



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers June 16, 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

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.

B. CONSENT CALENDAR

1. Minutes of the June 02, 2021 Planning Commission Meeting -T. Conway

C. BOARD ACTION

1. Public Hearing - Conditional Use Grant (CUG) for Oil & Gas Facilities - Raindance Subdivision 8th Filing, Tract J (Raindance Pad) - Philip Hancock, Applicant, Great Western Petroleum; and Martin Lind, Owner, Water Valley
 - Quasi-judicial
 - Staff Presentation: Carlin Malone, Chief Planner
2. Recommendation to Town Board - Conditional Use Grant (CUG) for Oil & Gas Facilities - Raindance Subdivision 8th Filing, Tract J (Raindance Pad) - Philip Hancock, Applicant, Great Western Petroleum; and Martin Lind, Owner, Water Valley
 - Quasi-judicial
 - Staff Presentation: Carlin Malone, Chief Planner
3. Public Hearing - Final Major Subdivision - Greenspire Subdivision 4th Filing - John Hall, Applicant, Lot Holding Investments, LLC; and Tyler Smith, Planner, Lot Holding Investments, LLC
 - Quasi-judicial
 - Staff Presentation: Carlin Malone, Chief Planner
4. Recommendation to Town Board - Final Major Subdivision - Greenspire Subdivision 4th Filing - John Hall, Applicant, Lot Holding Investments, LLC; and Tyler Smith, Planner, Lot Holding Investments, LLC
 - Quasi-judicial
 - Staff Presentation: Carlin Malone, Chief Planner

5. Recommendation to Town Board - Final Site Plan - Greenspire Subdivision 4th Filing Townhomes - John Hall, Applicant, Lot Holding Investments LLC; and Tyler Smith, Planner, Lot Holding Investments LLC
 - 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: June 16, 2021
To: Planning Commission
Via:
From: Trisha Conway, Deputy Town Clerk
Location:
Re:
Item #: B.1.

ATTACHMENTS:

Description

- ▢ 06.02.21 Planning Commission Minutes



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers June 2, 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.

MINUTES

A. CALL TO ORDER

Chairman Schick called the meeting to order at 6:00 p.m.

1. Roll Call

Chairman Schick
Vice-Chair Jerry Bushelman
Cindy Beemer
Kelly Hall
Timothy Reddick
Jose Valdes
Roger Colonnese

Absent

Doug Dennison
Eric Bernhardt

Also Present:

Scott Ballstadt, Director of Planning
Carlin Malone, Chief Planner
David Eisenbraun, Senior Planner
Sandra Mezzetti, Planner I
Desa Blair, Civil Engineer
Barry Wilson, Town Board Liaison
McKenzie Payne, Visual Media Coordinator
Trisha Conway, Deputy Town Clerk
Tom Siegel, Water Valley
John Hall, Lot Holding Investments
Tyler Smith, Lot Holding Investments

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

Cindy Beemer moved to approve the agenda as presented, Vice Chairman Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;

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.

Chairman Schick 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 May 19, 2021 as presented, Roger Colonnese seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;

C. BOARD ACTION

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

- Quasi-judicial
- David Eisenbraun, Senior Planner

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

- May 20, 2021 – affidavit of letters mailed to property owners within 500 feet
- May 19, 2021 – legal notice posted on the Town of Windsor website
- May 19, 2021 – development review sign posted on the property
- May 21, 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."

Chairman Schick opened the public hearing.

Alternate Commissioners Colonnese was seated as voting member during this item to fill in for absent regular members.

Mr. Eisenbraun reported Raindance unit analysis total units 2,511, total approved units 2,792,

remaining available units 281. Future development will be submitted to the South two residential parcels, and one commercial parcel.

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.

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

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.

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

Cindy Beemer moved to close the public hearing, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;

2. Recommendation to Town Board - Final Major Subdivision - Raindance Subdivision 17th Filing - David Nelson/ Martin Lind, owners/applicants, and Tom Siegel, applicant's representative
 - Quasi-judicial
 - David Eisenbraun, Senior PlannerPlease see public hearing item.

Chairman Schick asked Mr. Eisenbraun whether he had anything additional.
Mr. Eisenbraun reported he had nothing further to add.

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

Cindy Beemer moved to forward a recommendation of approval to Town Board for the final major subdivision Raindance Subdivision 17th Filing subject to recommendations by staff, Vice Chairman Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;

3. Preliminary Major Subdivision - Greenspire Subdivision 4th Filing
 - Quasi-judicial
 - Carlin Malone, Chief Planner

The applicant, Tyler Smith, on behalf of John Hall of Lot Holding Investments LLC, has submitted a preliminary major subdivision known as Greenspire Subdivision 4th Filing. The 4th Filing property encompass approximately 11.6 acres and is zoned RMU-1 (Residential Mixed Use).

The proposed subdivision includes 93 townhome lots with tracts for open space, trail system, a playground, drainage, easements, and access. The 2005 Greenspire Master Plan identifies the subject area for 80-100 attached condominiums with a density range of 10-12.5 dwelling units per acre.

Preliminary Plat characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%)
- Density: 8.0 du/ac
- Tracts (5.5 acres)

- Dedicated open space (1.6 acres / 13.8%)
- Drainage, utility, access (3.92 / 33.7%)
 - Parks - Park requirement met with park land surrounding Windsor Lake
 - Extension of trail system along the New Cache La Poudre Irrigation Company canal

This application was submitted on December 18, 2020, prior to the effective date (February 10, 2021) of the new land use code. Therefore, a neighborhood meeting was required with this application. The applicant held a neighborhood meeting on April 27, 2021, in accordance with Chapter 16, Article XXXI of the Municipal Code, which was in effect at the time of the application. Please see the enclosed neighborhood meeting summary.

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.

Staff comment: The development is part of an existing neighborhood and provides the last portion of the development on the east side of the canal along Greenspire Drive.

3. Develop new neighborhoods adjacent to the Town core. Staff comment: The development will provide connections to the open space and an additional segment of trail system connecting the trail surrounding Windsor Lake, providing connectivity to the downtown and core area of town.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

Staff comment: Existing infrastructure and services serve this neighborhood. The Town is investing in a segment of trail system south of this development along the canal, connecting to the trail along Windsor Lake. This development will continue the connection from the south along the canal to the northeast and easterly along the Greeley No. 2 Ditch.

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.

Staff comment: The development will provide increased multi-modal connectivity within the neighborhood, to Windsor Lake, and surrounding trail network. Multi-modal connectivity will be further added to the west of this development with future development phases of the Greenspire neighborhood.

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

Notifications

A neighborhood meeting was held on April 27, 2021, and notifications were as follows:

- April 16, 2021 – affidavit of mailing to property owners within 300 feet
- April 21, 2021 – display ad published in the newspapers

This application was submitted under the previous land use code requirements, which does not require notification of the Planning Commission public meeting for a Preliminary Subdivision.

Ms. Malone reported the site is located Northeast of Windsor lake, intersection of Hillspire Drive, and Greenspire Drive, East of the Greeley No. 2 Canal, West of Hollister Lake Road. This area was Master Plan in 2005 known as Tract "O", and a small portion of Tract "E". Tract O was planned for Condominiums, and Tract E was designated for Single-family residence. This is the last segment of development that will be South of Greeley No. 2 Canal.

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

Chairman Schick opened the meeting for commissioner comment.

Commissioner Valdes asked Ms. Malone the proximity of this site to the church.

Ms. Malone reported this property is located Northeast of the church.

Commissioner Valdes asked Ms. Malone about existing single family homes in the area.

Ms. Malone reported the existing single family homes are adjacent or currently under construction in this area.

Commissioner Valdes asked Ms. Malone about future development to the West of this site.

Ms. Malone reported there will be future development West of the site location.

Commissioner Beemer asked Ms. Malone about the condominium master plan, and the overall density change on the preliminary major subdivision.

Ms. Malone reported the condominiums were approved on the master plan for 12 units per acre, and the density of the Townhomes are 8 units per acre.

Cindy Beemer moved to approve the preliminary major subdivision Greenspire Subdivision 4th Filing as presented by staff, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;

4. Preliminary Site Plan - Greenspire Subdivision 4th Filing Townhomes

- Quasi-judicial
- Carlin Malone, Chief Planner

The applicant, Tyler Smith, on behalf of John Hall of Lot Holding Investments LLC, has submitted a preliminary site plan known as Greenspire Subdivision 4th Filing Townhomes Site Plan. The property encompass approximately 11.6 acres and is zoned RMU-1 (Residential Mixed Use). The proposed site plan includes 93 townhome lots with tracts for open space, trail system, a playground, drainage, easements, and access. The 2005 Greenspire Master Plan identifies the subject area for 80-100 attached condominiums with a density range of 10-12.5 dwelling units per acre.

Site Plan characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%); 100% - 3-bedroom units
- Density: 8.0 du/ac
- Open space: 3.6 acres (31.1%); 1,795.8 sf/unit (900 sf/unit required)
- Playground / open space area - centrally located
- Extension of trail system along Cache La Poudre Irrigation Company canal
- Parks - Park requirement met with park land surrounding Windsor Lake
- 3-plex, 4-plex, 5-plex building types
- Front porches, tree-lined streets, alley-loaded garages
- Two garage spaces + two driveway spaces
- Parking space totals: 386 spaces provided (186 required)

This application was submitted on December 18, 2020, prior to the effective date (February 10,

2021) of the new land use code, which requires that the Planning Commission approve the Preliminary Site Plan for multifamily residential development proposals. A neighborhood meeting was required with the preliminary subdivision application, which was processed concurrently with the site plan application.

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.

Staff comment: The development is part of an existing neighborhood and provides the last portion of the development on the east side of the Cache La Poudre Irrigation Company ditch along Greenspire Drive.

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: The development will provide connections to the open space and an additional segment of trail system connecting the trail surrounding Windsor Lake, providing connectivity to the downtown and core area of town.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

Staff comment: Existing infrastructure and services serve this neighborhood. The Town is investing in a segment of trail system south of this development along the Cache La Poudre Irrigation Company ditch, connecting to the trail along Windsor Lake. This development will continue the connection from the south along the ditch to the northeast, continuing easterly along the Greeley No. 2 Ditch.

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.

Staff comment: The development will provide increased multi-modal connectivity within the neighborhood, to Windsor Lake, and surrounding trail network. Multi-modal connectivity will be further added to the west of this development with future development phases of the Greenspire neighborhood.

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

Ms. Malone reported 93 townhome lots, three-bedroom units with two car garages with an additional two spaces in the drive-way behind the garage. The landscape plan will have a trail connection, and the developer has worked with Town staff to add a segment next to the church eventually connecting the trail to Windsor Lake. The townhomes will have multiple different elevations, 3-plex, 4-plex, and 5-plex building types.

Staff recommends that the Planning Commission approve the preliminary site plan as presented, subject to all remaining Planning Commission and staff comments being addressed with the final site plan.

Chairman Schick opened the meeting to the applicant for any presentation to which there was none.

Chairman Schick asked Ms. Malone how many parking spaces are available for guests.

Ms. Malone reported approximately one dozen parking spaces are available adjacent to the playground, and South of Greenspire Drive. There is additional street parking available.

Commissioner Colonnese asked Mr. Hall why are all the elevations three bedroom townhomes.

Mr. Hall 158 Veronica Drive, Windsor, reported the sister company Windmill Homes has the engineered plans to build three bedroom units, and has been successful with these models in Milliken. The site plan for the units has already been platted with plans to sell exclusively to Windmill Homes.

Commissioner Bushelman asked Mr. Hall what price range will these townhomes sell for.

Mr. Hall reported the townhomes property value assessment is high \$300k to \$400k+ range with the current market value.

Commissioner Beemer asked Ms. Malone what side streets extra parking would be available.

Ms. Malone reported on street parking is available anywhere it doesn't block access to which is Greenspire Drive and Hillspire Drive.

Commissioner Valdes asked Ms. Malone about the Comprehensive Plan, and whether it outlines the number of guest parking spaces needed for this type of development.

Ms. Malone reported the overall number of parking spaces required is based on bedrooms, and factored into the site plan.

Commissioner Reddick commented the presentation reported two parking spaces are required for each two bedroom unit, and the drive-way spaces are extra parking.

Mr. Ballstadt commented all parking requirements are based on the number of bedrooms.

Commissioner Valdes asked Ms. Malone how the income level for these unit fits into the Master Plan.

Ms. Malone reported we don't have an income level in the code only diversity in housing in the Comprehensive Plan.

Cindy Beemer moved to approve the preliminary site plan Greenspire Subdivision 4th Filing Townhomes as presented by staff, Jose Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;

D. COMMUNICATIONS

- Communications From Planning Commission

Commissioner Bushelman asked Chairman Schick about whether the next meeting on June 16th would be held in-person or via Zoom.

Chairman Schick reported he will be meeting with Mr. Ballstadt to discuss those options.

Commissioner Reddick asked Mr. Wilson about Legislative Bill HB21-1117 Local Government Authority Promote Affordable Housing Units. Concerning the ability for local governments to promote the development of new affordable housing units pursuant to their existing authority to regulate land use within their territorial boundaries. Which are there discussions at a Town Board level or will this need to be reviewed during the Comprehensive Plan.

Mr. Wilson reported Town Board has not had any discussions about Legislative Bill HB21-1117, and Windsor has a Housing Authority. Most of the discussion have been about affordable housing for seniors.

Commissioner Reddick commented the market is driving housing prices, not the builders or the developers.

Commissioner Beemer commented on material cost, and the price to rebuild these homes from an insurance agent perspective is astronomical. Ms. Beemer reported she will be absent for the June 16, 2021 Planning Commission meeting.

- From Town Board Liaison

Town Board Member Wilson reported during Work Sessions we discussed the Public Art policies, and approved the Community Art policy. Discussion and approval of an IGA for Northern Integrated Supply Project (NISP) where Town of Windsor would receive over 4 million dollars to build 9 acres of wetlands across the river from Eastman Park. Urban 3 presentation where information will be used to update the Comprehensive Plan. Terry Ranch innovative water project, and how it improves Greeley's water supply for the future. Raindance 16th filing was approved by Town Board, and we agreed to collect the new impact fee for Windsor/Severance Fire District. An IGA was approved for Martin Lind, Raindance pedestrian bridge over 7th Street. Our financial reports sales tax revenue is doing good from development, financial reports, and police report forecasts.

- Communications From Staff

- 1.

Great Western Industrial Park 6th Site Plan

Ms. Mezzetti reported on the memo for administrative item Great Western Industrial Park 6th Site Plan. Rocky Mountain Transload located 31535 Great Western Drive, zoned heavy industrial (HI), overall development characteristics lot area 6.36 acre, office 460s.f., grain storage 5,000s.q. with 5 available parking spaces including one ADA space. Required landscape/open space in HI Zone district (8%), provided landscape/open space (17.64%). The access is from Great Western Drive via private drive located in unincorporated Weld County. Building characteristics include; Eldorado stone wainscot, James Hardie cement board siding, titan structures metal panels. Grain storage silos are prefabricated metal structure. Office building is a single story structure, height 10'-3", grain storage building is 24'-11". Planning Commission comments need to be submitted by Friday, June 4, 2021.

Mr. Ballstadt reported he recently attended the Long Range Planning Committee (LRPC) School District. The current student population is close to 8,000 students, and projection by 2026 is 11,000 students in the Weld RE4 district. The Bond adjustments for the middle school, and next elementary schools check out the potential November 2021 Bond initiative which is a great opportunity for families to learn about the investments the district is considering to serve our students and ensure it can continue to offer the high-quality educational experience it is known for, that parents expect, and that our students deserve. Meeting access information is available at bond.weldre4.org on the home page.

Ms. Conway reported the Voter Affirmations will be sent tonight, and need to be returned by tomorrow.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:06 p.m.

Trisha Conway, Deputy Town Clerk



MEMORANDUM

Date: June 16, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: 3/4 mile north of New Liberty Road, approximately 3/4 mile west of 7th Street
Re: Public Hearing and Conditional Use Grant (CUG) for Oil & Gas Facilities - Raindance Pad
Item #: C.1.

Background/ Discussion:

The applicant, Philip Hancock of Great Western Petroleum, is requesting a Conditional Use Grant (CUG) to amend an existing CUG approved on June 12, 2017 to allow oil and gas facilities in the RMU zone district for a site known as the Raindance Pad. Oil and gas facilities are allowed as a conditional use in all zoning districts per Section 16-7-60 of the Town's Municipal Code, Oil and Gas Facilities.

The approved CUG for this site allows up to 59 oil and gas wells. The applicant has drilled 14 wells and proposes to drill another 22 wells, for a total of 36 wells.

The purpose behind the request to amend the existing CUG is due to a change in haul route. The existing CUG includes a haul route that extends from WCR 13 (Colorado Boulevard) along Weld County Road 64 to the site. This roadway (WCR 64) has now been developed and the applicant must pursue a different haul route. The applicant has discussed proposed haul routes with staff and determined that the only feasible route would be for Great Western Petroleum to use New Liberty Road from Colorado Boulevard, avoiding the hill from New Liberty Road to 7th Street and 7th Street to Crossroads Boulevard. The applicant has provided a traffic analysis (trip generation study) and accompanying haul route, including hauling route hours.

Other than the haul route and the reduction in the number of total wells to be drilled, no other substantial changes are proposed.

The property was previously Lot 5 of Water Valley West Subdivision, which has since been subdivided and is now Raindance Subdivision 8th Filing, Tract J. The site area includes approximately 78 acres and is situated between New Liberty Road and the Cache La Poudre River, with the drilling pad located approximately 800 feet south of the river. The Poudre Trail has been rerouted temporarily during construction of the pad sites and golf course. After construction, the trail will be rerouted in a permanent location, as approved by the Poudre Trail Board. The property is currently undeveloped golf course and contains a portion of the Poudre Trail, with a residence along the eastern boundary of the property, two residences to the north, as well as undeveloped and developed single-family residential lots to the east and south. The site area of the Raindance Drill Pad is approximately 5.5 acres.

Oil and gas production utilizes pipelines, which reduces the amount of truck traffic; however, there is hauling associated with the operation. Truck traffic would primarily occur during daylight hours and the applicant has stated that truck hauling periods will avoid the peak times of school and commuter traffic. Staff recommends that the previously approved CUG conditions of approval (see 2017 Raindance Pad CUG Zoning Certificate) are carried over with this request.

On May 20, 2021, the applicant's representatives held a neighborhood meeting virtually. Please see the enclosed neighborhood meeting summary for a list of questions asked by neighbors and responses from the applicant.

Neighborhood Meeting Notice

Notice of the neighborhood meeting was provided in accordance with the Town's Municipal Code, as follows:

- May 6, 2021 - Mailing to surrounding property owners within 500 feet of the subject site
- May 8, 2021 - Advertisement in the local newspapers

Notice of Public Hearing

Notification of this public hearing was completed in accordance with the Town's Municipal Code as follows:

- May 26, 2021 - Affidavit of mailing to surrounding property owners within 500 feet of the subject site
- June 4, 2021 - Advertisement in newspapers
- June 3, 2021 - Sign posted on property
- June 3, 2021 - Posted on Town website

The Municipal Code lists the following standards and requirements for conditional use grants, with staff analysis below:

(c) Based upon specific site characteristics, which include but shall not be limited to: nature and proximity of adjacent development; prevailing weather patterns, including wind direction; vegetative cover on or adjacent to the site; and topography of the site, the Town Board may, as a condition of approval of any conditional use grant, require any or all of the following methods to mitigate adverse impacts on surrounding properties:

(1) Visual requirements. To the maximum extent practical, abatement of negative visual impacts of oil and gas facilities shall be addressed through one (1) or more of the following methods:

a. Use structures of minimal size to satisfy present and future functional requirements.

The proposed conditions of approval require that the applicant utilize equipment and tanks that are low profile.

b. The facilities shall be kept clean and otherwise properly maintained.

The proposed conditions of approval require that the facilities are kept clean and maintained. Maintenance of the facilities includes, but is not limited to, the tracking pads, associated oil and gas equipment, painting of tanks, landscaping, fencing, and disposal of trash. The applicant shall keep public roadways free from mud and debris.

c. Construction of buildings or other enclosures may be required where facilities create visual impacts that cannot be mitigated because of proximity, density and/or intensity of adjacent residential land use.

The site is an existing oil and gas drilling pad. Fourteen wells have been drilled and the applicant proposes to drill 22 more wells. The closest occupied building is 867 feet from the drilling pad. The residential subdivisions of Hilltop Estates and Poudre Heights are located south and east of the proposed drilling site, with the closest home approximately 1,000 feet from the site. The Poudre Trail is south of the drilling pad and north of the production pad. The applicant has worked with the Town's Parks Department and Poudre Trail Board to create a temporary trail route during construction and plans for permanent trail realignment. Due to the proximity of the Poudre Trail, the approved CUG states that sound walls must be setback a minimum of 30 feet from the temporary trail and permanent trail. Landscape berms, for mitigating visual impacts from the trail and surrounding properties both in the interim and in the long-term, were also conditions of approval.

(2) Landscape requirements. Groundcover, shrubs and trees shall be established and maintained in order to adequately buffer the facility.

Due to the proximity of the site to the trail and nearest residences, landscape berms, with evergreen trees, were required for buffering the facility. The drilling was proposed to occur in phases, with the first phase (2017) planned for drilling fourteen wells, and screen/sound walls be provided. As previously stated, fourteen wells have been drilled.

(3) Floodplain requirements. The oil and gas facilities shall comply with all applicable federal, state and local laws and regulations when located in a regulatory floodway or a special flood hazard area. All equipment at oil and gas facilities located within a special flood hazard area shall be anchored as necessary to prevent flotation, lateral movement or collapse. Any activity or equipment at any oil and gas facility within a special flood hazard area shall comply with the Code of Federal Regulations (C.F.R.) for the National Flood Insurance Program (NFIP), 44 C.F.R. Parts 59, 60, 65 and 70, and shall not endanger the eligibility of residents of the Town to obtain federal flood insurance.

The pad sites are located outside of the floodplain.

Standard Conditions:

The Town's standard conditions of CUG approval for oil and gas facilities were included with the 2017 approved CUG. The haul route, which was one of these conditions, would need to be modified with the subject request.

Relationship to Strategic Plan:

The Strategic Plan does not identify goals specific to land use applications for oil and gas facilities.

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval, subject to the updated haul route and remaining Planning Commission and Staff comments being addressed.

CC:

Philip Hancock, Great Western Petroleum

ATTACHMENTS:

Description

- ▢ Applicant Narrative
- ▢ CUG Site Plan
- ▢ Drilling & Site Improvement Plans
- ▢ Trip Generation Study & Haul Route
- ▢ Neighborhood Meeting Summary
- ▢ 2017 CUG Zoning Certificate
- ▢ Staff Presentation



3313 35th Ave., Ste. B
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✉: 435.789.1813
www.uintahgroup.com

Town of Windsor
Attn: Scott Ballstadt, AICP
Planning Department
301 Walnut St.
Windsor, CO 80550

April 29, 2021

**Re: Town of Windsor, Colorado – Great Western Operating Company, LLC –
Raindance FD Oil & Gas Well Site – Conditional Use Grant Project Narrative**

Dear Mr. Ballstadt,

Great Western Operating Company, LLC, requests consideration of a Conditional Use Grant (CUG) for the Raindance FD oil & gas well site located in the East One-Half of Section 30, T6N, R67W, 6th P.M. in Weld County Colorado. The CUG for this project has been previously reviewed and approved (CUG 17-001 & CUG 17-002), but due to recent roadway improvements, as well as, residential construction near and surrounding the Raindance FD site, the originally approved traffic/haul route has been built over and no longer exists for heavy-haul vehicle access.

Site Details:

Great Western has drilled (14) fourteen wells at the site and plans to drill (22) twenty-two more wells at the Raindance FD site (36 wells total). Originally, there were (57) fifty-seven planned wells to be drilled, but through additional reservoir planning, the proposed well count will be reduced to (36) thirty-six. The current plan includes drilling approximately 22 wells beginning in June 2021 using two (2) drilling rigs and completing the wells beginning in December of 2021.

The site includes two locations, a drilling pad and a production equipment pad. The drilling pad is a 700' x 388' (approximately due to the shape) gravel surfaced flat pad where the 36 wellheads will be located. The perimeter of the drill pad is surrounded by a six-foot high earthen screening berm that will eventually be landscaped for additional screening. The drilling pad is also surrounded by a 6-foot high chainlink fence for security of the site. This pad/site is already constructed under the previously approved CUG.

The production pad will be a 370' x 422' gravel surfaced pad where the production equipment will be installed as new wells are brought online. The graded pad is surrounded by a 4-foot high earthen berm that will eventually be landscaped to provide additional screening. A sediment basin is located in the northeast corner of the pad to collect stormwater runoff from the pad and treat it before discharging from the basin into the historic drainage path. This pad is already constructed under the previously approved CUG.

The changes to the production pad will include installing additional equipment to improve the air quality (reduce emissions) of the site as a result of state regulation changes. The equipment

changes are shown on the CUG site plan included with this submittal. In addition to the Production and Drill Pad, a utility corridor is identified on the CUG site plan where flowlines connecting the well head to the production equipment is installed. These flowlines were all installed under the previously approved CUG. No changes are proposed to the flowline corridor or installed pipelines.

A temporary Sim-Ops pad is also shown located east of the drill pad to allow for completions setups to be ongoing, simultaneous to the drilling of the wells. This pad is planned to be 160 feet x 335 feet in size and will be used, as needed, to perform completions operations.

These narrative details the changes proposed, which include a reduction in the number of wells and installation of additional equipment to comply with changes to air quality regulations. As noted, no site grading or drainage improvements activities will be performed under this Conditional Use Grant application, as the sites are existing.

The following, however, details the change to the truck haul route, which instigated this process to request these changes to the previous CUG site approvals.

Truck Haul Route:

As noted previously, the originally approved truck haul route is in need of change, due to ongoing development within the area and the removal of the roadway extending west from New Liberty Road, across a previously undeveloped area. This road is now built-out with residences and requires a revision to the truck haul route.

Great Western is proposing one route traveling to and departing from the site. Included with this narrative is a Truck Route Map, which identifies the proposed truck route. The route is summarized below:

The route begins at Highway 34 and its intersection with County Road 13. The route leaves this intersection heading North along County Road 13 then turning east on New Liberty Road. The route continues north and east along New Liberty road until it reaches the existing driveway access to the well site. Departing from the site will follow the same route. In preliminary discussions with the Town, a project is planned to widen New Liberty Road in 2021. Based on Great Western Operating Company's plan, the next rig occupation will occur during the construction of the New Liberty Road widening project. Great Western commits to maintain ongoing communication with the Town of Windsor to minimize impacts to the roadway construction project and minimize impacts to the public.



3313 35th Ave., Ste. B
Evans, CO 80620
☎: 435.789.1017
✉: 435.789.1813
www.uintahgroup.com

Conclusion:

Great Western's application for the Conditional Use Grant requests the following changes to the previously approved CUG and additional considerations:

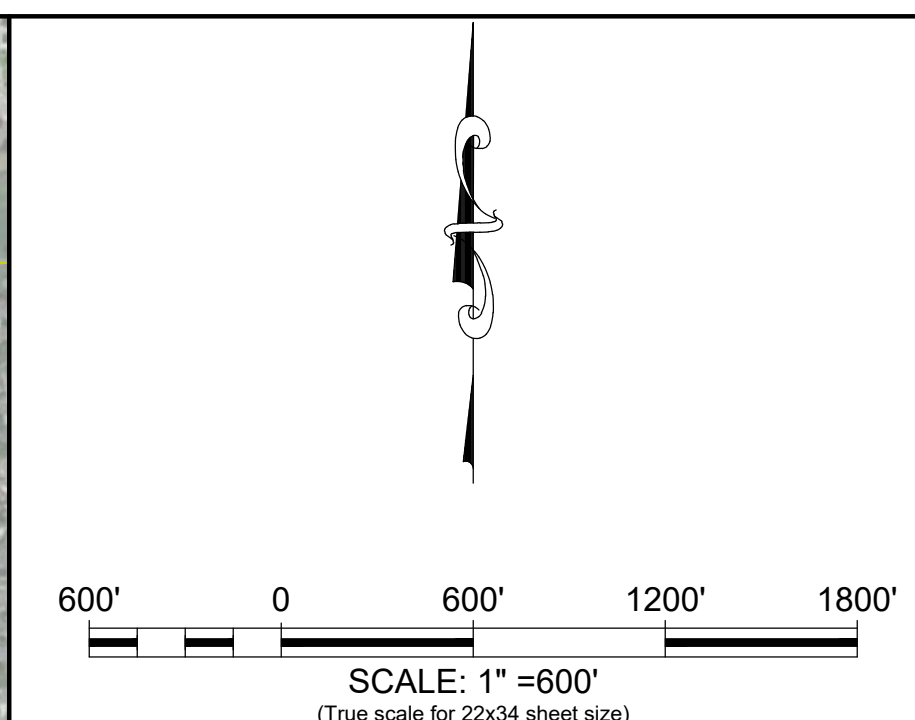
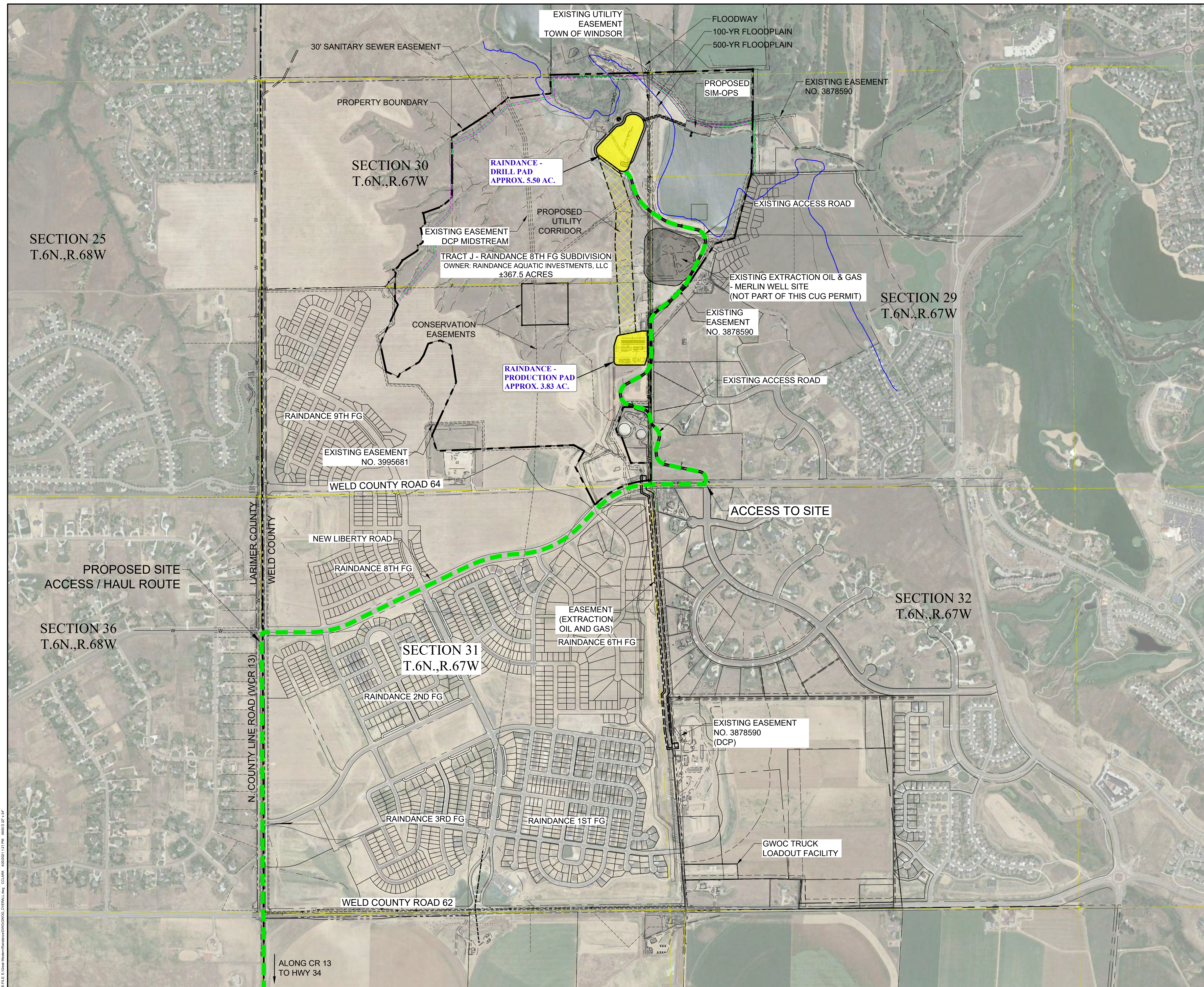
1. The haul route will change to extend along New Liberty Road to the West, then down CR13 to Highway 34.
2. Reduction of total well count from 57 to 36 wells total due to additional reservoir planning and efficiency in recovery of the mineral.
3. Drilling of the remaining (22) wells are planned to begin in June 2021 through September 2021. Completions and Tank Battery Construction will begin in December 2021 and extend into 2022.
4. All site grading and improvements were performed under the previously approved CUG and no additional grading or sitework activities are planned.
5. Additional equipment will be installed to service the new wells to be brought online and also equipment changes to meet new air quality regulations.
6. No changes to the installed flowlines, along the flowline corridor, are planned.
7. Great Western commits to coordinating and communicating closely with the Town of Windsor during the drilling operations to minimize disruptions to the construction project and additional disruptions to the public.

Please consider this application for a Conditional Use Grant for the Great Western Operating Company Raindance FD Well oil and gas well site. Please feel free to contact me with any questions or comments at (435) 789-1017.

Sincerely,

A handwritten signature in black ink that reads "Chris J. Clark".

Christopher J. Clark, PE
Project Engineer
enclosures
CJC/cjc



LEGEND:

PROPERTY BOUNDARY

SECTION LINES

EXISTING EASEMENTS

EXISTING WATER MAIN

TRUCK HAUL ROUTE

PROPOSED CUG SITE AREAS

FIELD SURVEY BY:

ORIGINAL FIELD SURVEY: UINTAH ENGINEERING & LAND SURVEYING
CONTACT: LOREN SHANKS, RLS
(970) 506-1544

LAND USE INFORMATION

ZONING:	PLANNED UNIT DEVELOPMENT
LOT:	TRACT J OF THE RAINDANCE SUBDIVISION 8TH FILING (ALL IMPROVEMENTS RELATING TO THIS CUG APPLICATION ARE LOCATED)
PARCEL ID:	080730162014
PARCEL AREA:	RAINDANCE AQUATIC INVESTMENTS, LLC 367.5 ACRES

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
4. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
5. GOLF COURSE SHOWN FOR REFERENCE ONLY. TO BE PERFORMED BY OTHERS.

EN	DATE	RW	REVISIONS	
0	12-04-2016	C/C	ISSUED FOR PERMIT	
1	01-04-2017	C/C	CUG PERMIT SET	
2	03-04-2017	C/C	CUG PERMIT REVISION	
3	04-04-2017	C/C	CUG PERMIT REVISION FROM COMMENTS	
4	06-06-2017	C/C	REMOVED SIGNOPS ACCESS	
5	06-05-2021	C/C	REVISED CUG PERMIT SET 2021	

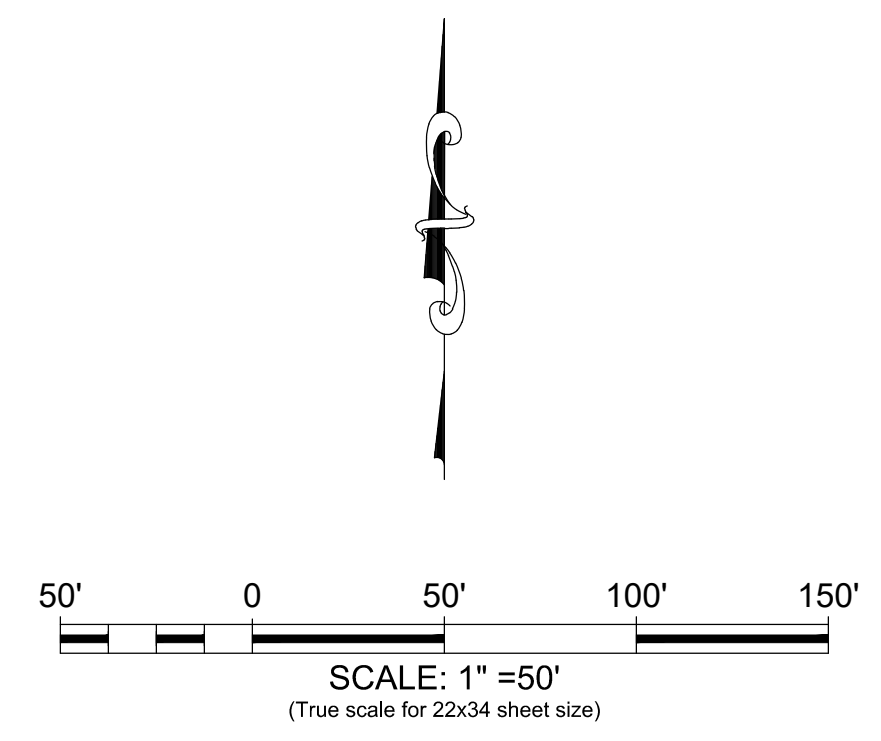
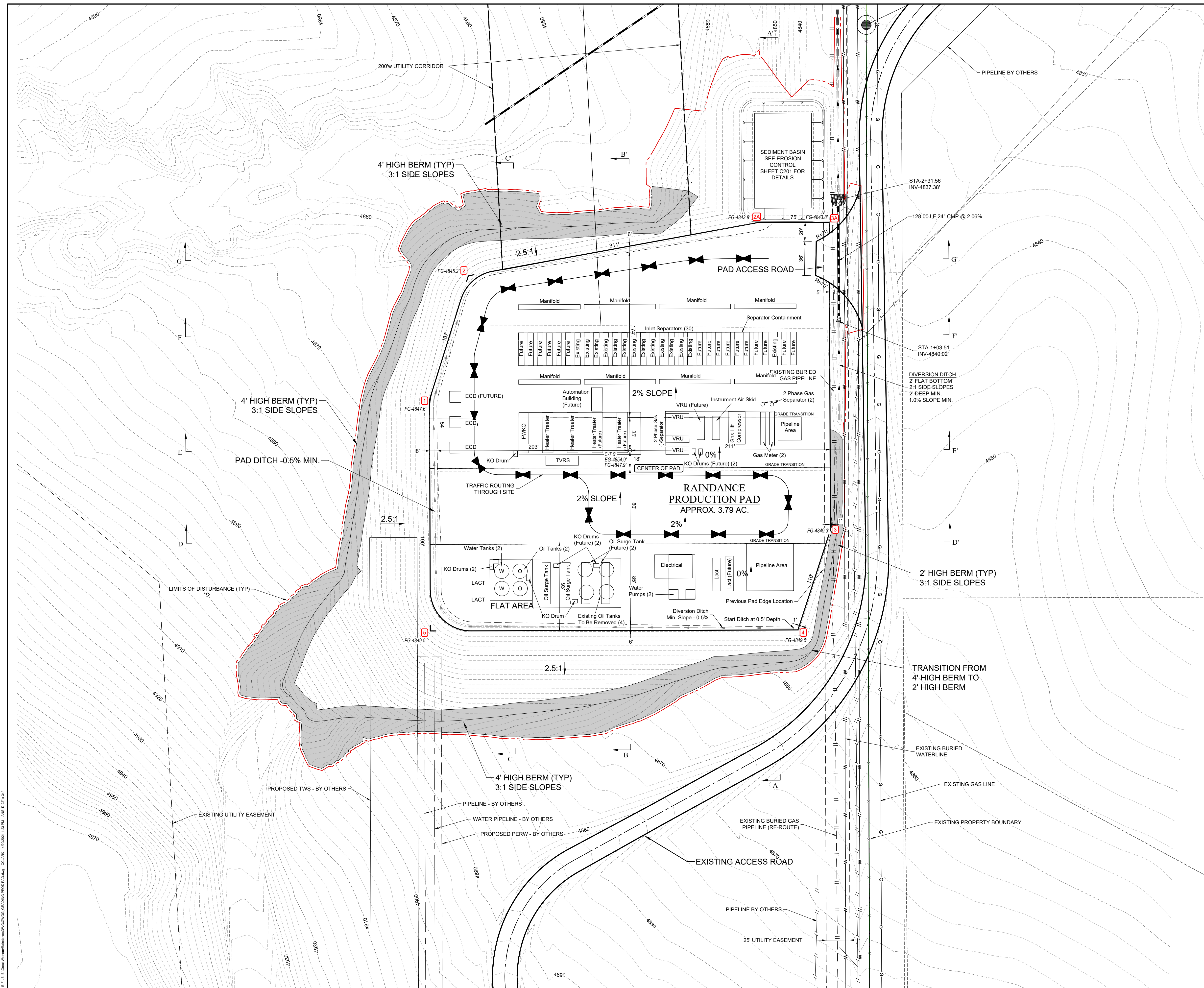
RESPONSIBLE ENGINEER:

OVERVIEW PLAN AND
SITE ACCESS PLAN

SCALE: 1"=600'
DRAWN BY: C.J.C.
DATE DRAWN: 04-19-2021
UELS FILE NO.: G - 1 2 8 9
PROJ. NO: GRE04-19-0282
FILE: 2 4 8 0 3

SHEET

C101



LEGEND

PROPERTY BOUNDARY
SECTION LINES
EXISTING EASEMENTS
EXISTING WATER MAIN

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
 3. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 4. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
 5. GOLF COURSE SHOWN FOR REFERENCE ONLY, TO BE PERFORMED BY OTHERS.
 6. REFER TO SHEET C303 FOR TYPICAL DITCH SECTION DETAILS.
- THIS PLAN DEPICTS THE GRADING OF THE RAINPANCE PRODUCTION PAD AS SHOWN FOR REFERENCE. GREAT WESTERN OIL & GAS COMPANY DOES NOT INTEND ON PERFORMING ANY GRADING ACTIVITIES ON THE SITE. OTHER THAN MAINTAINING THE SITE AS IT EXISTS. STORMWATER MANAGEMENT BMPs ARE ALSO SHOWN FOR A DEPICTION OF THE FEATURES THAT ARE EXISTING TO BE MAINTAINED DURING THE REMAINING LIFE OF THIS PROJECT.

SITE DETAILS:

APPROXIMATE SURFACE DISTURBANCE AREAS		
	DISTANCE	ACRES
PROD. PAD DISTURBANCE (INCL. ACCESS ROAD)	NA	±7.205
ADDITIONAL BMP DISTURBANCE	NA	±0.846
TOTAL PRODUCTION PAD DISTURBANCE AREA		±8.317



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GREAT WESTERN OPERATING COMPANY
RAINDANCE PADS - TRACT J - RAINDANCE 8TH FILING
CONDITIONAL USE GRANT SUBMITTAL PLANS
E 1/2 Section 30, T6N, R67W, 6th P.M.
WELD COUNTY, COLORADO

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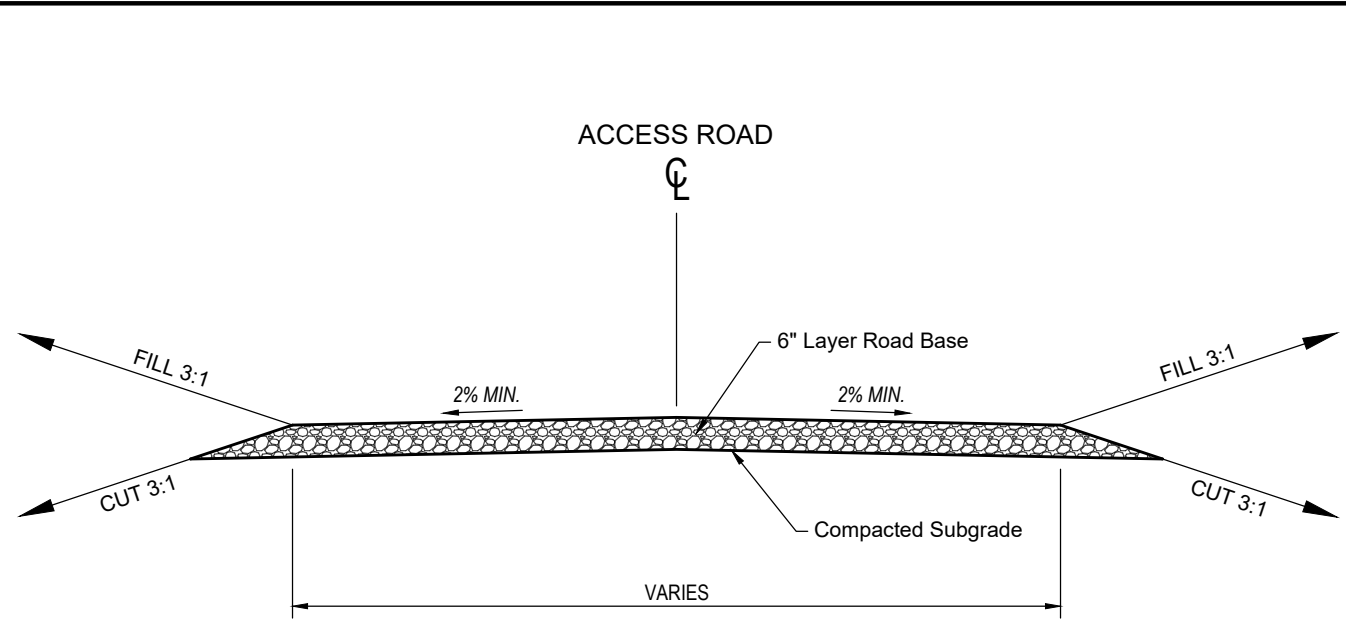
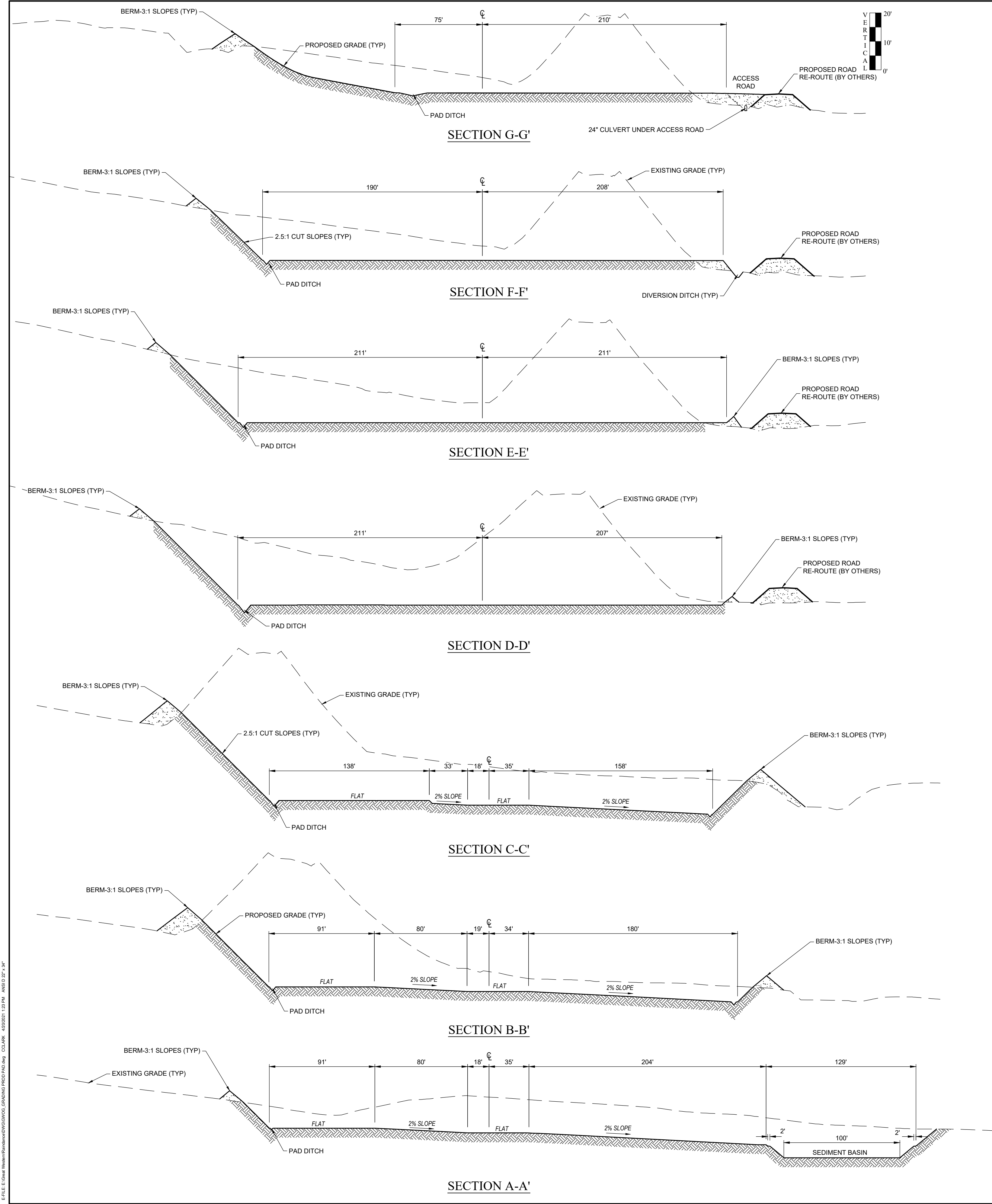
RESPONSIBLE ENGINEER:

PRODUCTION PAD GRADING PLAN

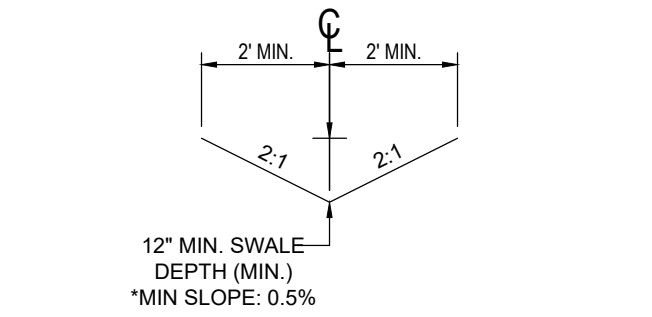
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DRAWN BY: C.J.C.
DATE DRAWN: 04-19-2021
UELS FILE NO.: G - 1 2 8 9
PROJ.NO: GRE04-19-0282
FILE: 2 4 8 0 3

SHEET

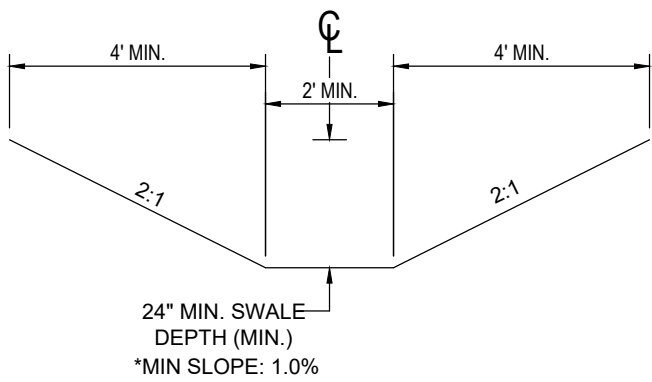
C302



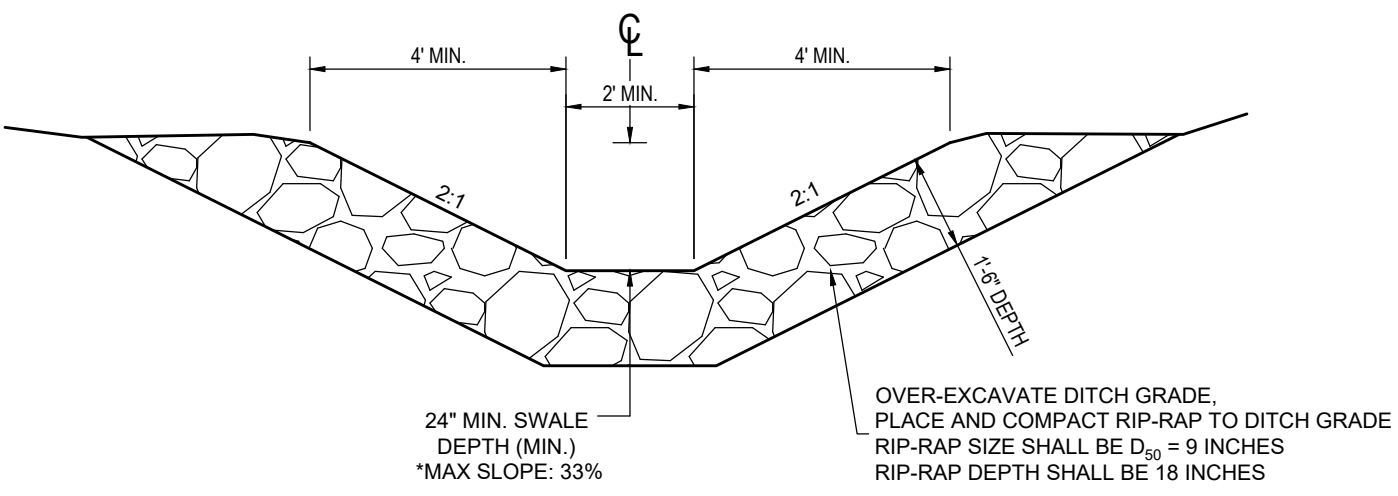
TYPICAL ROADWAY CROSS-SECTION
PROD. PAD ACCESS ROAD



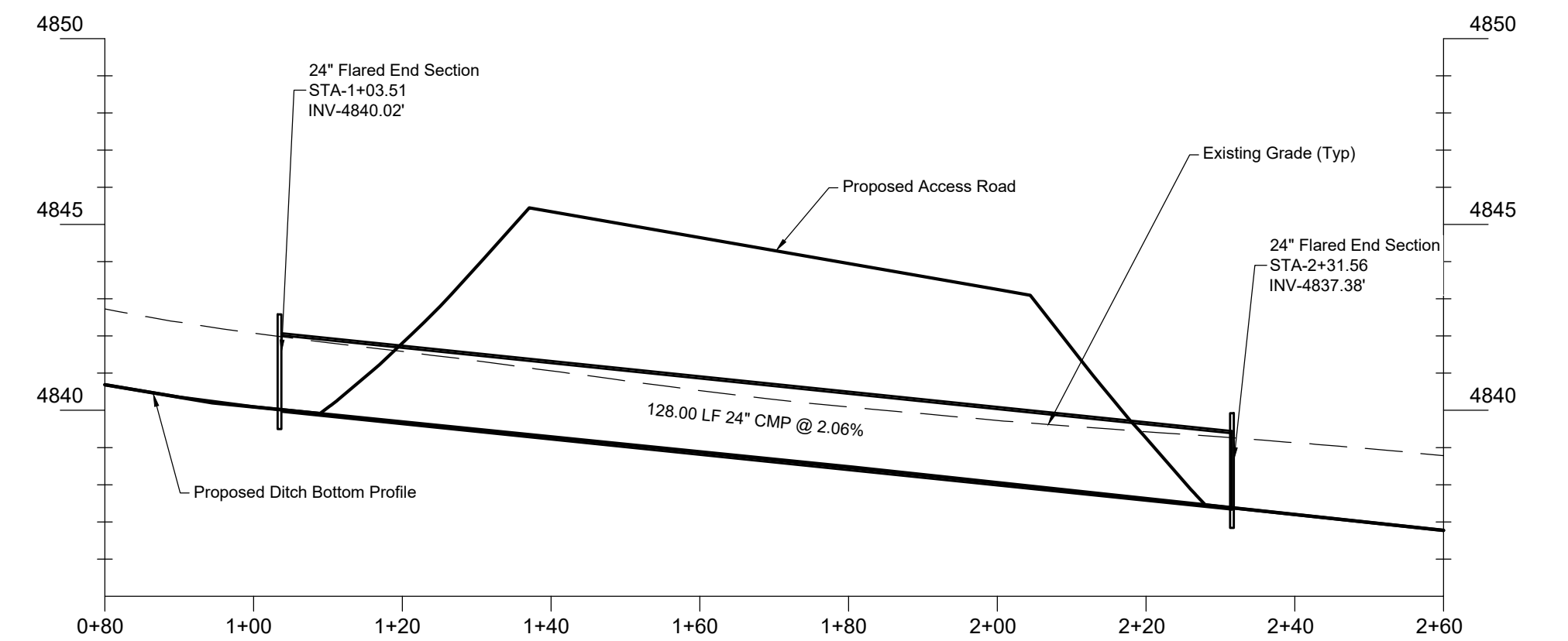
TYPICAL PAD DITCH



TYPICAL DIVERSION DITCH



TYPICAL RIP-RAP LINED
DIVERSION DITCH



PRODUCTION PAD ACCESS ROAD - CULVERT PROFILE
SCALE: 1" = 20'

GREAT WESTERN OPERATING COMPANY
RAINDANCE PADS - TRACT J - RAINDANCE 8TH FILING
CONDITIONAL USE GRANT SUBMITTAL PLANS
E 1/2 Section 30, T6N, R67W, 6th P.M.
WELD COUNTY, COLORADO

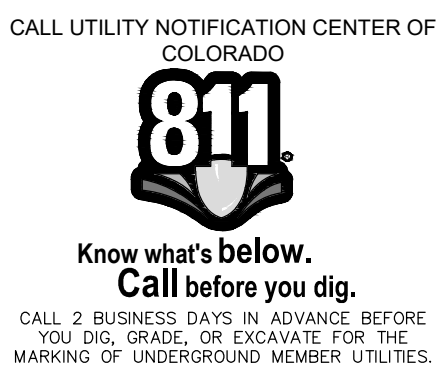
REV.	DATE	BY	REVISIONS
1	04-19-2021	C.J.C.	ISSUED FOR PERMIT
2	04-19-2021	C.J.C.	UPDATE LABELS AND QUANTITIES TO REFLECT PAD EXP.
3	04-19-2021	C.J.C.	CUC PERMIT SET
4	04-19-2021	C.J.C.	CUC PERMIT REVISION
5	04-19-2021	C.J.C.	RAISE PAD AND ADJUST PAD BOUNDARY
6	04-19-2021	C.J.C.	REVISED CUC PERMIT SET 2021

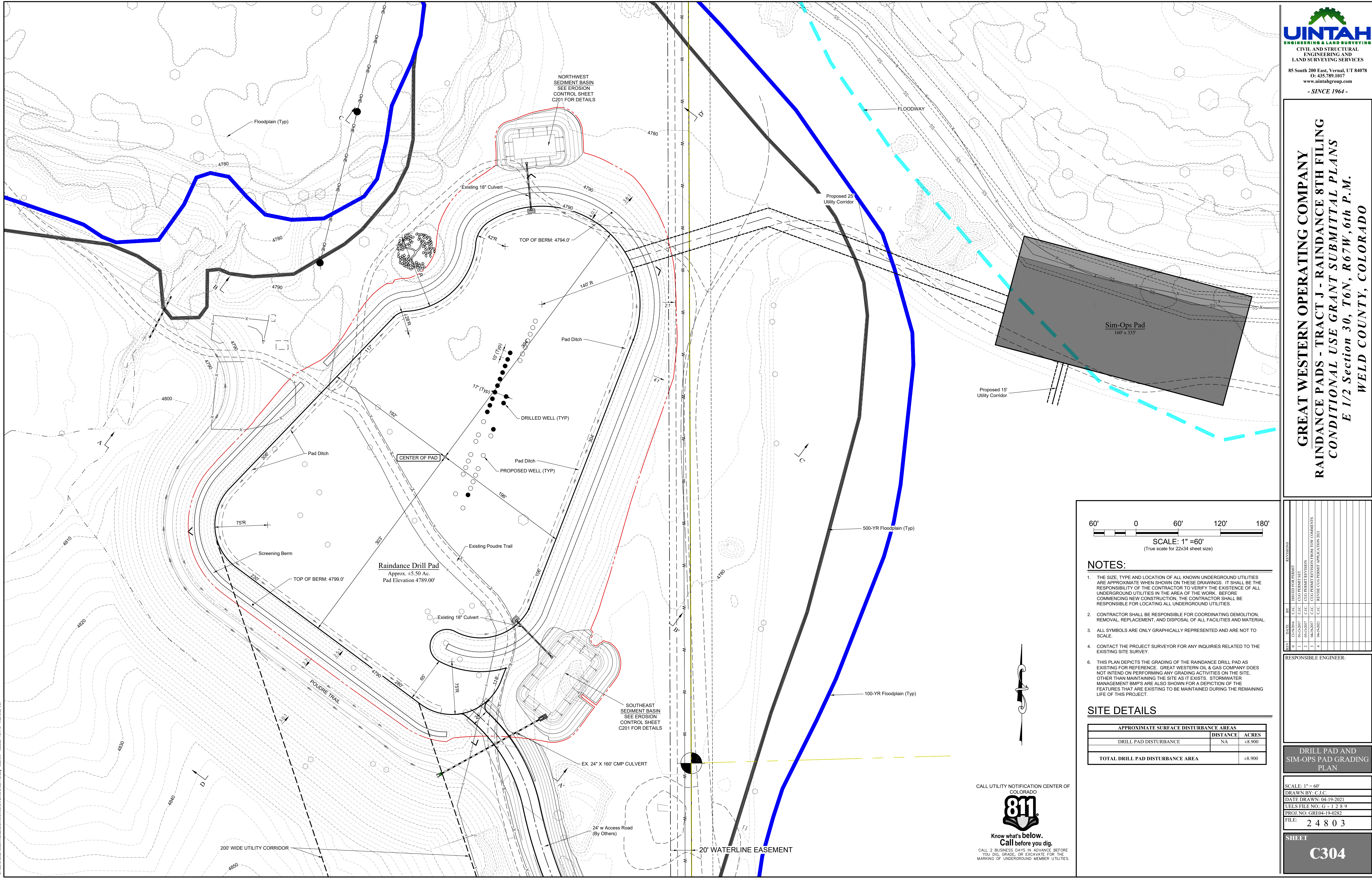
RESPONSIBLE ENGINEER:

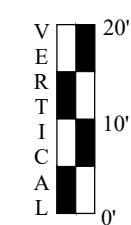
**PRODUCTION PAD
X-SECTIONS & DETAILS**

SCALE: 1"=50'
DRAWN BY: C.J.C.
DATE DRAWN: 04-19-2021
UTLS FILE NO.: G - 1 2 8 9
PROJ NO: GRE04-19-0282
FILE: 2 4 8 0 3

SHEET
C303







GREAT WESTERN OPERATING COMPANY
RAINANCE PADS - TRACT J - RAINDANCE 8TH FILING
CONDITIONAL USE GRANT SUBMITTAL PLANS
E 1/2 Section 30, T6N, R67W, 6th P.M.
WELD COUNTY, COLORADO

REV	DATE	BY	REVISIONS
0	12-15-2016	C/C	ISSUED FOR PERMIT
1	04-15-2017	C/C	CUC PERMIT SET
2	04-15-2017	C/C	CUC PERMIT REVISION
3	04-15-2017	C/C	CUC PERMIT REVISION FROM TOW COMMENTS
4	04-15-2021	C/C	REVISE CUC PERMIT APPLICATION 2021

RESPONSIBLE ENGINEER:

DRILL PAD AND SIM-OPS PAD GRADING PLAN

SCALE: 1" = 50'
DRAWN BY: C.J.C.
DATE DRAWN: 04-19-2021
UELS FILE NO.: G - 1 2 8 9
PROJ. NO: GRE04-19-0282
FILE: 2 4 8 0 3

SHEET

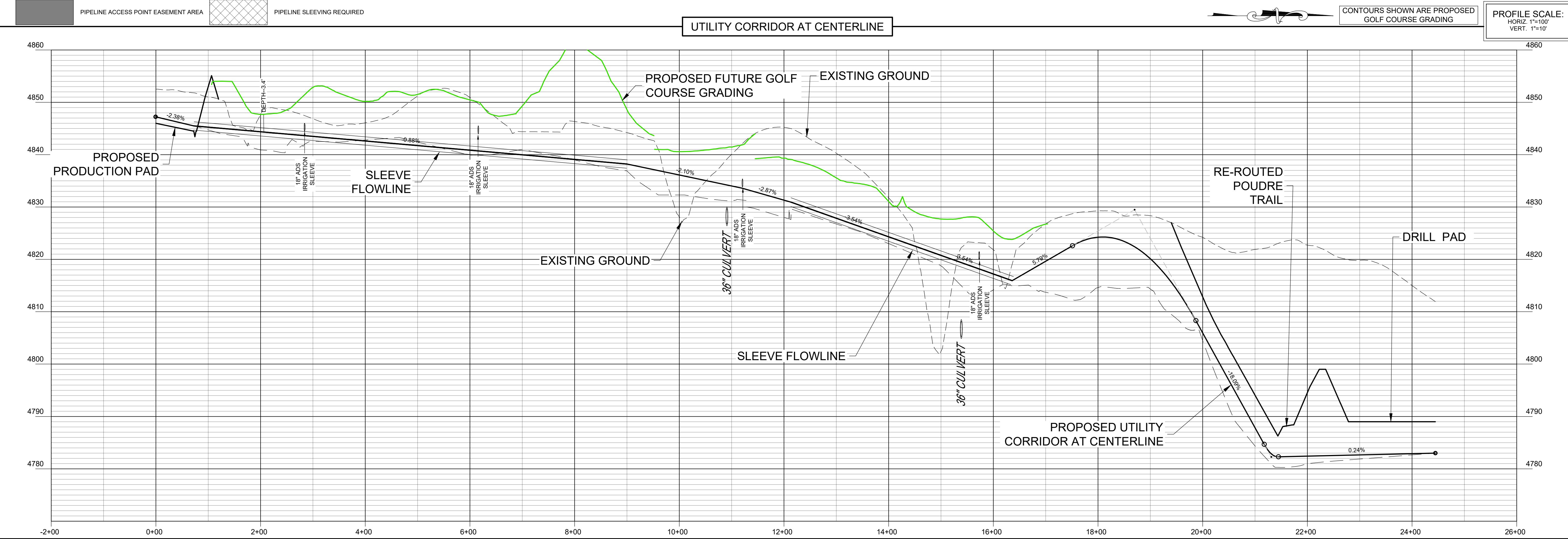
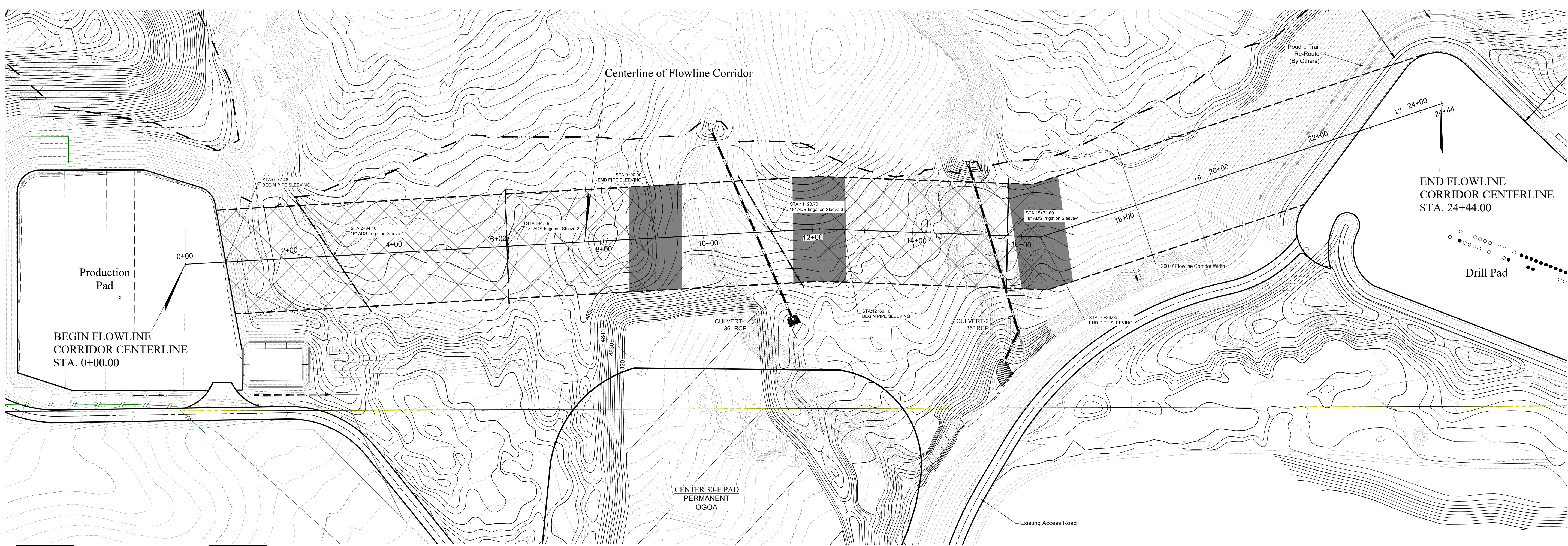
C305

CALL UTILITY NOTIFICATION CENTER OF
COLORADO



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

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES.



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CONDITIONAL USE GRANT SUBMITTAL PLANS
E 1/2 Section 30, T6N, R67W, 6th P.M.
WELD COUNTY, COLORADO

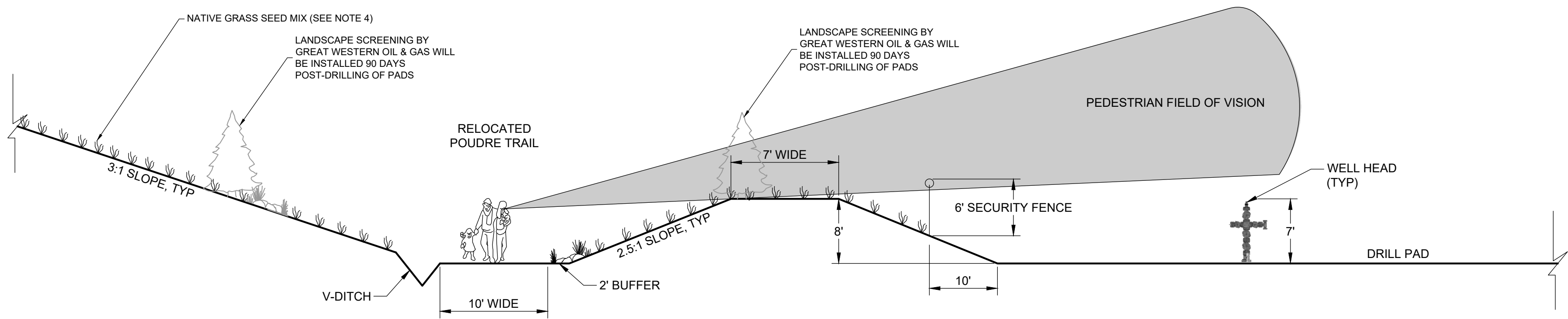
REV	DATE	BY	REASON FOR REVISION
1	12/22/2016	J.A.S.	RE-ROUTED UTILITY LINE, ISSUED FOR REVIEW
2	12/22/2016	J.C.C.	REVERT BACK TO BROWD ALIGNMENT, FILL ARROWS
3	04/26/2017	J.C.C.	CHANGE FILL IN ARROW AND ADD CULVERTS
4	04/26/2017	J.C.C.	CUC PERMIT SET
5	05/05/2017	J.C.C.	CULVERT 2 ELEVATION CHANGE
6	05/05/2017	J.C.C.	CULVERT 2 AND MANHOLE EXTEND CHANGE, UTILITY
7	05/05/2017	J.C.C.	CULVERT 2 AND MANHOLE EXTEND CHANGE, UTILITY
8	05/05/2017	J.C.C.	REVISION FLOWLINE CORRIDOR
9	05/05/2017	J.C.C.	UPDATE IRRIGATION MAIN LINE SLEEVES, IFC
10	04/16/2021	J.C.C.	REVISED CUC PERMIT SET 2021

RESPONSIBLE ENGINEER:

**UTILITY CORRIDOR
PLAN AND PROFILE**

SCALE: 1" = 100'
DRAWN BY: J.C.C.
DATE DRAWN: 04-19-2021
UTELS FILE NO: G - 1 2 8 9
PROJ. NO: GR004-19-0282
FILE: 2 4 8 0 3

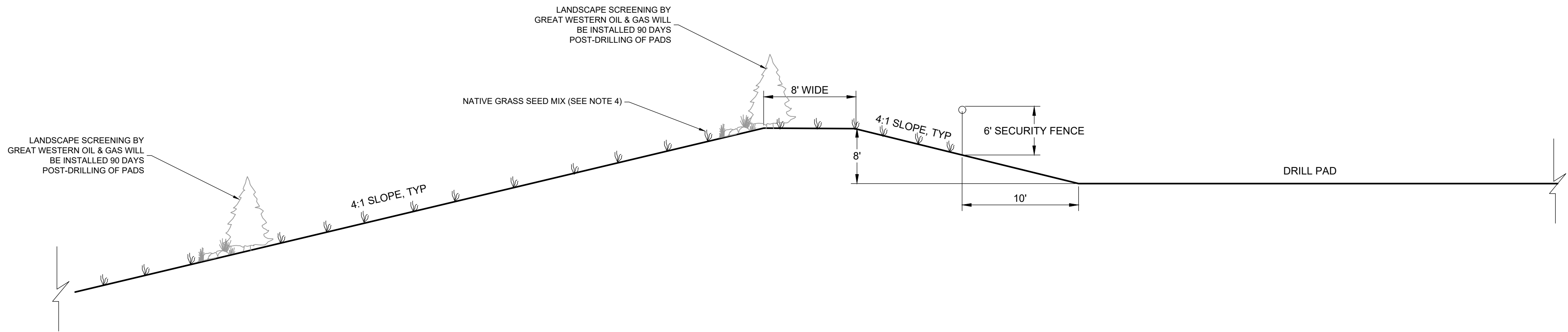
SHEET
C401



- NOTES:**
1. SCREENING METHODOLOGY: THE SCREENING OF THE PADS WILL BE ACCOMPLISHED USING EARTHEN BERMS OF A HEIGHT TO SCREEN THE MAIN EQUIPMENT FROM THE FIELD OF VIEW OF SURROUNDING PEDESTRIANS.
 2. SEPARATION DISTANCE: THE NEAREST RESIDENCE, LOCATED SOUTHEAST OF THE PAD IS 725' FROM THE PRODUCTION PAD. THE NEAREST RESIDENCE, LOCATED NORTHWEST OF THE PAD, IS 860' FROM THE DRILL PAD. THE RESIDENCE NEAREST THE DRILL PAD IS NATURALLY SCREENED FROM THE TREES ALONG THE LA POUFRE RIVER.
 3. LANDSCAPING/SCREENING: THE LANDSCAPING OF THE SCREENING AREAS WILL BE ACCOMPLISHED IN TWO FOLD.
 - 3.1. UPON COMPLETION OF THE EARTHWORK OPERATIONS, GREAT WESTERN OPERATING COMPANY WILL UTILIZE THE SEED MIX, PROVIDED BY THE OWNER TO ESTABLISH VEGETATION AND STABILIZE THE CONSTRUCTED SLOPES.
 - 3.2. FINAL LANDSCAPING AND VEGETATIVE SCREENING OF THE BERMS AND CONSTRUCTED SLOPES WILL BE PERFORMED BY GREAT WESTERN OPERATING COMPANY 90 DAYS FOLLOWING DRILLING COMPLETION.
 4. NATIVE GRASSES SEED MIX - AS SELECTED BY THE PROPERTY OWNER, THE FOLLOWING SEED MIX WILL BE APPLIED TO THE NEWLY CONSTRUCTED SLOPES FOR LANDSCAPING AND VEGETATIVE EROSION CONTROL.
 - 4.1. JACKLIN IRISH LINKS MIXTURE(BY SIMPLOT) - INCLUDES STREAKER REDTOP.
 - 4.2. RECOMMENDED SPREAD RATE - 75 LBS/ACRE
 - 4.3. MODERATE PLANT DENSITY - SPECIFIC FOR FUTURE GOLF COURSE DEVELOPMENT.

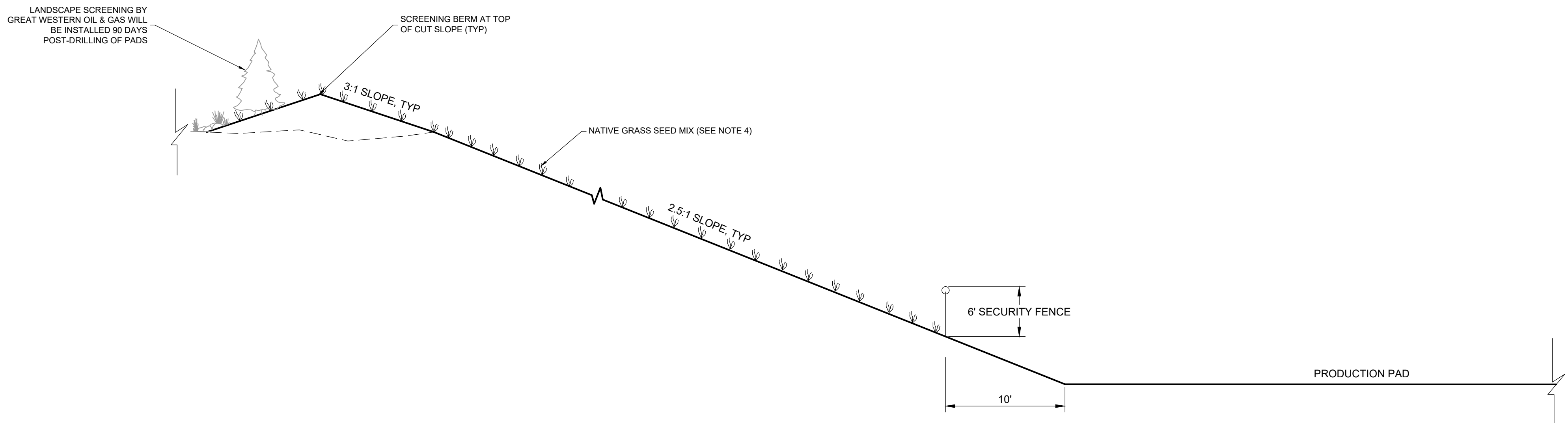
200 SITE SCREENING BERM AND SECURITY FENCE AT POUFRE TRAIL RELOCATION/DRILL PAD

NOT TO SCALE



201 SITE SCREENING BERM AND SECURITY FENCE AT NORTH - NORTHWEST EDGE OF DRILL PAD

NOT TO SCALE



202 SITE SCREENING BERM AND SECURITY FENCE AT PRODUCTION PAD CUT SLOPE

NOT TO SCALE

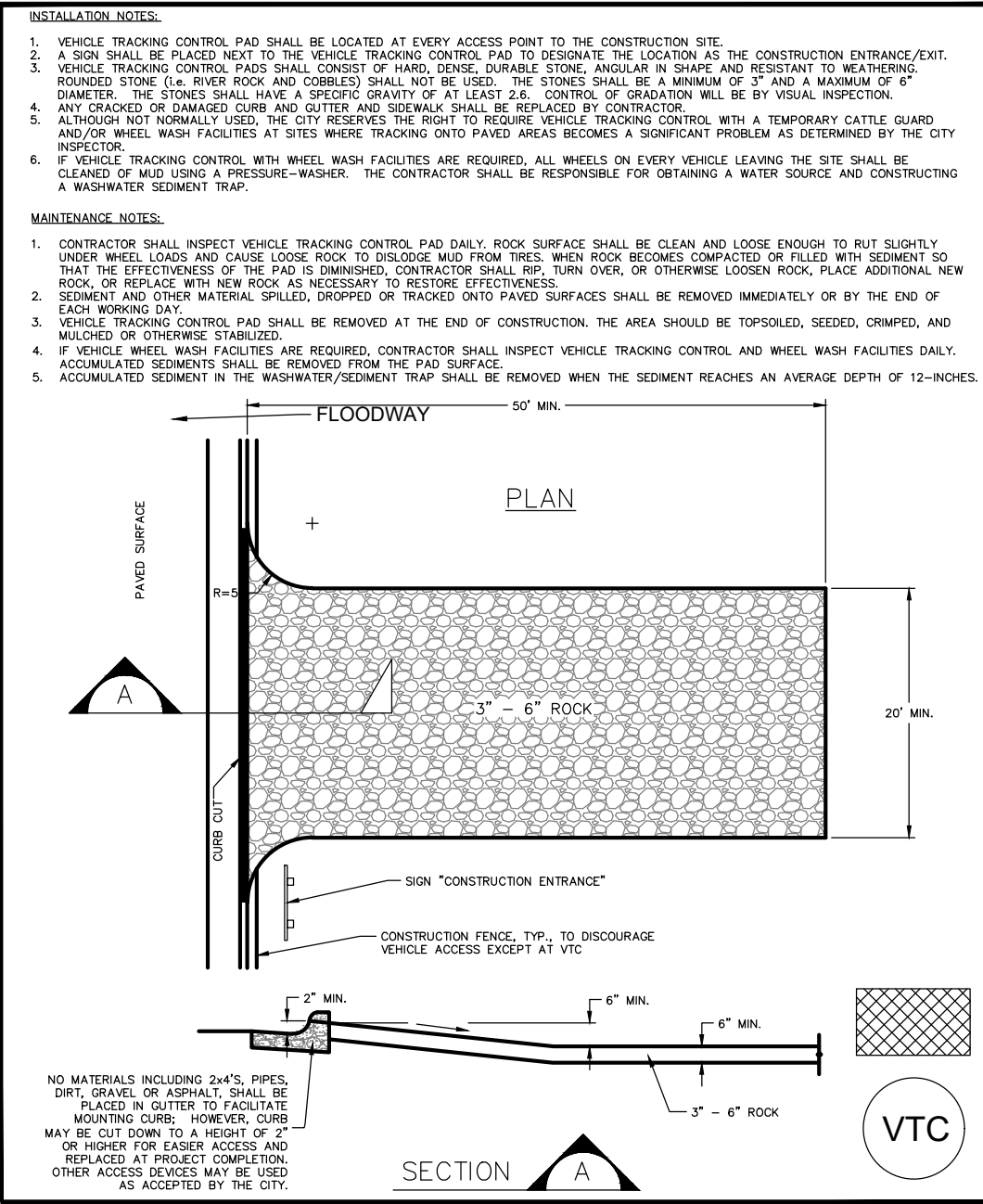
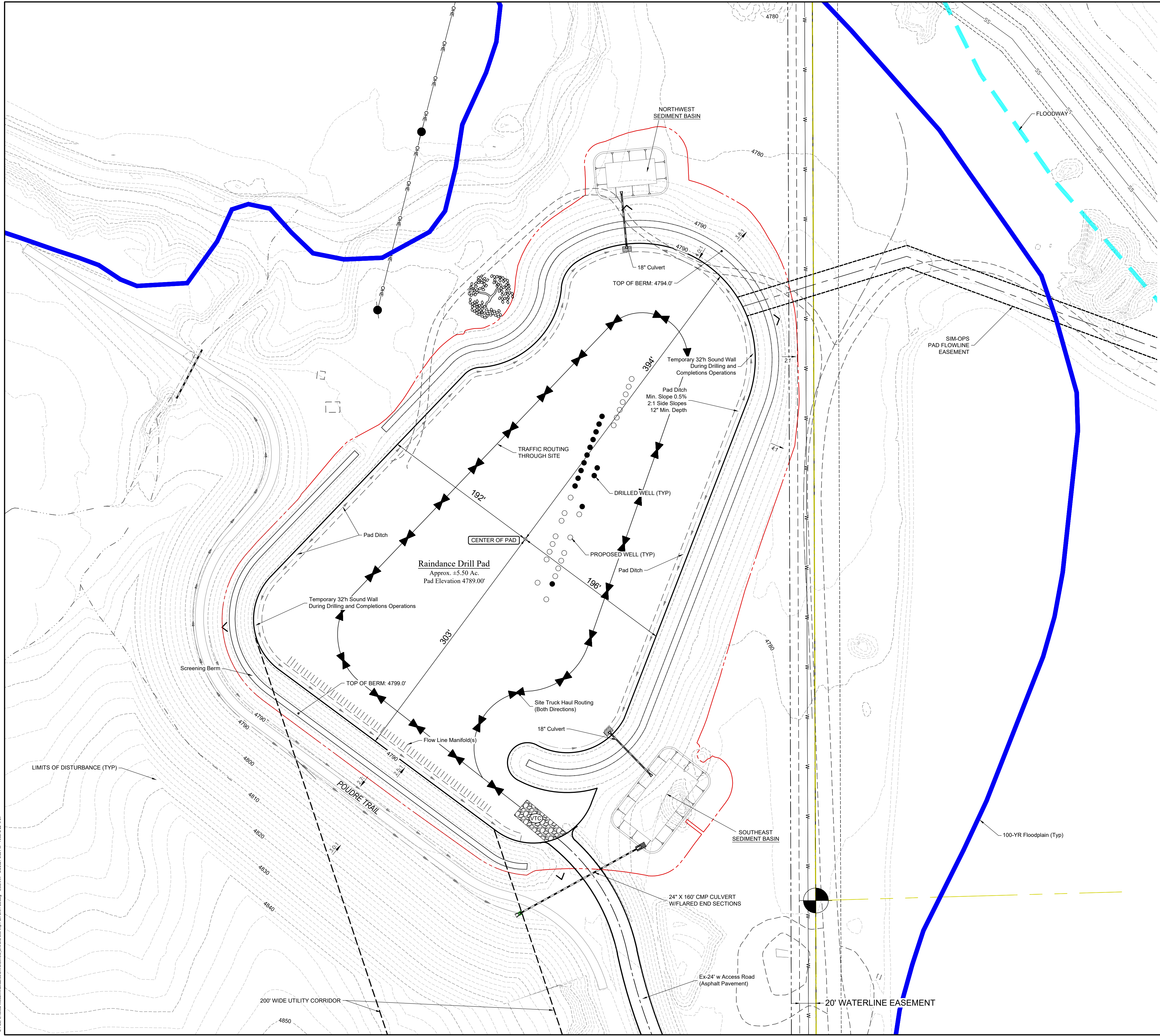
REV	DATE	BY	REVISIONS
1	04-12-2017	CJC	CLC PERMIT SET
2	04-12-2017	CJC	CLC PERMIT REVISION
3	04-12-2017	CJC	CLC PERMIT REVISION FOR TOW COMMENTS

RESPONSIBLE ENGINEER:

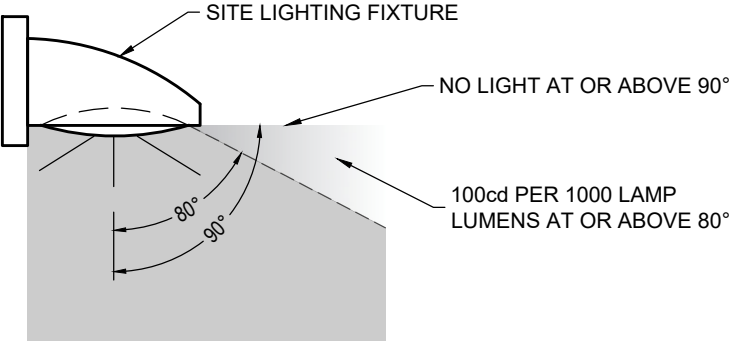
SITE SCREENING

SCALE: NTS
DRAWN BY: CJC
DATE DRAWN: 04-19-2021
UELS FILE NO: G - 1 2 8 9
PROJ NO: GRE04-19-0282
FILE: 2 4 8 0 3

SHEET
C601



VEHICLE CONTROL TRACKING PAD
NOT TO SCALE



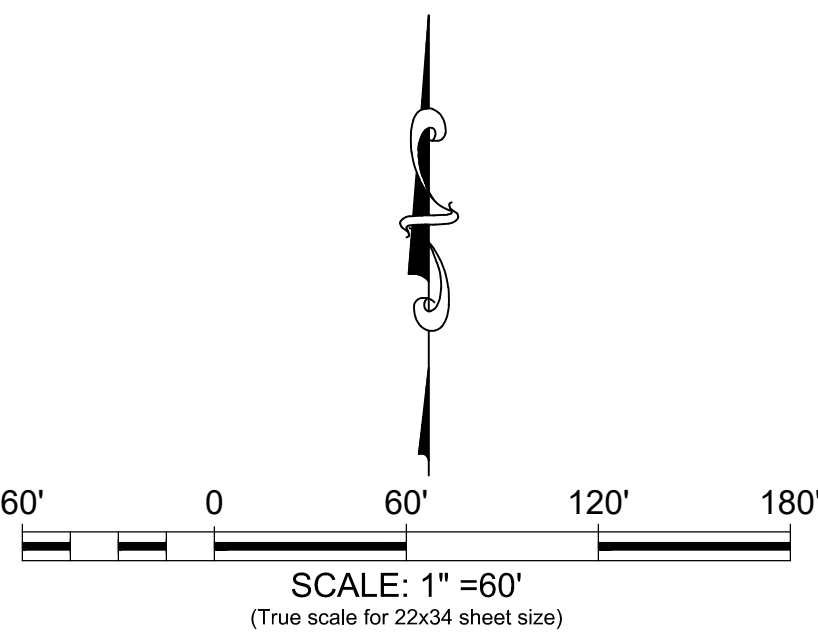
FULL CUT-OFF SITE LIGHTING DETAIL
NOT TO SCALE

NOTES:

- 1. THE APPLICANT SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE COLORADO OIL AND GAS CONSERVATION COMMISSION (COGCC).
- 2. THE APPLICANT SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).
- 3. THE APPLICANT SHALL MAINTAIN ON-GOING COMPLIANCE WITH ALL CONDITIONS OF THE TOWN AND WINDSOR-SEVERANCE FIRE RESCUE.
- 4. THE FACILITIES SHALL BE KEPT CLEAN AND OTHERWISE PROPERLY MAINTAINED AT ALL TIMES.
- 5. IF ACCESS TO THE SITE IS PROPOSED FROM A TOWN OF WINDSOR STREET, SUCH ACCESS POINT(S) SHALL REQUIRE APPROVAL FROM THE TOWN OF WINDSOR ENGINEERING DEPARTMENT AND ANY REQUIRED ACCESS IMPROVEMENTS, STREET CLEAN-UP, TRACKING PADS, ETC., SHALL BE ADDRESSED ACCORDINGLY.
- 6. ALL TRUCKS AND EQUIPMENT SHALL BE EQUIPPED WITH AND UTILIZE WHITE NOISE BACKUP ALARMS.
- 7. ALL TANKS AND EQUIPMENT SHALL BE PAINTED TO BLEND-IN WITH THE SURROUNDING LANDSCAPE.
- 8. LOW PROFILE TANKS SHALL BE UTILIZED.
- 9. SECURITY AND OTHER SITE LIGHTING SHALL UTILIZE FULL CUTOFF LIGHT FIXTURES TO MITIGATE LIGHT POLLUTION.
- 10. PAD WILL BE SURFACED WITH A LAYER OF AGGREGATE BASE FOR PAD STABILIZATION AND ALL-WEATHER TRAFFIC.
- 11. SECONDARY CONTAINMENT FOR STORAGE VESSELS WILL BE CONSTRUCTED USING A LINER AND METAL PERIMETER DIKE. CONTRACTOR TO DESIGN SECONDARY CONTAINMENT VOLUME TO CONTAIN A MINIMUM OF 110% OF THE VOLUME OF THE LARGEST VESSEL LOCATED WITHIN THE CONTAINMENT AREA OR TO STATE OF COLORADO STANDARDS, WHICHEVER REQUIREMENTS ARE MORE STRINGENT.

LEGEND:

- PROPOSED PAD EDGE
- LIMITS OF DISTURBANCE
- TEMPORARY SOUND WALL
- TRAFFIC ROUTING THROUGH SITE
- VEHICLE TRACKING PADS



GREAT WESTERN OPERATING COMPANY
RAINANCE PADS - TRACT J - RAINDANCE 8TH FILING
DRILLING AND SITE IMPROVEMENTS PLAN
E 1/2 Section 30, T6N, R67W, 6th P.M.
WELD COUNTY, COLORADO

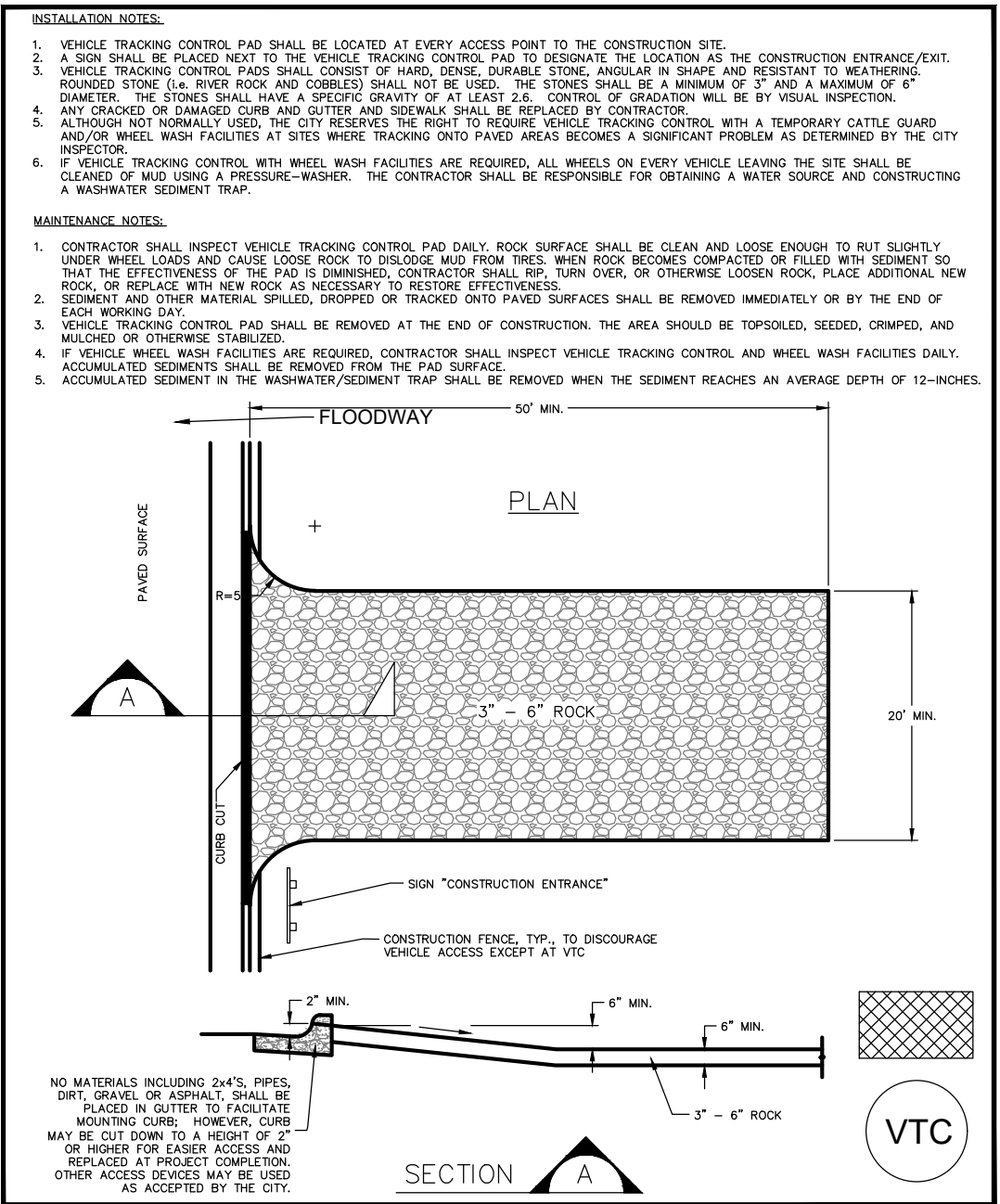
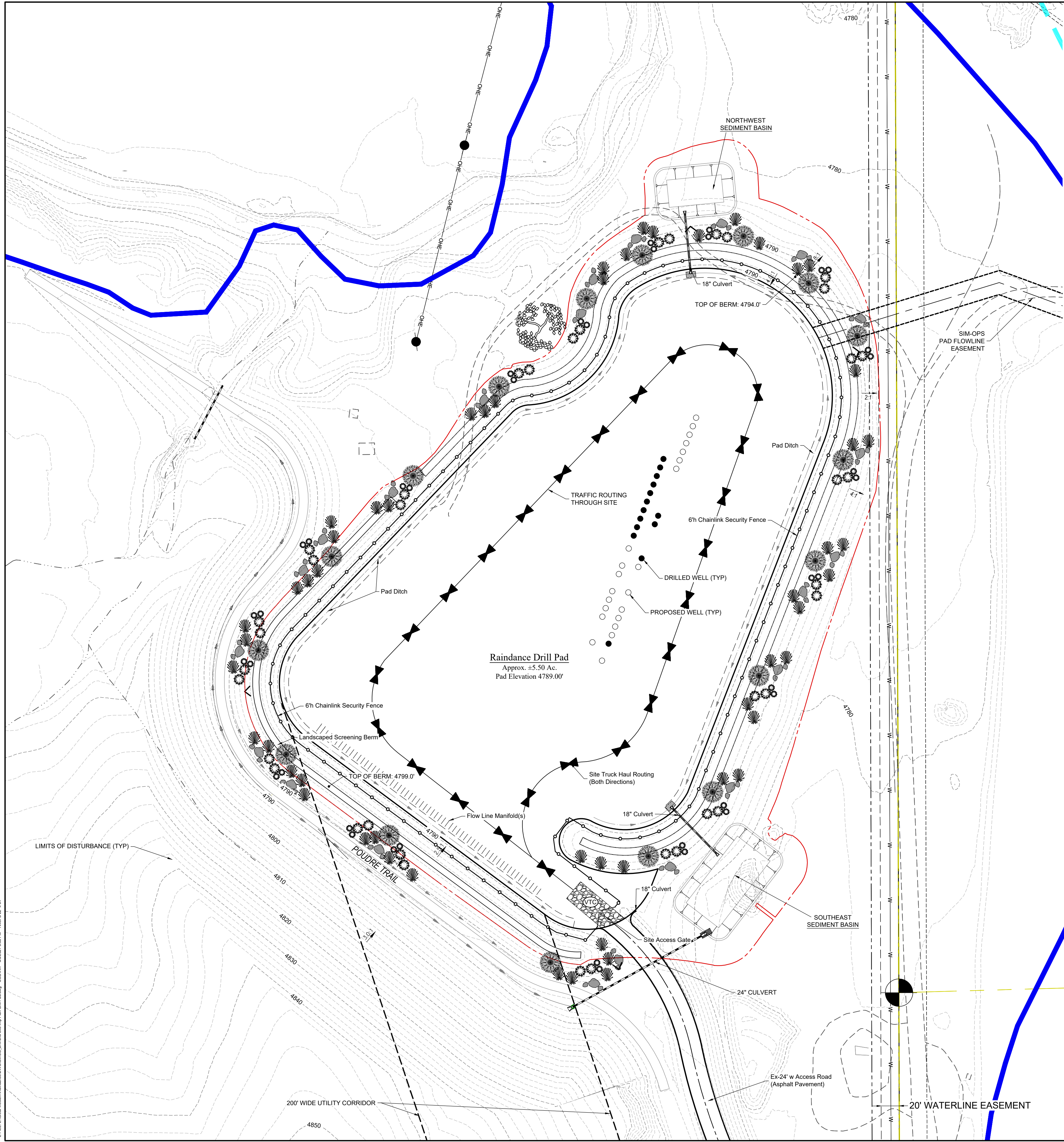
REV	DATE	BY	REVISIONS
1	04/21/2021	CJC	REVISED EIR, BLOCKS ON COVER
2	04/21/2021	CJC	REVISED CUG PLAN SET 2021
3	06/02/2021	CJC	UPDATE COMPANY NAME AND PHONE NUMBER

RESPONSIBLE ENGINEER:

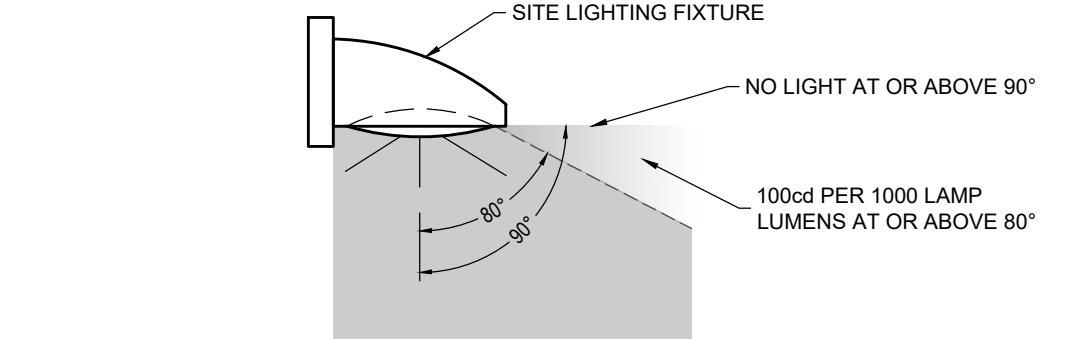
DRILLING PHASE -
DRILL PAD

SCALE: 1" = 60'
DRAWN BY: CJC
DATE DRAWN: 04-21-2021
UELS FILE NO: G - 1 2 8 9
PROJ NO: GRE04-19-0282
FILE: 2 4 8 0 3

SHEET
C2



VEHICLE CONTROL TRACKING PAD
NOT TO SCALE



FULL CUT-OFF SITE LIGHTING DETAIL
NOT TO SCALE

- NOTES:**
- THE APPLICANT SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE COLORADO OIL AND GAS CONSERVATION COMMISSION (COGCC).
 - THE APPLICANT SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).
 - THE APPLICANT SHALL MAINTAIN ON-GOING COMPLIANCE WITH ALL CONDITIONS OF THE TOWN AND WINDSOR-SEVERANCE FIRE RESCUE.
 - THE FACILITIES SHALL BE KEPT CLEAN AND OTHERWISE PROPERLY MAINTAINED AT ALL TIMES.
 - IF ACCESS TO THE SITE IS PROPOSED FROM A TOWN OF WINDSOR STREET, SUCH ACCESS POINT(S) SHALL REQUIRE APPROVAL FROM THE TOWN OF WINDSOR ENGINEERING DEPARTMENT AND ANY REQUIRED ACCESS IMPROVEMENTS, STREET CLEAN-UP, TRACKING PADS, ETC., SHALL BE ADDRESSED ACCORDINGLY.
 - ALL TRUCKS AND EQUIPMENT SHALL BE EQUIPPED WITH AND UTILIZE WHITE NOISE BACKUP ALARMS.
 - ALL TANKS AND EQUIPMENT SHALL BE PAINTED TO BLEND-IN WITH THE SURROUNDING LANDSCAPE.
 - LOW PROFILE TANKS SHALL BE UTILIZED.
 - SECURITY AND OTHER SITE LIGHTING SHALL UTILIZE FULL CUTOFF LIGHT FIXTURES TO MITIGATE LIGHT POLLUTION.
 - PAD WILL BE SURFACED WITH A LAYER OF AGGREGATE BASE FOR PAD STABILIZATION AND ALL-WEATHER TRAFFIC.
 - SECONDARY CONTAINMENT FOR STORAGE VESSELS WILL BE CONSTRUCTED USING A LINER AND METAL PERIMETER DIKE. CONTRACTOR TO DESIGN SECONDARY CONTAINMENT VOLUME TO CONTAIN A MINIMUM OF 110% OF THE VOLUME OF THE LARGEST VESSEL LOCATED WITHIN THE CONTAINMENT AREA OR TO STATE OF COLORADO STANDARDS, WHICHEVER REQUIREMENTS ARE MORE STRINGENT.
 - LANDSCAPING SHALL BE INSTALLED WITHIN 60 DAYS OF THE COMPLETION OF DRILLING ACTIVITIES.
 - LANDSCAPING SHOWN IS SCHEMATIC. FINAL LAYOUT, TREE, SHRUB, AND GRASSES SPECIES SELECTION, AND SPACING SHALL BE APPROVED BY LAND OWNER, MARTIN LIND. COORDINATION OF FINAL LANDSCAPING DESIGN WITH TOWN OF WINDSOR IS REQUIRED.
 - BERMS AND SLOPES SHALL BE VEGETATED WITH A JACKLIN IRISH LINKS GRASSES SEED MIX AT A SPREAD RATE OF 75 LBS/ACRE, PER LAND OWNER.
 - A LANDSCAPE IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE ONGOING WATERING. THE LANDSCAPING SHALL BE MAINTAINED BY GREAT WESTERN OIL & GAS OR BY A CONTRACTED LANDSCAPING COMPANY FOR A MINIMUM OF ONE YEAR FROM INSTALLATION.

- LEGEND:**
- PROPOSED PAD EDGE
 - LIMITS OF DISTURBANCE
 - TEMPORARY SOUND WALL
 - TRAFFIC ROUTING THROUGH SITE
 - CHAINLINK FENCE
 - VEHICLE TRACKING PADS
 - EVERGREEN TREE
 - SHRUB GROUPING (SPECIES COMMON TO LOCALITY)
 - LANDSCAPING ROCK GROUPING - 3 FT TO 6 FT DIAMETER
 - FOUNTAIN GRASSES (COMMON TO LOCALITY)

UINTAH
ENGINEERING & LAND SURVEYING
CIVIL AND STRUCTURAL
ENGINEERING AND
LAND SURVEYING SERVICES
85 South 200 East, Vernal, UT 84078
O: 435.789.1017
www.uintahgroup.com
-SINCE 1964-

GREAT WESTERN OPERATING COMPANY
RAINDANCE PADS - TRACT J - RAINDANCE 8TH FILING
DRILLING AND SITE IMPROVEMENTS PLAN
E 1/2 Section 30, T6N, R67W, 6th P.M.
WELD COUNTY, COLORADO

REV	DATE	BY	REVISIONS
1	04/21/2021	C.J.C.	REVISED EDC BLOCKS ON COVER
2	04/21/2021	C.J.C.	REVISED CUG PLAN SET 2021
3	04/28/2021	C.J.C.	UPDATE COMPANY NAME AND PHONE NUMBER

RESPONSIBLE ENGINEER:

PRODUCTION PHASE -
DRILL PAD

SCALE: 1" = 60'
DRAWN BY: C.J.C.
DATE DRAWN: 04-21-2021
UELS FILE NO: G - 1 2 8 9
PROJ NO: GRE04-19-0282
FILE: 2 4 8 0 3

SHEET
C3





3313 35th Ave., Suite B
Evans, CO 80620
☎: 435.789.1017
www.uintahgroup.com

April 29, 2021

Town of Windsor
Engineering Department
301 Walnut St.
Windsor, CO 80550

**Re: Great Western Operating Company, LLC – Raindance FD Oil & Gas Well
Site Development Project –Trip Generation Study**

INTRODUCTION

This document provides an overview of the traffic generated as a result of the construction and well development/production of the Raindance FD oil and gas well site project. The proposed Raindance FD oil and gas well sites are located on the north side of New Liberty Road approximately 1.1 miles north of the intersection with Hilltop Dr and New Liberty Road. The Raindance FD oil and gas well site is planned to be located in the Northeast 1/4 of the Northeast 1/4 (Drill Pad) & Northeast 1/4 of the Southeast 1/4 (Production Pad) of Section 30, Township 6 North, Range 67, West, 6th P.M. and The Raindance FD oil and gas well sites are planned to drill 36 wells from the site with the associated production equipment to produce those wells.

The site is accessed from an existing private roadway accessing New Liberty Road (CR 64) approximately 1.1 miles north of its intersection with New Liberty Road (CR 64).

SITE DEVELOPMENT SCHEDULE

The proposed project will include approximately four phases of development. They are detailed as follows:

1. Construction Phase II – Tank Battery Construction
2. Drilling Phase – Rig occupation and wells drilled
3. Completions Phase – Fracturing operations and flowback
4. Production Phase – Well and equipment maintenance

The following schedule details the planned development of the site and an approximate planned drilling schedule (please note that the drilling schedule is subject to change).

Table 1 - Site Development Schedule

Year	Phases of Development
2021	Drilling Phase – 22 Wells
2022	Construction Phase II – 22 Wells Completions Phase – 22 Wells
2023 to 2052 (20 to 30 years)	Production phase – 36 wells

HAUL ROUTE

All trips, including equipment, water, materials, and waste, are planned to arrive and depart using the intersection of Hilltop Dr. and New Liberty Road. When departing from the well site, all trucks will use the existing private roadway. The trucks will then head west along New Liberty Road (CR 64) towards County Road 13 and then heads south until it intersects Highway 34.

New Liberty Road is a two-lane arterial maintained by the Town of Windsor with a posted speed limit of 45 mph. Please refer to the Appendix for a vicinity map and a truck haul route.

TRIP GENERATION

The planned well development of the Raindance Pads Oil and Gas Well sites will consist of four phases of development. These include the tank battery construction, drilling, completions, and production. The drilling of the 22 wells in 2021 is planned to be performed with two drilling rigs. The first rig is planned to mobilize to the site in early June 2021 and will finish and demobilize early September of 2021 (3 months). The second rig is planned to mobilize to the site in early July 2021 and will finish and demobilize in late September 2021 (3 months). The schedule for the completions phase of the 22 wells is still preliminary, but is currently planned to begin in December 2021 and will extend into 2022. The drilling and completions phases would be temporary impacts to the roadway.

The production phase would begin as the wells are brought online following the completions phase. The production phase will be a long-term impact to the roadway but, typically, has a very minimal impact to the roadway. The production phase extends from the completions phase for 20 to 30 years or as long as the wells are viable and producing. Table 1, in the appendix, shows the estimated daily trip generation by vehicle type for a maximum rig occupation of 22 wells, based on information provided by the applicant.

The following details the estimated trips generated by the site for the four phases of the project:

Table 2 - Site Generated Traffic Volumes

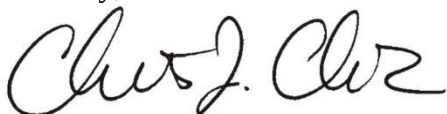
Development Phase	Daily Trips
Construction Phase II – Tank Battery Construction	20 trips per day
Drilling Phase	48 trips per day
Completions Phase	136 trips per day
Production Phase	12 trips per day

CONCLUSIONS

1. The proposed access will use an existing 24-foot-wide paved access road off of New Liberty Road (CR 64).
2. The focus of this study was to quantify the impact of the site generated traffic for the Raindance FD site.
3. The short-term impact to the roadway will be highest at about 136 trips per day during the Completions Phase, planned to begin in December 2021.
4. The impact during the drilling phase beginning in June 2021 is expected to be a average of 48 trips per day.
5. The total long-term impact will be about 6 vehicles per day (4 vpd Passenger Vehicles and 2 vpd Heavy Trucks) during the Production phase of the wells.
6. Great Western Operating Company understands that improvements and widening to New Liberty Road will commence in 2021 and will coincide with their drilling mobilization. Great Western Operating Company commits to coordinate closely with the Town of Windsor to attempt to minimize impacts to the progress of the construction of the improvements to New Liberty Road.

If additional information is required for review of this trip generation study, please contact me at (435) 789-1017.

Sincerely,

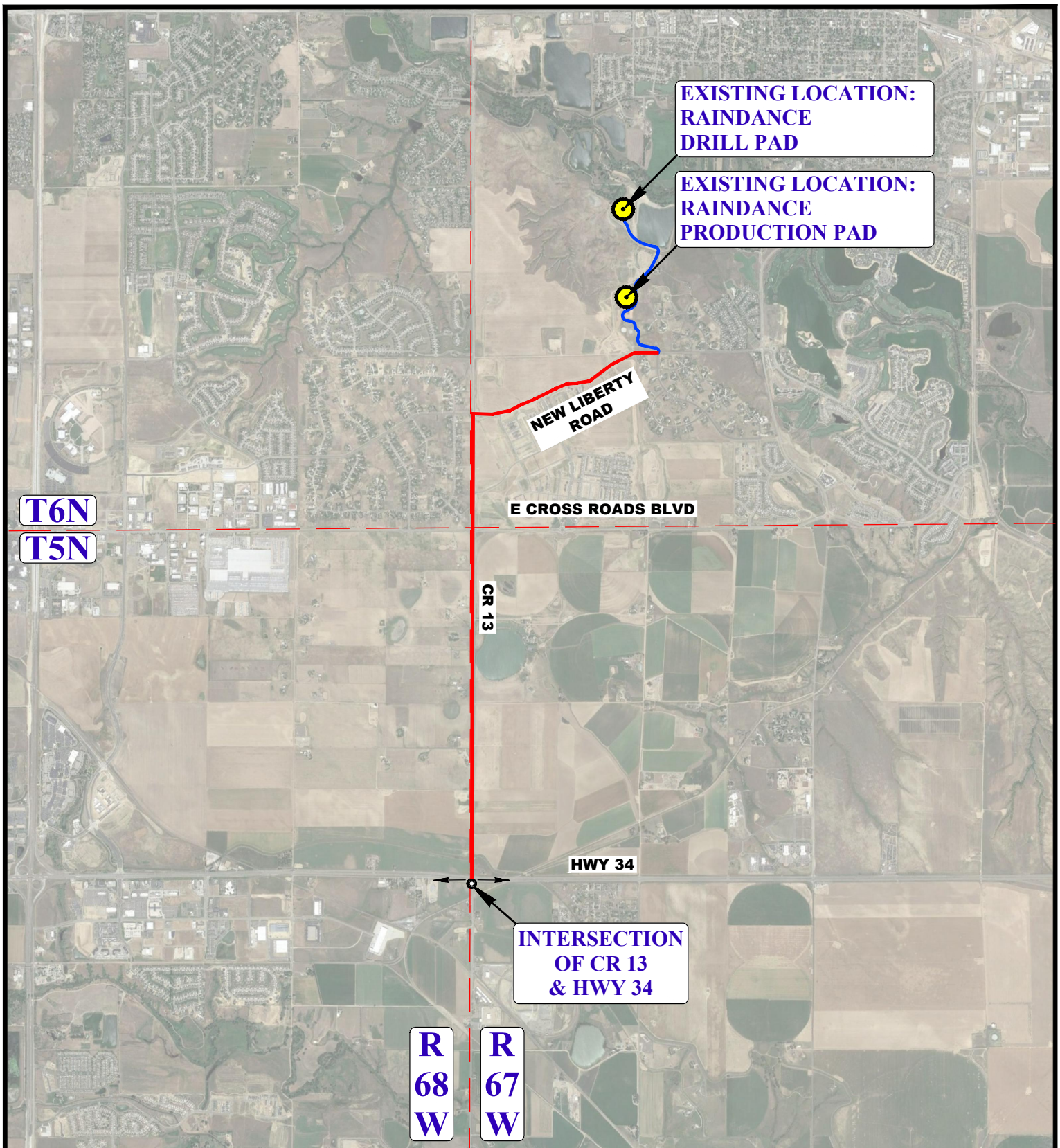


Christopher J. Clark, PE
Project Engineer
enclosures
CJC/cjc



3313 35th Ave., Suite B
Evans, CO 80620
☎: 435.789.1017
www.uintahgroup.com

Appendix A – Haul Route Map



LEGEND:



EXISTING LOCATIONS
TRUCK HAUL ROUTE

GREAT WESTERN OPERATING COMPANY

RAINDANCE PRODUCTION AND DRILL PAD
NE 1/4 SE 1/4, SECTION 30, T6N, R67W, 6th P.M.
WELD COUNTY, COLORADO



DRAWN BY: S.L.N.	DATE DRAWN: 01-26-21
SCALE: 1 : 4,000	REVISED: SLN 02-11-21
TRUCK ROUTE MAP	

UELS, LLC

Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017





3313 35th Ave., Suite B
Evans, CO 80620
☎: 435.789.1017
www.uintahgroup.com

Appendix B – Trip Generation

Table 1						
Great Western Operating Company - Raindance FD FD Pad						
Trip Generation Estimate (22 Wells Drilled)						
Phase of Development	Gross Vehicle Weight ⁽¹⁾		Number of Vehicles Estimated per Day ⁽¹⁾		Average Daily Trips	
Construction Phase II (231 days +/-) - Tank Battery Construction						
Passenger Vehicles ⁽¹⁾	4,500	to 8,500 lbs	9	Vehicles	18	
Trucks ⁽¹⁾	50,000	to 70,000 lbs	1	Vehicles	2	
					Typical Vehicle Trips per Day =	
					20	
					Typical Passenger Car Equivalent Trips per Day ⁽²⁾ =	
					24	
Drilling Phase (120 days +/-)						
Passenger Vehicles ⁽¹⁾	4,500	to 8,500 lbs	10	Vehicles	20	
Trucks ⁽¹⁾	50,000	to 70,000 lbs	14	Vehicles	28	
					Typical Vehicle Trips per Day =	
					48	
					Typical Passenger Car Equivalent Trips per Day ⁽²⁾ =	
					104	
Completion Phase (210 days +/-)						
Passenger Vehicles ⁽¹⁾	4,500	to 8,500 lbs	21	Vehicles	42	
Trucks ⁽¹⁾	50,000	to 70,000 lbs	47	Vehicles	94	
					Typical Vehicle Trips per Day =	
					136	
					Typical Passenger Car Equivalent Trips per Day ⁽²⁾ =	
					324	
Production/Operation Phase						
Passenger Vehicles ⁽¹⁾	4,500	to 8,500 lbs	4	Vehicles	8	
Trucks ⁽¹⁾	50,000	to 70,000 lbs	2	Vehicles	4	
					Typical Vehicle Trips per Day =	
					12	
					Typical Passenger Car Equivalent Trips per Day ⁽²⁾ =	
					20	
Notes:						
(1) Source: Based on input provided by Great Western Operating Company						
(2) CDOT State Highway Access Code (SHAC) assumes: passenger vehicle < 20', single unit truck from 20' to 40', multiple unit truck > 40'						
(3) CDOT SHAC assumes single unit trucks = 2 passenger car equivalents and multiple unit trucks = 3 passenger car equivalents						
Source: Uintah Engineering and Land Surveying based on input from Great Western Operating Company						

Raindance Pad – CUG Neighborhood Meeting Summary

Two notices for the Raindance Pad CUG neighborhood meeting were sent to 24 residents based on a list provided by the Town of Windsor. The first initial mailing was sent on May 6, 2021. The second follow-up notice was sent on May 12, 2021. Additionally, newspaper ads were placed in the Coloradoan and Greeley Tribune per Town of Windsor Code requirements. The ad in the Greeley Tribune ran from Friday, May 7, 2021 to May 20, 2021. The ad in the Coloradoan ran from Saturday, May 8, 2021 to May 20, 2021.

Great Western received 4 requests for the Zoom link to the neighborhood meeting via our Community Relations department. Additionally, Great Western received a request for more information from a resident. His questions included:

- Request for a drawing showing the location
- What are the proposed changes?
- Request for the amount of traffic, type of traffic and duration

All requests were fulfilled on May 12, 2021. The resident also reached out to the Community Relations department via phone on May 13, 2021. He requested his address to be changed for royalty payments. That request was routed to Great Western's Owner Relations department and confirmed back to Community Relations on May 17, 2021.

The neighborhood meeting was held on May 20, 2021. Four attendees were presenting, including a representative from the Town of Windsor. Six representatives from Great Western across various disciplines were available to answer questions. Great Western went through the attached PowerPoint presentation. Topics included:

- Introduction to Great Western
- Overview of proposed changes
 - Haul route update
 - Reduced well count
 - Changes to facility equipment
- Great Western Community Relations contact info

Attendees were invited to submit their questions through a Q&A box. No questions were asked at the meeting. One resident emailed the Community Relations department saying that he was no able to log on. The resident was emailed the link to the recording of the meeting on May 20, 2021 and follow up time to answer questions was offered.



Great Western
PETROLEUM, LLC™

Raindance Pad Neighborhood Meeting Town of Windsor CUG

May 20, 2021

1

The meeting will
start shortly.





Introduction

Natalie Svendsen

Sr. Communications & Community Relations Analyst





Housekeeping

All attendees are in listen-only mode.

If you have a question, please submit it in the comment box.



Great Western's Commitment

- ▶ 125 team members
- ▶ Dedicated to the communities in which our employees live and work
- ▶ Colorado Born. Colorado Built.
#CommittedtoColorado





Raindance CUG Overview

Jeremy Conger
Senior VP of Operations

Overview of Operations To Date

- May 17, 2017 - Planning Commission Approval of CUG
- June 12, 2017 - Windsor Town Board Granted CUG
- June 14, 2017 - COGCC Form 2A Approval
- June 2017 - Pad Construction Began
- July 2017 - Drilling Began
- 14 Total Wells Drilled
- 22 Additional Wells Planned



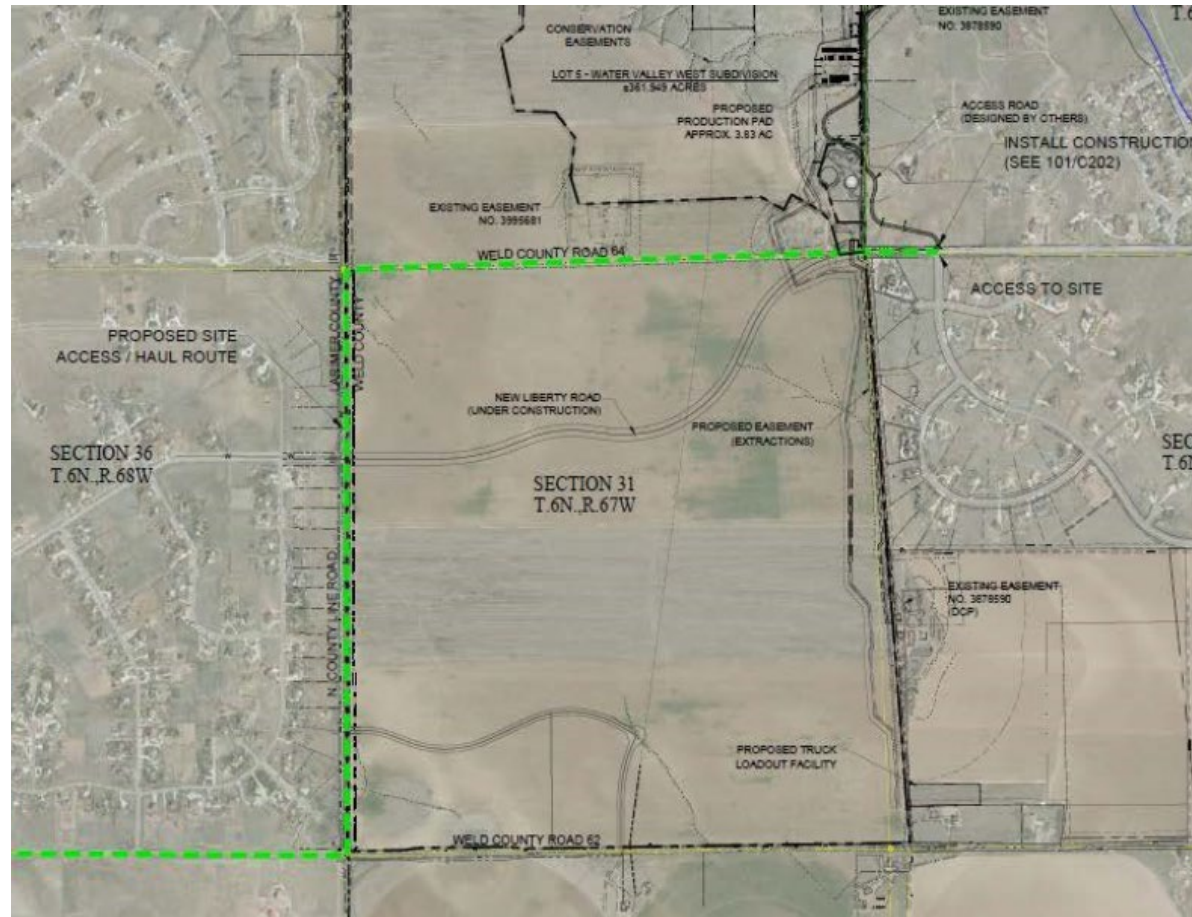
Proposed Changes to CUG

- Update Haul Route
- Additional Updates
 - Modify Equipment on Production Pad
 - Reduce Total Well Count



Update to Haul Route

- **Current Approved Route**
 - Crossroads Boulevard to CR 13
 - North on CR 13 to WCR 64
 - East on WCR 64 to access road



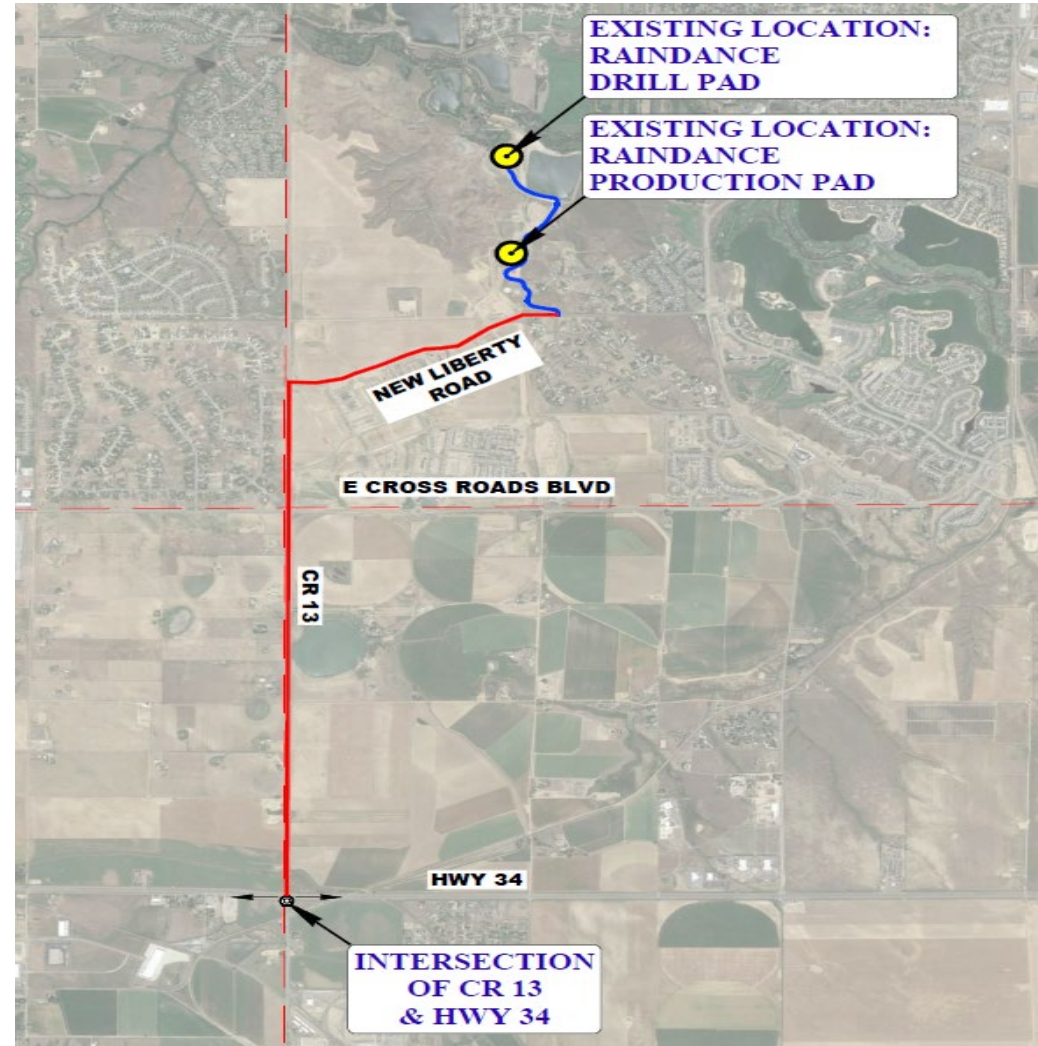
Why are we updating the haul route?

- Removal of WCR 64
- This road is now built-out with residences and requires a revision to the truck route.



Update to Haul Route

- **Proposed Route:**
 - From Highway 34 & CR 13, go north along CR 13
 - East on New Liberty Road to access road



11



Additional Considerations

- Traffic BMPs in Place:
 - Truck hauling periods shall avoid school and commuter traffic times
 - 7:00 - 8:30 am
 - 2:45 - 3:30 pm
 - 4:30 - 6:00 pm
 - Tracking pad installation for mud tracking prevention
- New Liberty Road Expansion Project



Reduce Total Well Count

- Originally Approved Well Count - 59
- Amended Well Count - 36
- Why?
 - Additional reservoir planning
 - Efficiency in recovery of minerals
 - Goal to finish all drilling operations before construction of new homes and the opening of the golf course in Fall 2022



Updated Equipment on Production Pad

- Changes to Facilities:
 - 2 VRUs/Compressors
 - 1 Instrument Air Unit
- Why?
 - Implementing a Tank Lite design to reduce emissions
 - GW GREEN Initiative - Platinum Facility



Tank Lite Design

Conventional

- Atmospheric oil storage tanks
 - Larger tank footprint
- Emissions management with VRU compression & Ecovapor units



Tank-lite

- Compatible with existing oil pipelines
- Reduces tank footprint
- Reduced tank emissions





Great Western
PETROLEUM, LLC®

Community Relations

720-319-7989

community@gwp.com

Questions?

Thank you!





**DECISION OF
THE WINDSOR PLANNING COMMISSION AND
THE WINDSOR TOWN BOARD
ZONING CERTIFICATE**

This certificate is evidence that on May 17, 2017, the Windsor Planning Commission and on June 12, 2017, the Windsor Town Board granted to:

**Great Western Oil & Gas Company
Applicant
and
Martin Lind
Raindance Aquatic Investments, LLC**

owner(s) of property interests described as follows:

**Water Valley West Subdivision, Lot 5
Windsor, Colorado 80550**

A Conditional Use Grant for oil and gas facilities for fifty-nine (59) oil and gas wells located on Lot 5, Water Valley West Subdivision, approximately one mile west of 7th Street and approximately ¾ mile north of New Liberty Road in the Residential Mixed Use (RMU) zoning district.

Approval of the Conditional Use Grant is subject to the following conditions:

1. All Planning Commission and staff comments are addressed.
2. The truck hauling route shall remain in accordance with Exhibit A attached hereto, unless otherwise approved by the Town.
3. Truck hauling periods shall avoid before and after school traffic (7:30 a.m. – 8:15 a.m. and 2:45 p.m. - 3:30 p.m.), and avoid peak times of commuter traffic (7:00 a.m. – 8:30 a.m. and 4:30 – 6:00 p.m.).
4. All landscape screening shown on plan shall be completed no later than 60 days after the initial drilling phase and shall not be postponed until development of the golf course. Irrigation shall be included to ensure establishment of all plant materials.
5. Sound walls shall be setback a minimum of 30 feet from the Poudre Trail temporary and permanent trails.
6. The Town's standard conditions of approval for oil and gas facilities, with amendments, as noted:
 1. Prior to the commencement of drilling, the applicant shall submit comprehensive "Drilling and Site Improvement Plans" for review and approval by the Town. Such plans shall address initial drilling activities, initial installation of site improvements and details, and on-going perpetual maintenance of the subject site including, but not limited to, the following:

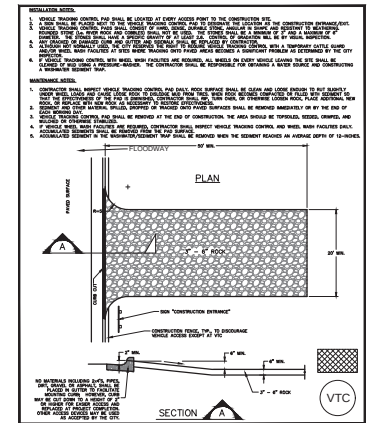
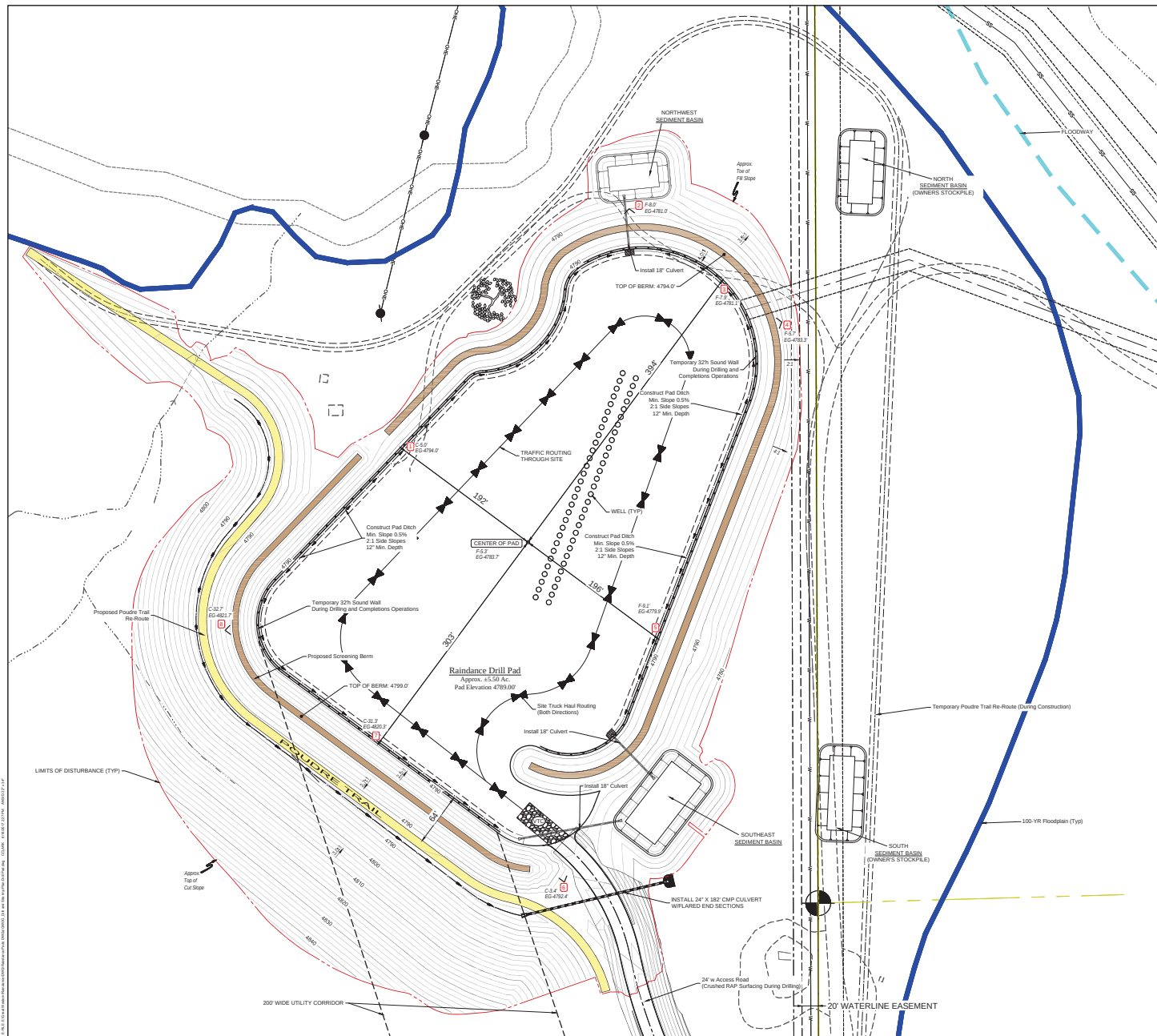
- a. Site access plan. The Drilling and Site Improvement Plans and supplemental information shall address site access points and haul routes for review and approval.
- b. Public street clean-up and tracking prevention. The Drilling and Site Improvement Plans and supplemental information shall include a tracking pad for review and approval.
- c. Site grading. The Drilling and Site Improvement Plans and supplemental information shall address site grading, including any earth berms for emergency containment.
- d. Site lighting. The Drilling and Site Improvement Plans and supplemental information shall include details regarding site lighting fixtures and locations. Security and other site lighting shall utilize full cutoff light fixtures to mitigate light pollution.
- e. Temporary screening. The applicant shall install a buffer to screen the initial drilling activities and installation of site improvements from surrounding neighborhoods and streets. The temporary buffer/sound walls shall enclose the drilling operations to provide screening and noise mitigation barriers in the direction of nearby homes, as appropriate.
- f. Permanent screening. Given the close proximity to residential neighbors, the Drilling and Site Improvement Plans shall depict proposed long-term screening materials including landscaping, earth berms and any other screening methods to mitigate visual impacts.
- g. Fencing. The Drilling and Site Improvement Plans shall depict fencing of the perimeter of the site. Fencing materials shall be reviewed for approval by the Town based upon the character of the surrounding neighborhood.
- h. Oil and gas equipment.
 - (1) The applicant shall utilize electric motors in order to mitigate the noise impacts to the neighboring properties. The applicant shall utilize noise dampening methods consistent with the best management practices (BMPs) utilized in the basin. Such methods include, but are not limited to, sound walls, blankets, and other noise mitigation installed at the source of any equipment creating such noise. Noise mitigation methods known as "Quite Fleet Technology," utilized by Liberty Oilfield Services, shall be used as examples of BMPs to be replicated.
 - (2) The applicant shall ensure that the wells and tanks are of the minimum size required to satisfy present and future functional requirements to mitigate visual impacts.
 - (3) Low profile tanks shall be utilized and shall be installed in the least visible manner possible.
 - (4) All tanks and equipment shall be painted to blend-in with the surrounding landscape.
- i. Air quality.

- (1) The applicant shall participate in any required Environmental Protection Agency (EPA) air quality monitoring and/or testing by allowing EPA to install equipment on site for said monitoring and testing.
 - (2) The applicant shall install and operate an emissions control device (ECD) capable of reducing Volatile Organic Compound (VOC) emissions on the subject oil and gas equipment in accordance with Colorado Oil and Gas Conservation Commission (COGCC) and/or the Colorado Department of Public Health and Environment (CDPHE) rules and regulations.
 - (3) The applicant shall submit to the Town copies of all air emissions reporting as required by the COGCC and/or the CDPHE's Air Pollution Control Division.
- j. Water quality.
- (1) The applicant shall ensure that any hydrocarbon discharges from the site comply with all state and federal water quality requirements. Any hydrocarbon discharges shall be properly reported to COGCC, and remediated according to COGCC requirements in all cases. Reportable hydrocarbon discharges shall also be reported to the Windsor Local Government Designee (LGD).
 - (2) The applicant shall provide test results from Groundwater Baseline Sampling and Monitoring required by COGCC Rule 318A.e(4) to the Town. (condition updated 10/28/13 to reflect updated COGCC rule)
- k. Emergency containment. The secondary containment berm surrounding all storage vessels shall be designed and constructed to contain a minimum of 110% of the volume of the largest vessel located within the containment area or to State of Colorado standards, whichever requirements are more stringent.
- l. Waste disposal. The applicant shall submit to the Town copies of all waste management reports as required by the COGCC and/or the CDPHE rules and regulations.
- m. The following certification blocks shall be included on the Drilling and Site Improvement Plans:
- (1) A signed owner's acknowledgement certification block.
 - (2) A signed drilling operator's acknowledgement certification block.
- n. The following notes shall be included on the Drilling and Site Improvement Plans:
- (1) The applicant shall comply with all rules and regulations of the Colorado Oil and Gas Conservation Commission (COGCC).
 - (2) The applicant shall comply with all rules and regulations of the Colorado Department of Public Health and Environment (CDPHE).
 - (3) The applicant shall maintain on-going compliance with all conditions of the Town and Windsor-Severance Fire Rescue.
 - (4) The facilities shall be kept clean and otherwise properly maintained at all times.
 - (5) If access to the site is proposed from a Town of Windsor street, such access point(s) shall require approval from the Town of Windsor

Engineering Department and any required access improvements, street clean-up, tracking pads, etc., shall be addressed accordingly.

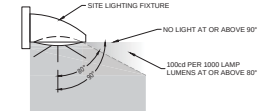
2. The applicant shall address and comply with the conditions of Windsor-Severance Fire Rescue.
3. All trucks and equipment that are used by primary contractors of Great Western Oil and Gas Company (e.g. drilling, completions, roustabout services) exclusively on the location during drilling and completion activities will be equipped with white noise backup alarms. As per OSHA regulations, in cases where rear view cameras and/or spotters are used 100% of the time, the truck or equipment will not have a backup alarm.

pc: Mayor Kristie Melendez
Gale Schick, Chairman, Windsor Planning Commission
Kelly Arnold, Town Manager
Planning Department staff
Eric Creed, Great Western Oil and Gas Company, Applicant
Miracle Pfister, Great Western Oil and Gas Company, Applicant's Representative
Martin Lind, Raindance Aquatics Investments, LLC, Property Owner



VEHICLE CONTROL TRACKING PAD

NOT TO SCALE



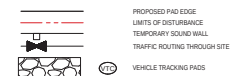
FULL CUT-OFF SITE LIGHTING DETAIL

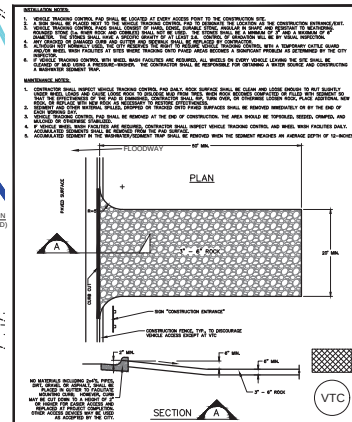
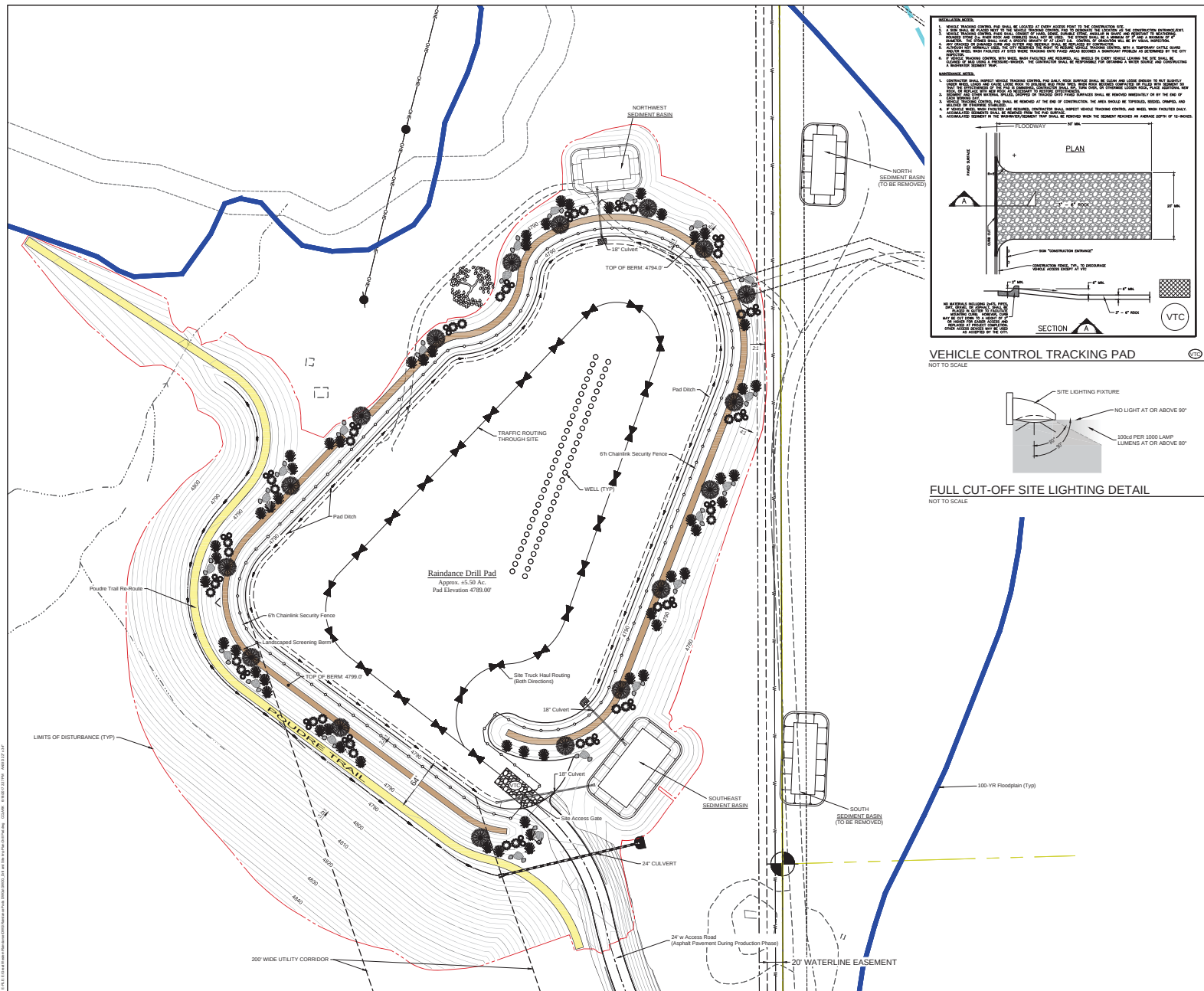
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NOTES:

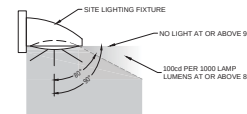
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2. THE APPLICANT SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE COLORADO DEPARTMENT OF REVENUE (CDOR) REGARDING TAXES AND FEES (COMES).
3. THE APPLICANT SHALL MAINTAIN ONGOING COMPLIANCE WITH ALL CONDITIONS OF THE TOWN AND VENDOR SENSITIVE FIRE RESCUE.
4. THE FACILITIES SHALL BE KEPT CLEAN AND OTHERWISE PROPERLY MAINTAINED AT ALL TIMES.
5. IF ACCESS TO THE SITE IS REQUIRED FROM A TOWN OF WINDSOR STREET (SUCH ACCESS POINTS) SHALL BE PROVIDED APPROVAL FROM THE TOWN OF WINDSOR ENGINEERING DEPARTMENT. ALL ACCESS POINTS, INCLUDING IMPROVEMENTS, STREET CLEAN-UP, TRACKING PADS, ETC., SHALL BE RESTORED AND/OR REPAIRED.
6. ALL TRUCKS AND EQUIPMENT SHALL BE EQUIPPED WITH AND UTILIZE WHITE NOISE BUMP ALARMS.
7. ALL TANKS AND EQUIPMENT SHALL BE PAINTED TO BLEND-IN WITH THE SURROUNDING LANDSCAPE.
8. LOW PROFILE TANKS SHALL BE UTILIZED.
9. SECURITY AND OTHER SITE LIGHTING SHALL UTILIZE FULL CUTOFF LIGHT FIXTURES TO MITIGATE LIGHT POLLUTION.
10. PADS WILL BE SURFACED WITH A LAYER OF AGGREGATE BASE FOR PAD STABILIZATION AND ALL WEATHER TRAFFIC.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS SHALL BE CONSTRUCTED USING A LINER AND METAL PERIMETER DITCH. CONTRACTOR TO DESIGN SECONDARY CONTAINMENT VOLUME TO CONTAIN A MINIMUM OF THE VOLUME OF THE TANKS. THE TANKS SHALL BE LOCATED WITHIN THE CONTAINMENT AREA OR TO STATE OF COLORADO STANDARDS, WHICHEVER IS THE MORE STRINGENT.

LEGEND:





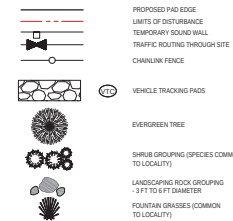
VEHICLE CONTROL TRACKING PAD



FULL CUT-OFF SITE LIGHTING DETAIL
NOT TO SCALE

- ## NOTES:
1. THE APPLICANT SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE COLORADO OIL AND GAS CONSERVATION COMMISSION (COGCC).
 2. THE APPLICANT SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE COLORADO DEPARTMENT OF REVENUE (CDOR) REGARDING TAXES (AD VALOREM).
 3. THE APPLICANT SHALL MAINTAIN ON-GOING COMPLIANCE WITH ALL CONDITIONS OF THE TOWN AND WINDSOR SEVERANCE FIRE RESCUE.
 4. THE FACILITIES SHALL BE KEPT CLEAN AND OTHERWISE PROPERLY MAINTAINED AT ALL TIMES.
 5. IF ACCESS TO THE SITE IS DISRUPTED FROM A TOWN OF WINDSOR STREET (SUCH AS POINTS) THE SITE SHALL REQUIRE APPROVAL FROM THE TOWN OF WINDSOR ENGINEERING DEPARTMENT FOR ANY NECESSARY IMPROVEMENTS, STREET CLEAN-UP, TRACKING PADS, ETC. SHALL BE MAINTAINED INDISTINGUISHABLY.
 6. ALL TRUCKS AND EQUIPMENT SHALL BE EQUIPPED WITH AND UTILIZE WHITE NOISE ALARM BELLAPS.
 7. ALL TANKS EQUIPMENT SHALL BE PAINTED TO BLEND-IN WITH THE SURROUNDING LANDSCAPE.
 8. LOW PROFILE TANKS SHALL BE UTILIZED.
 9. SECURITY AND OTHER SITE LIGHTING SHALL UTILIZE FULL COLORED LIGHT CAPABLE TO LIGHT UP THE ENTIRE SITE.
 10. FLOOD WILL BE SURFACED WITH A LAYER OF AGGREGATE BASE FOR POND STABILIZATION AND ALL-WEATHER TRAFFIC.
 11. SECONDARY CONTAINER FOR STORAGE VESSELS WILL BE CONSTRUCTED TO AROUND A LINE OF 100' FEET FROM THE EXISTING CONTRACTOR TO DESIGN AREA OF WINDSOR VILLAGE TO CONTAIN A MINIMUM OF 100,000 GALLONS OF WINDSOR SEVERANCE RESERVE OIL IN THE SECONDARY AREA OR TO STATE OF COLORADO TANKS, WHICHEVER MEASUREMENT IS MORE STRINGENT.
 12. LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMPLETION OF DRILLING ACTIVITIES.
 13. LANDSCAPING SHOWN IN SCHEMATIC, FINAL LAYOUT, TREE, SHRUB, AND BUSH SPECIES SELECTION AND SPACING REQUIRE APPROVAL BY TOWN OF WINDSOR, LANDMART, LANDLORD. COORDINATION OF FINAL LANDSCAPING SPECIFICATIONS WITH WINDSOR SEVERANCE RESERVE OIL.
 14. BERRIS AND SLOES MIX SHALL BE VEGETATED WITH A JACQUIN LILIN LINES GRASSES AND SEED MIX AT A SPREAD RATE OF 7.5 LB/ACRE, PER LAND OWNER.
 15. A LANDSCAPE IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE CARE AND MAINTENANCE TO THE LANDSCAPING. IRRIGATION SHALL BE MAINTAINED BY GREAT WESTERN OIL & GAS OR BY A CONTRACTED LANDSCAPING COMPANY FOR A PERIOD OF 1 YEAR FROM THE DATE OF COMPLETION OF DRILLING ACTIVITIES.

LEGEND:



GREAT WESTERN OPERATING COMPANY
RAINBAND PADS - LOT 5-WATER VALLEY WEST
DRILLING AND SITE IMPROVEMENTS PLAN
E 1/2 Section 30, T6N, R67W, 6th P.M.
WELD COUNTY, COLORADO

[illegible]

RESPONSIBLE ENGINEER:

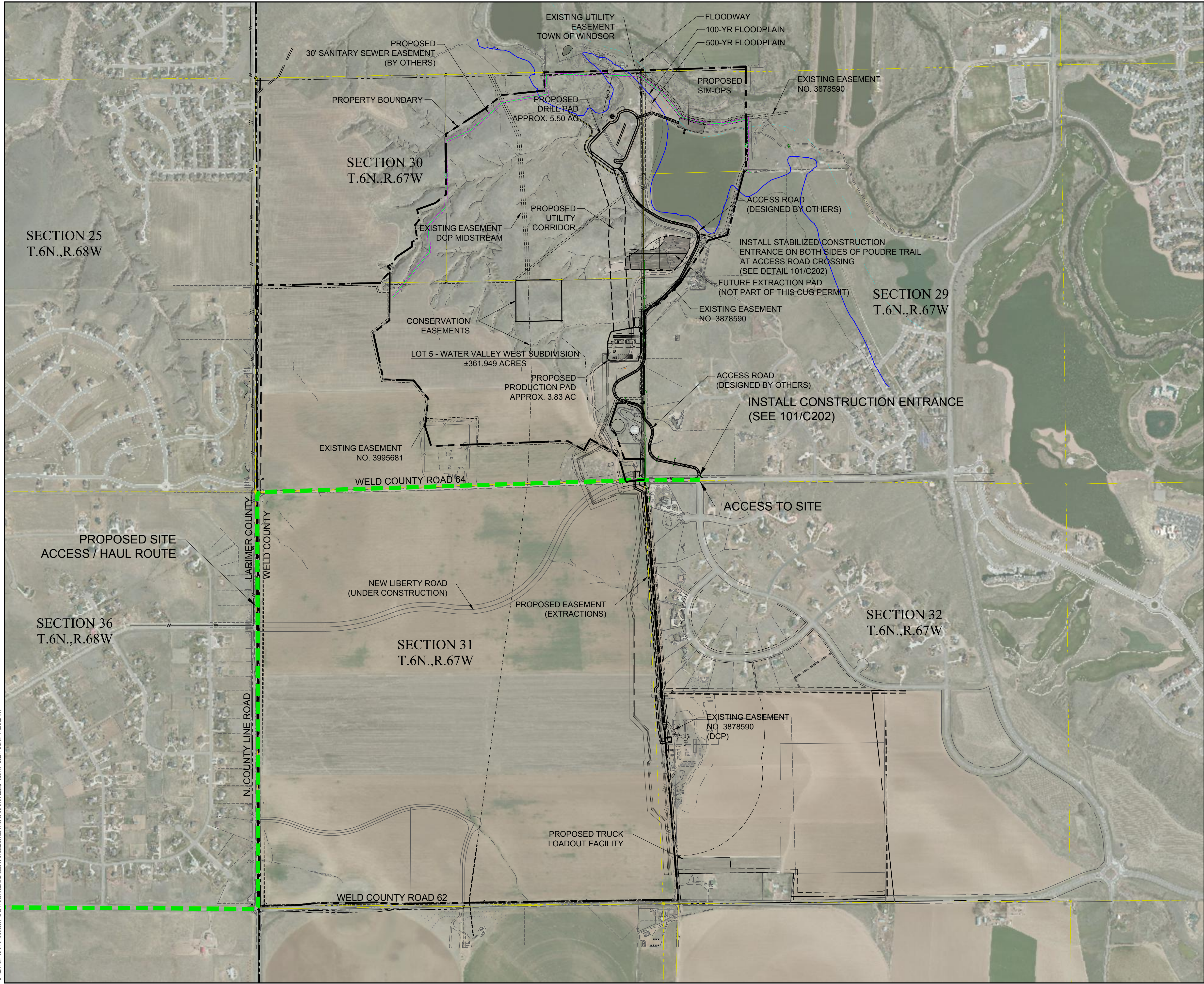


PRODUCTION PHASE - DRILL PAD

SCALE: 1" = 60'
DRAWN BY: C.J.C.
DATE DRAWN: 06-16-2017
UELS FILE NO.: G - 1 2 8 9
PROJ NO: GRE04-16-0207
FILE: 2 4 8 0 3

SHEET

C3



FILE: R:\BMP\Drawings\16-0207\16-0207-01\16-0207-01.dwg
DATE: 12/19/2016
TIME: 10:00:00
USER: C:\Users\jgallagher\AppData\Local\Microsoft\Windows\CurrentVersion\Temporary Internet Files\Content.IE5\B7Q7Q7Q7\16-0207-01.dwg
PLOT: 12/19/2016 10:00:00
PLOTTER: HP DesignJet T1200
PLOT SCALE: 1"=600'



SCALE: 1"=600'
(True scale for 22x34 sheet size)

LEGEND:

PROPERTY BOUNDARY	
SECTION LINES	
EXISTING EASEMENTS	
EXISTING WATER MAIN	
TRUCK HAUL ROUTE	

FIELD SURVEY BY:
ORIGINAL FIELD SURVEY: UINTAH ENGINEERING & LAND SURVEYING
PROJECT NO. 015-0627
CONTACT: LOREN SHANKS, RLS
(970) 506-1544

GEOTECHNICAL EXPLORATION BY:
OLSSON ASSOCIATES
PROJECT NO. 015-0627
DATE: 12/10/2015

LAND USE INFORMATION
ZONING: RMU (RESIDENTIAL MIXED USE)
PARCEL: LOT 5 OF THE WATER VALLEY WEST SUBDIVISION
(ALL IMPROVEMENTS RELATING TO THIS CUG APPLICATION ARE LOCATED)
PARCEL ID: 060730302010
OWNER: RAINDANCE AQUATIC INVESTMENTS, LLC
PARCEL AREA: 361.949 ACRES

- NOTES:**
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
 - ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 - CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
 - GOLF COURSE SHOWN FOR REFERENCE ONLY, TO BE PERFORMED BY OTHERS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



UINAH
ENGINEERING & LAND SURVEYING
CIVIL AND STRUCTURAL
ENGINEERING AND
LAND SURVEYING SERVICES
85 South 200 East, Vernal, UT 84078
O: 435.789.1017
www.uintahgroup.com
- SINCE 1964 -

GREAT WESTERN OPERATING COMPANY
RAINDANCE PADS - LOT 5-WATER VALLEY WEST
CONDITIONAL USE GRANT SUBMITTAL PLANS
E 1/2 Section 30, T6N, R67W, 6th P.M.
WELD COUNTY, COLORADO

REV	DATE	BY	REVISION
1	06/15/2017	CJC	CUG PERMIT SET
2	05/15/2017	CJC	CUG PERMIT REVISION
3	04/15/2017	CJC	CUG PERMIT REVISION FROM TOW COMMENTS
4	08/08/2017	CJC	REMOVED SIM-OPS ACCESS

RESPONSIBLE ENGINEER:



OVERVIEW PLAN AND
SITE ACCESS PLAN

SCALE: 1"=600'
DRAWN BY: CJC
DATE DRAWN: 12-19-2016
U/E'S FILE NO: G - 1 2 8 9
PROJ. NO: GR04-16-0207
FILE: 2 4 8 0 3

SHEET
C101



Conditional Use Grant

Raindance Subdivision 8th
Filing, Tract J (Raindance
Pad) – Oil & Gas Facilities

Carlin Malone, Chief Planner

Planning Commission – June 16, 2021



Conditional Use Grant

Article II, Chapter 14 of the Municipal Code outlines the intent of the Conditional Use Grant process, including:

Section 14-2-130 – Conditional Use Permit

The *conditional use* classification is intended to allow consideration of *uses* which are unique in nature or character and, except as otherwise specifically provided in this Chapter, not specifically included as *uses* by right in any specific zoning districts. It is the specific intent of this Article, except as otherwise specifically provided in this Chapter, to prohibit the granting of *conditional uses* in any zone when such *use* is allowed as a *use* by right in any other zone.



Conditional Use Grant

Sec. 16-5-20. Oil and gas facilities.

a) Oil and gas facilities, as defined in this Chapter, shall be permitted as a conditional use in all zoning districts.

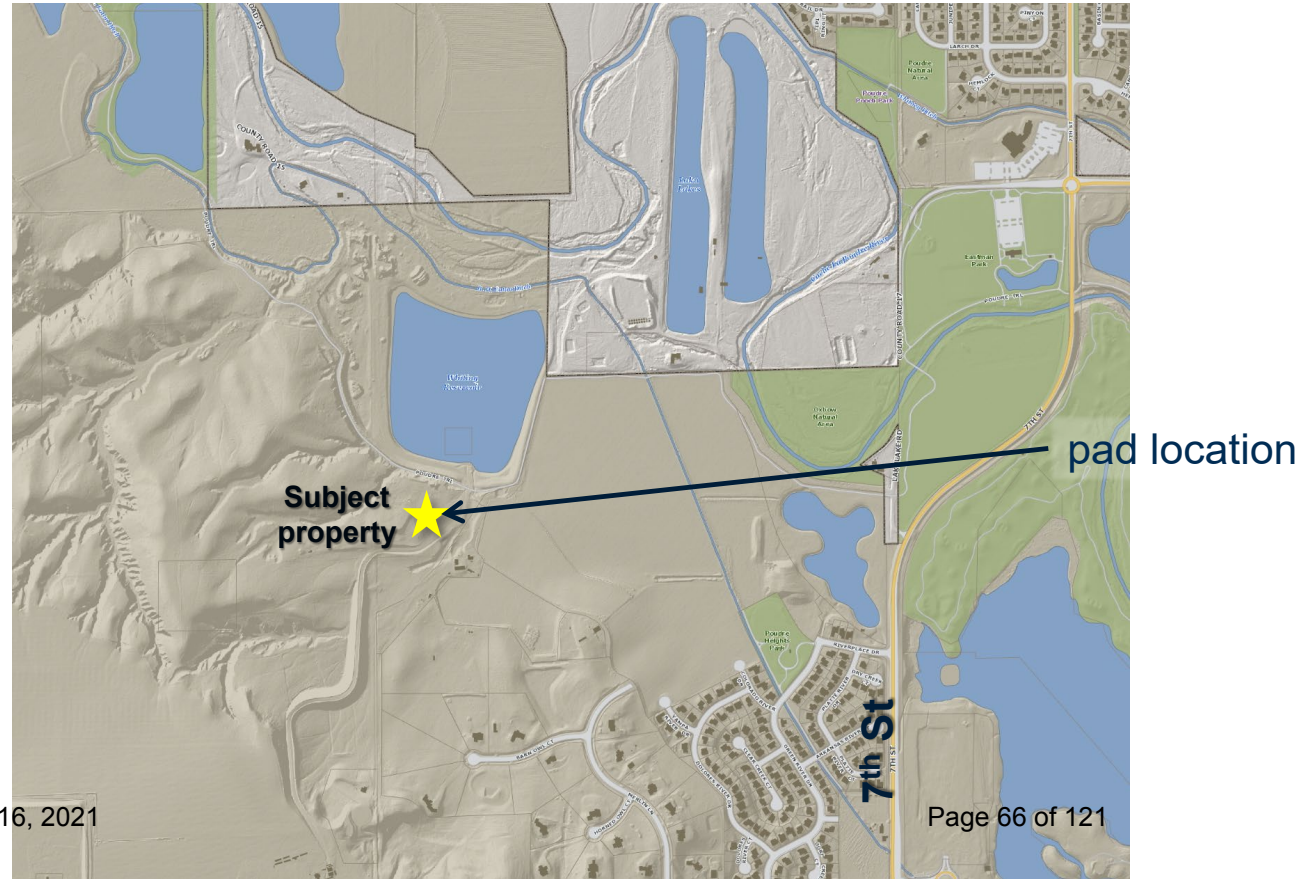
b) Oil and gas facilities as conditional uses shall be subject to approval by the Town Board of the conditions hereinafter specifically set forth in lieu of those conditions applicable to conditional uses generally, as set forth in this Code.

c) Based upon specific site characteristics, which shall include but shall not be limited to nature and proximity of adjacent development; prevailing weather patterns, including wind direction; vegetative cover on or adjacent to the site; and topography of the site, the Town Board may, as a condition of approval of any conditional use grant, require any or all of the following methods to mitigate adverse impacts on surrounding properties:

- 1) Visual requirements*
- 2) Landscape requirements*
- 3) Floodplain requirements*

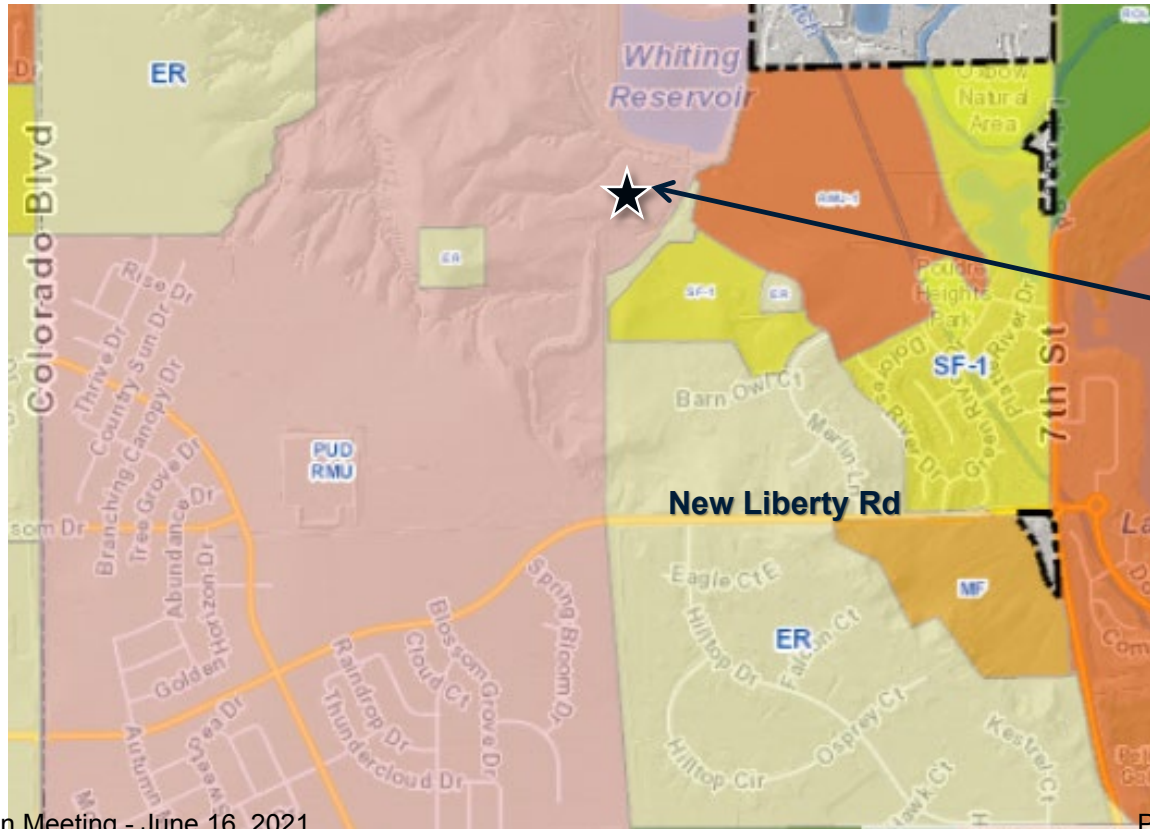


Site Vicinity Map



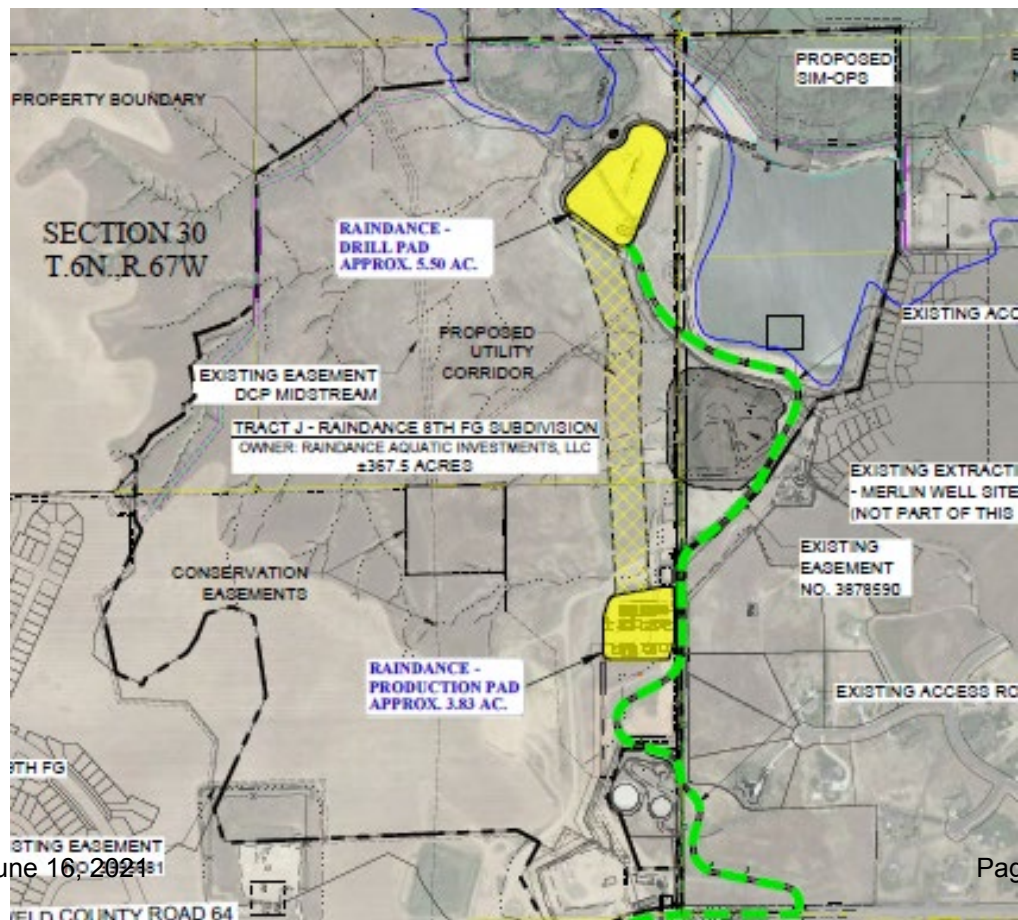


Site Zoning Map



pad location

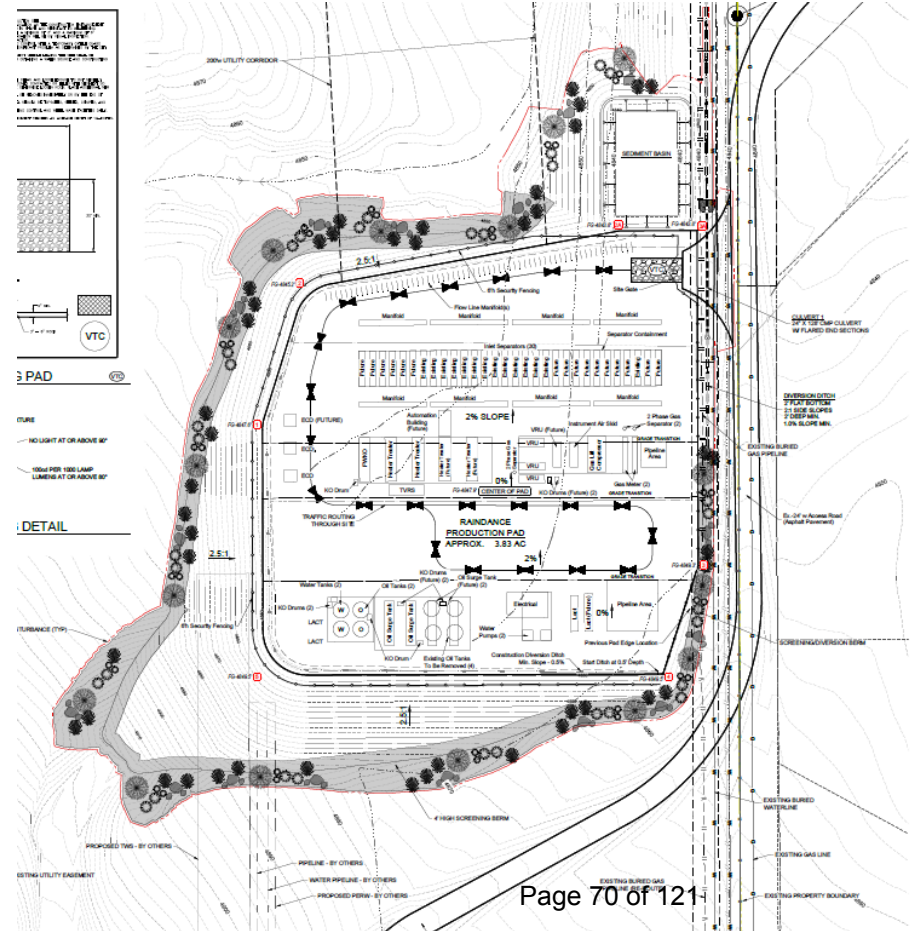
Site Overview





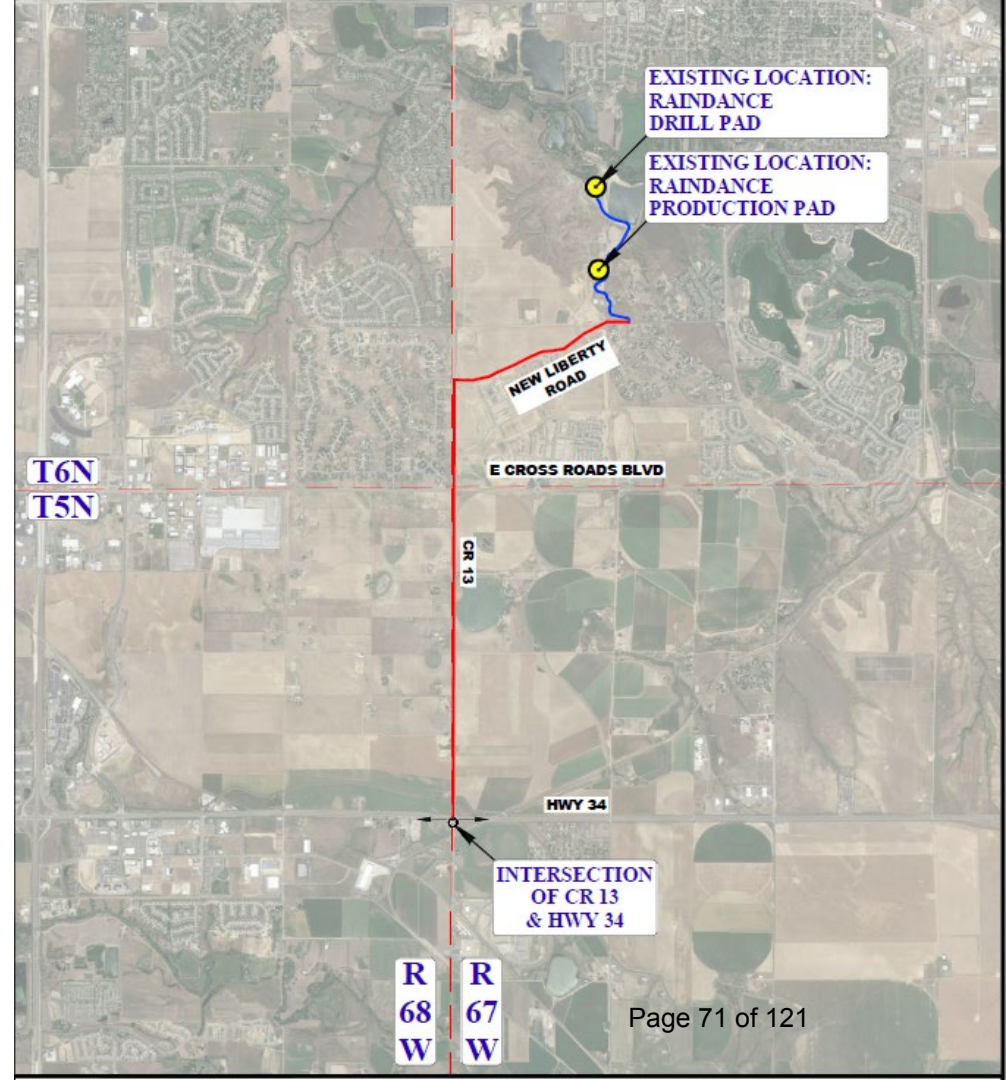


Site Overview





Proposed Haul Route





Conditional Use Grant

Site characteristics:

- 2017 CUG approval for 59 wells: 14 existing wells and associated equipment
- Property 367.5 acres / area ~ 78 acres
 - 5.5 acre pad site
 - 22 wells remaining
 - Distance between property boundary and closest occupied structure: ~ 867 feet
 - Distance between property boundary and closest residence: ~ 1,000 feet
 - Updated haul route



Notification Area

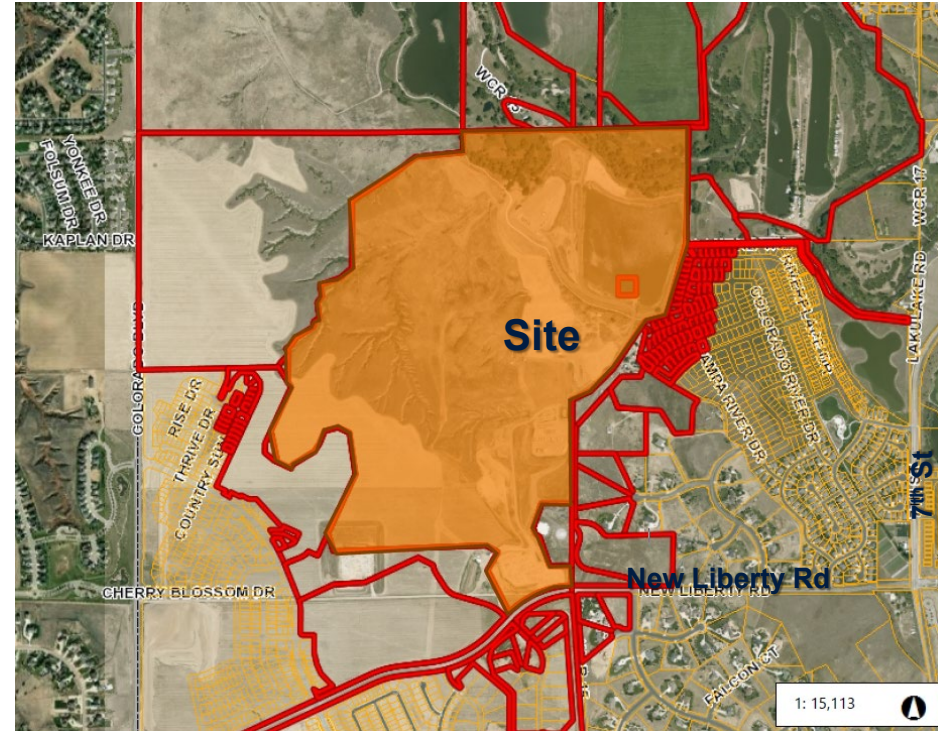
A neighborhood meeting was held on May 20, 2021.

Notifications for this meeting were as follows:

- May 6, 2021 - affidavit of mailing to property owners within 500 feet
- May 8, 2021 – display ad in Greeley Tribune & Coloradoan

Notifications for this public hearing were as follows:

- May 26, 2021 – affidavit of mailing to property owners within 500 feet & adjacent homeowner associations
- June 3, 2021 – sign posted on property
- June 4, 2021 – published in the papers
- June 3, 2021 – posted to Town website





Recommendation

That the Planning Commission forwarded to the Town Board a recommendation of approval of the conditional use grant, subject to all site-specific conditions, the updated haul route, and the Town's standard conditions of approval for oil and gas facilities, as amended.



Conditional Use Grant

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Recommendation



MEMORANDUM

Date: June 16, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: 3/4 mile north of New Liberty Road, approximately 3/4 mile west of 7th Street
Re: Recommendation to Town Board - Conditional Use Grant (CUG) for Oil & Gas Facilities - Raindance Pad
Item #: C.2.

Background/ Discussion:

Please see material and recommendation with public hearing item.



MEMORANDUM

Date: June 16, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: North and west of the Greenspire Drive and Hillspire Drive intersection
Re: Public Hearing – Final Major Subdivision - Greenspire Subdivision 4th Filing
Item #: C.3.

Background/ Discussion:

Tyler Smith, Planner with Lot Holding Investments, LLC; and the applicant, John Hall of Lot Holding Investments, LLC; have submitted a final major subdivision known as Greenspire Subdivision 4th Filing. The property encompasses approximately 11.6 acres and is zoned RMU-1 (Residential Mixed Use). The proposed subdivision includes 93 townhome lots with tracts for open space, trail system, drainage, easements, and access. The land use designation for this area is attached condominiums and townhomes, per the 2005 Greenspire Master Plan.

Subdivision characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%)
- Open space: 3.6 acres (31.1%)
- Tracts (5.5 acres)
 - o Dedicated open space (1.6 acres / 13.8%)
 - o Drainage, utility, access (3.92 / 33.7%)
- Centrally located open space and open space/trail access along Cache La Poudre Irrigation Company right-of-way

The preliminary major subdivision and preliminary site plan applications were submitted on December 18, 2020, prior to the effective date (February 10, 2021) of the new land use code, which required that the Planning Commission approve the preliminary major subdivision and preliminary site plan for multifamily residential development. The Planning Commission approved the preliminary applications on June 2, 2021. The previous code also required a neighborhood meeting with the preliminary major subdivision application, which was held on April 27, 2021. For consistency with this process, the final major subdivision and final site plan applications were also processed under the previous code requirements, requiring public hearings for the final major subdivision and Town Board approval for both the final major subdivision and final site plan.

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.

Staff comment: The development is part of an existing neighborhood and provides the last portion of the development on the east and south sides of the Cache La Poudre Irrigation Company right-of-way / canals.

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: The development will provide connections to the open space and an additional segment of trail system connecting the trail surrounding Windsor Lake, providing connectivity to the downtown and core area of town.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.
Staff comment: Existing infrastructure and services serve this neighborhood. The Town is investing in a segment of trail system south of this development along the Cache La Poudre Irrigation Company canal, adjacent to the existing church, connecting to the trail along Windsor Lake. This development will continue the connection from the south along the canal to the northeast, continuing easterly along the Greeley No. 2 Canal to Hollister Lake Road and developments to the east.

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.

Staff comment: The development will provide increased multi-modal connectivity within the neighborhood, to Windsor Lake, and surrounding trail network, extending east to Hollister Lake Road, Winter Farm Subdivision and Village East Subdivision to WCR 21 (Village East Subdivision 8th Filing). Multi-modal connectivity will be further added to the west of this development with future development phases of the Greenspire neighborhood.

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

Notifications

This public hearing was noticed in accordance with the Town's Municipal Code as follows:

- June 3, 2021 - affidavit of mailing to surrounding property owners within 300 feet
- June 4, 2021 - advertisement in local papers
- June 3, 2021 - sign posted on property
- June 3, 2021 - notice posted on Town website

Financial Impact:

The developer will complete public improvements in accordance with the Town's Municipal Code. Once public improvements have completed and passed the one-year warranty period, those improvements will become owned by the Town. Adjacent right-of-way improvements, such as landscaping and sidewalk, are the responsibility of the adjacent property owner or HOA (home owner's association).

Relationship to 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 final major subdivision application, subject to all remaining Planning Commission and staff comments being addressed.

CC:

John Hall, Lot Holding Investments, LLC
Tyler Smith, Lot Holding Investments, LLC

ATTACHMENTS:

Description

- ▢ Final Plat
- ▢ Applicant Narrative
- ▢ Staff Presentation

C:\Users\Snyder\Desktop\SLS-LotHolding\Greenspire 4th Filing\Greenspire 4th Filing-Plat.dwg, Sheet 1, 05/24/21 1:35:29PM, Snyder

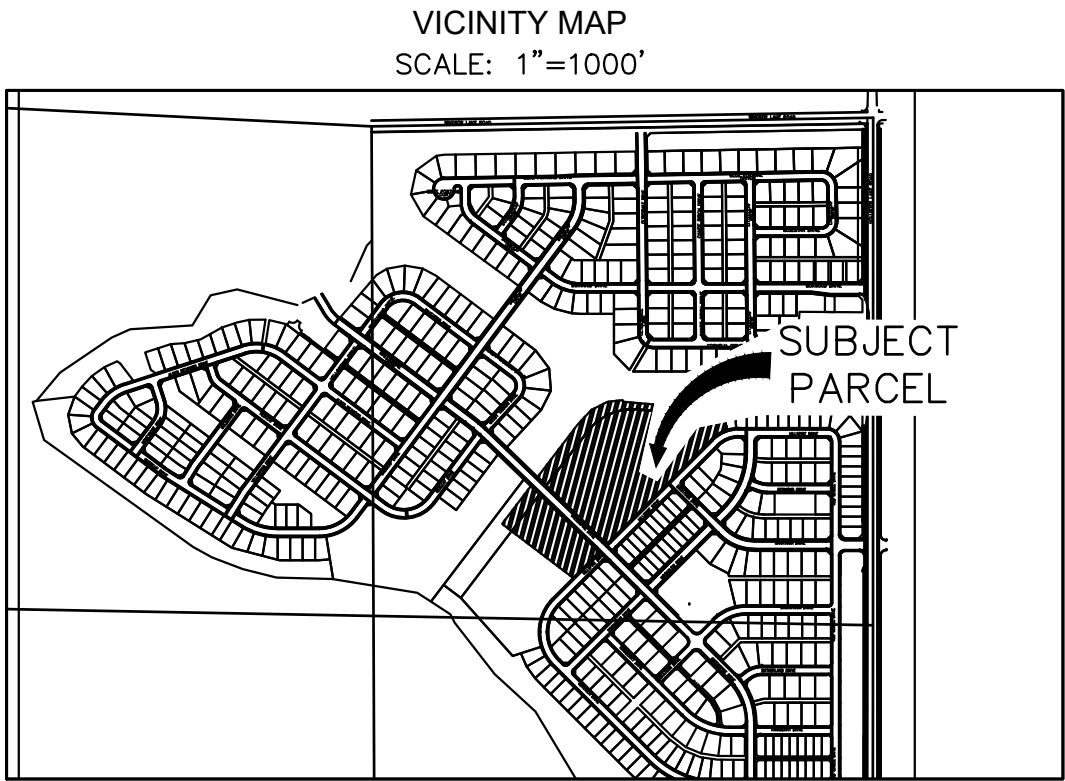
GREENSPIRE SUBDIVISION FOURTH FILING
BEING A REPLAT OF TRACT E, AND PART OF TRACT D & P GREENSPIRE SUBDIVISION, AND BEING A
REPLAT OF TRACT A, GREENSPIRE SUBDIVISION SECOND FILING, LOCATED IN THE NORTHEAST QUARTER
OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD
COUNTY, COLORADO.

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	200.00	96.32	27°35'38"	S58° 47' 49"W	95.39
C2	300.00	300.93	57°28'23"	S66° 10' 48"W	288.47
C3	18.58	3.55	10°56'33"	S52° 14' 07"E	3.54
C4	18.58	2.76	08°30'59"	S42° 30' 21"E	2.76
C5	18.58	3.65	11°15'10"	S52° 23' 25"E	3.64
C6	18.58	2.61	08°03'19"	N41° 56' 57"W	2.61
C7	18.58	3.61	11°07'04"	N40° 25' 05"W	3.60
C8	20.00	1.90	05°26'46"	S34° 43' 13"W	1.90
C9	18.58	3.61	11°07'04"	S39° 26' 28"W	3.60
C10	18.58	3.61	11°07'04"	S50° 33' 32"W	3.60
C11	228.00	295.53	74°16'00"	S74° 34' 36"W	275.27
C12	228.00	28.71	07°12'54"	S41° 03' 03"W	28.69
C13	228.00	28.25	07°06'01"	S48° 12' 31"W	28.24
C14	228.00	25.01	06°17'08"	S54° 54' 06"W	25.00
C15	228.00	28.58	07°10'54"	S61° 38' 07"W	28.56
C16	228.00	27.11	06°48'45"	S68° 37' 57"W	27.09
C17	228.00	25.05	06°17'42"	S75° 11' 10"W	25.04
C18	228.00	25.05	06°17'42"	S81° 28' 53"W	25.04
C19	228.00	26.78	06°43'51"	S87° 59' 39"W	26.77
C20	228.00	28.25	07°05'57"	N85° 05' 26"W	28.23
C21	228.00	25.01	06°17'08"	N78° 23' 54"W	25.00
C22	228.00	27.72	06°57'56"	N71° 46' 22"W	27.70
C23	202.00	20.75	05°53'07"	S40° 23' 10"W	20.74
C24	20.00	0.36	01°02'07"	N45° 31' 03"E	0.36

OWNER / APPLICANT
LOT HOLDING INVESTMENTS, LLC
1613 PELICAN LAKES POINT, SUITE 201
WINDSOR, COLORADO 80550
jhall@lotholding.com

ENGINEER / DESIGNER
UNITED CIVIL DESIGN GROUP, LLC
19 OLD TOWN SQUARE #238
FORT COLLINS, COLORADO 80524
Sam.Eliason@UnitedCivil.com

SURVEYOR
SNYDER LAND SURVEYING INC
2061 SANDWATER CT.
WINDSOR, CO 80550
SnyderLandSurveying@Outlook.com

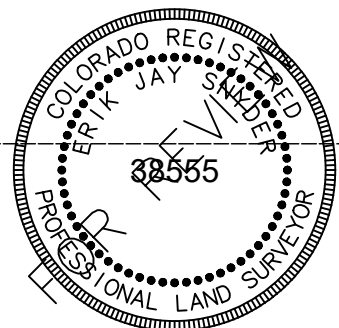


SURVEYOR'S CERTIFICATE

I, Erik Jay Snyder, being a Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of Greenspire Subdivision, Fourth Filing accurately represents the results of a survey performed by me or under my direct supervision and done in accord with applicable State of Colorado requirements.

SNYDER LAND SURVEYING INC.

By: Erik Jay Snyder
Colo. L.S. 38555



Land Use Table			
Lots		Size (Ac.)	%
1-93	Townhomes	6.097	52.5
Tracks			
A	Open Space	0.346	2.9
B	D,U&A Easement	0.764	6.6
C	Open Space	1.261	10.9
D	D,U&A Easement	3.156	27.1
Total		11.623	100.0

Legend

- - FOUND #4 REBAR, NO SEAL UNLESS OTHERWISE NOTED.
- - FOUND #4 REBAR WITH 1" PLASTIC CAP STAMPED: L.S. 38555.
- - SET 18" #4 REBAR, WITH SEAL L.S. 38555.

D,U&A - DRAINAGE, UTILITY & ACCESS EASEMENT

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST, DEDICATION OF EASEMENTS AND RIGHTS OF WAY

THE UNDERSIGNED, all being owners, leinholders 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 GREENSPIRE SUBDIVISION, FOURTH FILING, subject to all easements and rights-of-way now of record or existing or 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____

Lot Holding Investments, LLC

By: Bret Hall, Manager

NOTARIAL CERTIFICATE:

State of Colorado)

County of Weld)s

The foregoing instrument was acknowledged before me by _____

This _____ day of _____, 20____

My commission expires _____, 20____ Notary Public _____

VACATION STATEMENT:

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 out hands and seals this the ____ day of _____, 20____

Lot Holdings Investments, LLC

By: Bret Hall, Manager

NOTARIAL CERTIFICATE:

State of Colorado)

County of Weld)s

The foregoing instrument was acknowledged before me by _____

This _____ day of _____, 20____

My commission expires _____, 20____ Notary Public _____

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 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.

NOTES:

- Basis of Bearings: Assumed the West Line of Lot 1, Block 1, GREENSPIRE SUBDIVISION as bearing North 17°24'22" West and with all bearings contained herein relative thereto, being monumented as shown hereon.
- Recorded and apparent rights-of-way and easements are shown per the recorded plat of GREENSPIRE SUBDIVISION.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
- The lineal units used in preparing this survey are U.S. survey feet.
- Flood Zone: The subject parcel lies in Zone X, Areas determined to be outside the 0.2% annual chance floodplain according to the FEMA Flood Insurance Rate Map, Map No. 08123C1482E dated January 20, 2016

Tract Designations:

Tracts A, B, C, & D
To be owned and maintained by Greenspire Townhomes Owners Association.

LEGAL DESCRIPTION - GREENSPIRE SUBDIVISION, FOURTH FILING

A plat of a parcel of land in the Town of Windsor, Weld County, Colorado, located in the Northeast Quarter of Section 16, Township 6 North, Range 67 West of the 6th P.M. and more particularly described as follows:

Tract E, GREENSPIRE SUBDIVISION recorded 11 May 2006 at Reception No. 3284984;

Also that part of Tract D GREENSPIRE SUBDIVISION beginning at the Northwest property corner of Lot 1, Block 1, Greenspire Subdivision being the TRUE POINT OF BEGINNING thence; North 06°01'07" West 34.28 feet; thence South 85°13'58" West 187.76 feet; thence North 88°18'29" West 85.60 feet; thence North 84°54'18" West 236.85 feet; thence North 00°05'59" West 8.61 feet; thence South 83°16'14" West 81.85 feet; thence South 63°16'13" West 93.23 feet; thence South 43°02'43" West 104.10 feet; thence South 37°15'15" West 342.80 feet to a point on the Northerly right-of-way line of Greenspire Drive; thence along said Greenspire Drive South 45°58'37" East 62.62 feet to the Westerly property corner of Tract E, Greenspire Subdivision; thence departing said Northerly right-of-way and along said Tract E North 37°28'37" East 350.29 feet to the start of a radial curve concave to the Southeast having a radius of 300.00 feet, a chord bearing of North 66°10'48" East, a chord length of 288.47 feet, and an arc length of 300.93 feet to a tangent line; thence South 85°05'00" East 192.89 feet; thence North 89°41'10" East 37.84 feet; thence North 85°46'16" East 203.96 to the TRUE POINT OF BEGINNING. GREENSPIRE SUBDIVISION recorded 11 May 2006 at Reception No. 3284984;

Also that part of Trace P GREENSPIRE SUBDIVISION beginning at the Northeast property corner of Tract A, Greenspire Subdivision Second Filing being the TRUE POINT OF BEGINNING; thence along the Southerly right-of-way of Greenspire Drive North 45°58'37" West 62.60 feet; thence departing said Southerly right-of-way South 37°15'15" West 246.13; thence South 52°44'45" East 62.16 feet to the Northwest property corner of said Tract A; thence along the North property line of said Tract A North 37°15'15" East 238.75 feet to the TRUE POINT OF BEGINNING. GREENSPIRE SUBDIVISION recorded 11 May 2006 at Reception No. 3284984;

Tract A, GREENSPIRE SUBDIVISION, SECOND FILING recorded 26 January 2010 at Reception No. 3672092, according to the Plats recorded and on file in the office of the Clerk and Recorder, County of Weld, State of Colorado.

Containing 11.623 Acres more or less.

MAYOR'S CERTIFICATE

This is to certify that a major subdivision plat of the property described herein is 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

EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved.

Town of Windsor Public Works Department Xcel Energy

Comcast Cable

ENGINEERING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____

Engineering Manager

PLANNING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____

Director of Planning

PLANNING COMMISSION APPROVAL

Approved this the _____ day of _____, 20____

Chairman
Windsor Planning Commission

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____

Director of Public Works

TOWN MANAGER'S APPROVAL

Approved this the _____ day of _____, 20____

Town Manager

Snyder Land Surveying Inc.
Professional Land Surveyor
Erik Jay Snyder; PLS 38555
O: 970-686-5157
C: 724-992-8754
E: SnyderLandSurveying@outlook.com
W: SnyderLandSurveying.com



DRAWN BY:

EJS

CHECKED BY:

TTS

APPROVED BY:

EJS

REVISIONS:

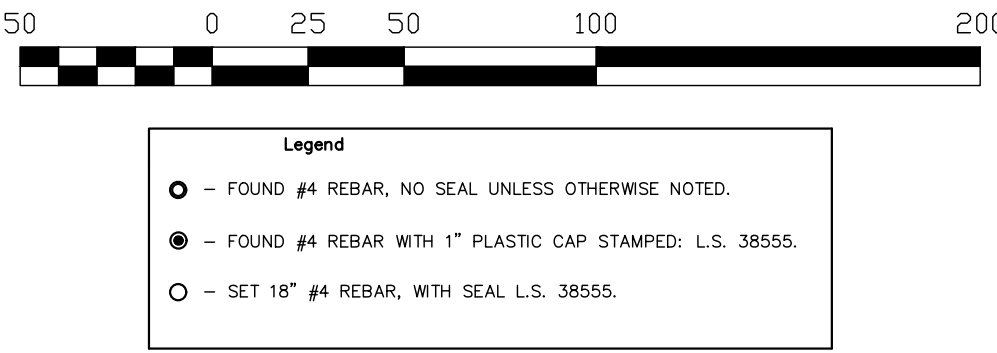
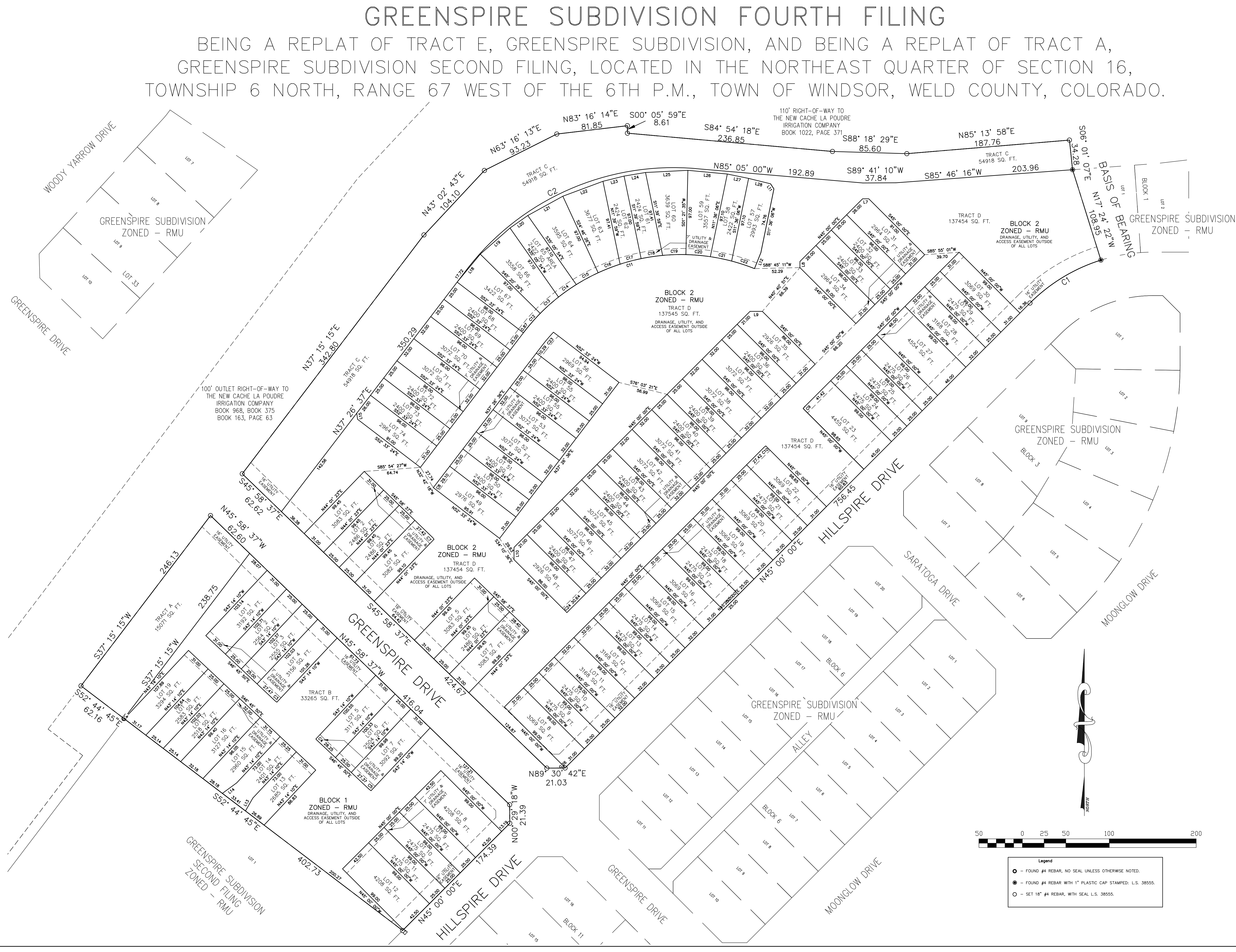
PAGE(S): 1 OF 2

CLIENT: LOT HOLDING INVESTMENTS, LLC

TITLE: GREENSPIRE SUBDIVISION 4TH FILING

DATE: 24 MAY 2021 SCALE: 1"=50'

JOB NO: LOTH-20-11-007



CLIENT: LOT HOLDING INVESTMENTS, LLC	
TITLE: GREENSPIRE SUBDIVISION 4TH FILING	
DATE: 24 MAY 2021	SCALE: 1"=50'
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APPROVED BY: EJS
REVISIONS:
PAGE(S): 2 OF 2



December 16, 2020

Site Plan/Major Subdivision Submittal Narrative Greenspire Tract E&A

The site plan submittal for Greenspire Tract E and A proposes 95 multi-family townhome units consistent with the zoning set forth in the approved Greenspire Master Plan. The overall tract area for both tract totals 11.62 acres with 3.5 acres being dedicated as open space. All lots within the community will be a minimum of 2,400 square feet and meet open space set forth by the approved Greenspire Master Plan. All buildings within the development will not exceed 30 feet in height. There will be three-, four- and five-unit townhome buildings in the community. All units will have basements and a two-car garage in addition to a 20-foot driveway. The five-unit townhome products offer two handicap accessible units per building to ensure compliance with ADA standards for accessible design.

The concept plan has a pedestrian-focused design that provides significant open space and trail connectivity to the surrounding community. A ten-foot regional trail addition is proposed to be built along Windsor Lake that will connect residents of Tract E & A to the entire Greenspire Community. All units within the development will have direct access to the trail system right from their front door. The proposed, handicap accessible, park and mailbox kiosk located in the center of the site create a gathering place for residents of the community.

All streets in Greenspire Tracts E and A will be private alleys 26 feet in width. Way-finding signage and numbered units will be included within the overall design of the community to create easy navigation for vehicular traffic.



1613 Pelican Lakes Point, Suite 201
Windsor Co, 80550
www.lotholdinginvestments.com
(970)-460-9494

Residential buildings will provide adequate lighting for alleyways and will not create excess light pollution to surrounding communities.

The Traffic Impact study and Geological and Preliminary geotechnical investigation reports included in this submittal were submitted with Greenspire Filing 1. No changes that affect traffic have occurred within the greenspire subdivision since the filing 1 traffic study was completed. The traffic study accounted for a density of 12.5 dwelling units per acre this submittal has 67 percent of the original approved density set forth in the master plan. There has been no soil disturbance or changes to soils within the boundaries of tracts E and A since the report was submitted with Greenspire Filing 1.

The preferred method of water rights dedication for this project will be cash in-lieu on a lot-by-lot basis.



Final Major Subdivision

Greenspire Subdivision

4th Filing

Carlin Malone, Chief Planner

Planning Commission – June 16, 2021



Subdivision

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

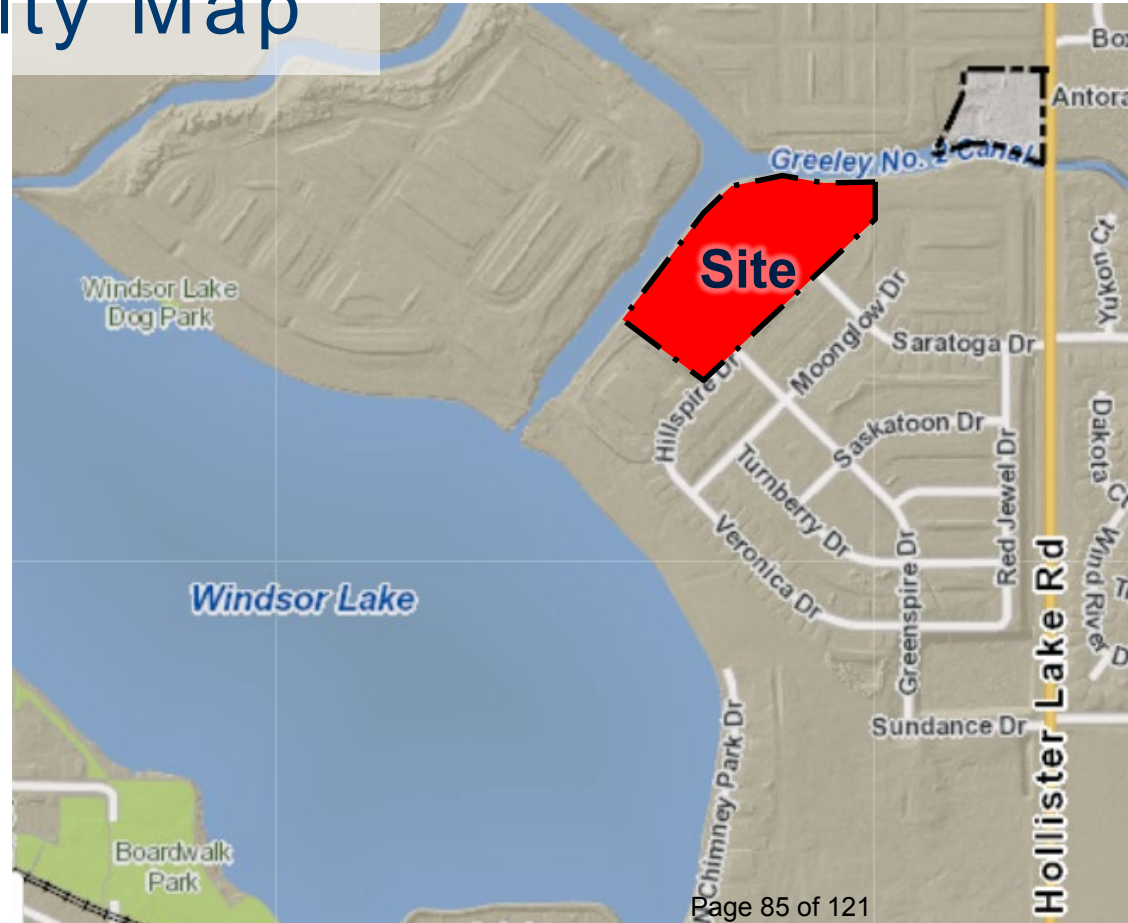
Sec. 17-4-10. Purpose.

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.

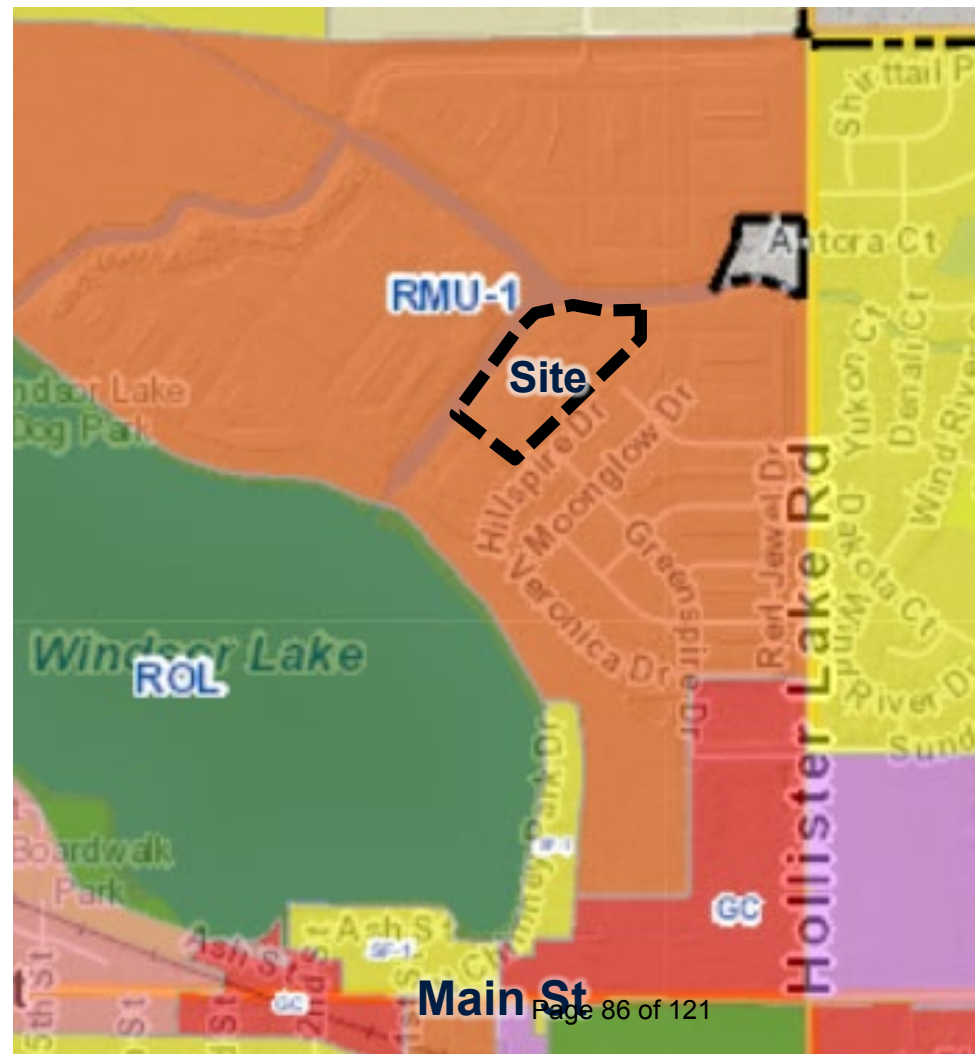


Site Vicinity Map



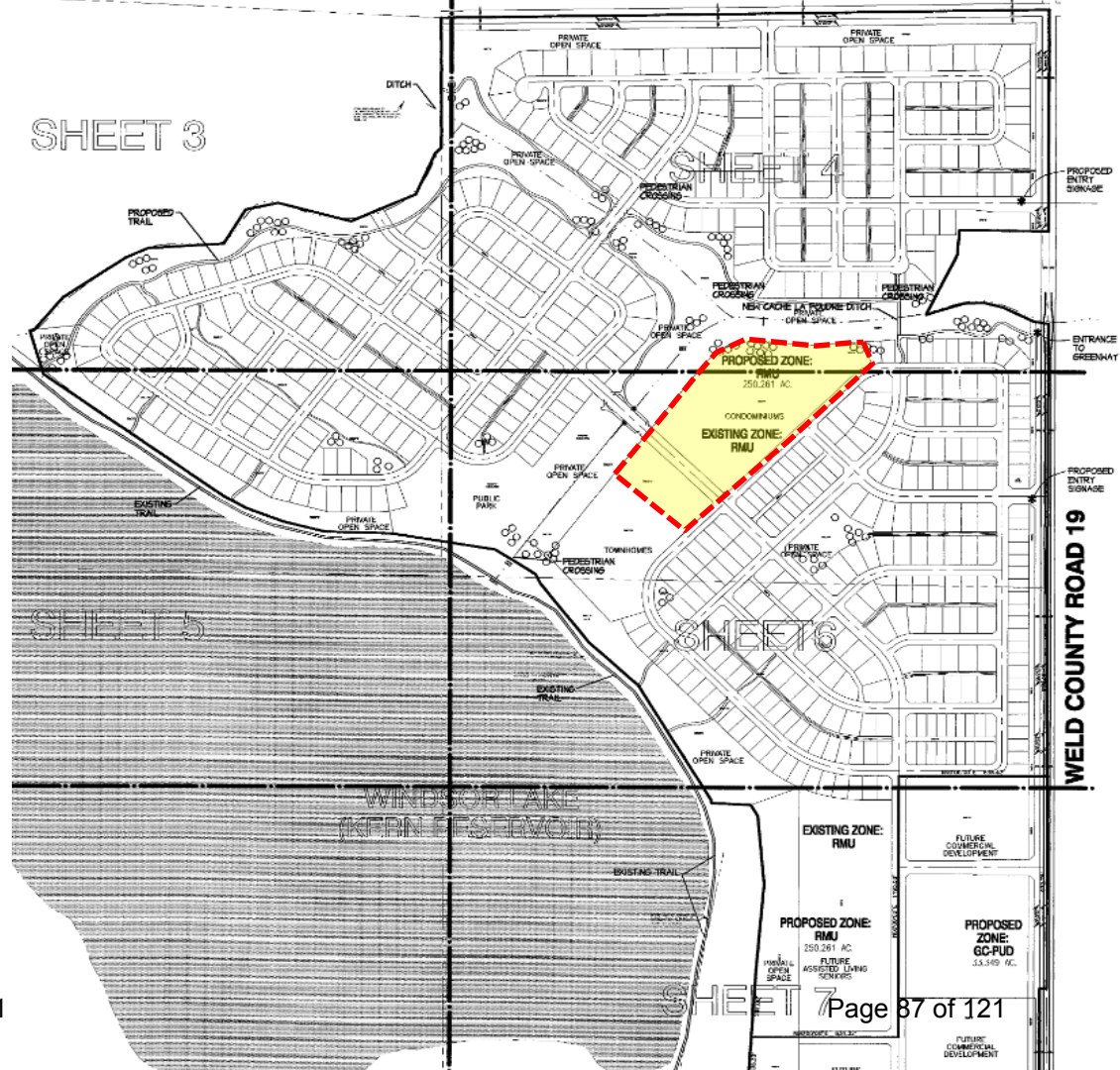


Zoning Map



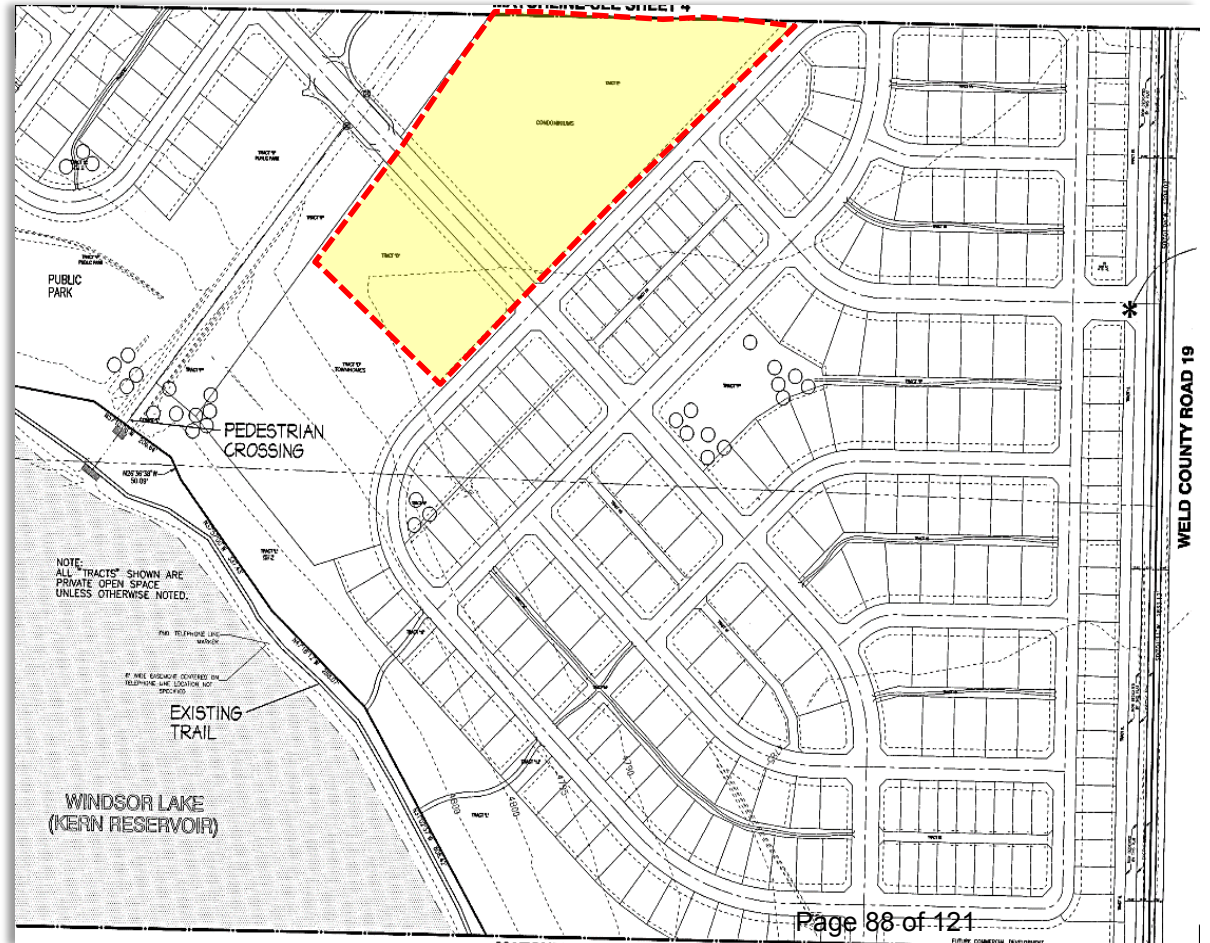


Master Plan





Master Plan



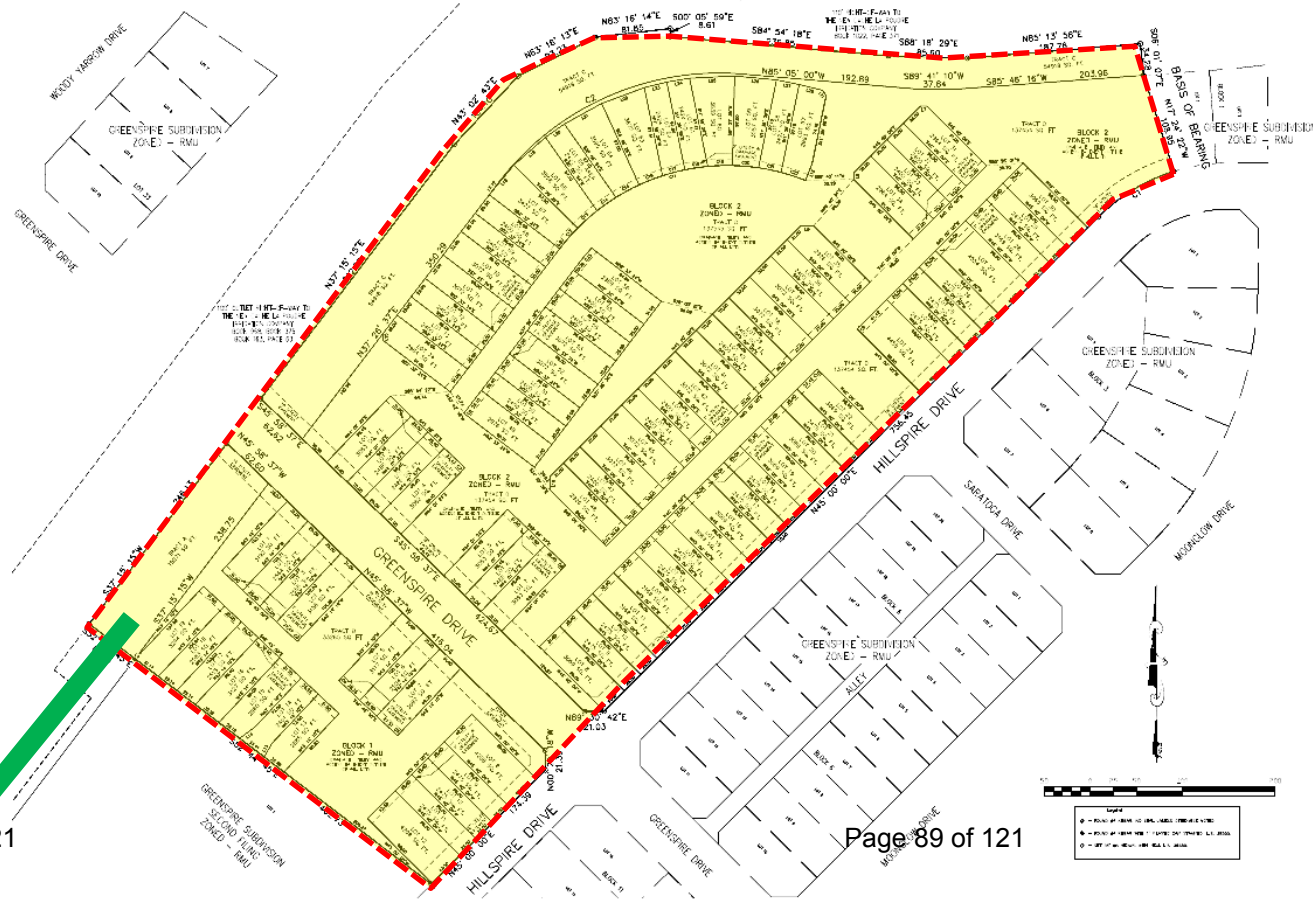


Final Plat

GREENSPIRE SUBDIVISION FOURTH FILING
 BEING A REPLAT OF TRACT E, GREENSPIRE SUBDIVISION, AND BEING A REPLAT OF TRACT A,
 GREENSPIRE SUBDIVISION SECOND FILING, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.

Plat Characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%)
 - Density: 8.0 du/ac
- Tracts (5.5 acres)
 - Dedicated open space (1.6 acres / 13.8%)
 - Drainage, utility, access (3.92 / 33.7%)
 - On site & off-site trail improvements





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.



Relationship to 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

Notification Area

Notifications for this meeting were as follows:

- June 3, 2021 - Affidavit of mailing to property owners within 300 feet
- June 4, 2021 – published ads in newspapers
- June 3, 2021 – sign posted on property
- June 3, 2021 – notice posted on Town website





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.



MEMORANDUM

Date: June 16, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: North and west of the Greenspire Drive and Hillspire Drive intersection
Re: Recommendation to Town Board - Final Major Subdivision - Greenspire Subdivision 4th Filing
Item #: C.4.

Background/ Discussion:

Please see material and recommendation with public hearing item.



MEMORANDUM

Date: June 16, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: North and west of the Greenspire Drive and Hillspire Drive intersection
Re: Recommendation to Town Board - Final Site Plan for Multifamily Residential
Item #: C.5.

Background/ Discussion:

Tyler Smith, Planner with Lot Holding Investments, LLC; and the applicant, John Hall of Lot Holding Investments, LLC; have submitted a final site plan known as Greenspire Subdivision 4th Filing Townhomes Site Plan. The property encompasses approximately 11.6 acres and is zoned RMU-1 (Residential Mixed Use). The proposed site plan and accompanying subdivision include 93 townhome lots with tracts for open space, trail system, a playground, drainage, easements, and access. The 2005 Greenspire Master Plan identifies the subject area for 80-100 attached condominiums and townhomes with a density range of 10-12.5 dwelling units per acre.

Site Plan characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%); 100% - 3-bedroom units
- Density: 8.0 du/ac
- Open space: 3.6 acres (31.1%); 1,795.8 sf/unit (900 sf/unit required)
- Playground / open space area - centrally located
- Extension of trail system along Cache La Poudre Irrigation Company canal / Greeley No. 2 Canal
- Parks - Park requirement met with park land surrounding Windsor Lake
- 3-plex, 4-plex, 5-plex building types
- Front porches, tree-lined streets, alley-loaded garages
- Two garage spaces + two driveway spaces
- Parking space totals: 386 spaces provided (186 required)

The preliminary major subdivision and preliminary site plan applications were submitted on December 18, 2020, prior to the effective date (February 10, 2021) of the new land use code, which required that the Planning Commission approve the preliminary major subdivision and preliminary site plan for multifamily residential development. The Planning Commission approved the preliminary applications on June 2, 2021. The previous code also required a neighborhood meeting with the preliminary major subdivision application, which was held on April 27, 2021.

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.

Staff comment: The development is part of an existing neighborhood and provides the last portion of the development on the east and south sides of the Cache La Poudre Irrigation Company right-of-way / canals.

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: The development will provide connections to the open space and an additional segment of trail system connecting the trail surrounding Windsor Lake, providing connectivity to the downtown and core area of

town.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

Staff comment: Existing infrastructure and services serve this neighborhood. The Town is investing in a segment of trail system south of this development along the Cache La Poudre Irrigation Company canal, adjacent to the existing church, connecting to the trail along Windsor Lake. This development will continue the connection from the south along the canal to the northeast, continuing easterly along the Greeley No. 2 Canal to Hollister Lake Road and developments to the east.

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.

Staff comment: The development will provide increased multi-modal connectivity within the neighborhood, to Windsor Lake, and surrounding trail network, extending east to Hollister Lake Road, Winter Farm Subdivision and Village East Subdivision to WCR 21 (Village East Subdivision 8th Filing). Multi-modal connectivity will be further added to the west of this development with future development phases of the Greenspire neighborhood.

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

Notifications

There are no notification requirements for a final site plan.

Financial Impact:

The developer will complete public improvements in accordance with the Town's Municipal Code. Once public improvements have completed and passed the one-year warranty period for public improvements, those improvements will become owned by the Town. Adjacent right-of-way improvements, such as landscaping and sidewalk, are the responsibility of the adjacent property owner or HOA (home owner's association).

Relationship to 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 final site plan as presented, subject to all remaining Planning Commission and staff comments being addressed.

CC:

John Hall, Lot Holding Investments, LLC

Tyler Smith, Lot Holding Investments, LLC

ATTACHMENTS:

Description

- ▢ Applicant Narrative
- ▢ Final Site Plan
- ▢ Staff Presentation



December 16, 2020

Site Plan/Major Subdivision Submittal Narrative Greenspire Tract E&A

The site plan submittal for Greenspire Tract E and A proposes 95 multi-family townhome units consistent with the zoning set forth in the approved Greenspire Master Plan. The overall tract area for both tract totals 11.62 acres with 3.5 acres being dedicated as open space. All lots within the community will be a minimum of 2,400 square feet and meet open space set forth by the approved Greenspire Master Plan. All buildings within the development will not exceed 30 feet in height. There will be three-, four- and five-unit townhome buildings in the community. All units will have basements and a two-car garage in addition to a 20-foot driveway. The five-unit townhome products offer two handicap accessible units per building to ensure compliance with ADA standards for accessible design.

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(970)-460-9494

Residential buildings will provide adequate lighting for alleyways and will not create excess light pollution to surrounding communities.

The Traffic Impact study and Geological and Preliminary geotechnical investigation reports included in this submittal were submitted with Greenspire Filing 1. No changes that affect traffic have occurred within the greenspire subdivision since the filing 1 traffic study was completed. The traffic study accounted for a density of 12.5 dwelling units per acre this submittal has 67 percent of the original approved density set forth in the master plan. There has been no soil disturbance or changes to soils within the boundaries of tracts E and A since the report was submitted with Greenspire Filing 1.

The preferred method of water rights dedication for this project will be cash in-lieu on a lot-by-lot basis.

GREENSPIRE SUBDIVISION 4TH FILING - FINAL SITE PLAN

CERTIFICATE BLOCKS:

CERTIFICATE OF OWNERSHIP

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 HEREON, HAVE CAUSED SUCH LAND TO BE SITE PLANNED AS INDICATED ON THIS SITE PLAN. THE WITHIN SITE PLAN IS SUBMITTED IN ACCORDANCE WITH THE WINDSOR MUNICIPAL CODE. IT IS HEREBY ACKNOWLEDGED THAT ALL CONSTRUCTION, USE AND DEVELOPMENT OF THIS PROPERTY WILL BE IN STRICT ACCORDANCE WITH THIS SITE PLAN. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THIS SITE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THE SITE PLAN, DENIAL OF BUILDING PERMITS, REFUSAL TO ISSUE CERTIFICATES OF OCCUPANCY, INJUNCTIVE RELIEF PROHIBITING USE OF THE PROPERTY AND OTHER REMEDIES AVAILABLE TO THE TOWN UNDER THE WINDSOR MUNICIPAL CODE AND OTHER APPLICABLE LAWS OF THE STATE OF COLORADO. KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAVE CAUSED SAID LAND TO BE LAID OUT AND SITE PLANNED UNDER THE NAME OF (INSERT EXACT NAME OF SITE PLAN).

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__.

OWNER: _____ OWNER: _____ OWNER: _____

NOTARIAL CERTIFICATE (TO BE USED IN CONJUNCTION WITH ALL OWNER'S SIGNATURES)

STATE OF COLORADO)

COUNTY OF WELD)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved.

TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT Xcel ENERGY COMCAST CABLE

ENGINEERING DEPARTMENT APPROVAL

Approved this the ____ day of _____, 20__.

Engineering Manager

PLANNING COMMISSION APPROVAL

Approved this the ____ day of _____, 20__.

Chairman,
Windsor Planning Commission

PLANNING DEPARTMENT APPROVAL

Approved this the ____ day of _____, 20__.

Director of Planning

MAYOR'S CERTIFICATE

This is to certify that a site plan 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 site plan upon which this certificate is endorsed for all purposes indicated thereon. (Double space this paragraph)

ATTEST:
Mayor _____ Town Clerk _____

J. TOWN MANAGERS APPROVAL

Approved this the ____ day of _____, 20__.

Town Manager

K. PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the ____ day of _____, 20__.

Director of Public Works

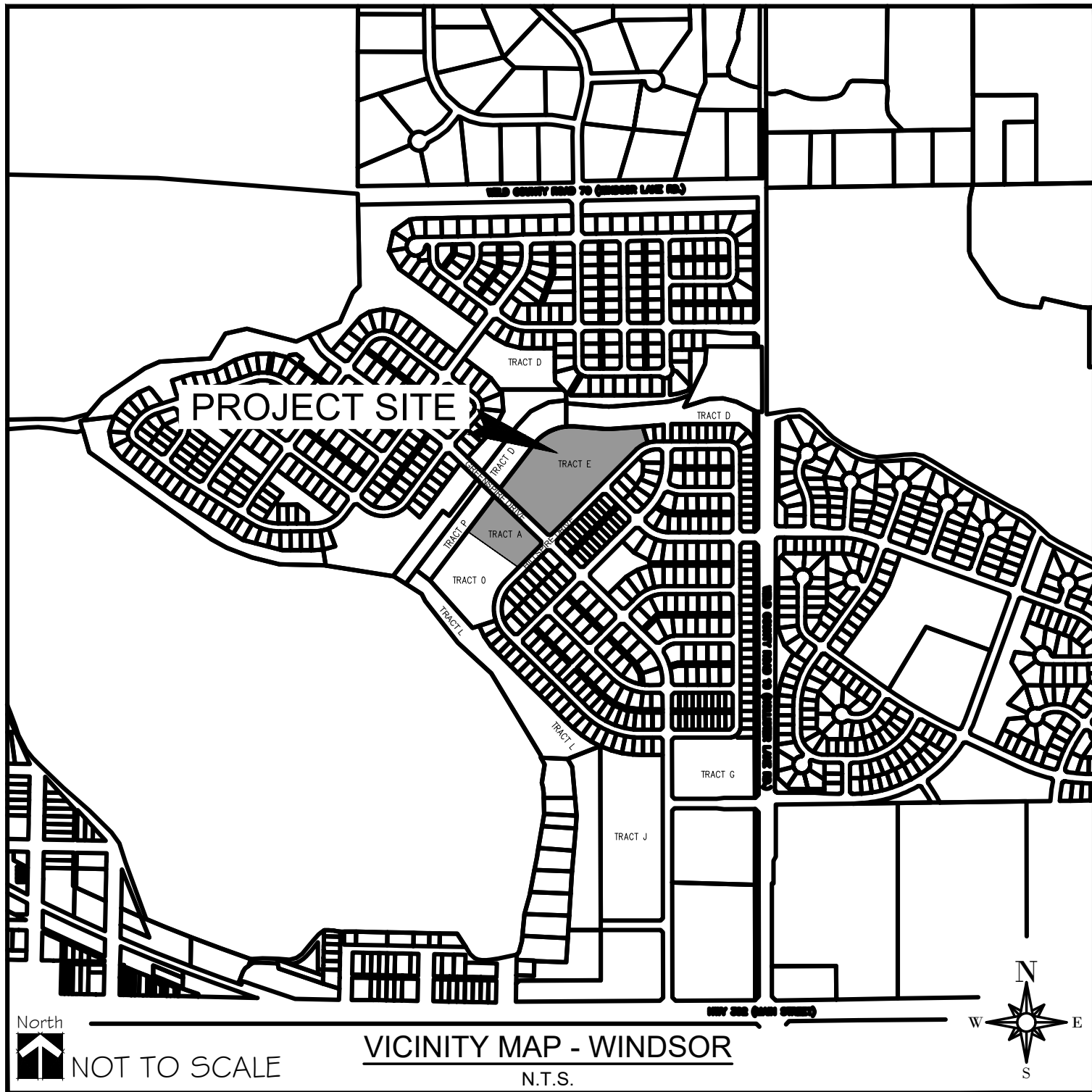
L. PREPARER'S CERTIFICATE

I certify that this Greenspire subdivision filing 4 - Site Plan submittal was prepared by me or under my direct supervision.

Print Name _____ Signature _____

Preparer of : Greenspire Subdivision Filing 4 - Site Plan Submittal

VICINITY MAP: SCALE: NTS



LEGAL DESCRIPTION:

BEING A REPLAT OF TRACT E AND PART TRACT D & P, OF GREENSPIRE SUBDIVISION, AND BEING A REPLAT OF TRACT A, GREENSPIRE SUBDIVISION SECOND FILING, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.

DEVELOPMENT TEAM:

OWNER/DEVELOPER: LOT HOLDING INVESTMENTS LLC. 1613 PELICAN LAKES POINT SUITE #201 WINDSOR, CO 80550 CONTACT: JOHN HALL HOME BUILDER: WINDMILL HOMES 1760 BROAD STREET, SUITE E MILLIKEN, CO 80543 CONTACT: LISA WHITE	PLANNER: LOT HOLDING INVESTMENTS LLC. 1613 PELICAN LAKES POINT SUITE #201 WINDSOR, CO 80550 CONTACT: TYLER SMITH CIVIL ENGINEER: UNITED CIVIL DESIGN GROUP, LLC. 19 OLD TOWN SQUARE #238 FORT COLLINS, CO 80524 CONTACT: SAM ELIASON
---	--

PROJECT PURPOSE / DESCRIPTION:

THIS PROJECT PROPOSES A MULTI FAMILY TOWN HOME PRODUCT ON 4th FILING IN THE GREENSPIRE SUBDIVISION. THE OVERALL VISION FOR THE SITE IS TO CREATE A TOWNHOME COMMUNITY THAT HAS A SENSE OF COMMUNITY BY PROVIDING CONNECTIVITY TO THE EXISTING GREENSPIRE COMMUNITY.

PROJECT DATUM & DESCRIPTION :

PROJECT DATUM: NAVD 88
BENCHMARK #1: TOWN OF WINDSOR VERTICAL CONTROL POINT #24 BEING THE NORTHEAST BONNET BOLT ON A FIRE HYDRANT 145' NORTH OF THE INTERSECTION OF MAIN STREET AND CHIMNEY PARK DRIVE ON THE EAST SIDE OF THE ROAD. ELEVATION= 4794.13 (NAVD 88)

HORIZONTAL DATUM:
COLORADO STATE PLANE NORTH 0501 NAD 83 DATUM

LAND USE CHART:

ZONING:		
EXISTING ZONING:		RMU
PROPOSED LAND USE:		
	AREA	COVERAGE
BUILDING FOOTPRINT	3.1 AC.	26.7 %
PRIVATE YARDS	2.3 AC.	19.8 %
HARDSCAPE	1.1 AC.	9.5 %
PRIVATE ALLEY AND PARKING	1.3 AC.	11.2 %
OPEN SPACE	3.6 AC.	31.1 %
WATER QUALITY PONDS	0.2 AC.	1.7 %
TOTAL	11.6 AC.	100.0 %

PROPOSED DENSITY:		
SITE AREA	11.62 AC.	506,299 SF.
DWELLING UNITS	93 UNITS	
DENSITY (DU/AC.)	8.0 DU./AC.	

UNIT SUMMARY:			
TYPE	NUMBER OF UNITS	UNIT AREA	BLDG. HEIGHT
3 -PLEX	9	4244 SQ.FT.	30 FEET
4 -PLEX	14	5654 SQ.FT.	30 FEET
5 -PLEX	2	8165 SQ.FT.	30 FEET

BUILDING SETBACKS:		
	REQUIRED:	PROVIDED:
FRONT:	20 FEET	20 FEET
REAR:	5 FEET	5 FEET
SIDE:	5 FEET	5 FEET

OPEN SPACE SUMMARY:	
REQUIRED:	PROVIDED:
900 SF. / PER UNIT	1795.8 SF. / PER UNIT

PARKING SUMMARY:		
	REQUIRED:	PROVIDED:
RESIDENT PARKING	186 SPACES*	186 DRIVEWAY SPACES
		186 GARAGE SPACES
ADDITIONAL GUEST PARKING		12 SPACES
		2 ADA SPACES
TOTAL PARKING SPACES	186 SPACES*	386 TOTAL SPACES

*93 (3-Bedroom Units) x 2 parking spaces = 186 spaces required

SHEET INDEX:

SHEET 1	- SITE PLAN COVER PAGE	SHEET 33 - C 6.00	- CONSTRUCTION DETAILS
SHEET 2	- SITE PLAN	SHEET 34 - C 6.01	- CONSTRUCTION DETAILS
CIVIL SHEETS			
SHEET 3 - C 0.01	- GENERAL NOTES & TYPICAL SECTIONS	SHEET 35 - C 6.02	- CONSTRUCTION DETAILS
SHEET 4 - C 1.00	- EXISTING CONDITIONS & REMOVAL	SHEET 36 - C 6.03	- CONSTRUCTION DETAILS
SHEET 5 - C 2.00	- OVERALL HORIZONTAL CONTROL PLAN	SHEET 37 - C 6.04	- CONSTRUCTION DETAILS
SHEET 6 - C 2.10	- DETAILED HORIZONTAL CONTROL PLAN	SHEET 38 - C 6.05	- CONSTRUCTION DETAILS
SHEET 7 - C 2.11	- DETAILED HORIZONTAL CONTROL PLAN	SHEET 39 - C 6.06	- CONSTRUCTION DETAILS
SHEET 8 - C 3.00	- OVERALL UTILITY PLAN	BUILDING ELEVATIONS	
SHEET 9 - C 3.10	- SANITARY SEWER PLAN & PROFILE	SHEET 40	- BUILDING ELEVATIONS - 3 UNIT
SHEET 10 - C 3.11	- SANITARY SEWER PLAN & PROFILE	SHEET 41	- BUILDING ELEVATIONS - 4 UNIT
SHEET 11 - C 3.12	- SANITARY SEWER PLAN & PROFILE	SHEET 42	- BUILDING ELEVATIONS - 5 UNIT
SHEET 12 - C 3.13	- SANITARY SEWER PLAN & PROFILE	LANDSCAPE SHEETS	
SHEET 13 - C 3.14	- SANITARY SEWER PLAN & PROFILE	SHEET 43	- GENERAL NOTES/PLANTING SCHEDULE
SHEET 14 - C 3.20	- WATER PLAN	SHEET 44	- PLANTING SHEET INDEX PLAN
SHEET 15 - C 3.21	- WATER PLAN	SHEET 45	- PLANTING PLAN - SHEET # 1
SHEET 16 - C 3.30	- STORM SEWER PLAN & PROFILE	SHEET 46	- PLANTING PLAN - SHEET # 2
SHEET 17 - C 3.31	- STORM SEWER PLAN & PROFILE	SHEET 47	- PLANTING PLAN - SHEET # 3
SHEET 18 - C 4.00	- OVERALL GRADING & EROSION PLAN	SHEET 48	- PLANTING PLAN - SHEET # 4
SHEET 19 - C 4.10	- DETAILED GRADING PLAN	SHEET 49	- PLANTING PLAN - SHEET # 5
SHEET 20 - C 4.11	- DETAILED GRADING PLAN	SHEET 50	- DETAIL SHEET
SHEET 21 - C 4.12	- DETAILED GRADING PLAN	IRRIGATION SHEETS	
SHEET 22 - C 4.13	- DETAILED GRADING PLAN	SHEET 51 - IR 3.0	- IRRIGATION PLANS
SHEET 23 - C 4.14	- DETAILED GRADING PLAN	SHEET 52 - IR 3.0	- IRRIGATION PLANS
SHEET 24 - C 4.15	- DETAILED GRADING PLAN	SHEET 53 - IR 3.0	- IRRIGATION PLANS
SHEET 25 - C 4.16	- DETAILED GRADING PLAN	SHEET 54 - IR 3.0	- IRRIGATION PLANS
SHEET 26 - C 4.17	- DETAILED GRADING PLAN	SHEET 55 - IR 3.0	- IRRIGATION PLANS
SHEET 27 - C 4.18	- DETAILED GRADING PLAN	SHEET 56 - IR 3.0	- IRRIGATION PLANS
SHEET 28 - C 4.19	- DETAILED GRADING PLAN	SHEET 57 - IR 3.0	- IRRIGATION PLANS
SHEET 29 - C 4.20	- DETAILED GRADING PLAN	SIGNAGE/WAYFINDING	
SHEET 30 - C 4.21	- DETAILED GRADING PLAN	SHEET 58	- SIGNAGE & ADDRESS PLAN
SHEET 31 - C 4.22	- DETAILED GRADING PLAN		
SHEET 32 - C 5.00	- DRAINAGE PLAN		

NOT FOR
CONSTRUCTION

APPROVED	DATE	REVISION	NO.
			1



GREENSPIRE SUBDIVISION 4TH FILING
COVER SHEET

WINDSOR, COLORADO

Lot Holding Investments, LLC

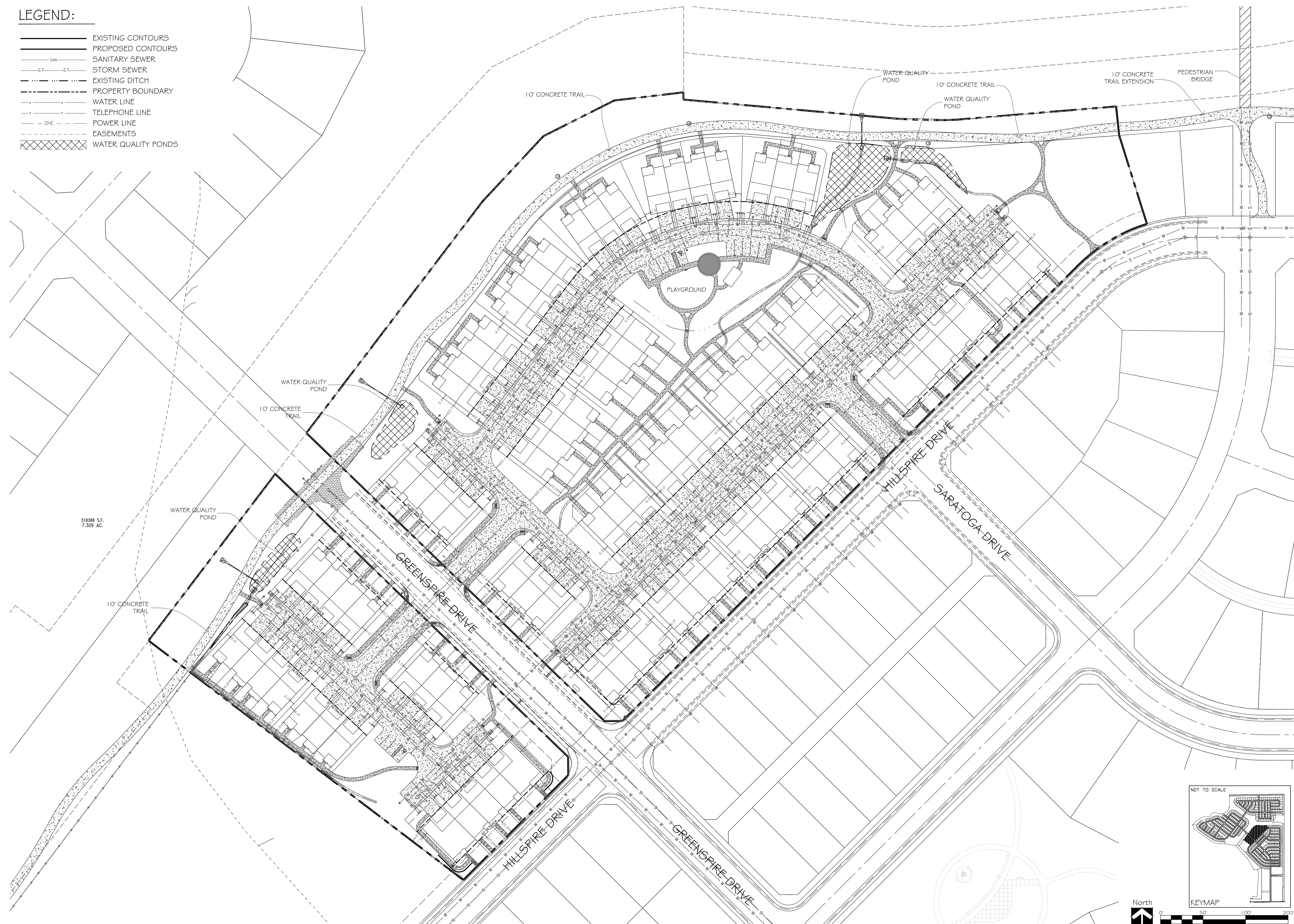


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	EXISTING CONTOURS
	PROPOSED CONTOURS
	SANITARY SEWER
	STORM SEWER
	EXISTING DITCH
	PROPERTY BOUNDARY
	WATER LINE
	TELEPHONE LINE
	POWER LINE
	EASEMENTS
	WATER QUALITY PONDS



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Overall Site Plan

WINDSOR, COLORADO

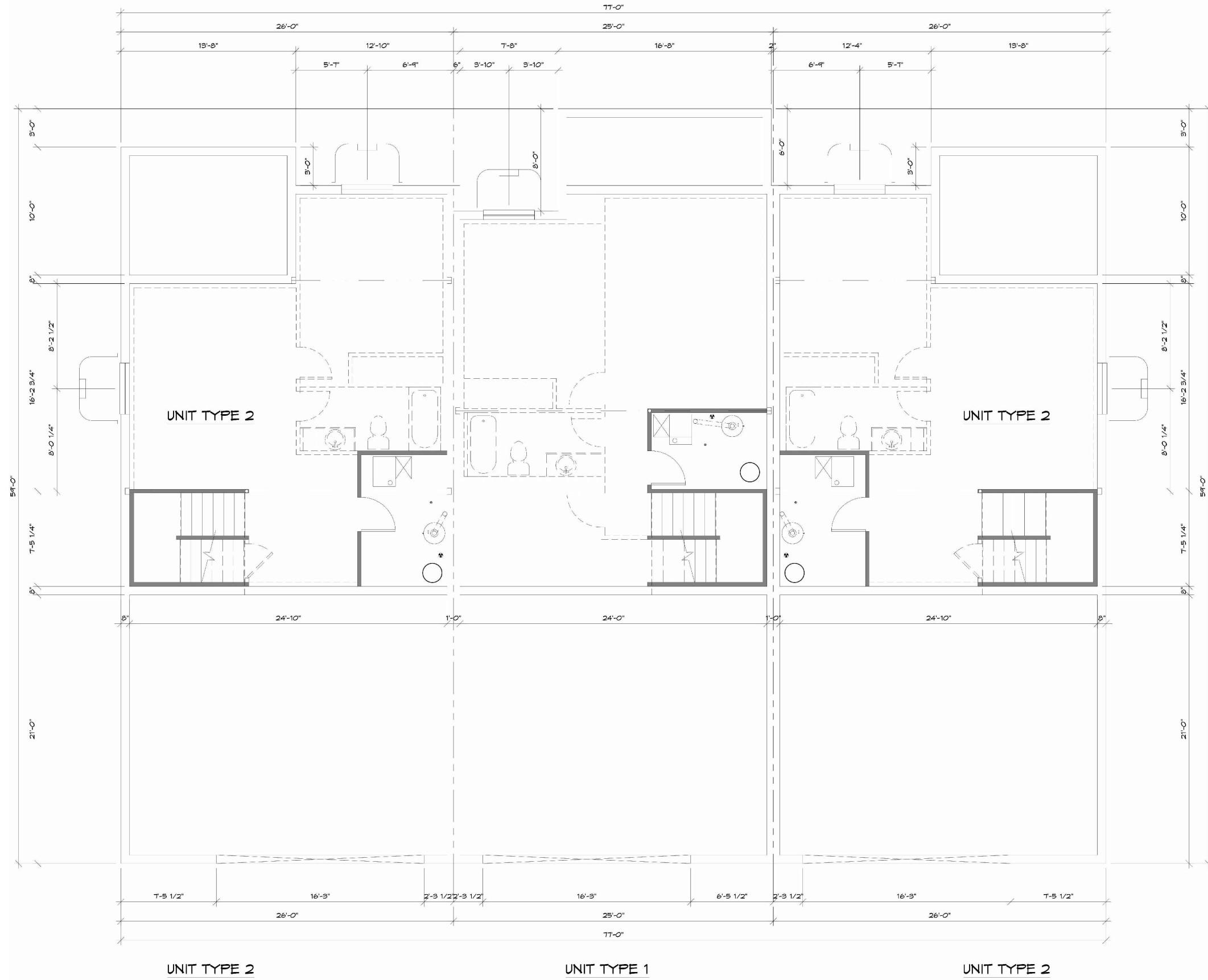
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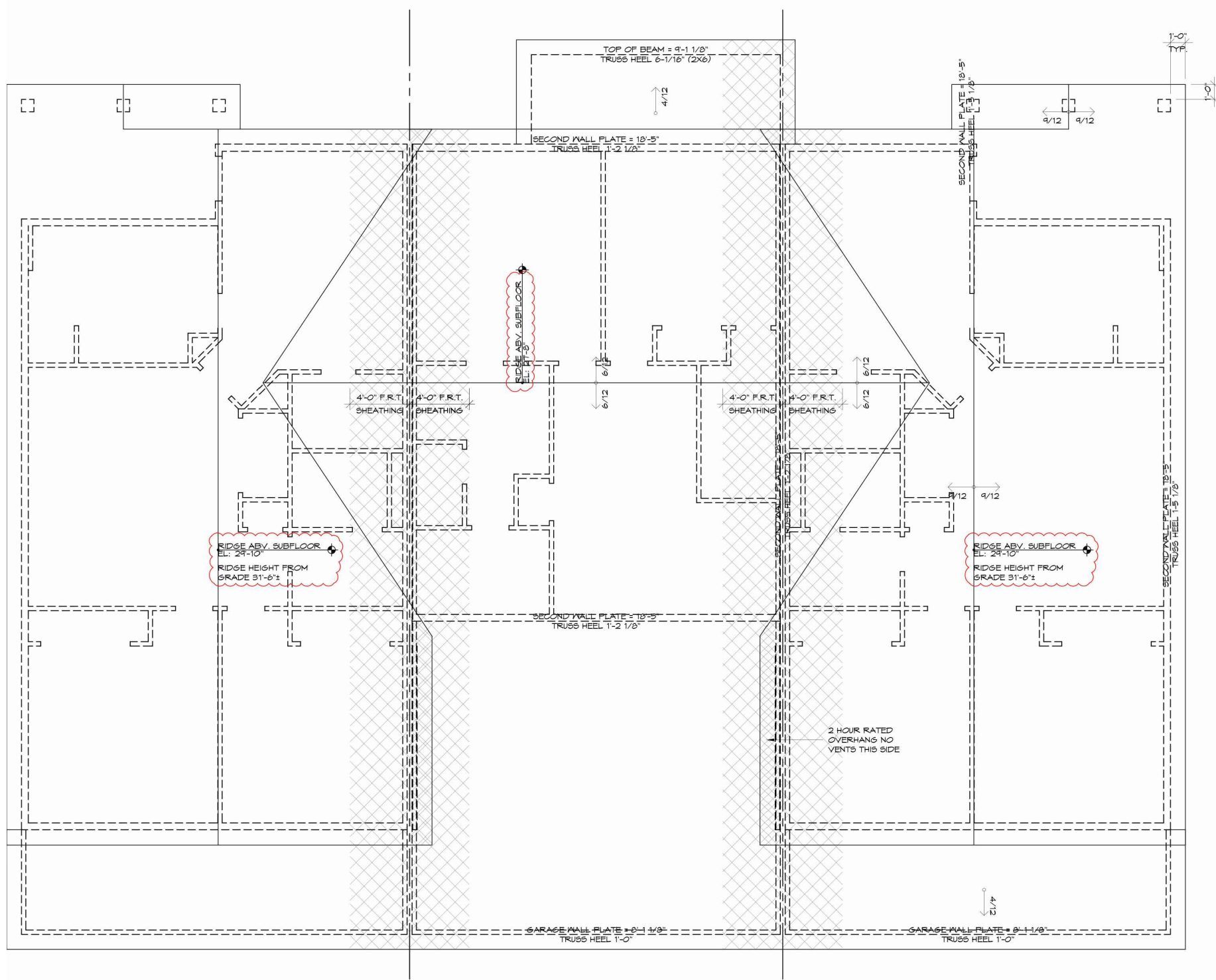
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BASEMENT COMPOSITE PLAN - BLDG "A"
SCALE: 1/4" = 1'-0"



ROOF COMPOSITE PLAN - BLDG "A"
SCALE: 1/4" = 1'-0"

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Fax: 970.521.6975
www.windmillhomes.com

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GREENSPIRE
Building A 3-Plex
1234 Street Name
Windsor, CO 80550
Lot __, Block __, Greenspire

Page number
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Page(s) 1

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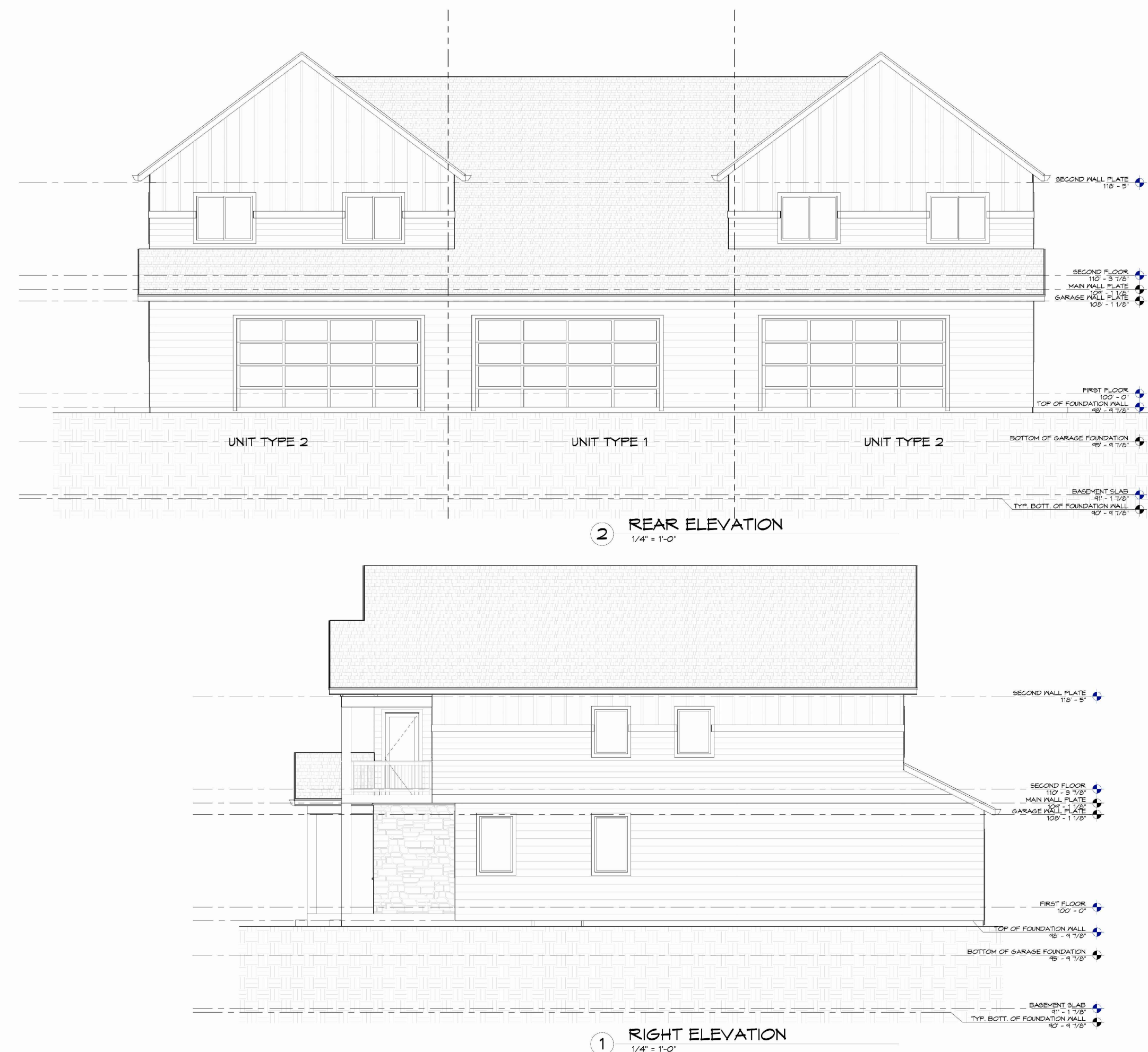


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ELEVATIONS - 3 UNIT TOWNHOME



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WINDSOR, COLORADO



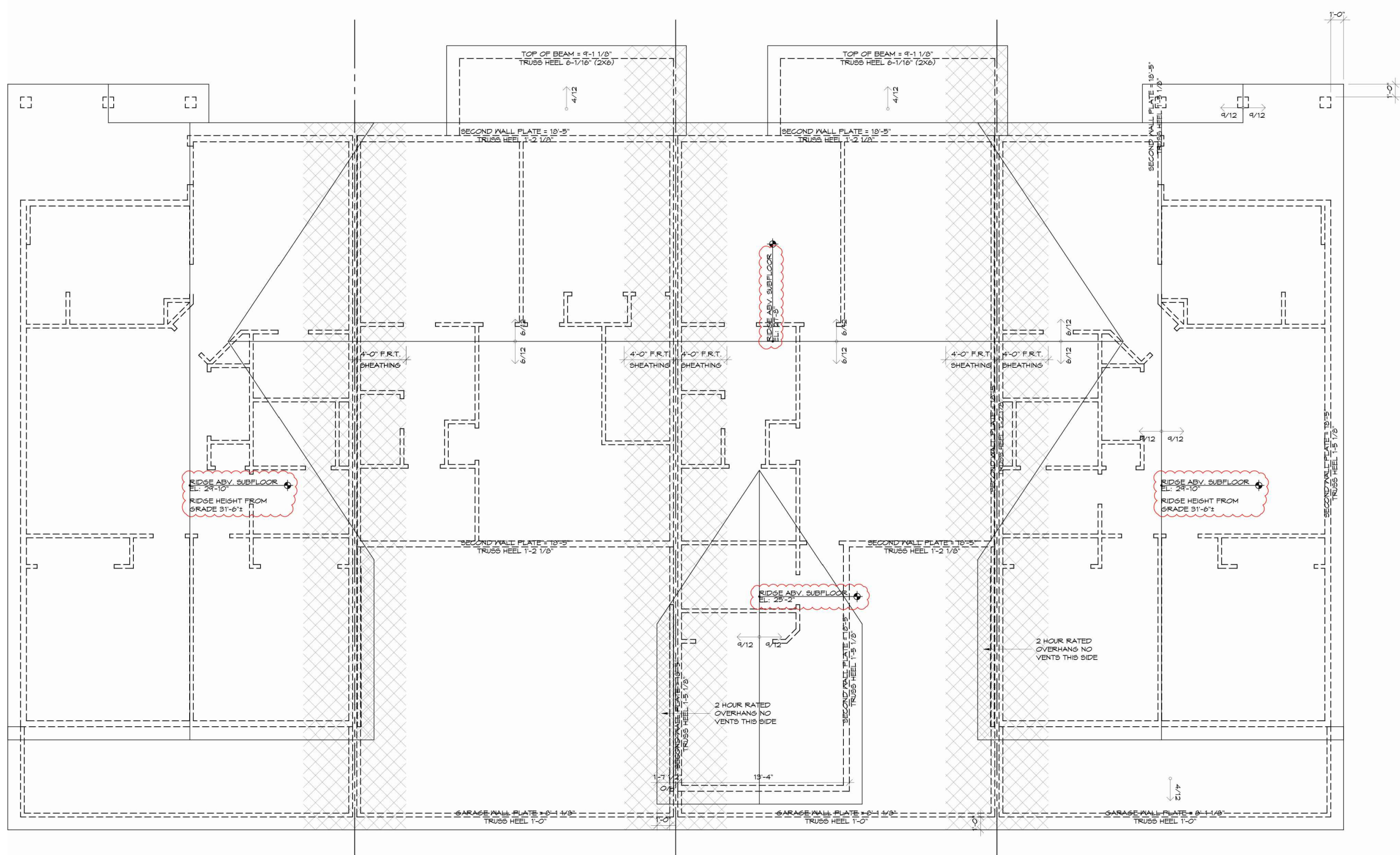
UNIT TYPE 2

UNIT TYPE 1

UNIT TYPE 1C

UNIT TYPE 2

BASEMENT COMPOSITE PLAN - BLDG "B"
SCALE 1/4" = 1'-0"



ROOF COMPOSITE PLAN - BLDG "B"
SCALE 1/4" = 1'-0"

301 Centennial drive
milliken, CO 80543
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fax: 970.587.6876
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WINDMILL HOMES

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1234 Street Name
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Lot __, Block __, Greenspire

Drawn by: Windmill
Project no: ---
Date: 12.13.2020

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Lot __, Block __, Greenspire

Drawn by: Windmill
Project no: ---
Date: 04.02.2021

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UNIT TYPE 2

UNIT TYPE 1C

UNIT TYPE 1

UNIT TYPE 2

1 FRONT ELEVATION
1/4" = 1'-0"

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WINDMILL HOMES

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Greenspire Townhomes
1234 Street Name
Windsor, CO 80550
Lot __, Block __, Greenspire

Drawn by: Windmill
Project no: ---
Date: 12.14.2020

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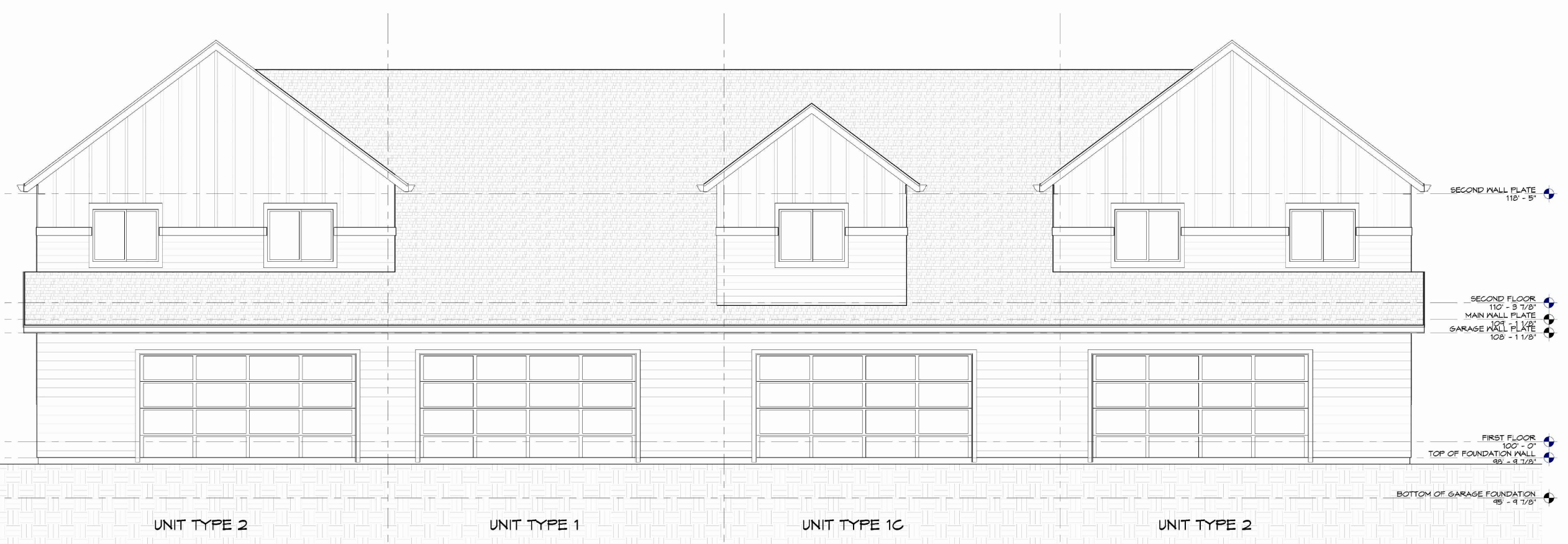


2 LEFT ELEVATION
1/4" = 1'-0"

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WINDMILL HOMES

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UNIT TYPE 2

UNIT TYPE 1

UNIT TYPE 1C

UNIT TYPE 2

1 REAR ELEVATION
1/4" = 1'-0"

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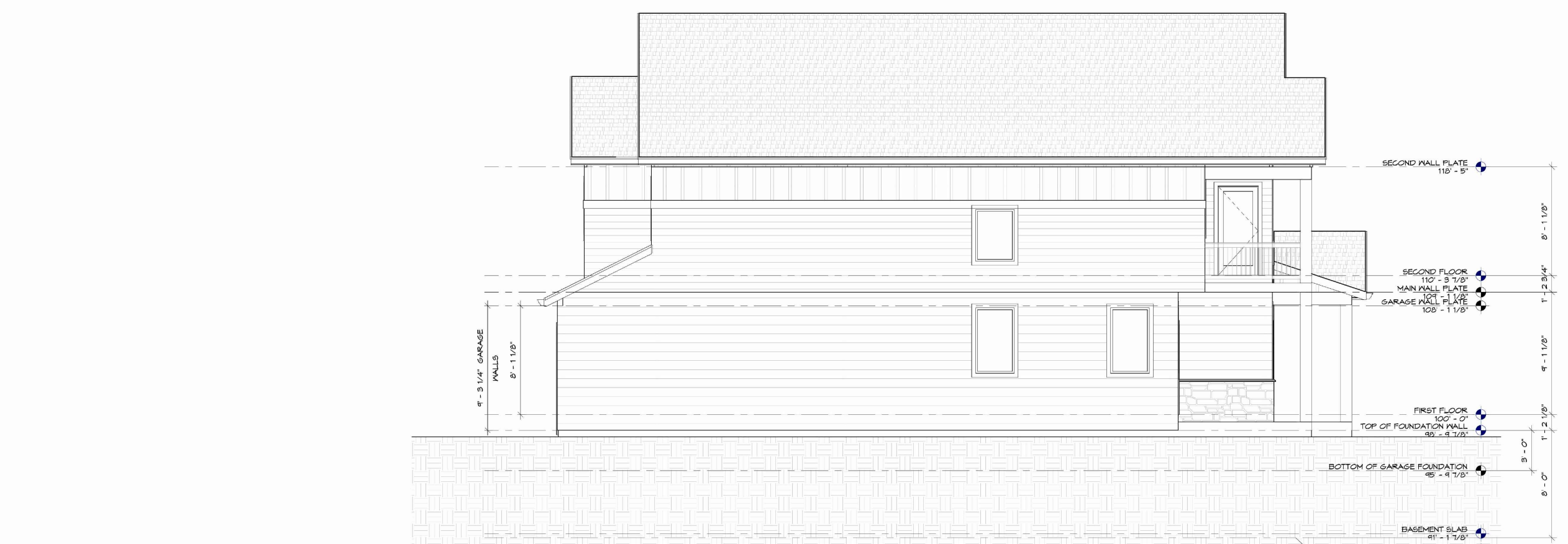
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1234 Street Name
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Lot __, Block __, Greenspire

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Date: 12.14.2020

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2 RIGHT ELEVATION
1/4" = 1'-0"

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ELEVATIONS - 4 UNIT TOWNHOME

WINDSOR, COLORADO

Lot Holding Investments, LLC



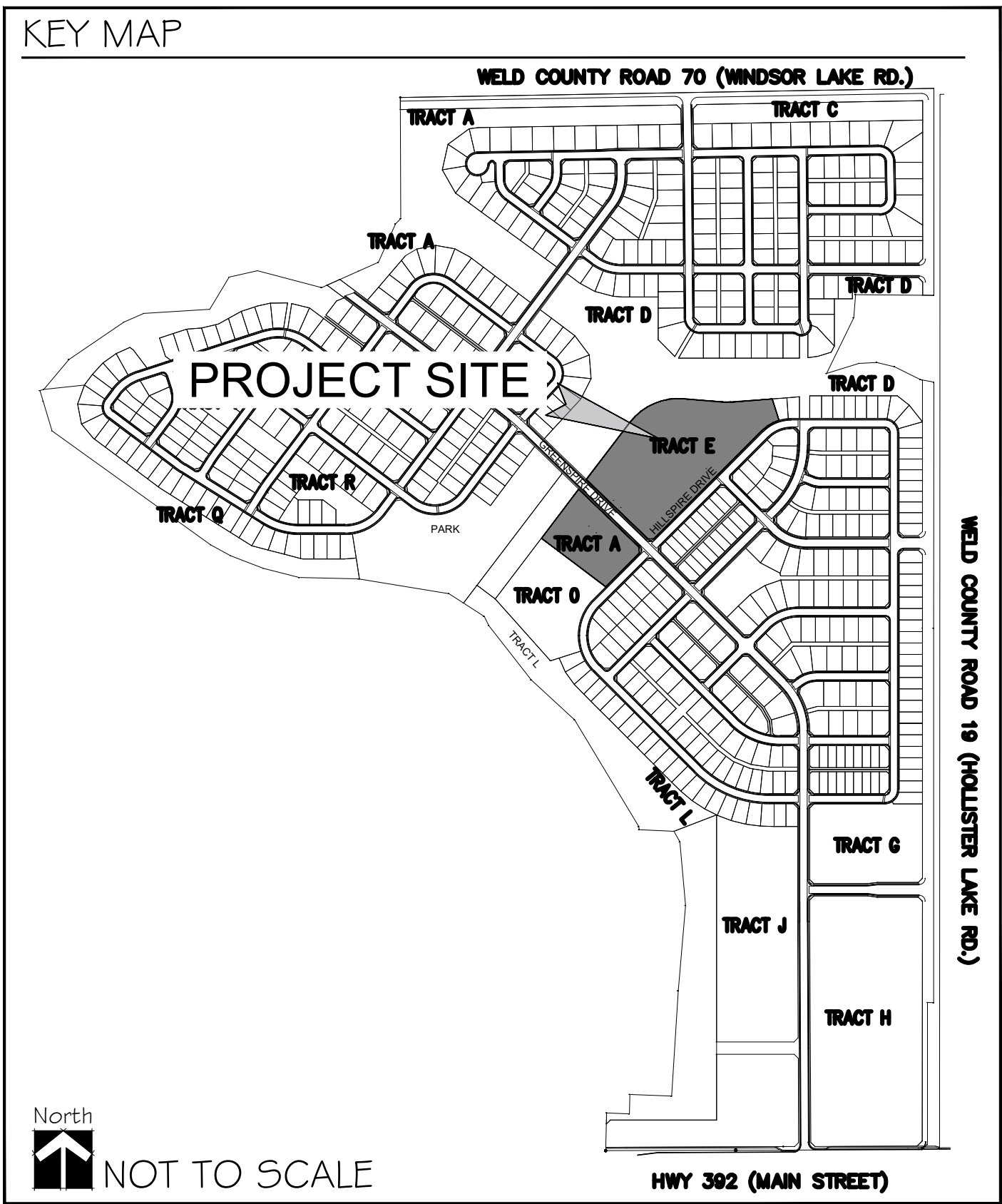
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GREENSPIRE SUBDIVISION 4TH FILING

FINAL LANDSCAPE PLAN



LEGEND:

	NATIVE SEED
	TURF
	MULCH
	SANITARY SEWER
	STORM SEWER
	EXISTING DITCH
	PROPERTY BOUNDARY
	WATER LINE
	TELEPHONE LINE
	POWER LINE
	EASEMENTS
	WATER QUALITY PONDS

OPEN SPACE TABULATIONS

LAND USE	ZONING	ACRES
MULTI-FAMILY TOWNHOMES	RMU	11.62 AC.

OPEN SPACE	REQUIRED	PROVIDED
(OPENSOURCE AREAS) PRIVATE OPEN SPACE, TRAIL CORRIDORS, COMMUNITY PARK	1.92 AC.	3.8 AC.

* OPEN SPACE REQUIREMENT : 900 SQUARE FEET PER UNIT.
(93 UNITS X 900 SF = 83,700 SF, / 1.92 ACRES)

GENERAL NOTES:

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYFAR FILTER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOD.
- CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- LANDSCAPING OF THE TOWNHOME UNITS MAY BE PHASED ON A BUILDING BY BUILDING BASIS.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
- MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
- THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE TOWN'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE TOWN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
- TURF GRASS WILL BE SEEDED OR SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF AREAS WILL BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST EIGHTEEN (18) INCHES.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- FOUNDATION SHRUBS BEDS TO BE DESIGNED AND INSTALLED AFTER COMPLETION OF EACH BUILDING.
- CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
- NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (40) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
- SECOND DOMESTIC WATER METER TO BE SHOWN ON LANDSCAPE PLAN FOR IRRIGATION CONNECTION OR NON-POTABLE WATER SOURCE CONNECTION.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.

PLANTING SCHEDULE:

	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE HEIGHT	MATURE SPREAD	QUANTITY
TREES						
TOTAL = 184						
GL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL. B # B	45'	30'	12
GT	SKYLINE HONEY LOCUST	GLEDTISIA TRIANCANTHOS INERMIS 'SKYLINLE'	2" CAL. B # B	50'	30'	50
AH	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2" CAL. B # B	50'	40'	21
CS	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL. B # B	30'	15'	8
HB	HACKBERRY	CELTIS OCCIDENTALIS	2" CAL. B # B	40'	40'	20
PU	PRAIRIE GEM PEAR	PYRUS USSURENSIS	2" CAL. B # B	30'	40'	10
MR	RADIANT CRABAPPLE	MALUS 'RADIANT'	2" CAL. B # B	20'	25'	19
BP	BRISTLECONE PINE	PINUS ARISTATA	2" CAL. B # B	15'	20'	38
UJ	UPRIGHT JUNIPER	JUNIPERUS CHINENSIS'BLUE POINT'	2" CAL. B # B	14'-20'	4'-5'	9
SHRUBS						
TOTAL = 1721						
	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	5 GAL.	2'-3'	3'-4'	73
	PRAIRIE SNOW POTENTILLA	POTENTILLA FRUITICOSA VAR. 'DAVURICA'	5 GAL.	1'-2'	3'-6'	50
	COMPACT BURNING BUSH	EUONYMUS ALATUS COMPACTA	5 GAL.	4'-6'	5'-6'	6
	WOODWARD ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM 'WOODWARD'	5 GAL.	3'-4'	3'-4'	37
	CORAL BEAUTY COTONEASTER	COTONEASTERDAMMERI 'CORAL BEAUTY'	5 GAL.	1'-2'	3'-6'	366
	COMPACT OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM 'COMPACTA'	5 GAL.	2'-3'	4'-5'	61
	FINE LINE BUCKTHORN	RHAMNUS FRANGULA	5 GAL.	3'-4'	3'-4'	194
	WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GAL.	8"-18"	4'-6'	47
	BLONDE AMBITION GRAMA GRASS	PINUS MUGO 'WHITEBUD'	1 GAL.	3'-4'	3'-4'	575
	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1 GAL.	6'-10'	3'-4'	312
PERENNIALS						
TOTAL = 483						
	BOWLES PERIWINKLE	VINCA MINOR	1 FLAT/4" POTS	4"-6"	8"-12"	184
	BRONZE CARPET BUGLE	AJUGA ATROPURPUREA	1 FLAT/4" POTS	4"-6"	12-15"	141
	WOOD SAGE	SALVIA X SYLVESTRIS 'MAINACHT'	1 FLAT/4" POTS	10"-14"	12-15"	158

SEED MIXTURE SCHEDULES:

GENERAL TURF MIX:

SPECIES/VARIETY	PERCENTAGE OF MIX
KENTUCKY BLUEGRASS, BARITONE	30%
KENTUCKY BLUEGRASS, BARITIA	30%
TURF TYPE PERENNIAL RYEGRASS, PREMIER II	40%

*APPLICATION RATE: 7LBS. PER 1,000 SQ. FT.

OPEN SPACE NATIVE SEED MIX:

SPECIES/VARIETY	PLS LBS. PER 1,000 S.F.
JUNE GRASS, BARKOEL	1.5 LBS.
ANNUAL RYEGRASS	1.5 LBS.

GROUND COVER LEGEND:

SYMBOL	DESCRIPTION	QTY
	NATIVE SEED	56,042 SF.
	TURF	151,190 SF.
	ROCK MULCH	37,054 SF.

LANDSCAPE PLAN INDEX:

LANDSCAPE PLAN SHEETS

SHEET 1	-	GENERAL NOTES
SHEET 2	-	PLANTING SHEET INDEX PLAN
SHEET 3	-	PLANTING PLAN - SHEET # 1
SHEET 4	-	PLANTING PLAN - SHEET # 2
SHEET 5	-	PLANTING PLAN - SHEET # 3
SHEET 6	-	PLANTING PLAN - SHEET # 4
SHEET 7	-	PLANTING PLAN - SHEET # 5
SHEET 8	-	DETAIL SHEET

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LANDSCAPE PLAN
GENERAL NOTES / PLANTING SCHEDULE
Lot Holding Investments, LLC
WINDSOR, COLORADO



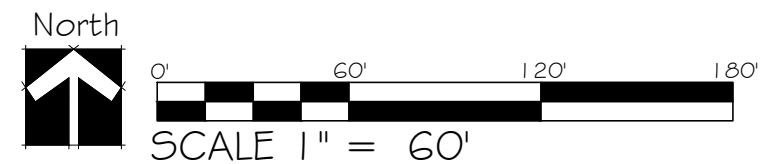
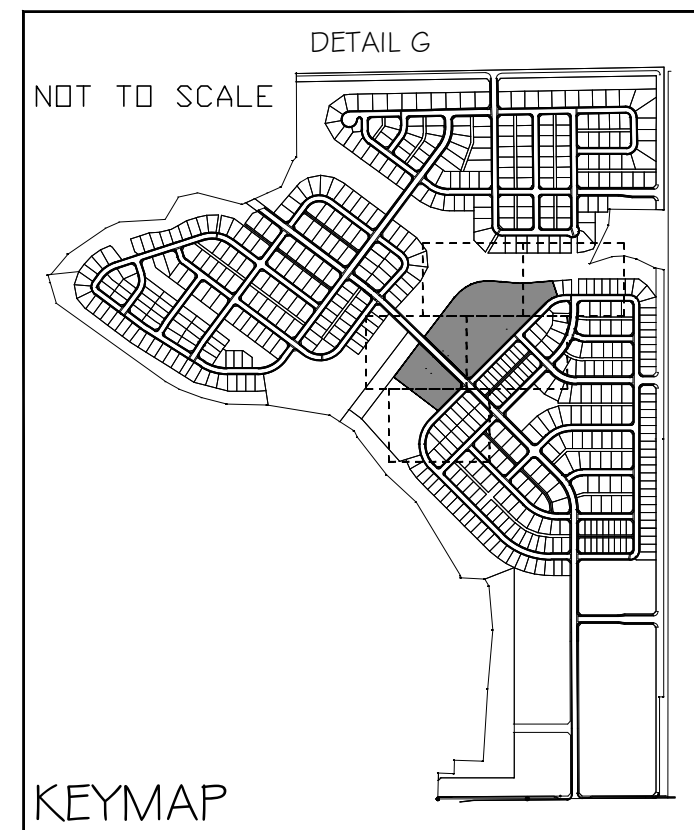
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LEGEND:

- NATIVE SEED
- TURF
- MULCH
- SAN SANITARY SEWER
- ST STORM SEWER
- EXISTING DITCH
- PROPERTY BOUNDARY
- WATER LINE
- TELEPHONE LINE
- POWER LINE
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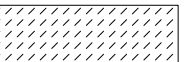
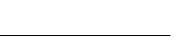
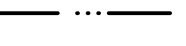
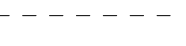
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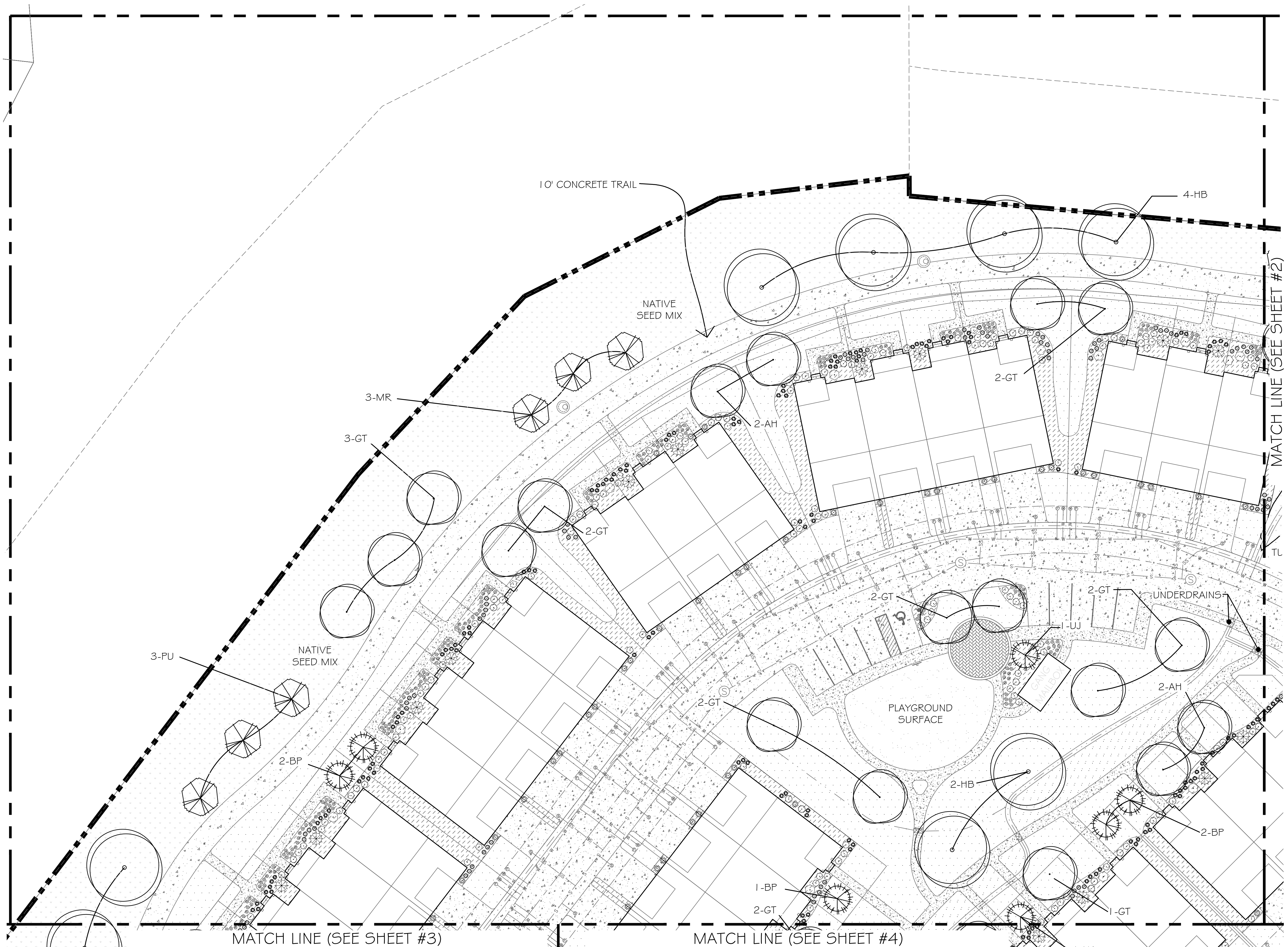
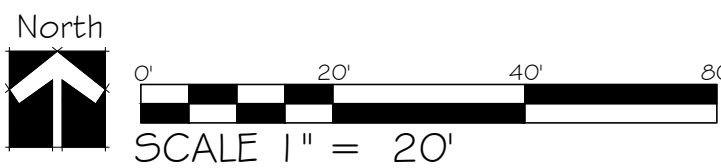
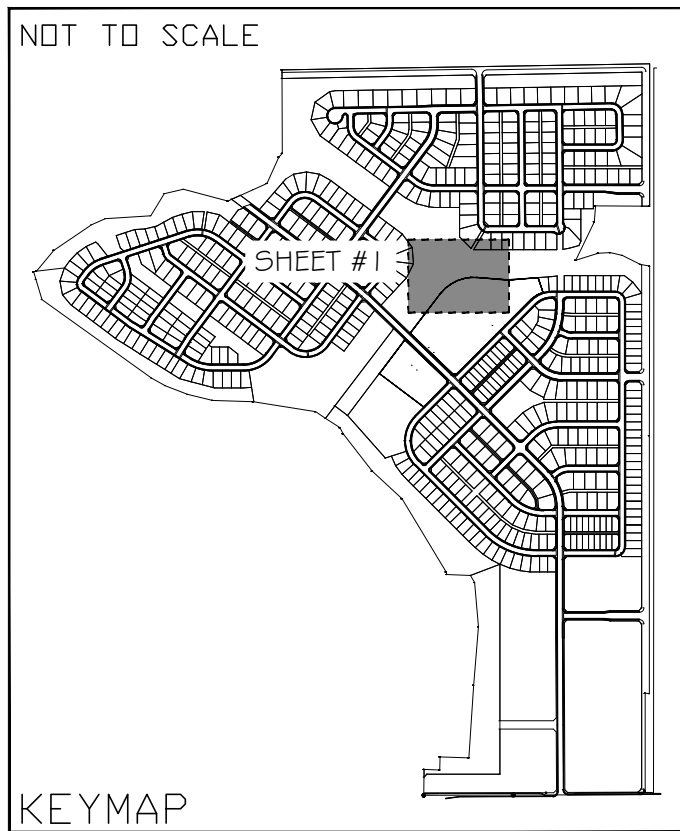
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LEGEND:

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Landscape Plan - Sheet #1

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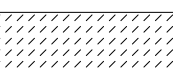
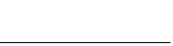
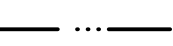
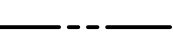
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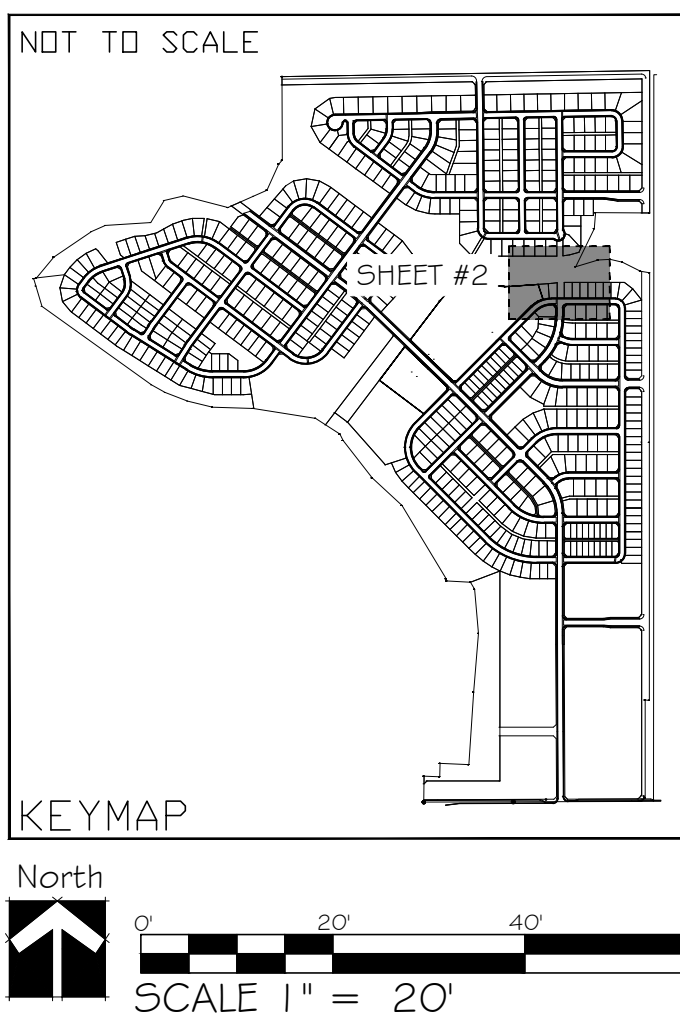
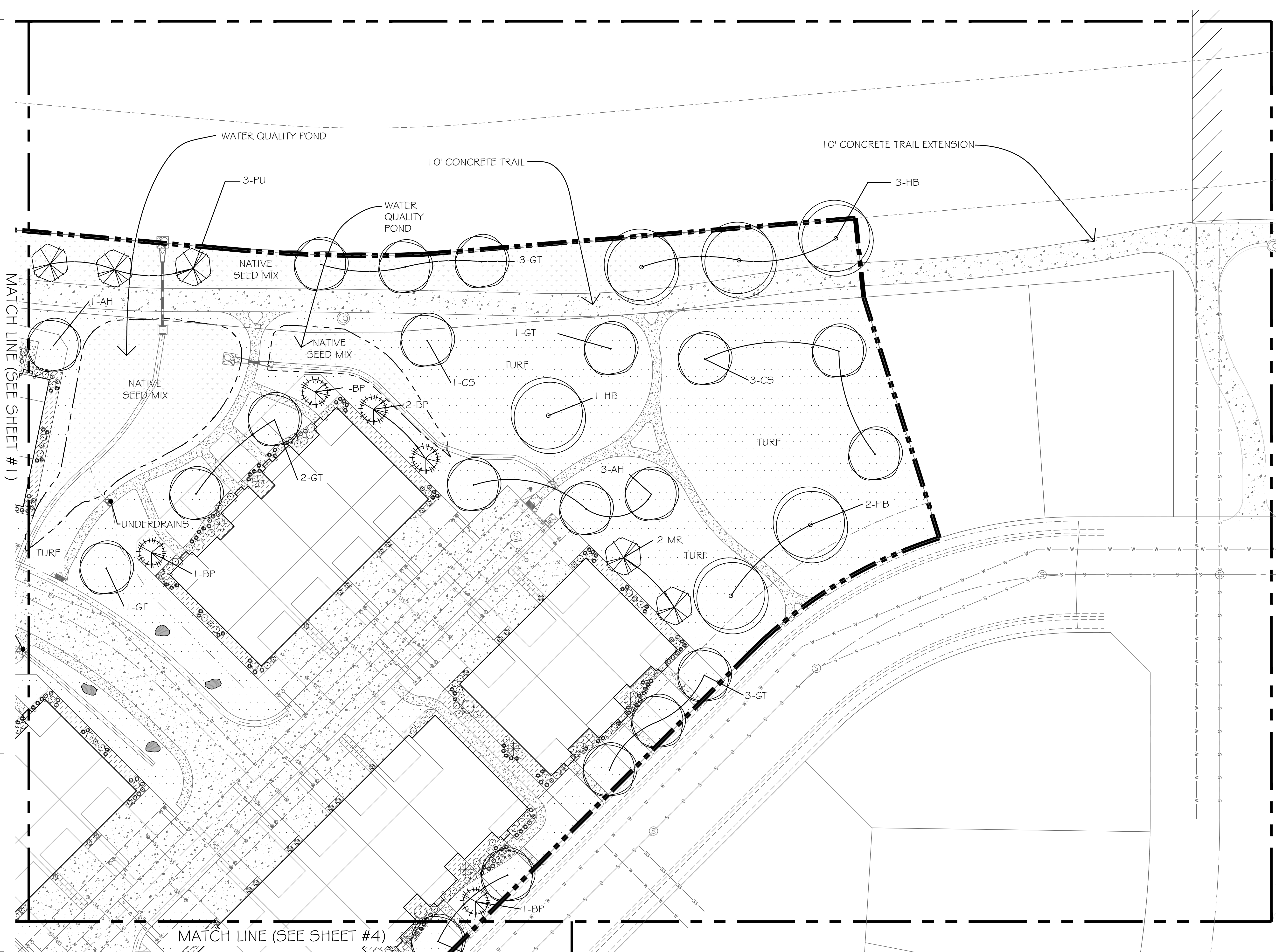


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LEGEND:

-  NATIVE SEED
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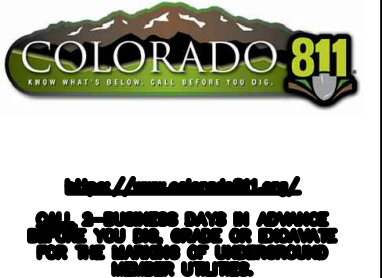
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PLANNER:


GREENSPIRE SUBDIVISION 4TH FILING
Landscape Plan - Sheet #2

WINDSOR, COLORADO

Lot Holding Investments, LLC

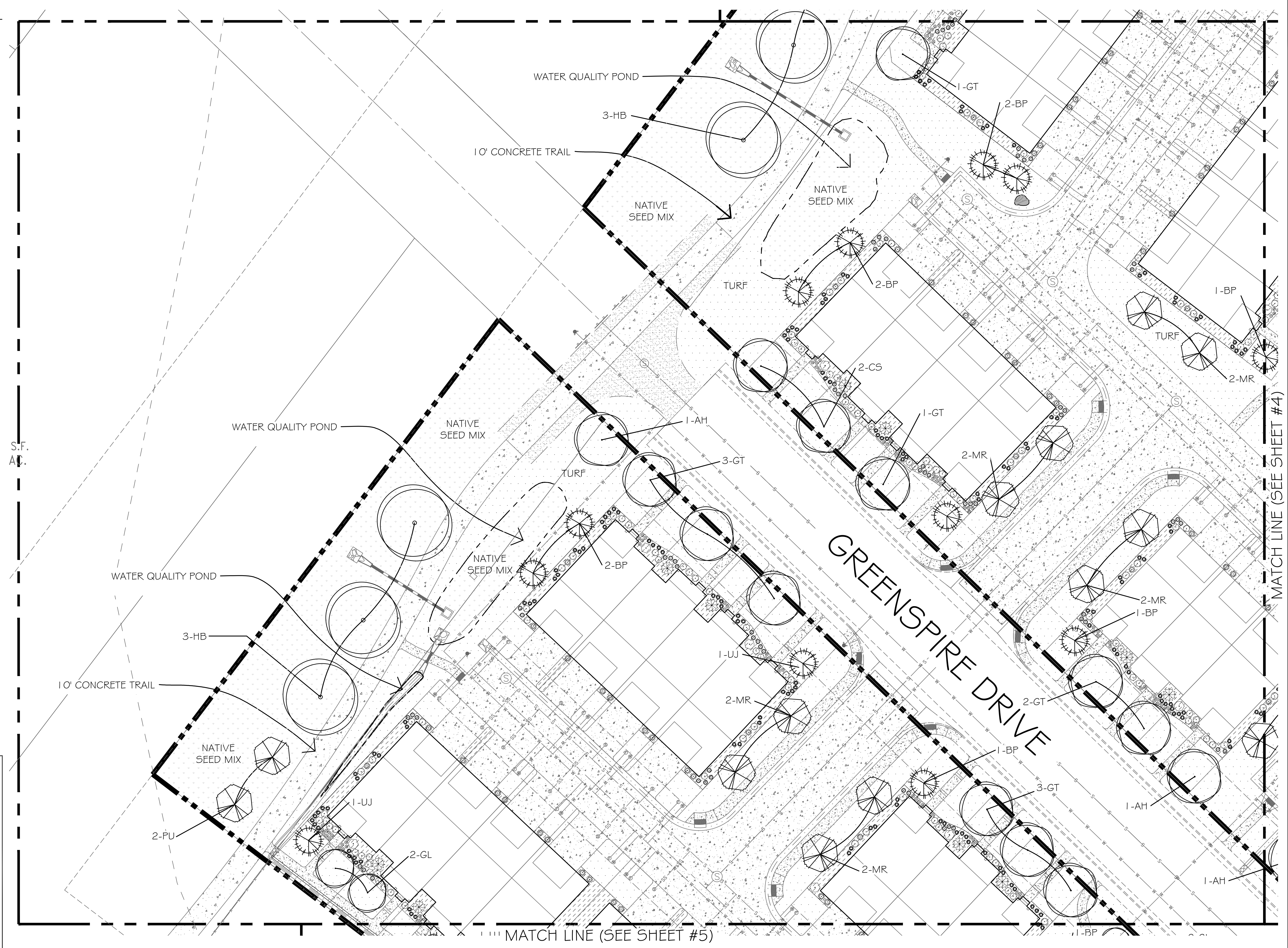


CAD File
GREENSPIRE 4TH FILING
Date 05-28-21
Revision
Project FINAL SUBMITTAL

46
OF
58

LEGEND:

- NATIVE SEED
- TURF
- MULCH
- SANITARY SEWER
- STORM SEWER
- EXISTING DITCH
- PROPERTY BOUNDARY
- WATER LINE
- TELEPHONE LINE
- POWER LINE
- EASEMENTS



NOT TO SCALE

KEYMAP

North

SCALE 1" = 20'

NOT FOR
CONSTRUCTION

APPROVED	DATE	REVISION	NO.
			1



GREENSPIRE SUBDIVISION 4TH FILING
Landscape Plan - Sheet #3



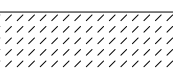
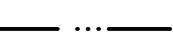
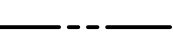
CAD File	GREENSPIRE 4TH FILING
Date	05-25-21
Revision	
Project	FINAL SUBMITTAL

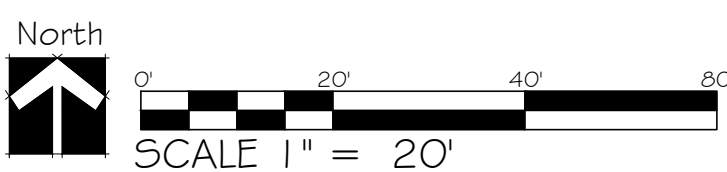
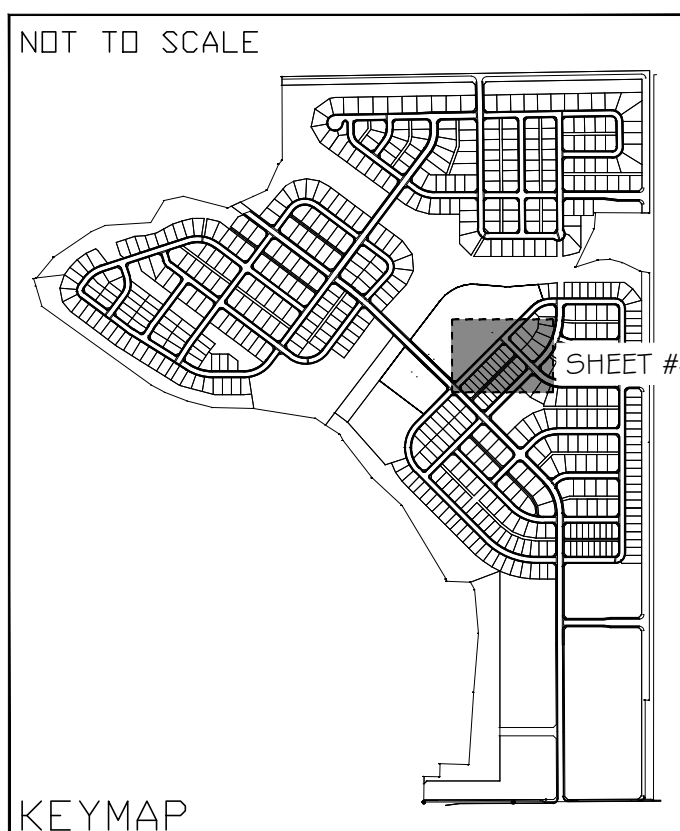
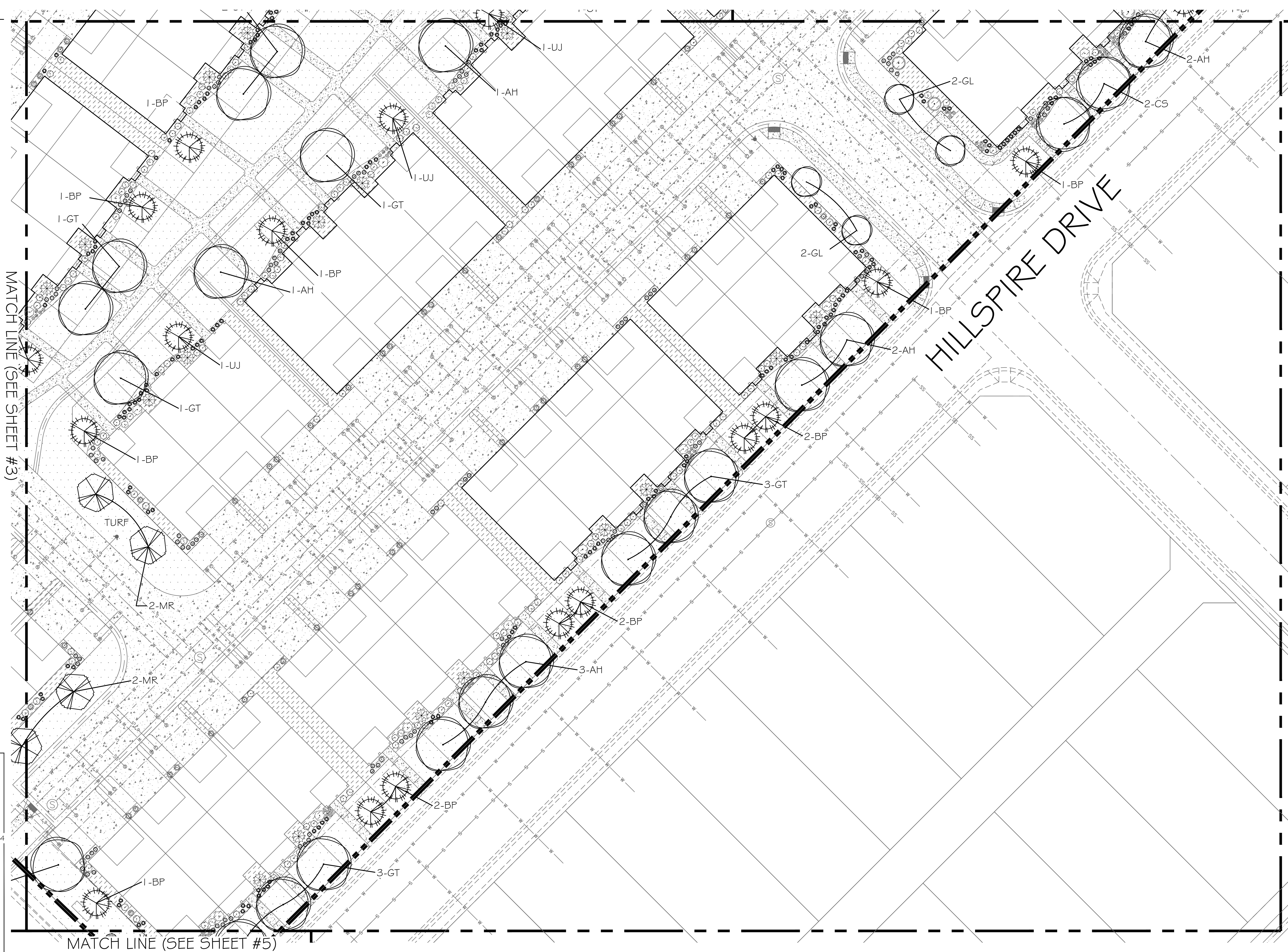
47
OF
58

WINDSOR, COLORADO

Lot Holding Investments, LLC

LEGEND:

-  NATIVE SEED
-  TURF
-  MULCH
-  SANITARY SEWER
-  STORM SEWER
-  EXISTING DITCH
-  PROPERTY BOUNDARY
-  WATER LINE
-  TELEPHONE LINE
-  POWER LINE
-  EASEMENTS



NOT FOR
CONSTRUCTION

APPROVED	DATE	REVISION	NO.
			1

PLANNER:



GREENSPIRE SUBDIVISION 4TH FILING
Landscape Plan - Sheet #4

WINDSOR, COLORADO

Lot Holding Investments, LLC

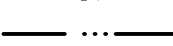
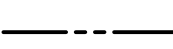
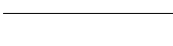
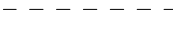


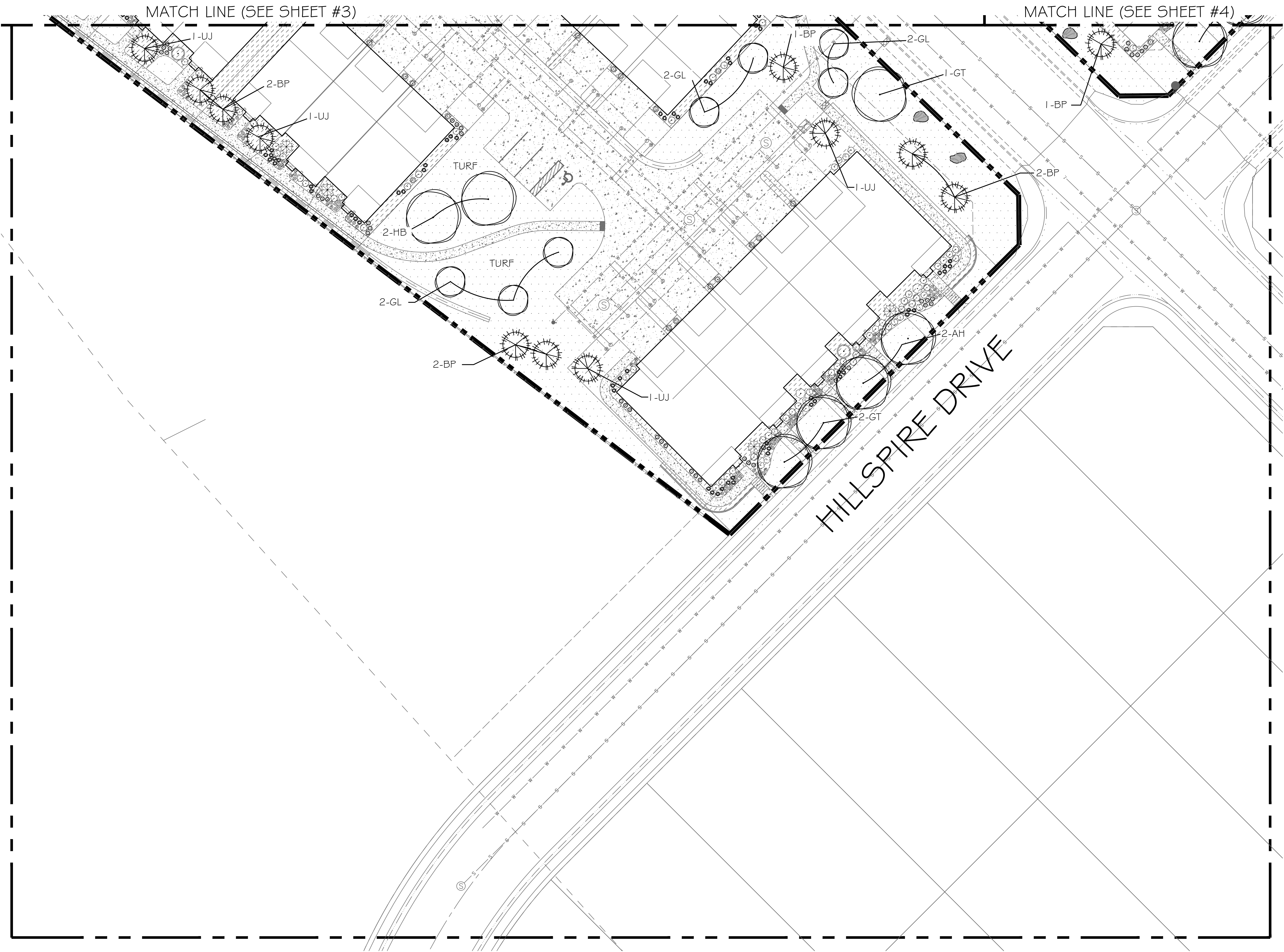
When a driveway is shown,
CALL 8-888-888-8111 IN ADVANCE
FOR THE LOCATION OF ALL UTILITIES
BEFORE YOU DIG.

CAD File	GREENSPIRE 4TH FILING
Date	05-28-21
Revision	
Project	FINAL SUBMITTAL

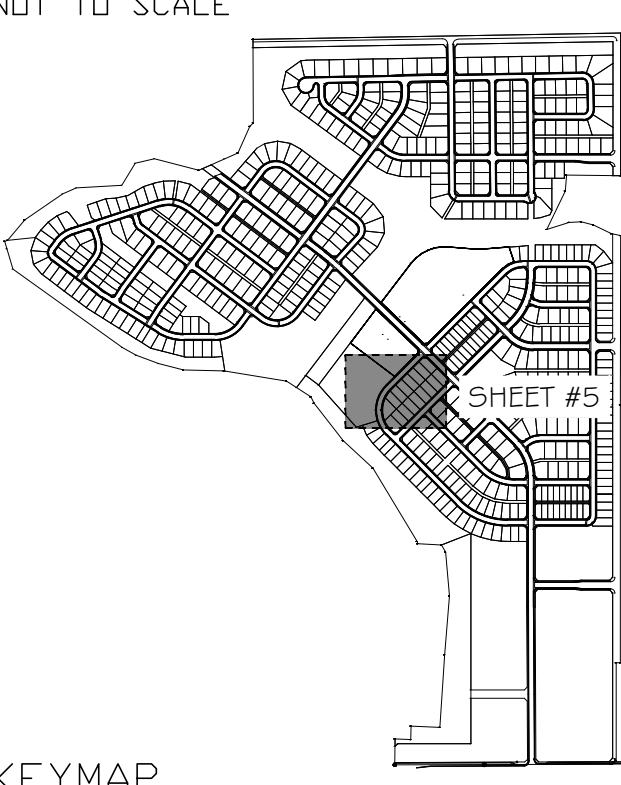
48
OF
58

LEGEND:

-  NATIVE SEED
-  TURF
-  MULCH
-  SANITARY SEWER
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-  TELEPHONE LINE
-  POWER LINE
-  EASEMENTS



NOT TO SCALE



KEYMAP

North



SCALE 1" = 20'

NOT FOR
CONSTRUCTION

APPROVED	DATE	REVISION	NO.
			1



GREENSPIRE SUBDIVISION 4TH FILING
Landscape Plan - Sheet # 5

WINDSOR, COLORADO
Lot Holding Investments, LLC



CAD File	GREENSPIRE 4TH FILING
Date	05-28-21
Revision	
Project	FINAL SUBMITTAL



Final Site Plan

Greenspire Subdivision

4th Filing

Carlin Malone, Chief Planner

Planning Commission – June 16, 2021



Site Plan

Article VII of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Site Plan process, including:

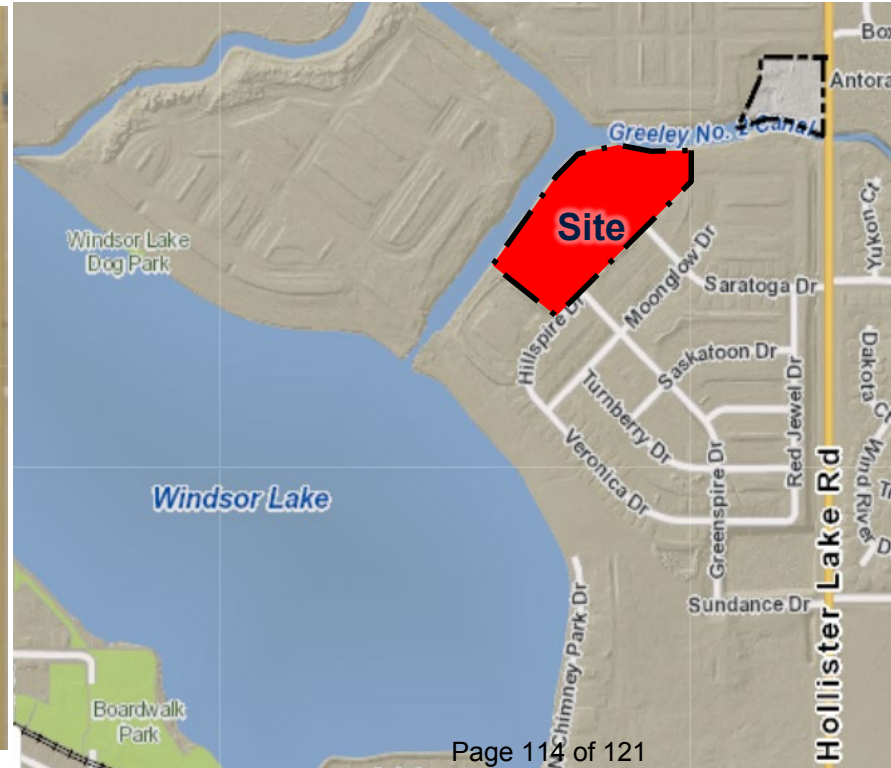
Sec. 17-7-20. Purpose.

The purpose of the site plan procedure is to:

- 1) Develop land as a unit development.*
- 2) Develop land zoned for multifamily, commercial or industrial uses.*
- 3) Develop land which, in the opinion of the Town Planner, could have an adverse environmental impact upon the surrounding area or would have a major community land use impact.*
- 4) To amend an approved site plan when the change involves additional land use...*



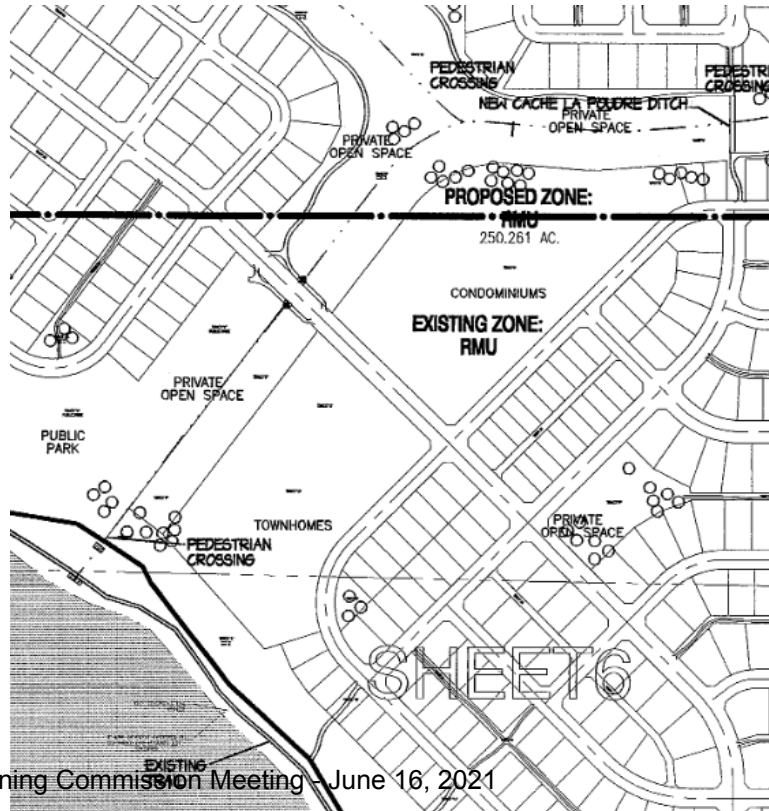
Site Vicinity Map



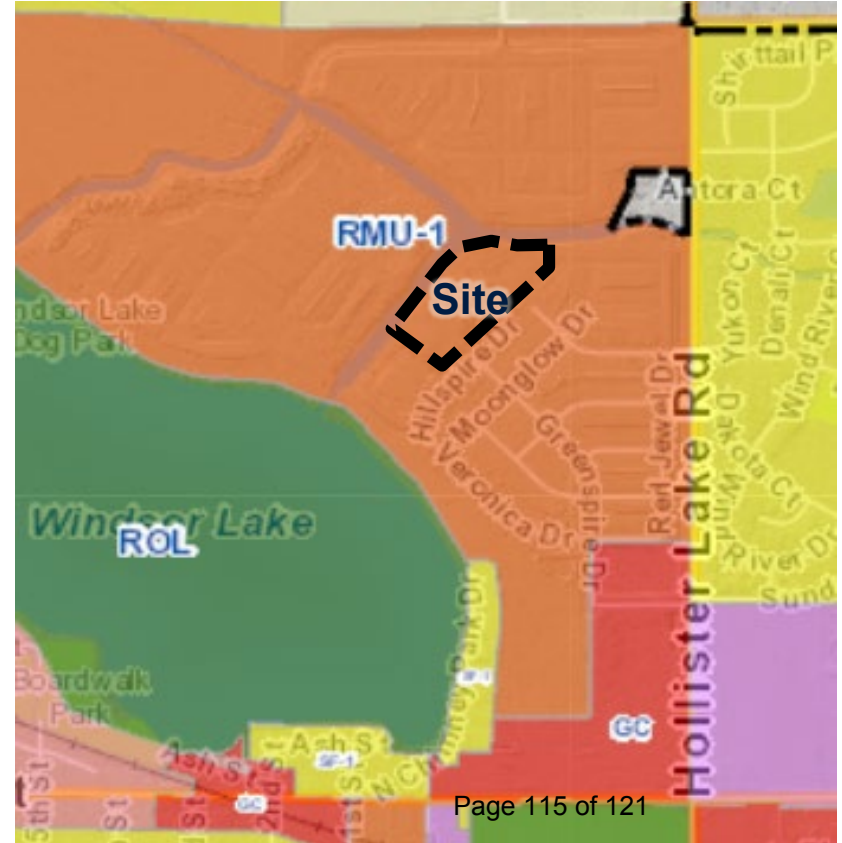


Greenspire Master Plan

Zoning Map



Planning Commission Meeting - June 16, 2021



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LAND USE SUMMARY	
MULTI-FAMILY	8.0 ACRES
2,400 SF MINIMUM	
OPENSACE / RECREATION	3.6 ACRES
TOTAL	11.6 ACRES

Final Site Plan



Site Plan characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%); 100% - 3-bedroom units
- Density: 8.0 du/ac
- Open space: 3.6 acres (31.1%); 1,795.8 sf/unit (900 sf/unit required)
- Playground / open space area - centrally located
- Extension of trail system along Cache La Poudre Irrigation Company canal
- On & off-site trail connection



- Park requirement met with park land surrounding Windsor Lake
- 3-plex, 4-plex, 5-plex building types
- Front porches, tree-lined streets, alley-loaded garages
- Two garage spaces + two driveway spaces
- Parking space totals: 386 spaces provided (186 required)





Building Elevations



3 WALKUP VIEW



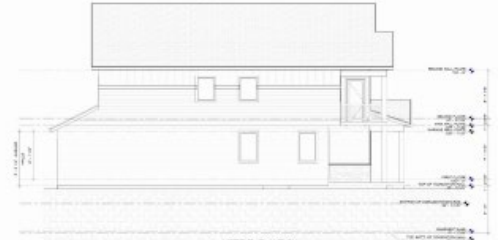
1 FRONT LEFT PERSPECTIVE



2 REAR RIGHT PERSPECTIVE



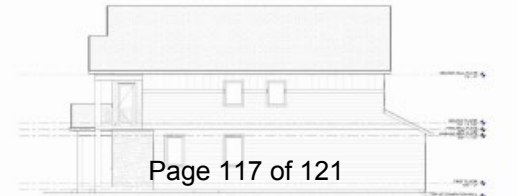
1 FRONT ELEVATION



2 LEFT ELEVATION



2 REAR ELEVATION





Comprehensive Plan Conformance

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.
5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.



Comprehensive Plan Conformance

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.



Relationship to 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 final site plan 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