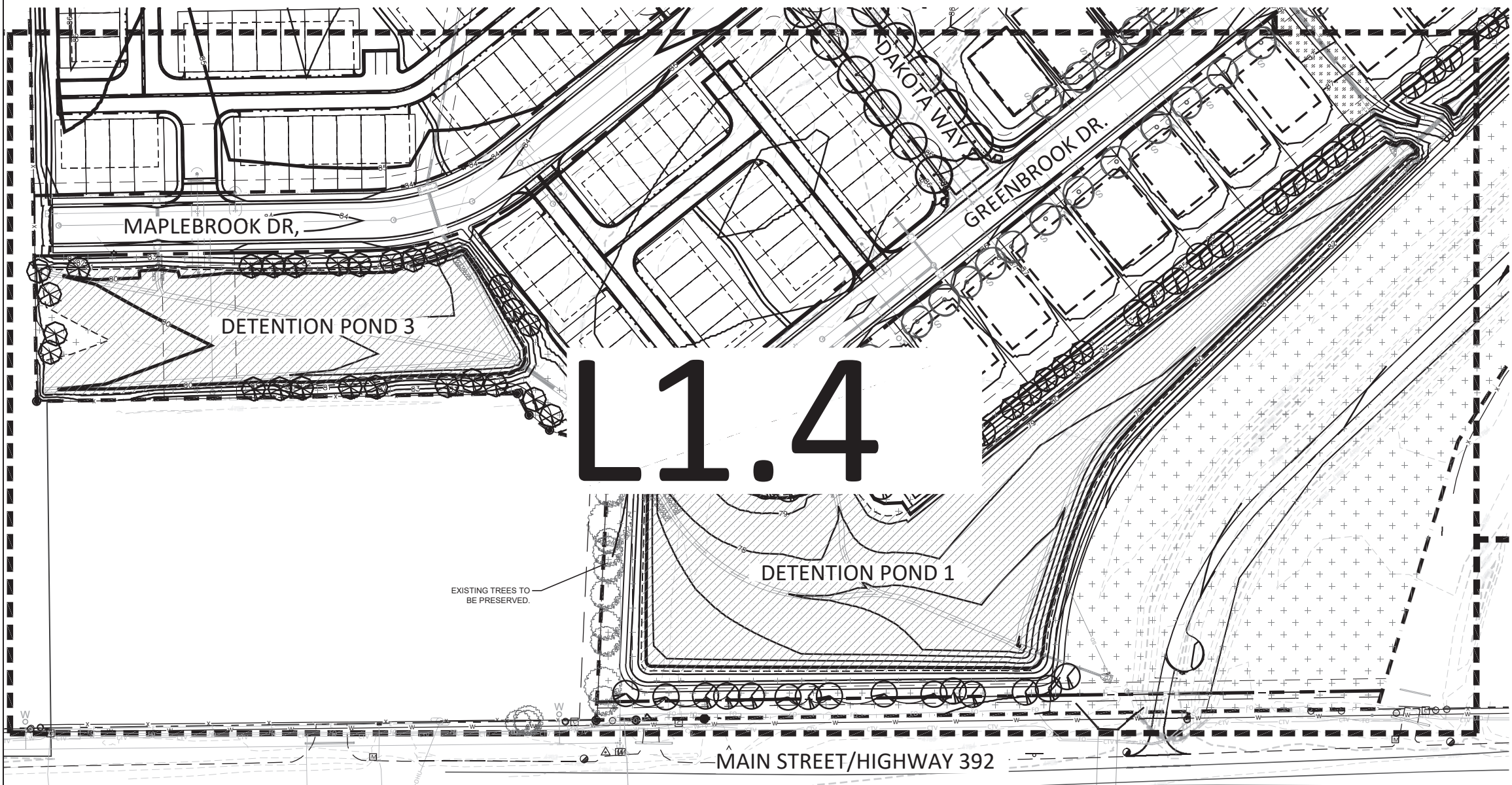
PROJECT:	DATE:	DESIGNED BY:	REVIEWED BY:
1220-002	04/20/2021	A. LUND	S. LUND

SUBDIVISION PLAT

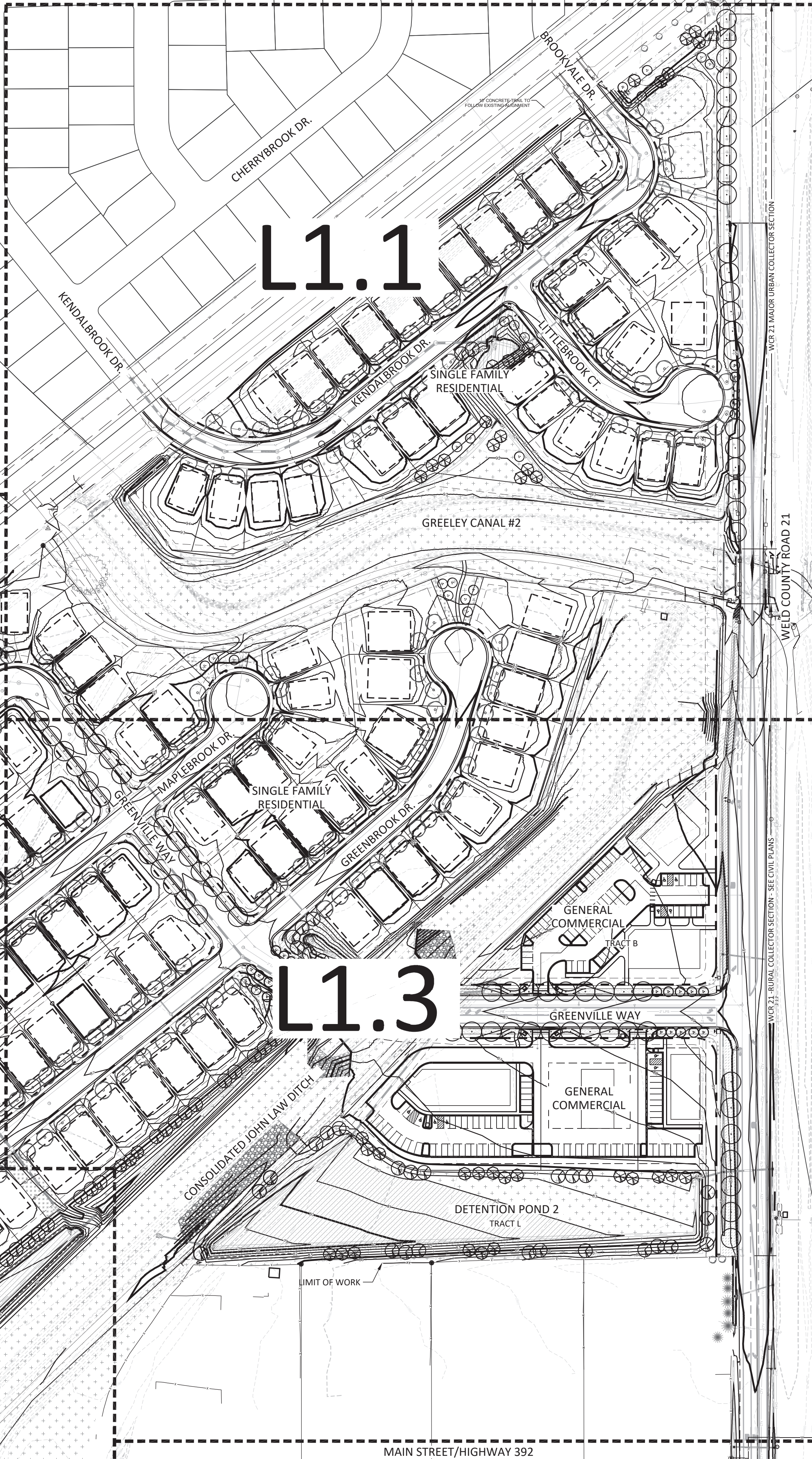
VILLAGE EAST SUBDIVISION EIGHTH FILING
WINDSOR, WELD COUNTY, COLORADO

Sheet
6
Of 7 Sheets

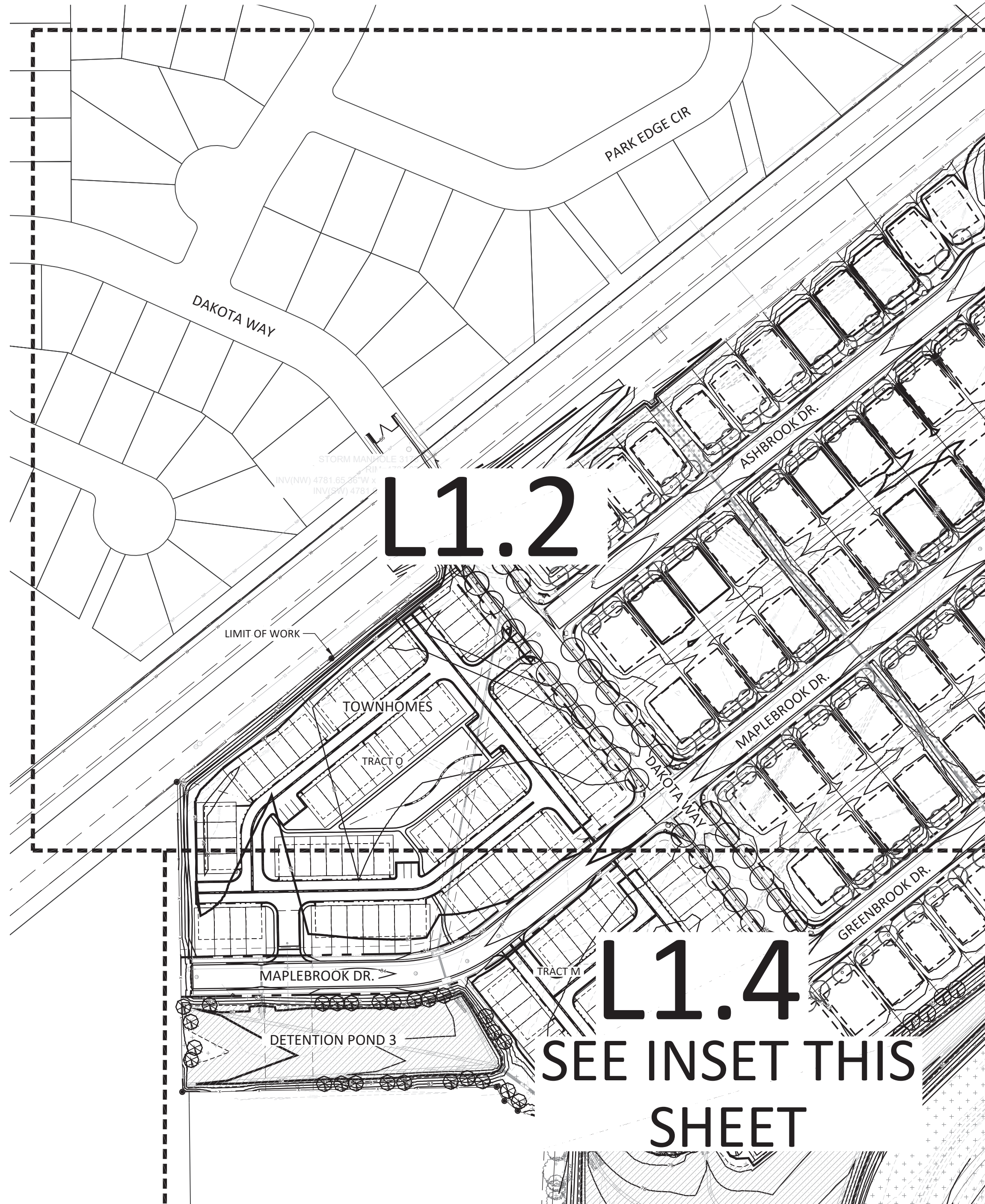
SUBDIVISION PLAT



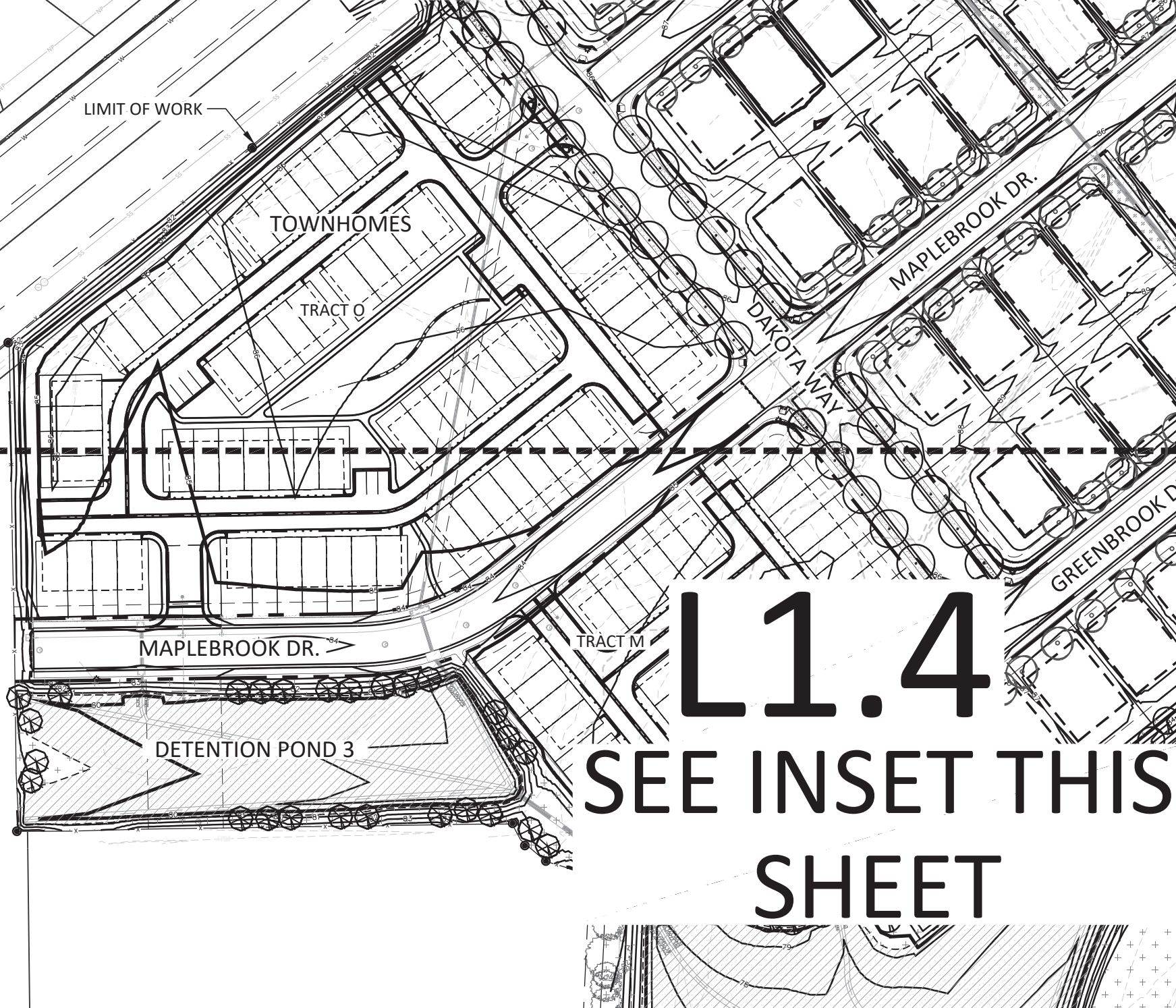
L1.4



L1.1



L1.2



L1.4
SEE INSET THIS
SHEET

LEGEND

- PROPERTY BOUNDARY
- LIGHT POLE
- NATIVE SEED, SEE SHEET L2.0 FOR SPECIFICATION. PROTECT EXISTING TO GREATEST EXTENT FEASIBLE. REPAIR AND REPLACE ANY AREAS DISRUPTED BY CONSTRUCTION.
- SWALE SEED MIX, SEE SHEET L2.0 FOR SPECIFICATION
- DETENTION SEED MIX, SEE SHEET L2.0 FOR SPECIFICATION
- TURF, SEE SHEET 2.0 FOR SPECIFICATION
- SHRUBS & MULCH, SEE SHEET L2.0 FOR SPECIFICATION. PLANTING DESIGN TO BE DEVELOPED AT SITE PLAN REVIEW LEVEL
- EXISTING TREES
- STREET TREE 2" CALIPER
- SHADE TREE 2" CALIPER
- ORNAMENTAL TREE 1.5" CALIPER OR 6' HT. MULTI-STEM
- EVERGREEN TREE 6' HEIGHT
- FUTURE PROPERTY TREES

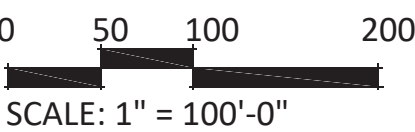
- NOTES:
- FUTURE PROPERTY TREE LOCATIONS ARE FOR VISUAL PURPOSES ONLY. TREE LOCATIONS WILL BE ADJUSTED TO ACCOMMODATE EASEMENTS, UTILITIES, AND DRIVEWAYS.
 - SEE SHEET L2.0 FOR DETAILED PLANT SCHEDULE AND LANDSCAPE NOTES

LANDSCAPE REQUIREMENTS

OPEN LANDSCAPE AREA
REQUIRED: 12.66 AC (20% TOTAL SITE AREA) PROVIDED: 21.01 AC (33% TOTAL SITE AREA)
STREET TREES - WCR 21 - MAJOR URBAN COLLECTOR SECTION
REQUIRED: 45 QTY (1 PER 40 L.F. STREET FRONTAGE) PROVIDED: 46 QTY
STREET TREES - GREENVILLE WAY - MAJOR COLLECTOR SECTION
REQUIRED: 35 QTY (1 PER 40 L.F. STREET FRONTAGE) PROVIDED: 36 QTY
STREET TREES - GREENVILLE WAY - MINOR COLLECTOR SECTION
REQUIRED: 22 QTY (1 PER 40 L.F. STREET FRONTAGE) PROVIDED: 23 QTY
STREET TREES - DAKOTA WAY - MINOR COLLECTOR SECTION
REQUIRED: 31 QTY (1 PER 40 L.F. STREET FRONTAGE) PROVIDED: 32 QTY
DETENTION POND TREES
DETENTION POND 1: REQUIRED: 45 QTY (1 PER 40' L.F. PERIMETER) PROVIDED: 45 QTY
DETENTION POND 2: REQUIRED: 36 QTY (1 PER 40' L.F. PERIMETER) PROVIDED: 40 QTY
DETENTION POND 3: REQUIRED: 26 QTY (1 PER 40' L.F. PERIMETER) PROVIDED: 26 QTY

LANDSCAPE SHEET INDEX

- L1.0 OVERALL SITE PLAN
- L1.1 PLANTING PLAN ENLARGEMENT
- L1.2 PLANTING PLAN ENLARGEMENT
- L1.3 PLANTING PLAN ENLARGEMENT
- L1.4 PLANTING PLAN ENLARGEMENT
- L2.0 LANDSCAPE SCHEDULE & NOTES
- L3.0 LANDSCAPE DETAILS



DATE: 04/26/2021

SCALE: BK

REVIEWED BY: SH, AN, RW, RM

PROJECT: VILLAGE EAST SUBDIVISION, EIGHTH FILING

DESIGNED BY: BK

FINAL PLAT
FINAL SITE PLAN

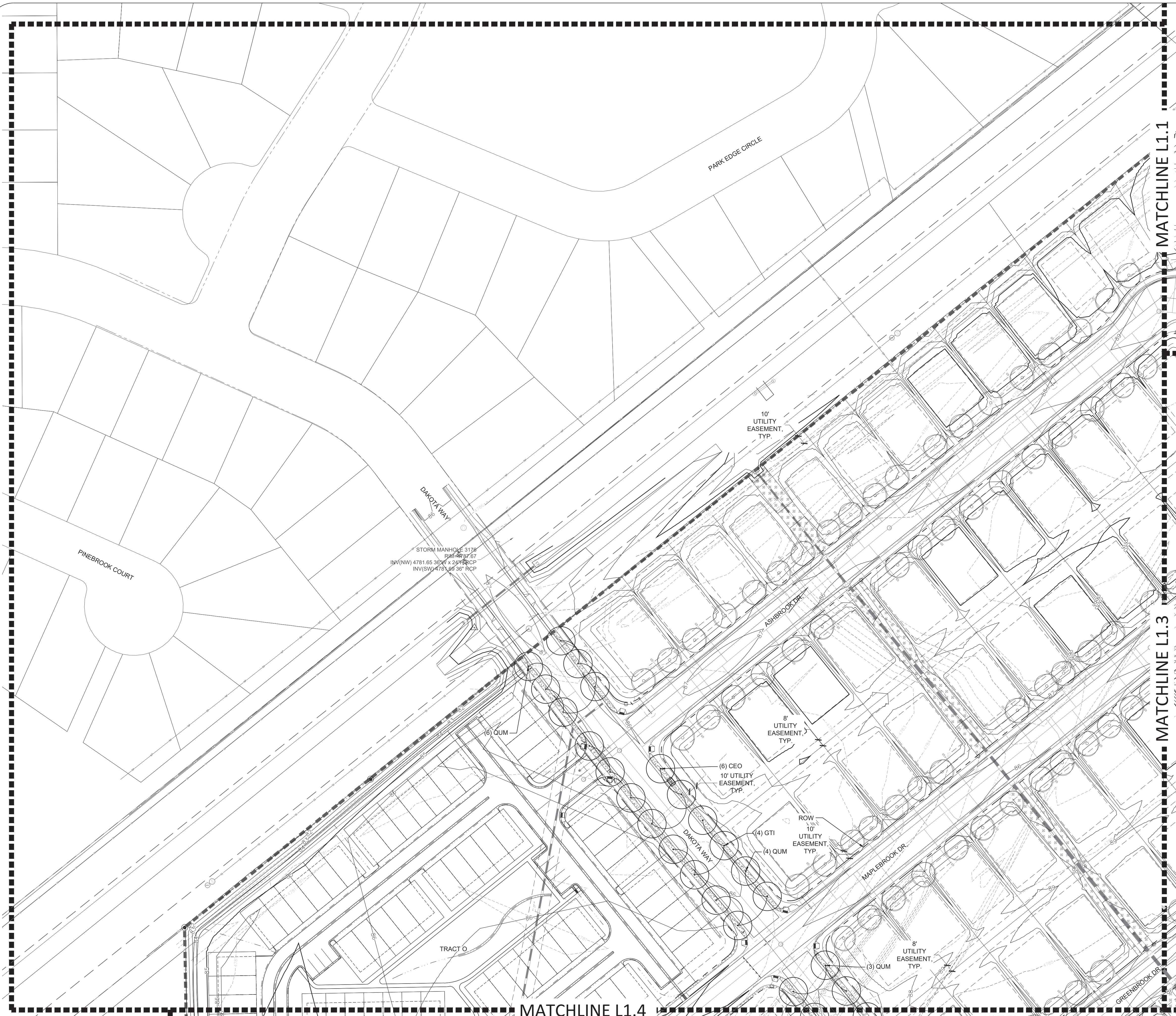
Revisions:

No.	By:	Date:

Consilium Design
2755 S. LOCUST ST., STE 206
DENVER, CO 80222
www.consiliumpdesign.com

NORTHERN ENGINEERING
301 North Hines Street, Suite 100, 80021 970.221.4158
nortnengr.com

Sheet
L1.0
1 of 7



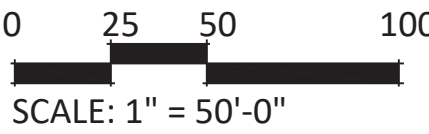
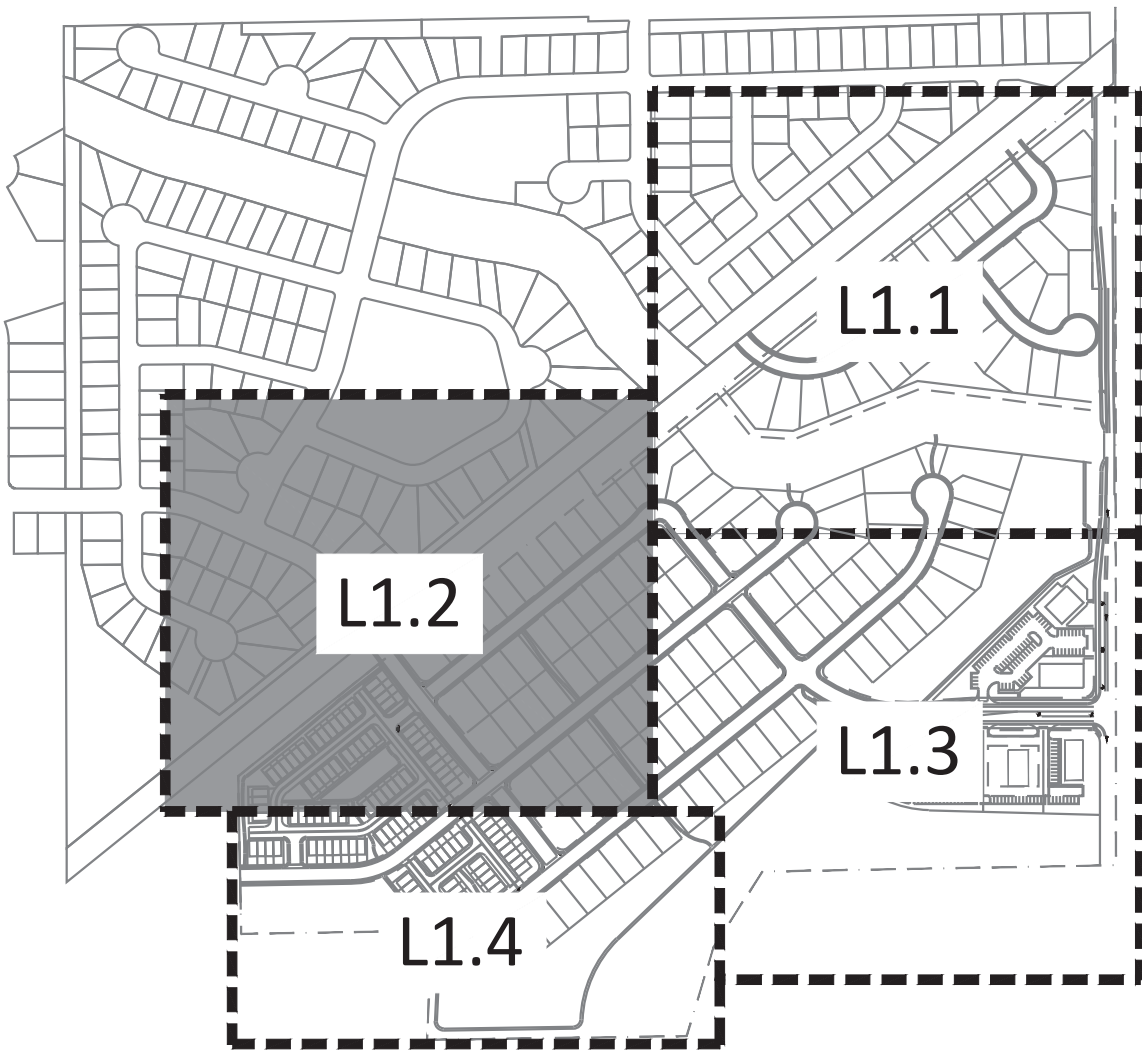
LEGEND

- PROJECT BOUNDARY
- ROW
- LIGHT POLE
- NATIVE SEED, SEE SHEET L2.0 FOR SPECIFICATION. PROTECT EXISTING TO GREATEST EXTENT FEASIBLE. REPAIR AND REPLACE ANY AREAS DISRUPTED BY CONSTRUCTION.
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 - ALL TRAIL CROSSING TO BE APPROPRIATELY MARKED

KEY PLAN



PROJECT: VILLAGE EAST SUBDIVISION, EIGHTH FILING

DESIGNED BY: BK

DRAWN BY: SH, AH, K.W, RM

DATE: 04/26/2021

SCALE:

REVIEWED BY: BK

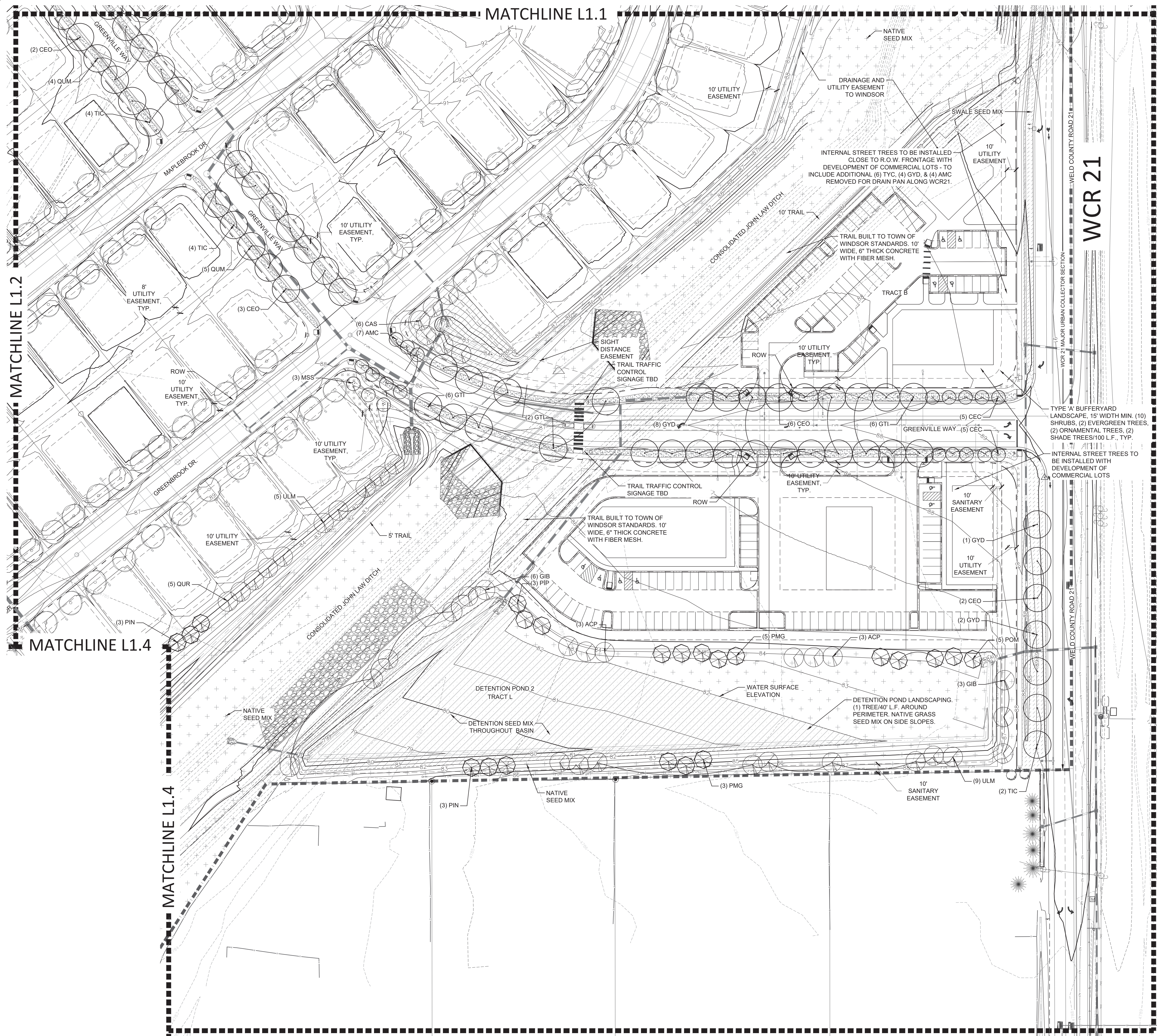
Revisions:

No.	By:	Date:

Condition Design
2740 LOCUST ST.
DENVER, CO 80222
TEL: 303.224.8500
www.conditiondesign.com

NORTHERN ENGINEERING
FORT COLLINS: 501 North Haines Street, Suite 100, 80524, 970.221.4188
GREELEY: 820 8th Street, 80631

Sheet
L1.2
3 of 7

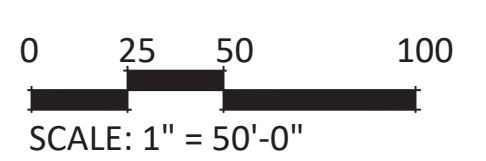
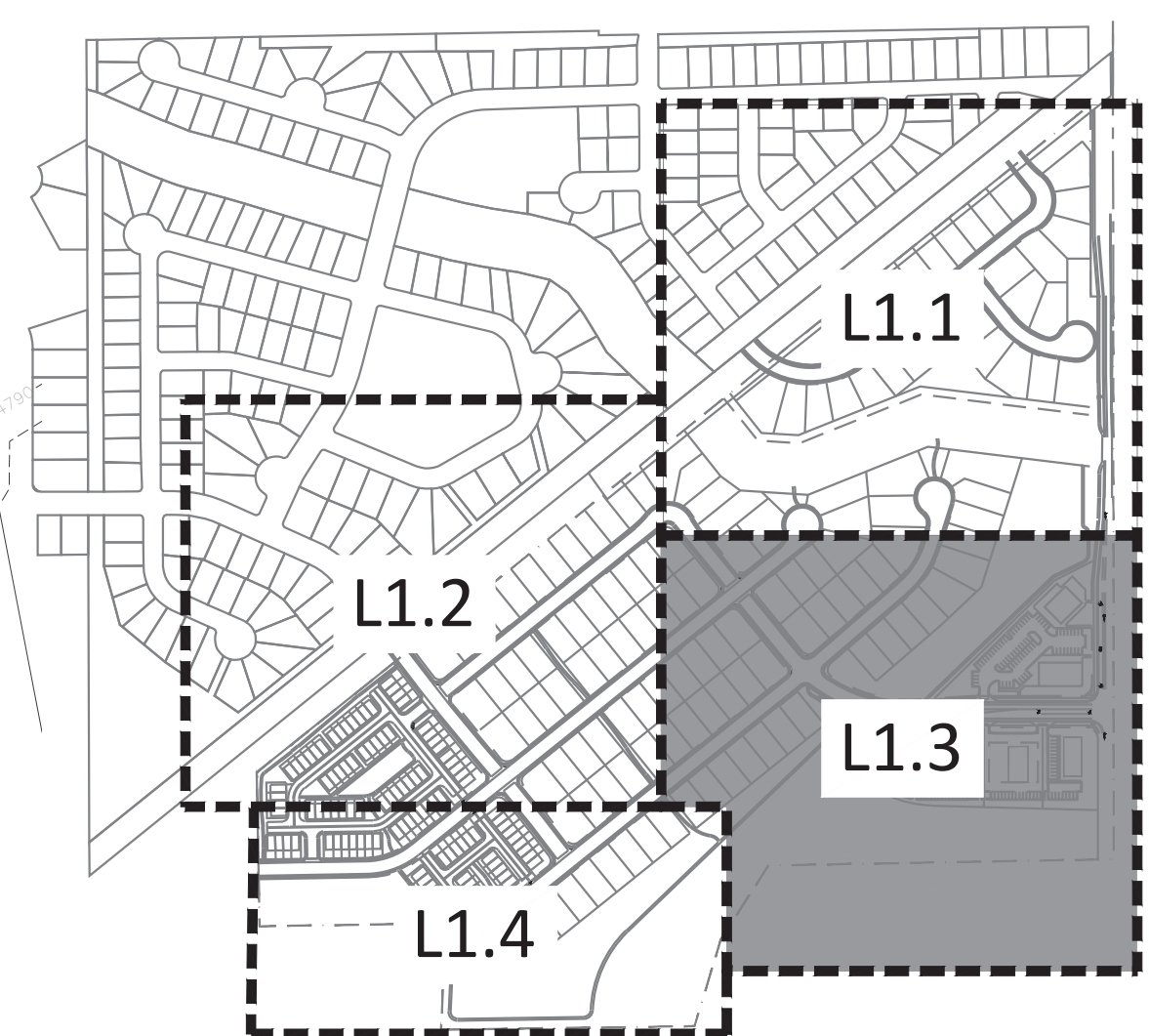


LEGEND

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 - ALL TRAIL CROSSING TO BE APPROPRIATELY MARKED

KEY PLAN



By: _____ Date: _____

Revisions: _____

No. _____

Conciliun Design
7035 LUDLOW ST. #206
DENVER, CO 80222
TEL: 303.268.9900
www.conciliun.com

NORTHERN ENGINEERING

NE

FORT COLLINS: 301 North Hesse Street, Suite 100, 80521 970.221.4158
GREELEY: 820 8th Street, 80631
northernengineering.com

PROJECT: _____ DATE: 04/26/2021

DESIGNED BY: BK SCALE: _____

DRAWN BY: SH, AH, KW, RM REVIEWED BY: BK

VILLAGE EAST SUBDIVISION, EIGHTH FILING

FINAL PLAN

PLANTING PLAN ENLARGEMENT

Sheet

L1.3

4 of 7



Final Major Subdivision

Village East Subdivision

8th Filing

Carlin Malone, Chief Planner

Planning Commission – May 19, 2021



Subdivision

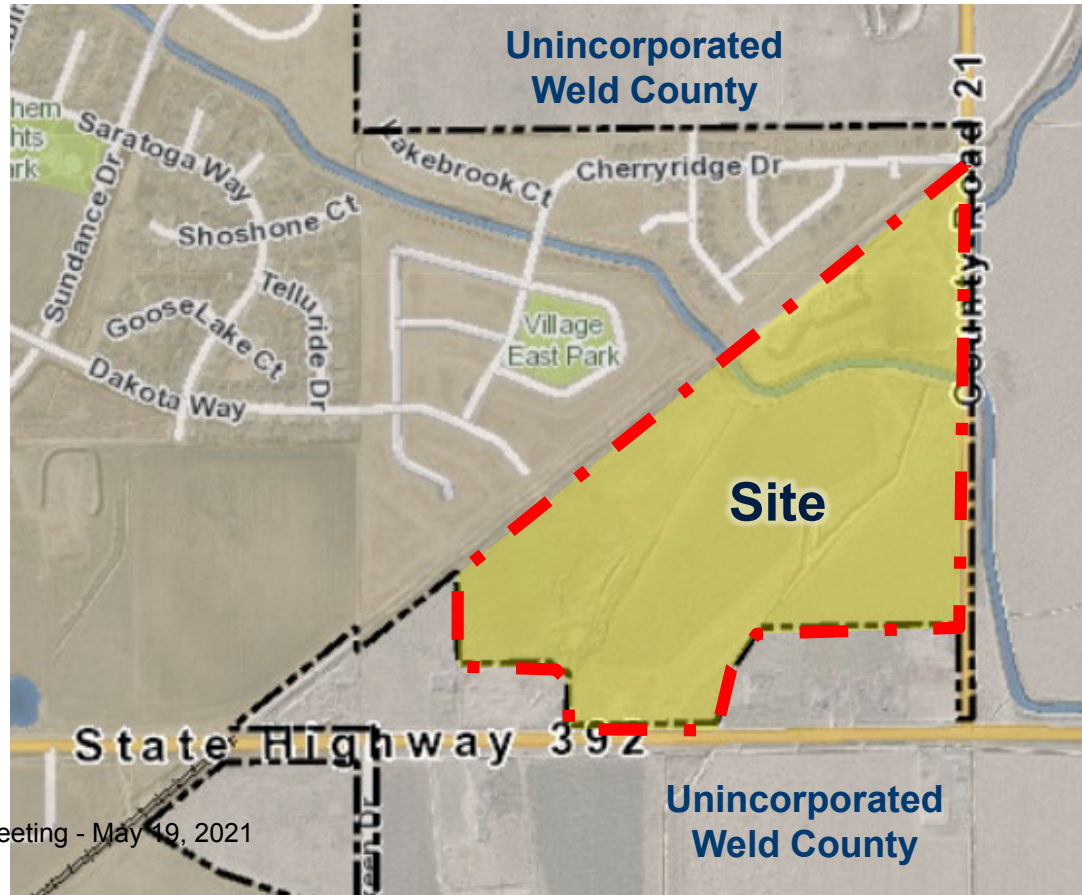
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

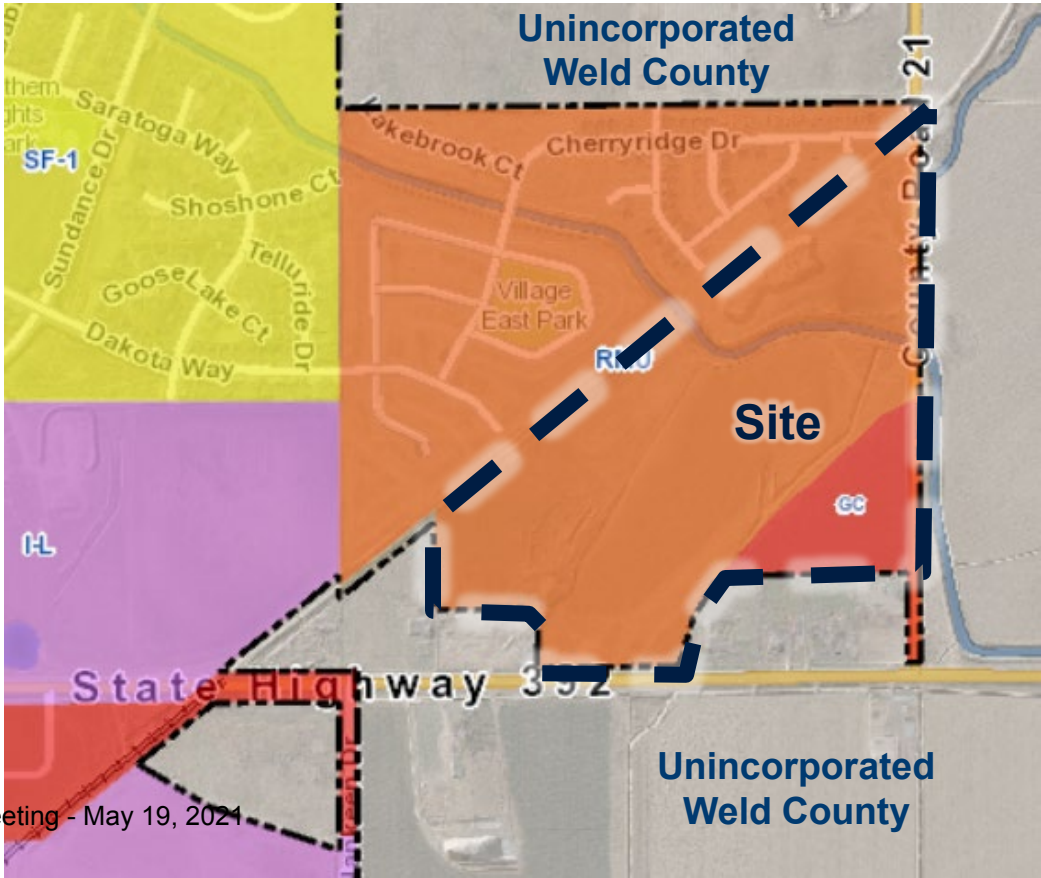
1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

Site Vicinity Map



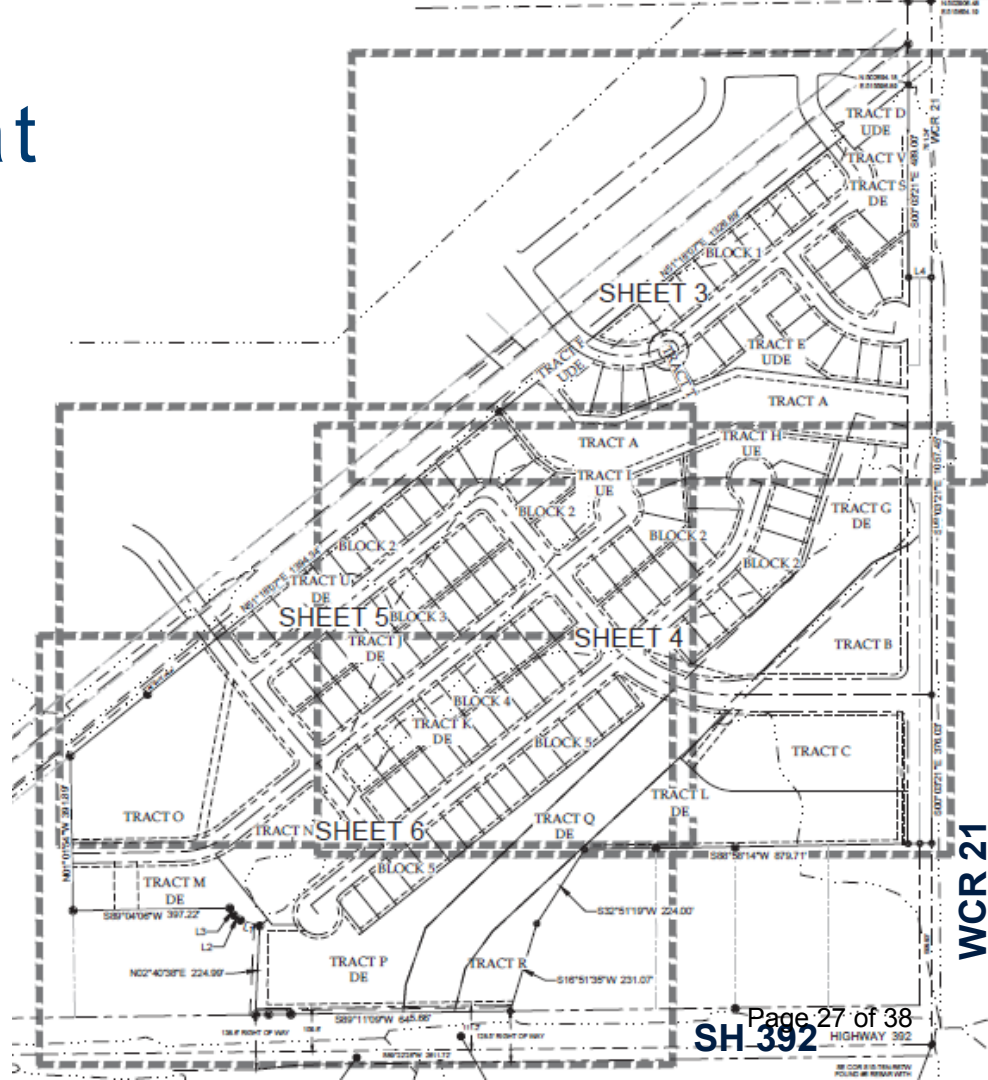


Zoning Map





Final Plat





Final Plat

Plat characteristics:

- ~ 63 acres total
 - 131 single-family lots (22 acres)
 - Lot size range for this subdivision: 6,000 sf – 15,041 sf
 - Density: 5.8 du/ac
- Tract for two future single-family residential lots (Tract V)
- Tracts for future development: 9.9 acres (15.6%)
- Extension of trail system, including an extension of Great Western Trail
- Public right-of-way: 11.56 acres (18.26%)
- Park – adjacent to Village East Park
- Tracts for open space / drainage: ~ 9.15 acres (14%)
- Total open space, drainage and ditch easements: 15.98 acres (29%)
 - Required open space in RMU zone district: 20%



Final Plat

VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



SEE SHEET 7 OF 7
FOR LINE & CURVE TABLES

Kendalbrook Drive

Great Western Trail

WCR 21

PRELIMINARY
Survey by: [Name]
Engineer: [Name]
Professional Engineer No. [Number]
State of Colorado



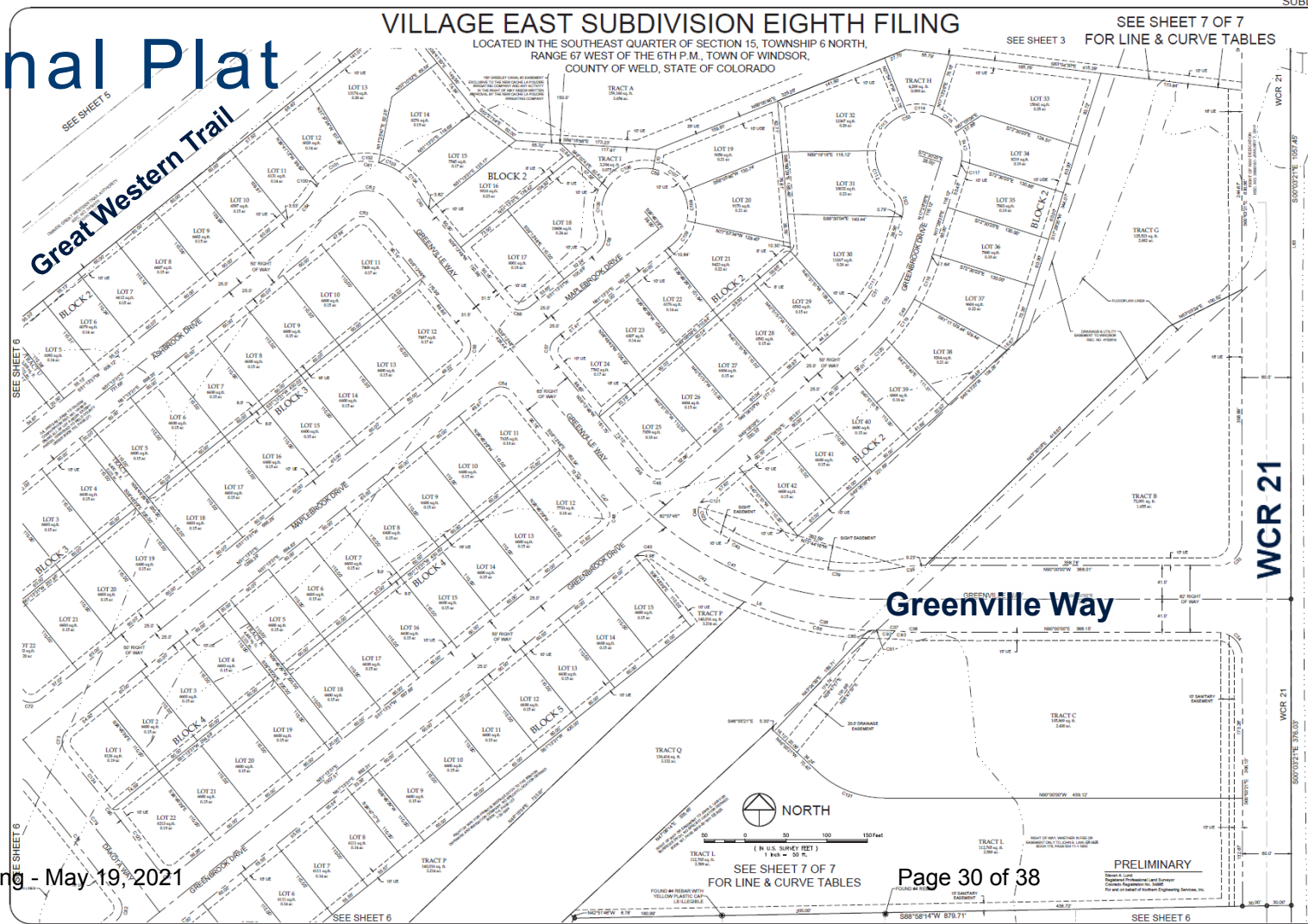
Final Plat

VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR,
COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 3

SEE SHEET 7 OF 7
FOR LINE & CURVE TABLES



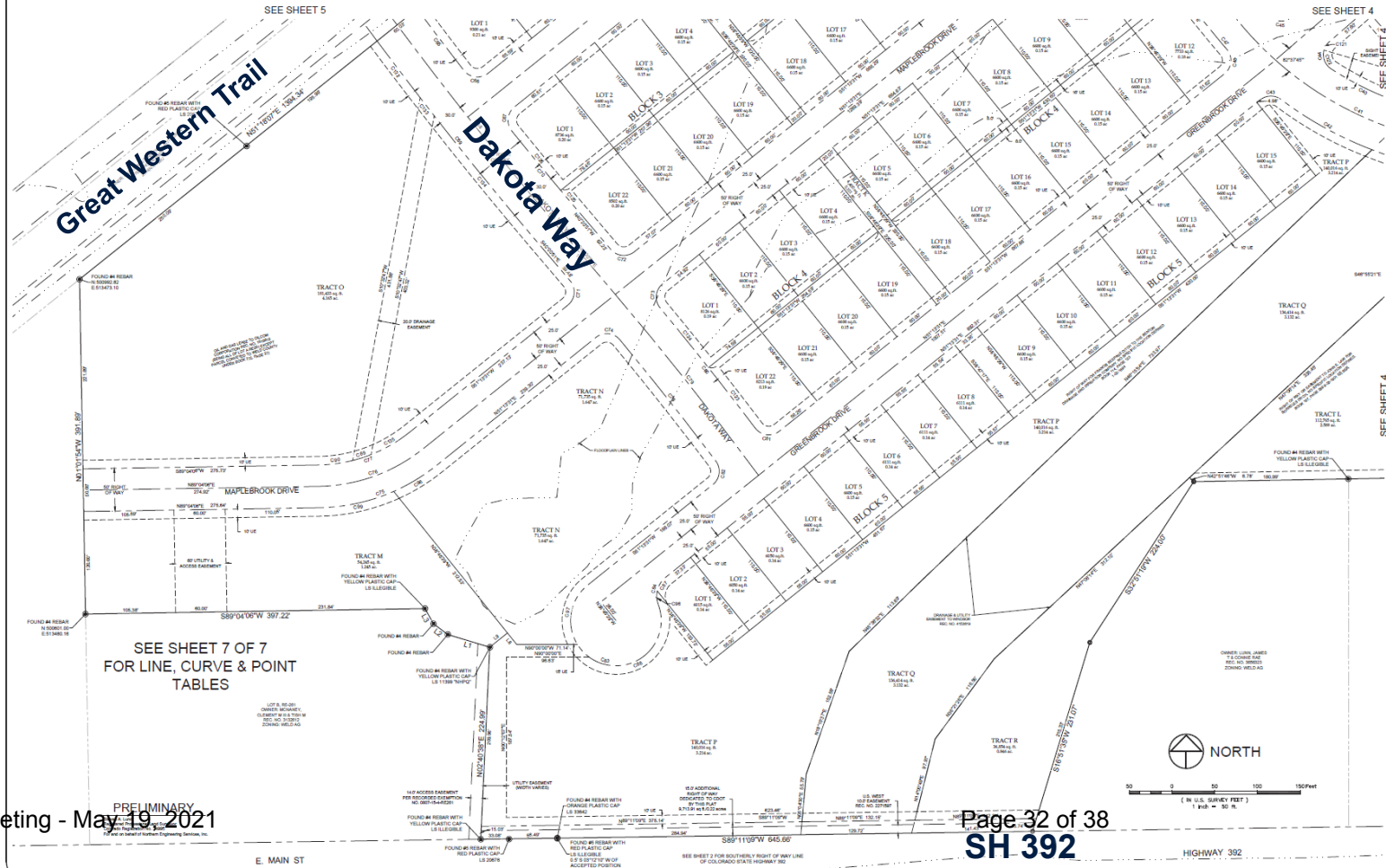


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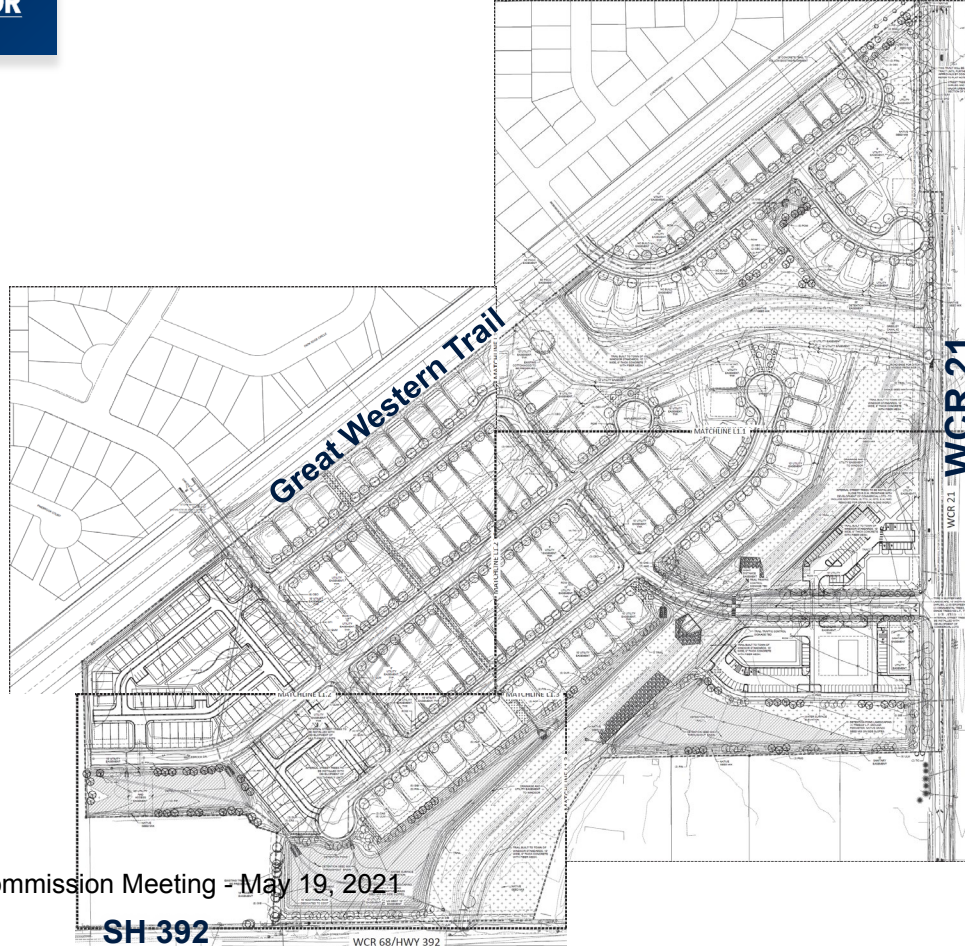
SEE SHEET 5

Final Plat





Landscaping & Improvements



- Open space / drainage = ~ 15.98 acres
- Trail extension
- Future Development Tracts:
 - Neighborhood Commercial
 - Multifamily Residential



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.

Chapter 5c – Residential Areas Framework

Goal:

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

Notification Area

Notifications for this meeting were as follows:

- April 19, 2021 - Affidavit of mailing to property owners within 300 feet
- May 7, 2021 – published ads in newspapers
- May 7, 2021 – signs (2) posted on property
- May 5, 2021 – notice posted to Town's webpage





Recommendation

Staff recommends that the Planning Commission forward to the Town Board 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.



MEMORANDUM

Date: May 19, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: North of SH 392 and West of WCR 21
Re: Recommendation to Town Board - Final Major Subdivision - Village East Subdivision 8th Filing
Item #: C.2.

Background/ Discussion:

Please refer to public hearing item material.