



PLANNING COMMISSION REGULAR MEETING

**June 6, 2018 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550**

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. Approval of minutes of May 16, 2018

C. BOARD ACTION

1. Public Hearing – Major Subdivision – Jacoby Farm 7th Filing - Russell Baker, owner / applicant, Cathy Mathis, applicant's representative
 - Quasi-judicial Action
 - Staff presentation: Millissa Berry, Senior Planner
2. Recommendation to Town Board – Major Subdivision – Jacoby Farm 7th Filing - Russell Baker, owner / applicant, Cathy Mathis, applicant's representative
 - Quasi-judicial Action
 - Staff presentation: Millissa Berry, Senior Planner

3. Recommendation to Town Board – Final Site Plan – Jacoby Farm 7th Filing – Jacoby Farm Townhomes – Russell Baker, owner/applicant; Cathy Mathis, applicants representative
 - a. Quasi-judicial Action
 - b. Staff presentation – Millissa Berry, Senior Planner
4. Public Hearing – Conditional Use Grant – Merlin Oil & Gas Pad – Chris Freeman, Extraction Oil and Gas, applicant / Martin Lind, Raindance Aquatic Investments LLC, property owner
 - Quasi-judicial Action
 - Staff presentation: Carlin Malone, Chief Planner
5. Recommendation to Town Board – Conditional Use Grant – Merlin Oil & Gas Pad – Chris Freeman, Extraction Oil and Gas, applicant / Martin Lind, Raindance Aquatic Investments LLC, property owner
 - Quasi-judicial Action
 - Staff presentation: Carlin Malone, Chief Planner
6. Site Plan Presentation – Highlands Industrial Park Subdivision 1st Filing Lot 6 Block 1 - Logos Imaging - Shawn and Melanie Munn, owners; BJ DeForge, applicant
 - Staff presentation: Millissa Berry, Senior Planner
7. Site Plan Presentation – Falcon Point Subdivision Lot 5 - Falcon Point Flex – Falcon Point Flex, LLC, owner, Mark Morrison, applicant
 - Staff presentation: Paul Hornbeck, Senior Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission
2. Communications from the Town Board liaison
3. Communications from the staff

E. ADJOURN

* Please note that items on the Consent Calendar will not be discussed unless requested by the Planning Commissioners or by applicants who have business listed on the Consent Calendar.

Upcoming Meeting Dates

<u>Monday, June 4, 2018</u>	6:00 P.M.	Joint work session with Town Board to discuss (1) Building Department Services and Contractor Licensing, (2) Land Use Code Amendments, and (3) Street Standards Amendments
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<u>Wednesday, June 6, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, June 20, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, July 4, 2018</u>		CANCELLED due to the holiday
<u>Wednesday, July 18, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**

** Does not include any Planning Commission work sessions which may be requested and may also be scheduled for these dates.



PLANNING COMMISSION REGULAR MEETING

May 16, 2018 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

Chairman Schick called the regular meeting of the Planning Commission to order at 7:00 p.m.

1. Roll Call

The following Planning Commission members were present:

	Gale Schick
	Doug Dennison
(Absent)	Charles Schinner
	Travis Yingst
(Arrived at 7:02 p.m.)	Jerry Bushelman
	Victor Tallon
	Dan Foreman
(Absent)	Tim Annable

Town Board Liaison	David Sislowski
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Also Present:	Planning Director	Scott Ballstadt
	Chief Planner	Carlin Malone
	Deputy Town Clerk	Amanda Mehlenbacher

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

Mr. Tallon moved to approve the agenda as presented; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Dennison, Yingst, Tallon, Foreman
Nays – None
Motion carried.

3. Public Invited to be heard

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

B. CONSENT CALENDAR

1. Approval of minutes of May 2, 2018

Mr. Tallon moved to approve the consent calendar as presented; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Dennison, Yingst, Tallon, Bushelman, Foreman
Nays – None

C. BOARD ACTION

1. Public Hearing – Major Subdivision – Chimney Park Subdivision 4th Filing – Al Haar and Mike Zapf, owners/applicants; Patricia Kroetch, North Star Design, Inc., applicant's representative
 - Quasi-judicial Action
 - Staff presentation: Carlin Malone, Chief Planner

Ms. Malone introduced the applicant and presented the PowerPoint presentation included in the packet materials, with the following information: The applicants, Mr. Al Haar and Mr. Mike Zapf, represented by Ms. Patricia Kroetch of North Star Engineering, have submitted a final subdivision for what is known as Chimney Park Subdivision 4th Filing. The preliminary subdivision for the subject proposal was approved by the Planning Commission on March 7, 2018. A site plan land use application, Chimney Park Townhomes Site Plan (Item C.3), is being reviewed concurrently with the subject final subdivision application. The Town Board will consider the Planning Commission's recommendations on both land use applications on June 11, 2018.

The site is located east of Chimney Park and a Town regional detention pond, zoned O (Recreation and Open Space); west of an existing service shop use (Windsor Auto Repair) zoned I-L (Limited Industrial) and State Highway 257; north of Chestnut Street and existing single-family residential, zoned RMU (Residential Mixed Use); and south of a Great Western Railroad spur and a lumber yard (Universal Forest Products), zoned I-H (Heavy Industrial).

The 5.6-acre site is undeveloped and zoned MF-2 (High-Density Multifamily Residential District). The subject final subdivision proposes 51 residential lots and four tracts. Proposed final subdivision characteristics include:

- 51 townhome lots
- Four tracts: three for additional garage buildings and one for open space/landscaping common areas.
- 58% of the property consists of common area
- Two access points on Chestnut Street with an internal looped road (private street)
- Adjacent to Chimney Park and in close proximity to schools, downtown, and services

A neighborhood meeting was held by the applicant on January 25, 2018, 6:00 p.m., at the Pelican Lakes Golf Course Banquet Room, 1625 Pelican Lakes Pointe. Notifications for this meeting were as follows:

- January 3, 2018 – affidavit of mailing to property owners within 300 feet
- January 5, 2018 – display ad published in the papers

There was one neighbor/property owner in attendance who stated he was strongly in favor of the proposal, noting there was a need for the type of development in the area, development of the property would improve the neighborhood, and the design proposed was well thought out.

Notifications for this public hearing were as follows:

- May 1, 2018 – affidavit of mailing to property owners within 300 feet
- May 1, 2018 – posted to Town website
- May 2, 2018 – sign posted on property
- May 4, 2018 – published in the papers

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

Staff requests that the following be entered into the record:

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

Mr. Schick asked if anyone from the audience wished to speak on this matter.
There was none.

Mr. Tallon moved to close the public hearing; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Dennison, Yingst, Tallon , Bushelman, Foreman

Nays – None

Motion carried.

Mr. Sislowksi stated for the record, “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 non-voting 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 discussion. 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.”

2. Recommendation to Town Board – Major Subdivision – Chimney Park Subdivision 4th Filing – Al Haar and Mike Zapf, owners/applicants; Patricia Kroetch, North Star Design, Inc., applicant’s representative

- Quasi-judicial Action
- Staff presentation: Carlin Malone, Chief Planner

Mr. Schick asked if Ms. Malone had anything further she wished to add.
Per Ms. Malone; Nothing further.

Mr. Schick asked if there were any questions or comments from the Commission.

Mr. Bushelman inquired as to the price range and size of the units being built
Mr. Mike Zapf, 1855 E. Seadrift Dr. Windsor, CO., responded that they would be around \$330,000-\$340,000 per unit. The units range from 1700-2100 square feet with an attached two-car garage.

Mr. Tallon moved to forward a recommendation of approval to the Town

Board for the Major Subdivision – Chimney Park Subdivision 4th Filing subject to all remaining Planning Commission and staff comments being addressed.; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Dennison, Yingst, Tallon, Bushelman, Foreman

Nays – None

Motion carried.

Mr. Sislowski stated for the record, “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 non-voting 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 discussion. 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.”

3. Recommendation to Town Board – Final Site Plan – Chimney Park Subdivision 4th Filing, Lot 1 – Al Haar and Mike Zapf, owners/applicants; Patricia Kroetch, North Star Design, Inc., applicant’s representative
 - Quasi-judicial Action
 - Staff presentation: Carlin Malone, Chief Planner

Ms. Malone introduced the applicant and presented the PowerPoint presentation included in the packet materials, with the following information: The applicants, Mr. Al Haar and Mr. Mike Zapf, represented by Ms. Patricia Kroetch of North Star Engineering, have submitted a final site plan for Chimney Park Townhomes. The Planning Commission approved the preliminary site plan and preliminary subdivision for the subject proposal on March 7, 2018. A final major subdivision land use application, Chimney Park Subdivision 4th Filing, is being reviewed concurrently with the subject final site plan application. The Town Board will consider the Planning Commission’s recommendation on both the final major subdivision and final site plan applications on June 11, 2018.

The site is located east of Chimney Park and a Town regional detention pond, zoned O (Recreation and Open Space); west of an existing service shop use (Windsor Auto Repair) zoned I-L (Limited Industrial) and State Highway 257; north of Chestnut Street and existing single-family residential, zoned RMU (Residential Mixed Use); and south of a Great Western Railroad spur and a lumber yard (Universal Forest Products), zoned I-H (Heavy Industrial).

The 5.6-acre property is currently undeveloped and zoned MF-2 (High Density Multifamily Residential District). In the past, there was a metal storage shed on the property, which was destroyed in the 2008 tornado. The property was once a sugar beet dump for the Great Western Sugar Factory, located north of the subject site, and a large structure of concrete from this use remains in the ground. The subject site plan proposes 51 townhome units, with an overall density of 9.1 du/acre.

Proposed development characteristics include:

- 51 townhome units within eleven buildings: seven 4-unit buildings, one 5-unit building, three 6-unit buildings
- three and four-bedroom townhome units ranging in size from 1,759 sq. ft. to 2,140 sq. ft. finished area; with unfinished basements
- building heights of 19'6" (55 feet maximum height in MF-2 zone district)
- façade colors would be compatible with the surrounding neighborhood
- asphalt shingles, painted lap siding (horizontal and vertical), synthetic stone wainscot, front covered porch entry and rear covered patio.
- 265 parking spaces (109 required) – parking ratio of 5.2 spaces per dwelling unit:
 - o 140 garage spaces, 23 surface spaces (not including driveway spaces)
 - o 4 parking spaces for each townhome unit: 2-car garage per unit plus two spaces behind each townhome garage = 204 spaces (two spaces required per unit = 102)
 - o 23 guest parking spaces (one guest parking space per eight dwellings required = 7 spaces)
 - o An additional 38 single-bay garages available, buffering the townhomes from the railroad spur along the northern property boundary.
- approximately 27% landscaped area
- 58% common area
- Two access points on Chestnut Street with an internal looped road (private street)
- Adjacent to Chimney Park and in close proximity to schools, downtown, and services

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval for the final site plan, subject to the following conditions:

1. All remaining Planning Commission and staff comments shall be addressed on the final site plan.
2. The final subdivision plat for the subject property is approved.

Staff requests that the following be entered into the record:

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

Mr. Schick asked if there were any questions or comments from the Commission. There were none.

**Mr. Tallon moved to forward a recommendation of approval to the Town Board for the Major Subdivision – Chimney Park Subdivision 4th Filing; Mr. Yingst seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Dennison, Yingst, Tallon, Bushelman, Foreman
Nays – None
Motion carried.**

D. COMMUNICATIONS

1. Communications from the Planning Commission

Mr. Schick requested that all members of the Planning Commission inform staff of their attendance the Tuesday prior to the Planning Commission meetings.

2. Communications from the Town Board liaison

Mr. Sislowski informed the Commission that he will be the primary Liaison for the Planning Commission.

3. Communications from the staff

Mr. Ballstadt reminded the Commission of the joint work session with the Town Board that will be held June 4, 2018 at 6:00 p.m. in the first floor conference room of Town Hall.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:21 p.m.

Deputy Town Clerk, Amanda Mehlenbacher



MEMORANDUM

Date: June 6, 2018
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Public Hearing and Recommendation to Town Board - Final Major Subdivision – Jacoby Farm Subdivision 7th Filing – Russell Baker, Townhomes at Jacoby Farms, LLC, owner/applicant; Cathy Mathis of TB Group, applicant's representative
Item #: C.1-C.2

Background / Discussion

The owner/applicant, Mr. Russell Baker, Townhomes at Jacoby Farms, LLC, represented by Ms. Cathy Mathis of TBGroup, has submitted a final major subdivision plat, known as Jacoby Farm Subdivision 7th Filing. The subdivision encompasses approximately 5 acres over two properties (Tract A = ~2.7 acres and Tract B = ~2.3 acres). The properties are zoned Residential Mixed Use (RMU). The purpose of the subdivision is to allow for individual ownership of the townhome units proposed on the site.

The subdivision proposal is summarized as follows:

- 61 townhome lots (61 townhome units) = approximately 2.3 acres (~45% of site)
- Tracts A and B: platted common space = approximately 2.7 acres (~55% of site)
 - o Landscaped areas
 - o Open yard areas
 - o Parking and access drives
 - o Utility / access / drainage easements
- Common space will be owned and maintained by a Homeowners' Association.
- School dedications have been met; dedications were made with the processing of the Jacoby Farm Subdivision 2nd Filing.
- Credit for park dedication from Jacoby Farm Subdivision 2nd Filing will be applied.

Additional project details can be seen in the enclosed staff PowerPoint.

During the preliminary major subdivision review, the applicant held a neighborhood meeting on January 30, 2018. There were approximately 18 neighbors in attendance. The notification period for the January neighborhood meeting did not meet code requirements, therefore, a second neighborhood meeting was held on March 26, 2018 in accordance with Chapter 16, Article XXXI of the Municipal Code. Seven neighbors were in attendance, including 5 that attended the January 30th meeting. Please see the enclosed neighborhood meeting notes for discussion topics and responses for both meetings.

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.
2. Incentivize infill development to complete neighborhoods and leverage existing resources.
3. Develop new neighborhoods adjacent to the Town core.

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. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.
2. Support high density residential development near Downtown, commercial centers, and mixed-use nodes.

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly Prosperous Local Economy and Safe, Well-Planned Community With Spirit And Pride.

Recommendation

Staff recommends that the Planning Commission forward a recommendation to the Town Board to approve the final major subdivision as presented subject to the following conditions:

1. All outstanding staff comments on the subdivision plat shall be addressed prior to recording of the subdivision plat.
2. The applicant shall enter into a development agreement with the Town prior to recording of the subdivision plat.

The recommendation will be presented to the Town Board at its June 11, 2018 regular meeting.

Notification

The following notifications were completed in accordance with the Municipal Code:

A neighborhood meeting was held on March 26, 2018 at the Town of Windsor Community Recreation Center. Notifications for this meeting were as follows:

- March 7, 2018 – affidavit of mailing to property owners within 300 feet of the subject property
- March 14, 2018 – legal ad published in the papers – *Windsor Now* and *Windsor Beacon*

Notifications for this public hearing were as follows:

- May 18, 2018 – affidavit of mailing to property owners within 300 feet
- May 21, 2018 – published on Town's website
- May 23, 2018 – property posted
- May 25, 2018 – display ad in the paper

Attachments

Application Materials
Neighborhood meeting notes
PowerPoint presentation

cc: Cathy Mathis, TBGroup, applicant's representative
Russell Baker, owner/applicant

Planning Department
Town of Windsor
301 Walnut Street
Windsor, CO 80550

The water rights for the Jacoby Farm 2nd Subdivision Tracts E and F Site plan will be by Phase.
Phase 1 will be Tract E and Phase 2 will be Tract F.

December 18, 2017

Jacoby Farm 2nd Subdivision Tracts E and F Site Plan

The proposed townhome project is located on Tracts E and F of the Jacoby Farms 2nd Filing Subdivision. The parcels total 4.988 acres and are bounded by 17th Street to the west, Jacoby Road to the north, Stoll Drive to the east and the Greeley No. 2 Canal to the south. The intent is to create a for-sale single family attached townhome project. There are 10 buildings proposed, with a total of 61 units. All of the units have 3-bedrooms. Overall density 12.2 dwelling units per acre. The site is currently vacant and is zoned RMU-Residential Mixed Use.

The buildings will be two stories in height and will contain from five to seven units per building. The project will be designed to be compatible with the surrounding neighborhoods as required by the Town's Code. Architectural compatibility will be achieved by incorporating design elements from the surrounding neighborhood. The building materials and finishes will consist of a combination of painted lap and board and batten siding and synthetic stone and brick veneer base. The roofs will have asphalt composition shingles. Meter banks and mechanical equipment will be screened with a solid screen wall. The project will provide 32 off-street parking spaces and 122 garage spaces.

Each building entrance has a distinct covered front entry porch. The site design incorporates pedestrian access and connectivity throughout the project. Each unit has a connecting walkway from the front door to the public streets. The development will also utilize landscaping to enhance the buffers between buildings and the surrounding neighborhoods.

Jacoby Farm Major Subdivision

Neighborhood Meeting 3/26/18

Will the developer be mindful of sight lines when landscaping?

Evergreen will be used to screen headlights but you can see through the site in other areas.

What are the building proposed?

Townhomes

Can the access point be moved off of Stoll Drive and onto 17th or Jacoby?

From a safety standpoint Stoll is a better access road. The spacing of access drives verses intersections in the area limit where any access can be on Jacoby or 17th.

What will the price range be for the units?

Low \$300ks

What is the square footage of the units?

Around 1600 sf

Is the proposed parking enough for 3 bedroom units?

The parking is above what the code requires.

Who is the managing company?

The same managing company of the existing metro district

What is the name of the project?

Townhomes at Jacoby Farm

Comment: This is a great opportunity for townhomes and condos – a perfect product and a good balance with the single family.

How did the trees get there? They did not seem native or natural.

They were planted as a tree farm. They were removed to do the survey of the property.

When will construction occur?

After approvals which should be done by June or July.

How long will construction take place?

Build-out is about 18 to 24 months.

Is a traffic light proposed at 17th and Jacoby?

Staff will check with transportation plan.

Are any traffic calming elements proposed?

Developer will look into flashing speed limit sign.

Can the Town address the construction truck traffic, road impacts and speeding issues along Grand caused by Martin Marietta trucks?

Staff will forward the request.

Where will the construction trailer be located?

There will be a superintendent on site; the trailer will be on site until there is no more room; there will be a construction fence around the perimeter of the site. We will make sure to bring the superintendent over to meet you and give you his card.

Who is the Builder?

A local company called ETC. The LLC for the project is Townhomes at Jacoby Farms, LLC.

What are the hours of construction?

The builders will follow Town rules for construction times.

TO: Town of Windsor
FROM: Cathy Mathis
DATE: January 30, 2018

RE: Jacoby Farm Neighborhood Meeting Notes

1. Why can you have more than 61 units if 75 were approved?
Answer: This site has always been approved for multi-family since it was master-planned with the rest of the Jacoby Farm development.
2. Any design for areas for children to play?
Answer: None at this time.
3. Will it be fenced? What about along the canal?
Answer: No fencing is planned.
4. Will the contract restrict who will live in the homes? Owner occupied?
Answer: The contract will not have restrictions but we have mostly owner-occupied in our other developments.
5. What is the target price point?
Answer: The Mid-300's but the market could drive the price higher.
6. Is that the base price?
Answer: Yes.
7. Will the units have basements?
Answer: No basements but they will have crawl spaces.
8. What is the timeframe?
Answer: Construction should be complete in 18 months.
9. Is this a spec project?
Answer: Yes.
10. I live at 371 Stoll. Can you explain the traffic pattern? Why can't you access off of 17th?
Answer: We've had discussions with the Town's engineering department and they will not allow access off of 17th because of intersection spacing requirements and speed. The other access points were determined through negotiations with the Town.
11. Didn't Richmond American have water issues?
Answer: We are not aware of that.
12. Wasn't this site once planned as a park?
Answer: It might have at some point, but as long as the Jacoby development has existed, this has been zoned for multi-family.
13. You said this still has a long way to go. How far are you in the process?
Answer: This is going through the subdivision process now and still need to go to planning commission and town board. We are in the early stages of the process.
14. Can you clean up the site now? It looks like a trash dump.
Answer: I can't do anything on the site until this is an approved project. After that, I promise that things will happen quickly.
15. Is the old couch gone?

Answer: Yes, it was surprising to us all of the trash and debris that was there after we removed the trees.

16. What do you do at a public hearing when it already looks done?

Answer: You will be notified of the next public hearings. The planning commission will take your input and decide if the project meets the code.

17. Can you propose more parking?

Answer: We are already over-parked, but yes, we can certainly look into adding a few more spaces.

18. You need to include a play area for children.

Answer: We feel what have provided is sufficient.

19. The canal is a danger for young kids.

Answer:

20. Why isn't there a sidewalk out to the canal? How will the children get to the school?

Answer: We think this is a good idea. We'll add a connection.

21. So, with 61 units, that's 120 cars going in and out every day. If you have 3 families living in 3 bedrooms, then that's 183 cars.

Answer:

22. Are they going to have their own metro district?

Answer: We will be a part of the Jacoby metro district and will also have an HOA to take care of snow removal, landscape, trash, etc.

23. Thank you for doing 61 instead of 75.

Answer: You're welcome.

24. Melissa, do you think this is a good fit?

Answer: It's up to the Planning Commission but it does meet the code and we think it's a better fit than what was previously proposed, which was a big apartment building surrounded by parking.

25. Will you have covenants that restrict owners to only have 2 cars?

Answer: No, we will not restrict the number of cars someone can have. We feel that there are plenty of off-street spaces and can add some more if needed.

26. A lot of people use their garages for storage. How are you going to handle that?

Answer: Just like your neighborhood. Some people park in their driveways and not in their garages, I have no control. But we are monitoring in over at our Manhattan project in Fort Collins and will do the same here. Just so I'm clear, you can't park in the driveways here.

27. Will the landscaping have big trees that will block my view?

Answer: Yes, we will have large deciduous and evergreen trees that are required by code.

28. Consider adding berms to help prohibit people from parking on Stoll and cutting across the grass to get to their unit?

Answer: Yes, we can look at adding some berms. That is a good idea.

29. Can the Town consider no parking along Stoll and Sorenson?

Answer: I can ask engineering about that.

30. How are you handling snow removal?

Answer: Our HOA will have a maintenance crew.

31. Is the 2 stories the same height as our houses?

Answer: Yes, they will be about the same.

32. What was the rental mix for your Manhattan project?
Answer: 70% owner, 30% rental
33. What is the goal – 51% non-owner occupied?
Answer: This is not the same financing as a standard single family home so this does not apply.
34. It will be expensive for an investor with the HOA and metro district fees.
Answer: Agreed.
35. Any VRBO?
Answer: No, the covenants do not allow them.
36. Parking on the streets is a concern.
Answer: We can try and add more parking on-site.
37. Move mail box away from Stoll and move other mailbox on north tract.
Answer: Yes, we can do that.
38. Has anyone talked to the school district?
Answer: Yes, the school district is aware of the project.
39. How full is Grandview?
Answer: We will have to check with the school district, but we think there is capacity.
40. How are you handling storm drainage? The storm drains have been clogged up with silt and debris with all of the construction going on.
Answer: The storm drainage will comply with the existing development and we will have the standard erosion control and dust prevention measures as required. Our superintendent will be on-site and will assure that it will be a clean construction site during the duration.
41. Move the mail box on the north side of Grandview.
Answer: Yes, we will move it.
42. How long will the builder be involved?
Answer: A minimum of 8 years or 70% of the units sold, then the HOA takes over
43. Do you have marijuana covenants?
Answer: Yes we will have covenants that prohibit growing and operating a business.
44. No business out of houses.
Answer: The covenants will not allow.

JACOBY FARM SUBDIVISION SEVENTH FILING

Being a Replat of Tracts E and F, Jacoby Farm Subdivision Second Filing,
Situatue in the Southeast Quarter of Section 18, Township 6 North, Range 67 West of the 6th P.M.,
Town of Windsor, County of Weld, State of Colorado

DESCRIPTION

A plat of a parcel of land in the TOWN OF WINDSOR, County of Weld, Colorado, located in the Southeast Quarter of Section Eighteen (18), Township Six North (T.6N), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.) and more particularly described as follows:
Tracts E and F, Jacoby Farm Subdivision Second Filing recorded May 2, 2003 as Reception No. 3058584 of the Records of Weld County.
Containing 4.988 acres more or less.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

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 surveyed and subdivided into lots, tracts and streets and to the extent applicable do hereby dedicate to the public forever all streets, alleys and utility easements, if any, as indicated hereon under the name of JACOBY FARM SUBDIVISION SEVENTH 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 Subdivision regulations and by contractual agreement, the landowners shall bear all expenses involved in improvements.

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

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)

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

My commission expires _____ Notary Public (SEAL)

LIENHOLDER(S)

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)

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

Witness my hand and official seal. (SEAL)

My commission expires _____ Notary Public

VACATION STATEMENT

Know all men by these presents that we the undersigned, being the owner(s) of the land described herein, and as shown on the attached map do hereby vacate all lot lines of the above described parcel of land.

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.

MAYOR'S CERTIFICATE

This is to certify that a major subdivision plat of the property described herein was approved by Resolution No. _____ of the Town of Windsor passed and adopted on the _____ day of _____, 20____, A.D. and that the Mayor of the Town of Windsor, as authorized by said resolution on behalf of the Town of Windsor, hereby acknowledges and adopts the said major subdivision plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor _____ ATTEST: _____ Town Clerk

EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved.

Town of Windsor
Public Works Department Century Link

Xcel Energy Comcast Cable

WATER CERTIFICATION

I hereby certify that all required water rights have been transferred to the Town of Windsor or as stipulated by agreement between the Town of Windsor and the Developer.

Director of Engineering

ENGINEERING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____.

Director of Engineering

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

TOWN MANAGER'S APPROVAL

Approved this the _____ day of _____, 20____.

Town Manager

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____.

Director of Public Works

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Southeast Quarter of Section 18, T.6N., R.67W., as bearing North 88°42'23" East, as monumented as shown on the plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2463.86 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

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 the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 580-F0592086-383-JNB, dated September 8, 2017 as prepared by Fidelity Nation Title Company to delineate the aforesaid information.

FLOOD PLAIN NOTE

The subject property is in flood zone "X", "areas determined to be outside the 0.2% annual chance of floodplain" per FEMA flood map 08123C1481E revised January 19, 2016.

SURVEYOR'S CERTIFICATE

I certify that this plat accurately represents the results of a survey made by me or under my direct supervision.

PRELIMINARY

Steven Parks — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38348

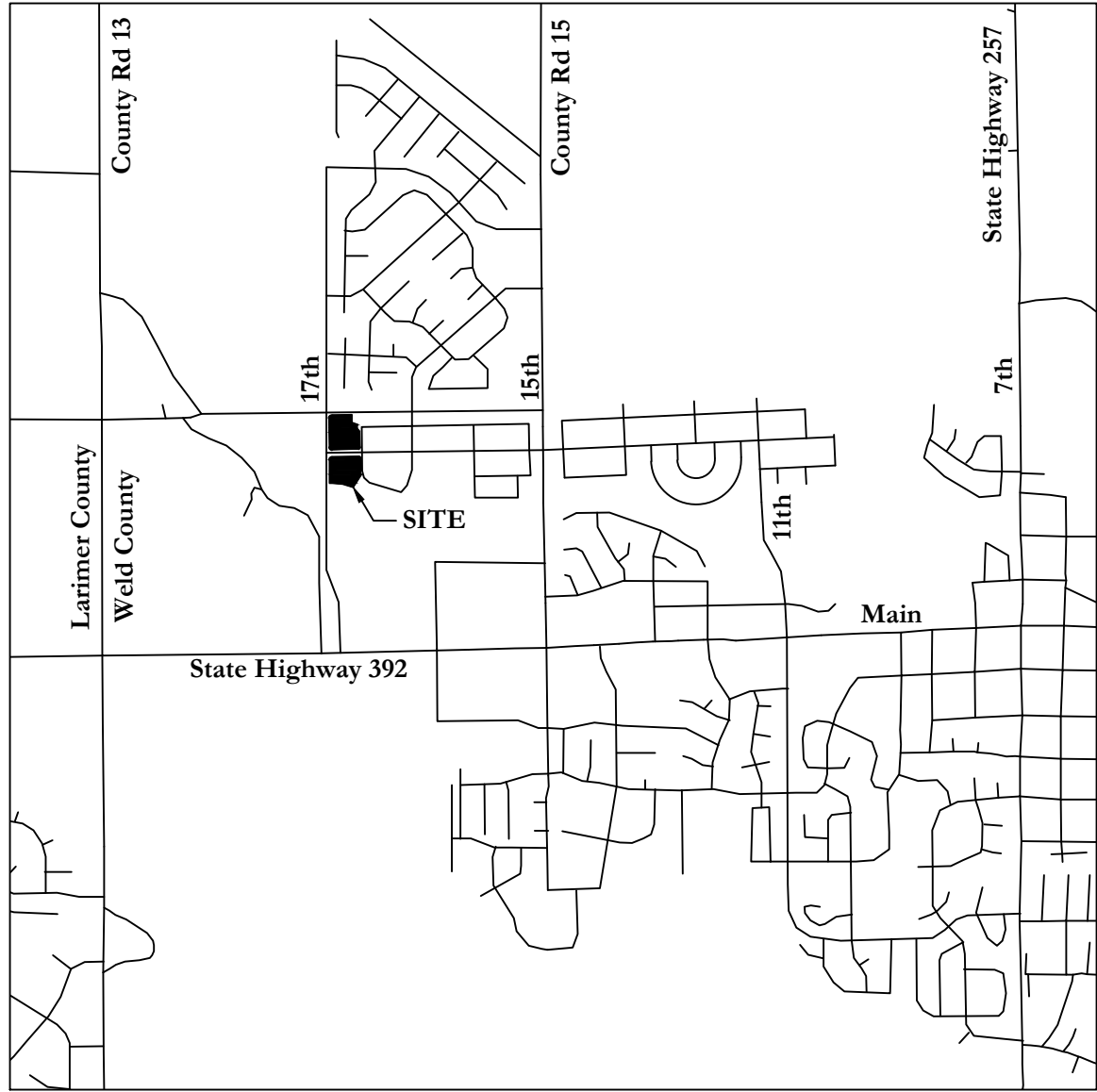
TRACT	DESCRIPTION	OWNED & MAINTAINED BY
TRACT A	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSC.
TRACT B	UTILITY, DRAINAGE & ACCESS EASEMENT	HOME OWNERS ASSC.

TRACT OWNERSHIP, MAINTENANCE AND EASEMENTS

Ownership of Tracts A and B shall be deeded to the homeowner's association
i) concurrently with the recordation of this plat or
ii) at the time of establishment of the homeowner's association, whichever event occurs later in time.

All drainage facilities within Tracts A and B shall be owned, operated and maintained by the homeowner's association.

The area within Tracts A and B are hereby dedicated as easements for the purposes identified on the plat.



VICINITY MAP
SCALE: 1"=2000'

OWNER: SAF FOOD LLC
772 WHALERS WAY, SUITE 200
FORT COLLINS, CO 80525

ENGINEER: WOHNRADE CIVIL ENGINEERING, INC.
11582 COLONY ROW
BROOMFIELD, CO 80021
PHONE: (720) 259-0965

ENGINEER: TB GROUP
444 MOUNTAIN AVENUE
BERTHOUD, CO 80513
PHONE: (970) 532-5891

SURVEYOR: KING SURVEYORS
STEVEN PARKS
650 GARDEN DRIVE
WINDSOR, CO 80550
PHONE: (970) 686-5011

LAND USE TABLE

LOTS (61)	2.227 ACRES	45%
TRACT A	1.543 ACRES	31%
TRACT B	1.218 ACRES	24%
TOTAL	4.988 ACRES	100%

DATE:
12/12/2017

FILE NAME:
20170793SUB

SCALE:
1"=30'

DRAWN BY:
CSK

CHECKED BY:
SIP

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@KingSurveyors.com



DATE:				
REVISIONS:				

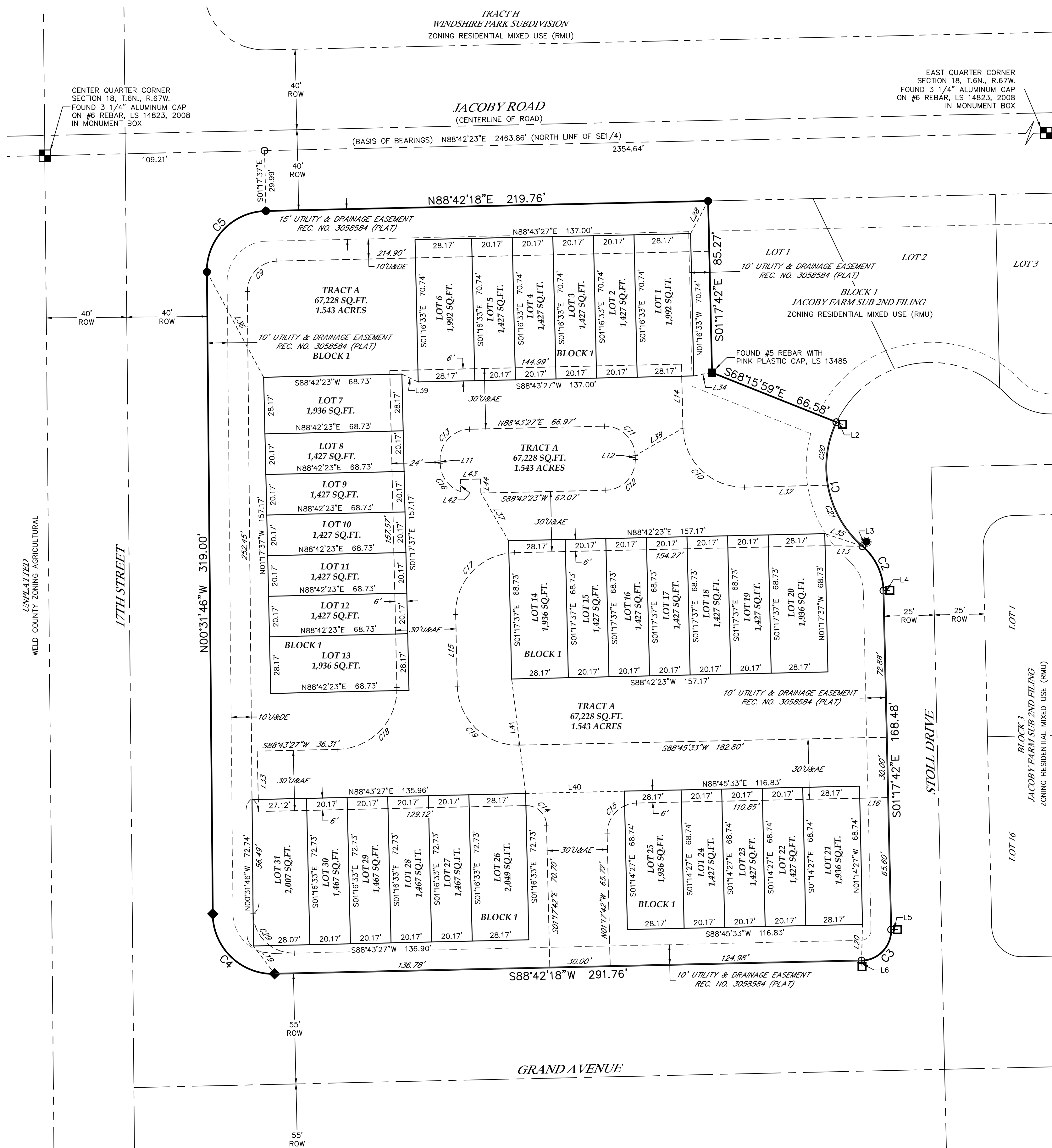
JACOBY FARM SUBDIVISION SEVENTH FILING
FOR
SAF FOOD LLC
772 WHALERS WAY, SUITE 200
FORT COLLINS, CO 80525

PROJECT #:
20170793

1
SHEET 1 OF 3

JACOBY FARM SUBDIVISION SEVENTH FILING

Being a Replat of Tracts E and F, Jacoby Farm Subdivision Second Filing,
Situate in the Southeast Quarter of Section 18, Township 6 North, Range 67 West of the 6th P.M.,
Town of Windsor, County of Weld, State of Colorado



LINE TABLE		
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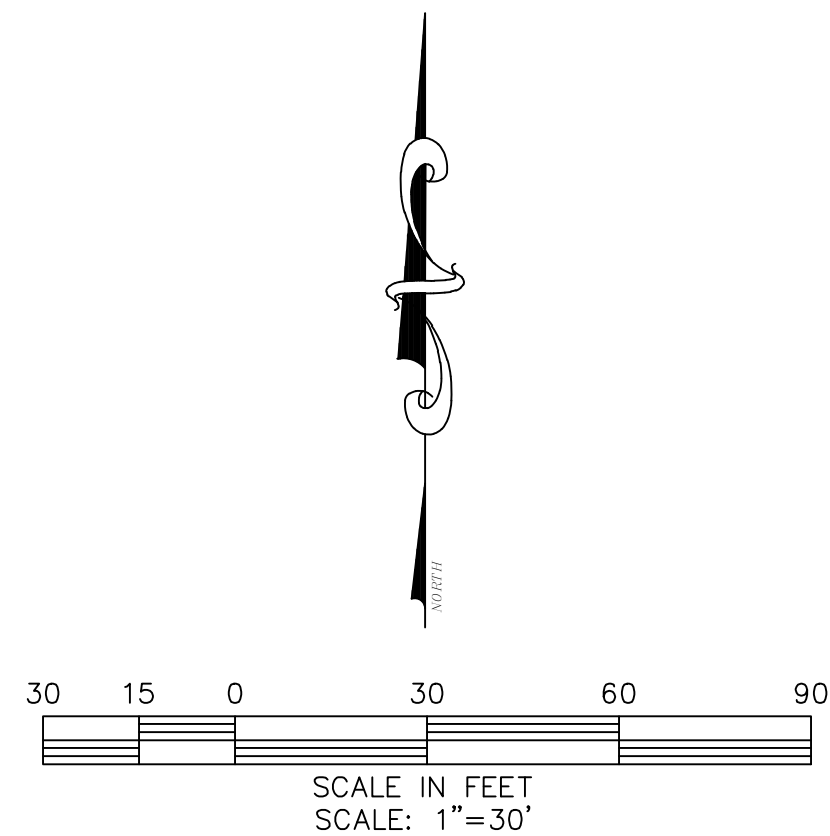
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LEGEND

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- SECTION LINE
- CENTERLINE
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- U&DE UTILITY AND DRAINAGE EASEMENT
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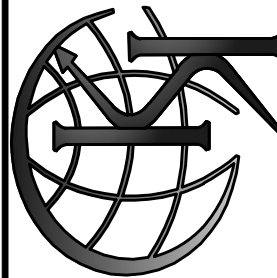
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PRELIMINARY
Steven Parks - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38348

DATE: 12/12/2017
FILE NAME: 20170793SUB
SCALE: 1"=30'
DRAWN BY: CSK
CHECKED BY: SIP

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: info@KingSurveyors.com



DATE:					
REVISIONS:					

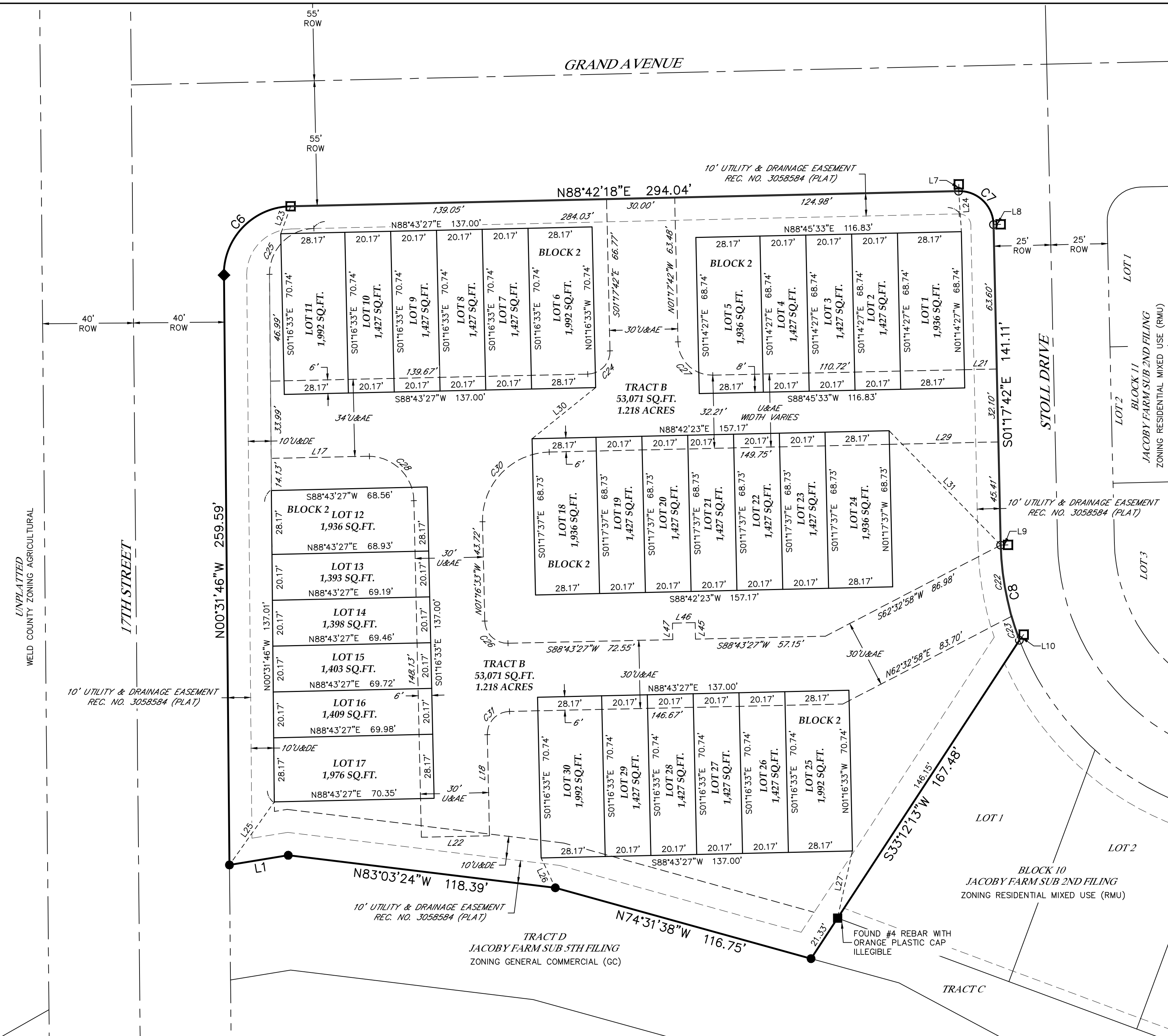
JACOBY FARM SUBDIVISION SEVENTH FILING
FOR
SAF FOCO LLC
772 WHALERS WAY, SUITE 200
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PROJECT #: 20170793

JACOBY FARM SUBDIVISION SEVENTH FILING

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Situate in the Southeast Quarter of Section 18, Township 6 North, Range 67 West of the 6th P.M.,
Town of Windsor, County of Weld, State of Colorado

SEE SHEET 2 OF 3



UNPLATTED
WELD COUNTY ZONING AGRICULTURAL

17TH STREET

N00°31'46"W 259.59'

10' UTILITY & DRAINAGE EASEMENT
REC. NO. 3058584 (PLAT)

10' UTILITY & DRAINAGE EASEMENT
REC. NO. 3058584 (PLAT)

TRACT D
JACOBY FARM SUB 5TH FILING
ZONING GENERAL COMMERCIAL (GC)

TRACT C
JACOBY FARM SUB 2ND FILING
ZONING RESIDENTIAL MIXED USE (RMU)

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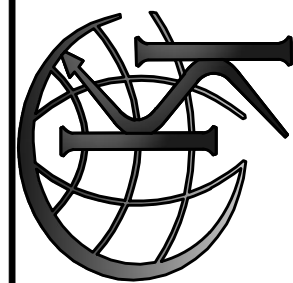
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PROJECT #:
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3

SHEET 3 OF 3



Final Major Subdivision

Jacoby Farm
Subdivision 7th Filing

Millissa Berry, Senior Planner

Planning Commission June 6, 2018



Major Subdivision

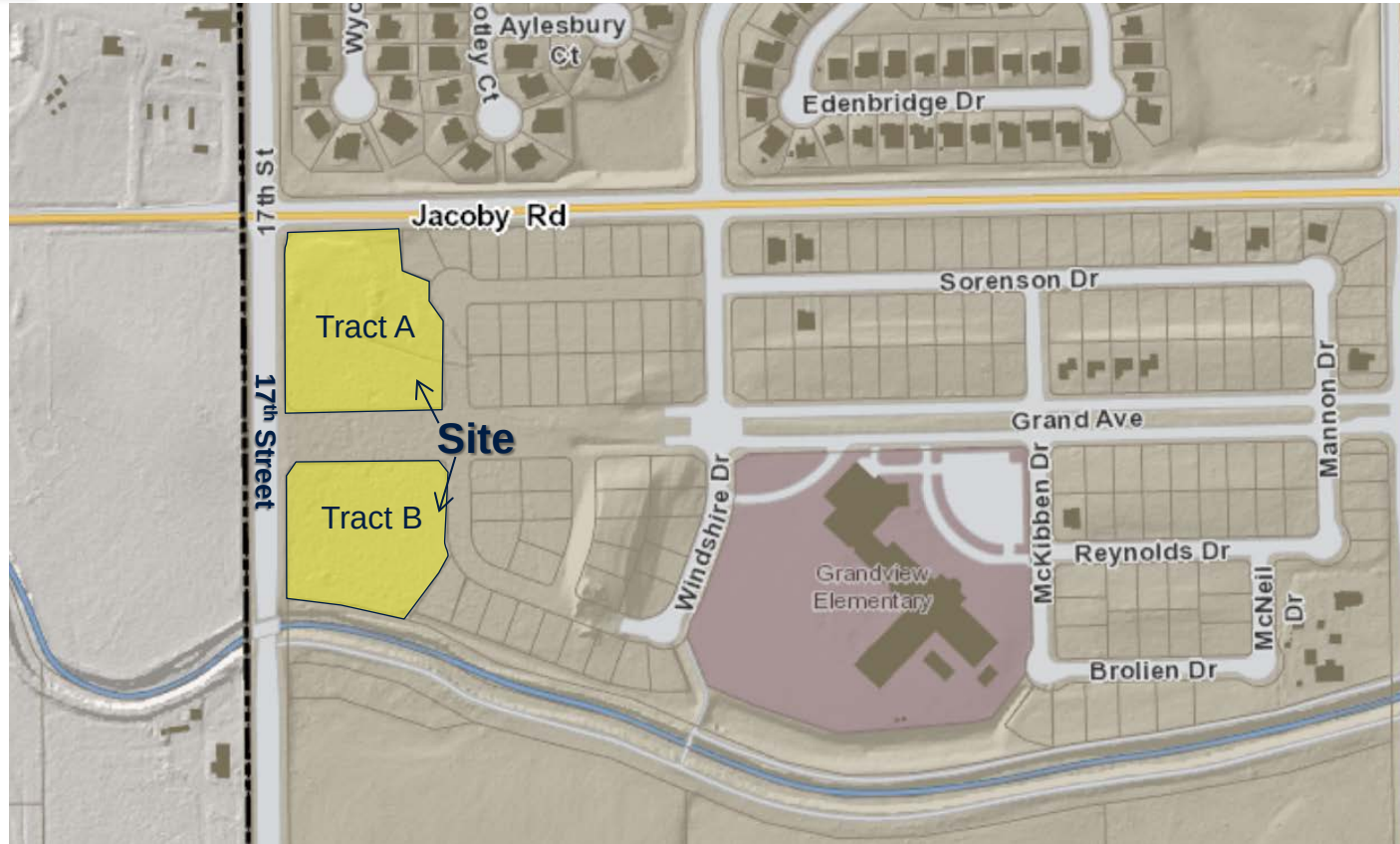
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

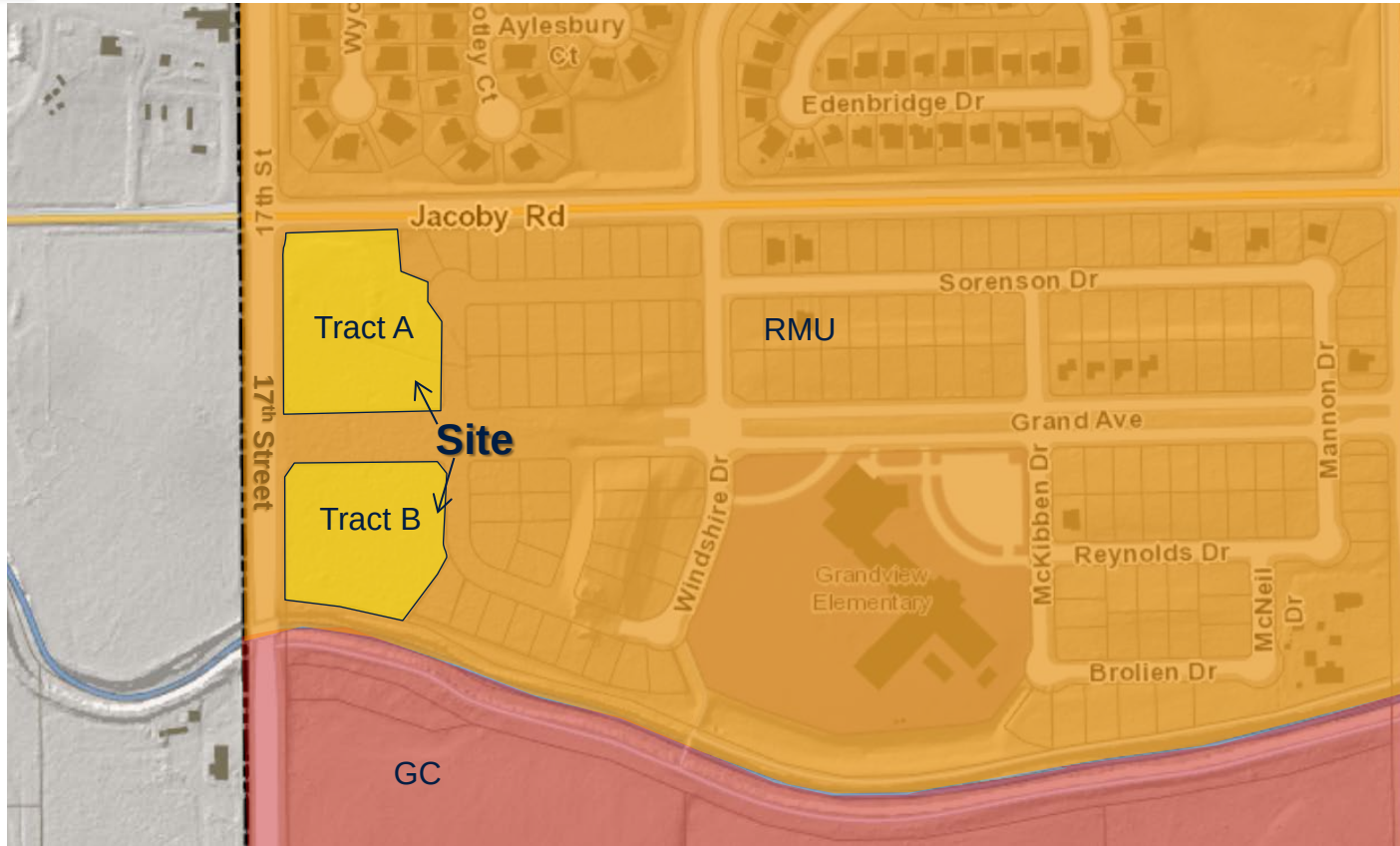
The purposes of the major subdivision procedure are:

- 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

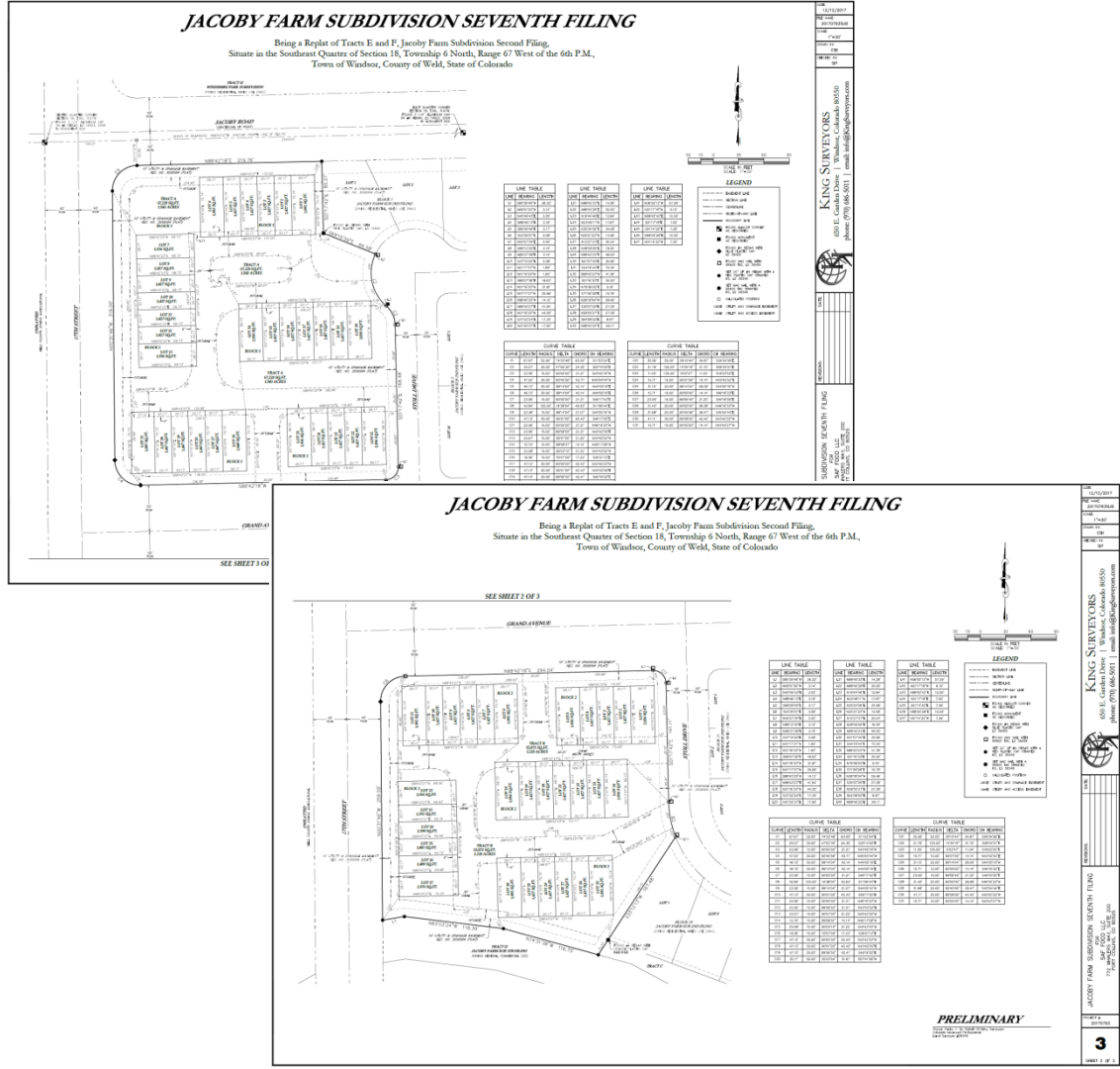


Site Zoning Map





- ~ 5 acres total
- 61 townhome lots ~ 2.3 acres
- 2 tracts – ~ 2.7 acres
 - common space
 - parking / access drives
 - cluster mailbox units
 - utility easements
- school dedications met with Jacoby Farm Subdivision 2nd Filing
- park dedication credit from Jacoby Farm Subdivision 2nd Filing

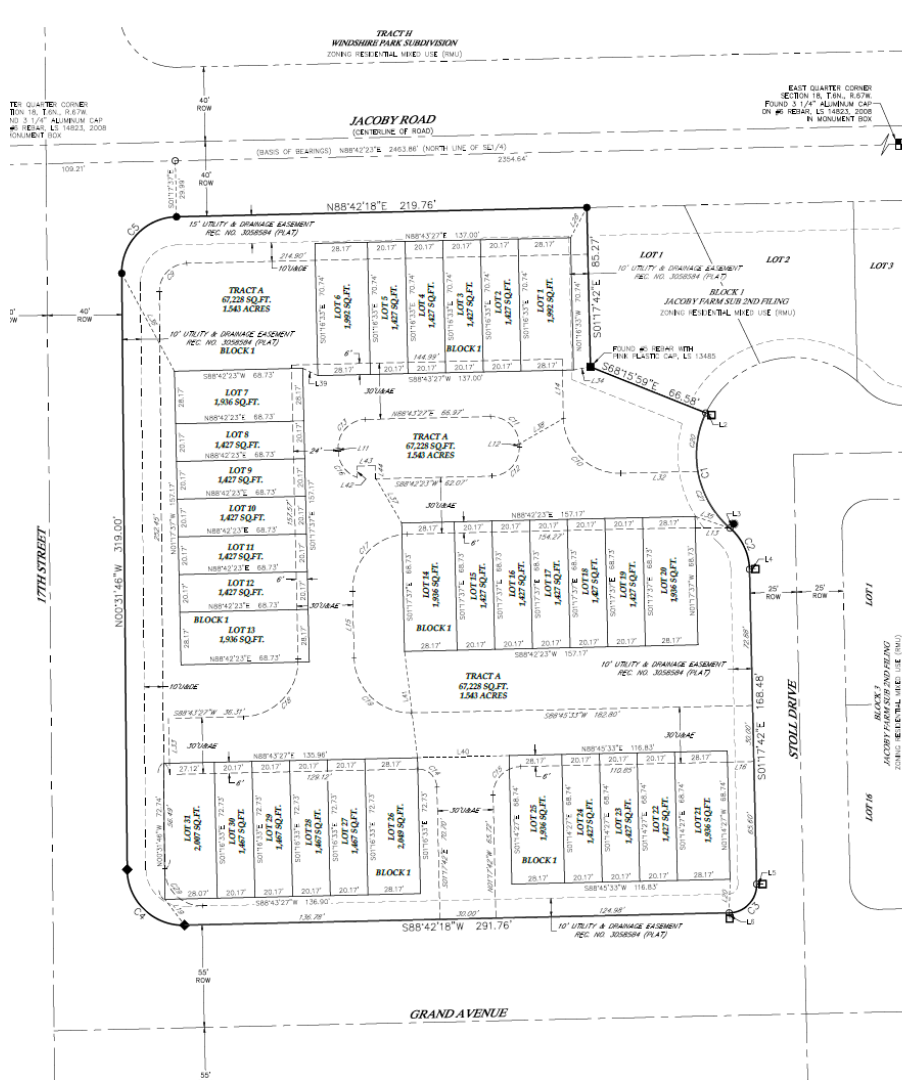




Final Plat

Northern portion:

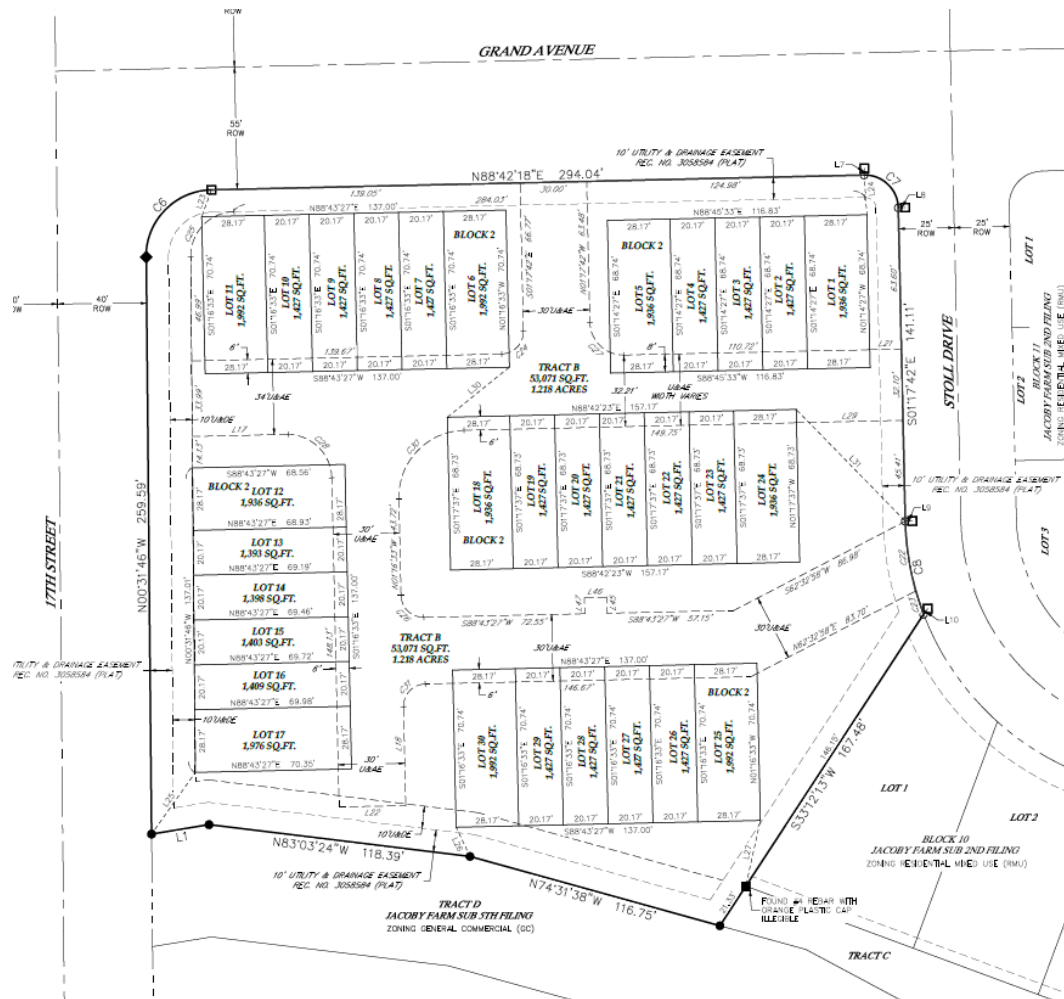
- ~ 2.7 acres
- 32 lots
 - 31 townhome lots
 - common space – Tract A (~1.5 acres)



Final Plat

Southern portion:

- ~2.3 acres
- 31 lots
 - 30 townhome lots
 - 1 common space – Tract B (~1.2 acres)





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.

Objectives:

- Prioritize new growth in areas currently served by Town infrastructure and services.
- Incentivize infill development to complete neighborhoods and leverage existing resources.
- Develop new neighborhoods adjacent to the Town core.

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:

- Foster a diversity of housing types and sizes through coordinated land use planning and zoning.
- Support high density residential development near Downtown, commercial centers, and mixed-use nodes.

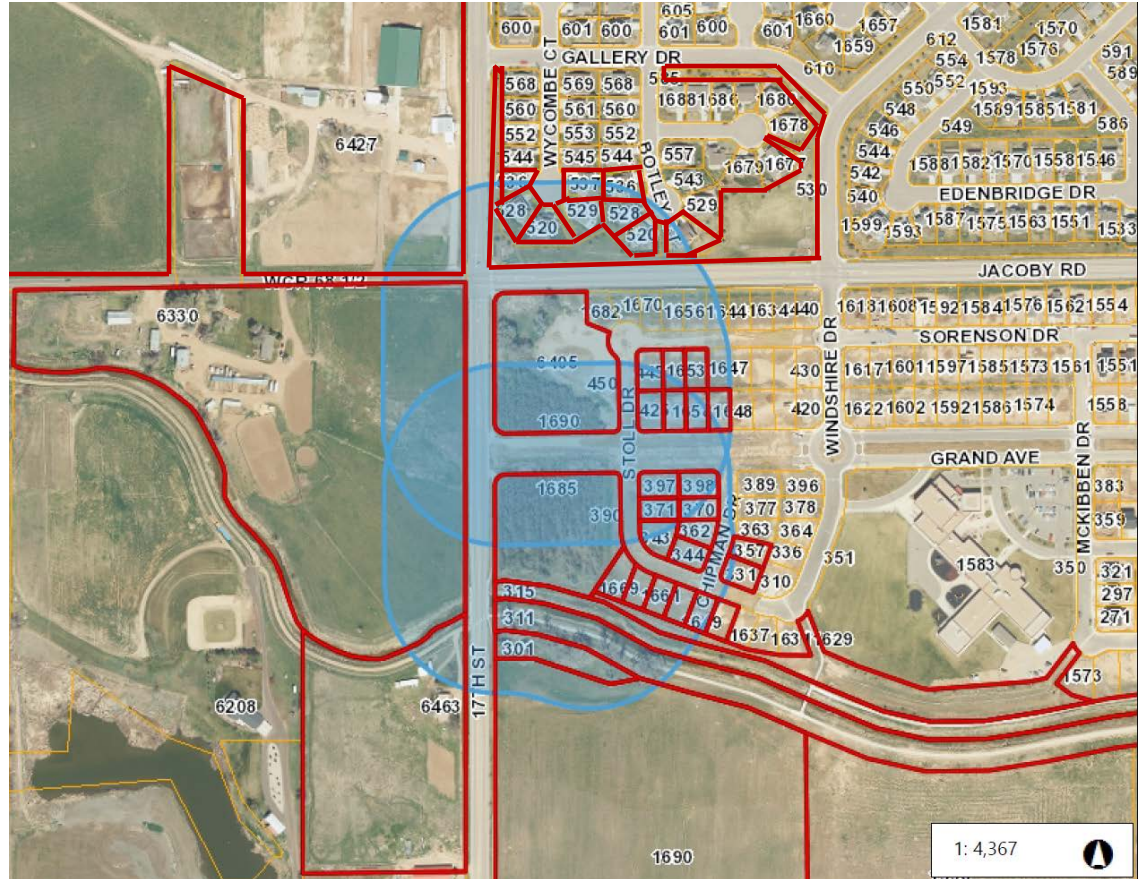
Notification Area

March 26, 2018 neighborhood meeting notifications:

- March 7- affidavit of mailing to property owners within 300 feet
- March 14 – published ads in papers

Notifications for this public hearing were as follows:

- May 18, 2018 – affidavit of mailing to property owners within 300 feet
- May 21, 2018 – published on Town website
- May 23, 2018 property posted
- May 25, 2018 – display ad published in paper





Recommendation

Staff recommends that the Planning Commission approve the final major subdivision as presented subject to the following conditions:

- 1) All outstanding staff comments on the subdivision plat shall be addressed prior to recording of the subdivision plat.
- 2) The applicant shall enter into a development agreement with the Town prior to recording of the subdivision plat.



Final Major Subdivision

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- All testimony received during the public hearing
- Recommendation



MEMORANDUM

Date: June 6, 2018
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Recommendation to the Town Board - Final Standard Site Plan – Jacoby Farm Subdivision 7th Filing – Jacoby Farm Townhomes - Russell Baker, Jacoby Farm Townhomes LLC, owner/applicant; Cathy Mathis of TB Group, applicant's representative
Item #: C.3

Background / Discussion

The owner/applicant, Mr. Russell Baker, Jacoby Farm Townhomes LLC, represented by Ms. Cathy Mathis of TBGroup, has submitted a final site plan, known as Jacoby Farm Subdivision 7th Filing - Jacoby Farm Townhomes. The project occurs on two separate but adjacent tracts. The sites are located northeast and southeast of the intersection of 17th Street and Grand Avenue at the west end of the Jacoby Farm Subdivision.

The site plan consists of 61 townhomes on the two parcels, 31 townhomes on the northern site (identified as Tract A on the site plan) and 30 townhomes on the southern site (identified as Tract B on the site plan). The northern site encompasses approximately 2.7 acres and the southern site encompasses approximately 2.3 acres; both are zoned Residential Mixed Use (RMU). The overall density for each site is 11.9 du/acre. A mix of five-, six-, and seven-unit buildings are proposed. The Jacoby Farm 2nd Filing established the multifamily use of the tracts as well as an allowed density of 15 units per acre (~ 76 units total).

Other overall development characteristics include:

- Northern site / Tract A - number of buildings = 5; number of units = 31; overall density = 11.6 du/acre
- Southern site/ Tract B - number of buildings = 5; number of units = 30 ; overall density = 12.9 du/acre
- 30' building heights
- pitched roof and articulated facades
- multiple façade colors
- asphalt shingles, painted lap siding, synthetic stone wainscot, covered entries
- 2-car garage per unit
- 164 parking spaces - 2 garage stalls per unit plus 44 (22 per site) surface stalls – parking ratio of 2.7 spaces per unit
- access off of Grand Avenue and Stoll Drive , both public streets
- approximately 34% landscaped area
- common areas
- individual trash pick-up; cluster mailbox units

Additional site details can be seen in the enclosed staff PowerPoint.

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.*
2. *Incentivize infill development to complete neighborhoods and leverage existing resources.*
3. *Develop new neighborhoods adjacent to the Town core.*

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

4. *Foster a diversity of housing types and sizes through coordinated land use planning and zoning.*
5. *Support high density residential development near Downtown, commercial centers, and mixed-use nodes.*

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly Prosperous Local Economy and Safe, Well-Planned Community With Spirit And Pride.

Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approve the final site plan, subject to the following conditions:

1. All remaining Planning Commission and staff comments shall be addressed.
2. The applicant will enter into a development agreement with the Town.

Attachments

Application Materials
PowerPoint presentation

cc: Cathy Mathis, TBGroup, applicant's representative
Russell Baker, owner/applicant

December 18, 2017

Jacoby Farm 2nd Subdivision Tracts E and F Site Plan

The proposed townhome project is located on Tracts E and F of the Jacoby Farms 2nd Filing Subdivision. The parcels total 4.988 acres and are bounded by 17th Street to the west, Jacoby Road to the north, Stoll Drive to the east and the Greeley No. 2 Canal to the south. The intent is to create a for-sale single family attached townhome project. There are 10 buildings proposed, with a total of 61 units. All of the units have 3-bedrooms. Overall density 12.2 dwelling units per acre. The site is currently vacant and is zoned RMU-Residential Mixed Use.

The buildings will be two stories in height and will contain from five to seven units per building. The project will be designed to be compatible with the surrounding neighborhoods as required by the Town's Code. Architectural compatibility will be achieved by incorporating design elements from the surrounding neighborhood. The building materials and finishes will consist of a combination of painted lap and board and batten siding and synthetic stone and brick veneer base. The roofs will have asphalt composition shingles. Meter banks and mechanical equipment will be screened with a solid screen wall. The project will provide 32 off-street parking spaces and 122 garage spaces.

Each building entrance has a distinct covered front entry porch. The site design incorporates pedestrian access and connectivity throughout the project. Each unit has a connecting walkway from the front door to the public streets. The development will also utilize landscaping to enhance the buffers between buildings and the surrounding neighborhoods.



Final Site Plan

Jacoby Farm 7th Filing –
Jacoby Townhomes

Millissa Berry, Senior Planner

Planning Commission June 6, 2018



Final 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.

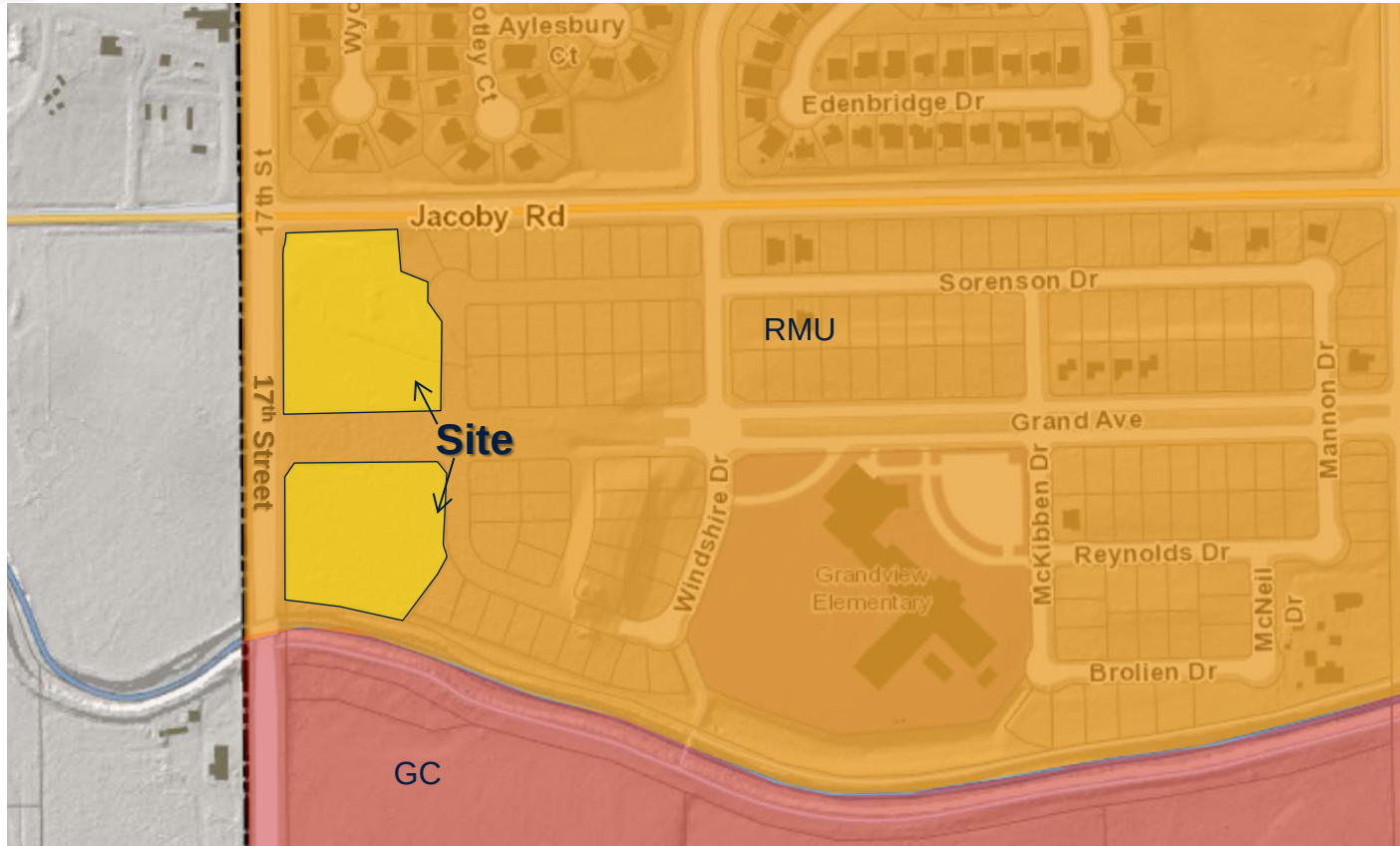
The purpose of the site plan procedure is to:

- 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



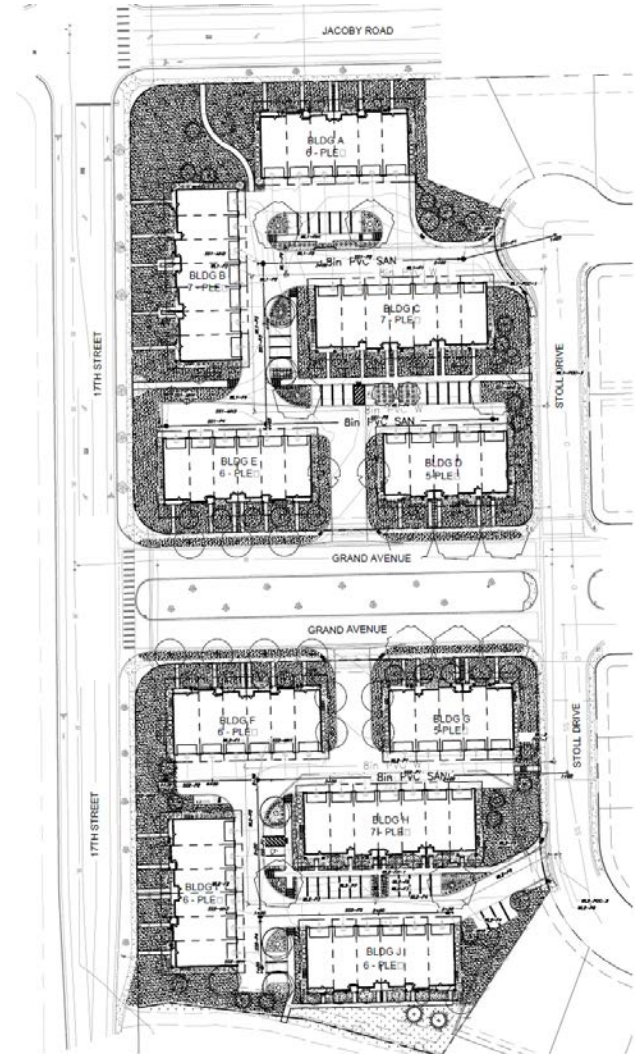
Site Zoning Map



Final Site Plan

Plan characteristics:

- ~ 5 acres total
 - 2 tracts: ~ 2.7 acres, ~ 2.3 acres
- 61 townhome units (~ 2.3 acres)
 - pitched roofs
 - 2-car garage per unit
 - 30' in height
- platted common space, parking, access drives, cluster mailbox units (~ 2.7 acres)
 - 164 parking spaces 2 garage per unit + 44 surface stalls – parking ration of 2.7 space per unit
- school dedications completed with Jacoby Farm 2nd Filing
- Park credit remaining from Jacoby Farm 2nd Filing

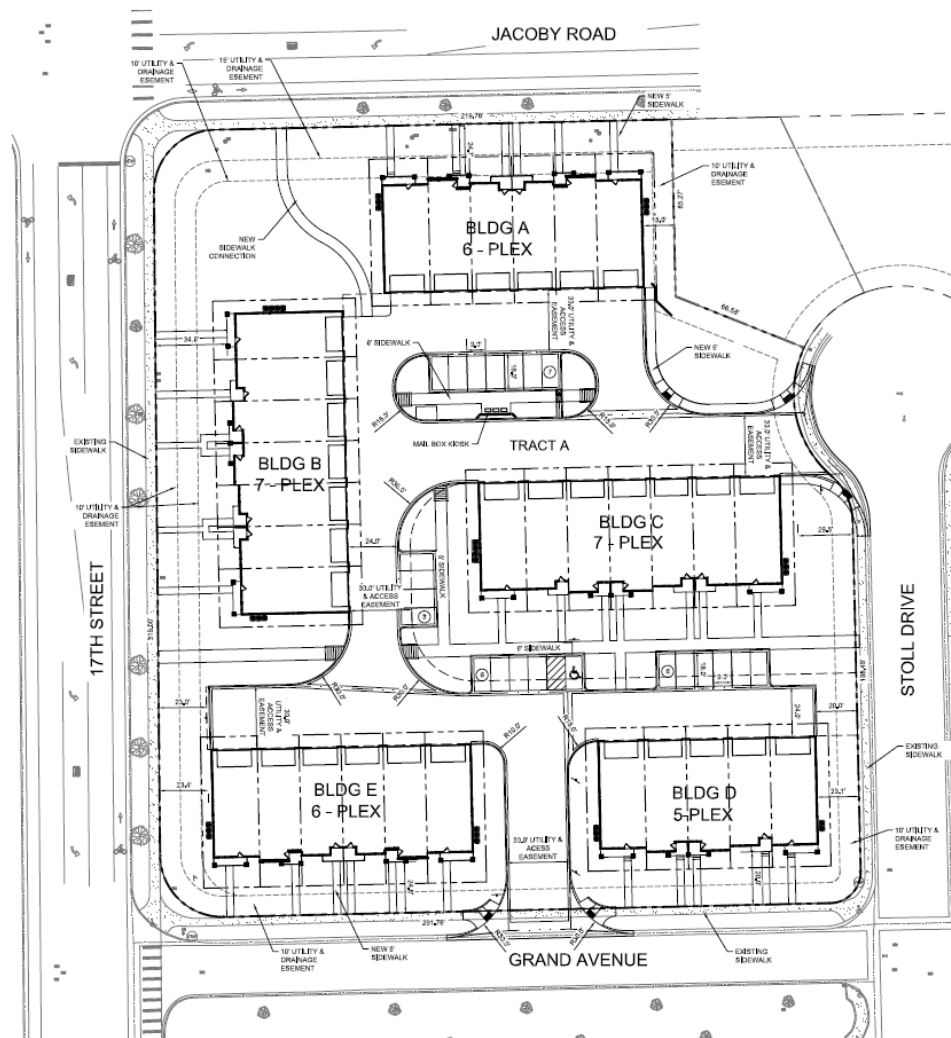




Final Site Plan

Northern Tract (Tract A on site plan):

- 2.7 acres
- 32 lots
 - 31 townhome lots
 - common space
- 84 parking spaces
 - 2 per garage + 22 surface
- access on Stoll Drive & Grand Avenue
- path access to sidewalk system

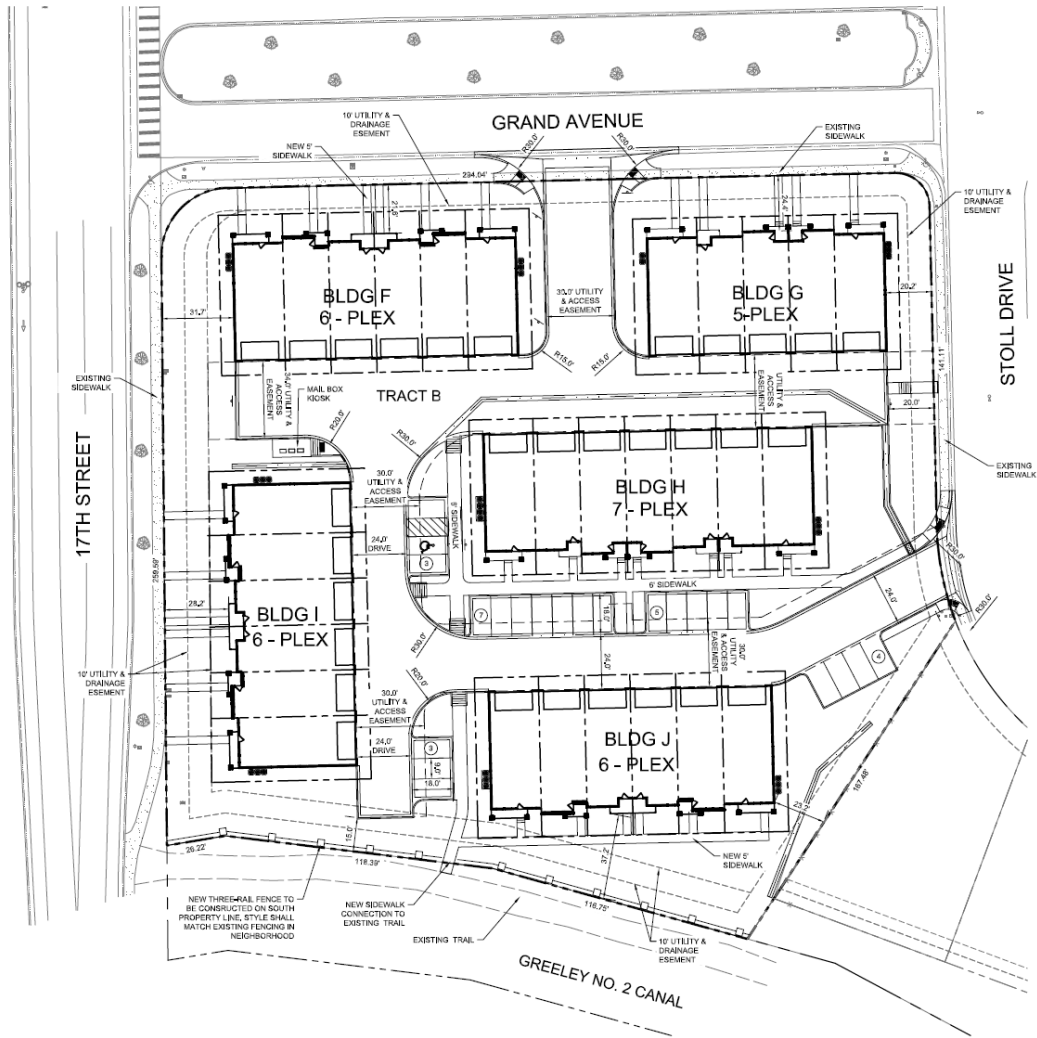


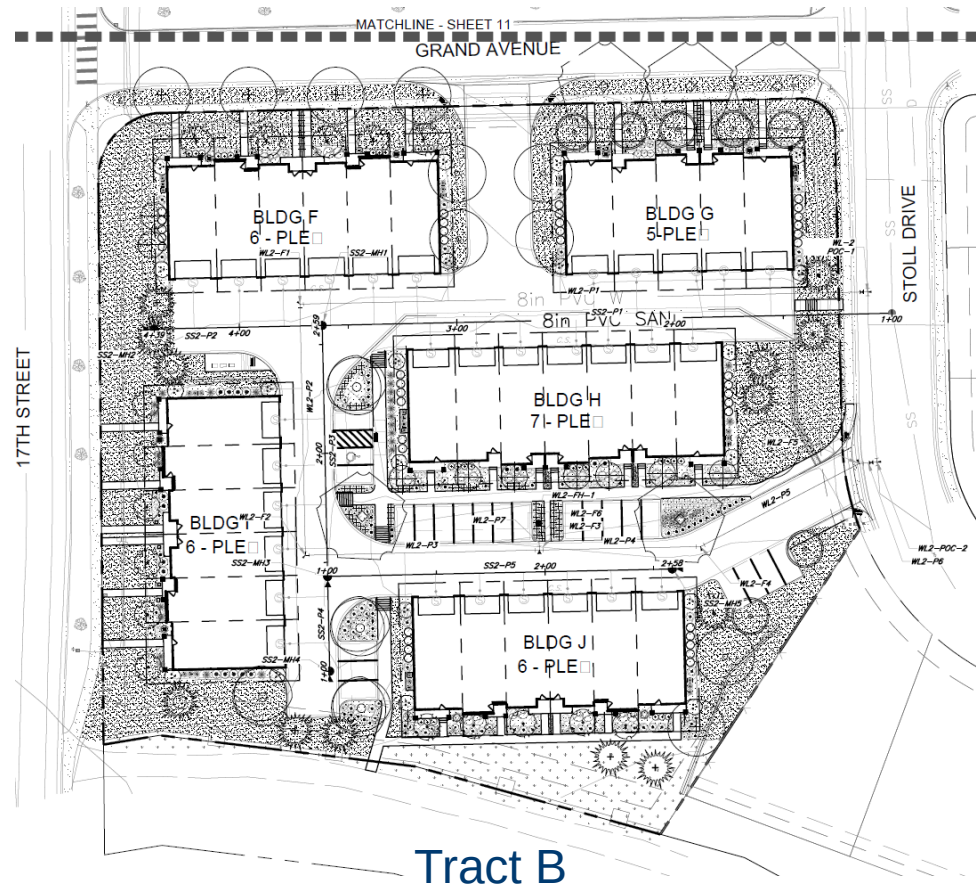
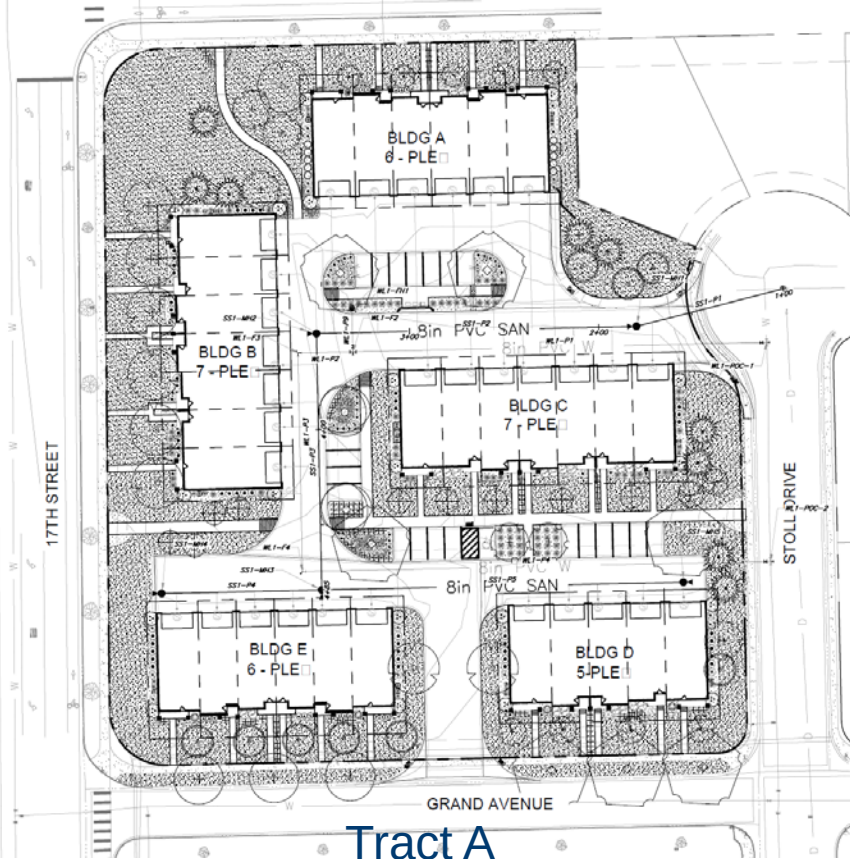


Final Site Plan

Southern Tract (Tract B on site plan):

- 2.3 acres
- 31 lots
 - 30 townhome lots
 - common space
- 82 parking spaces
 - 2 per garage + 22 surface
- access on Stoll Drive & Grand Avenue
- trail access

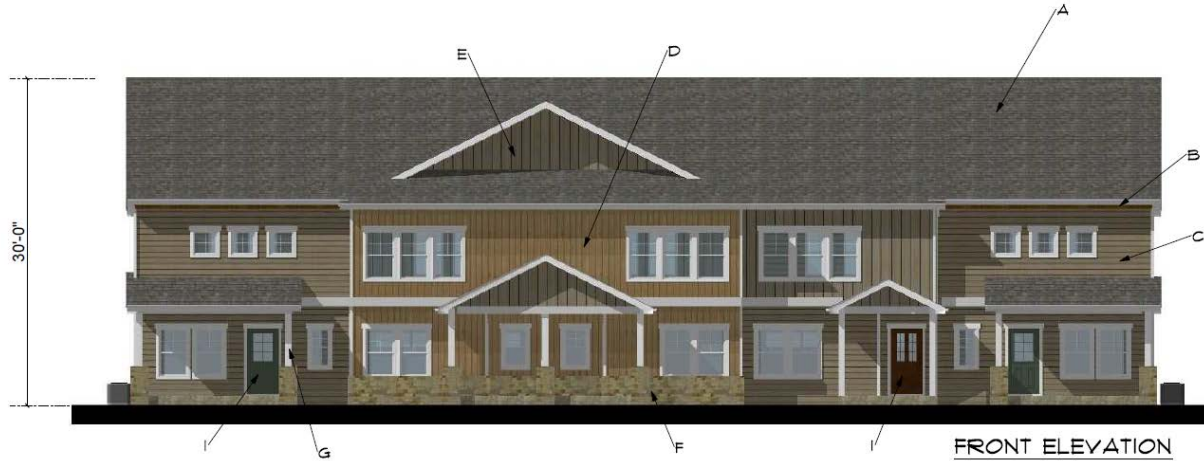




Building Elevations

- A Asphalt Shingles
- B 8" Painted Fascia
- C 6" Exposed Painted Lap Siding
- D 1x2 Battens @ 16" OC (Painted)
- E 8" Painted Vertical Siding
- F Synthetic Stone
- G 8"sq. Painted Posts
- H A/C Unit(s)
- I Painted Entry Door
- J Painted Overhead Door

5-Plex



Building Elevations

- A Asphalt Shingles
- B 8" Painted Fascia
- C 6" Exposed Painted Lap Siding
- D 1x2 Battens @ 16" OC (Painted)
- E 8" Painted Vertical Siding
- F Synthetic Stone
- G 8"sq. Painted Posts
- H A/C Unit(s)
- I Painted Entry Door
- J Painted Overhead Door

6-Plex





Building Elevations

- A Asphalt Shingles
- B 8" Painted Fascia
- C 6" Exposed Painted Lap Siding
- D 1x2 Battens @ 16" OC (Painted)
- E 8" Painted Vertical Siding
- F Synthetic Stone
- G 8"sq. Painted Posts
- H A/C Unit(s)
- I Painted Entry Door
- J Painted Overhead Door

7-Plex



FRONT ELEVATION





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.

Objectives:

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

Incentivize infill development to complete neighborhoods and leverage existing resources.

Develop new neighborhoods adjacent to the Town core.

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:

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

Support high density residential development near Downtown, commercial centers, and mixed-use nodes.



Recommendation

Staff recommends that the Planning Commission approve the final site plan as presented subject to the following condition:

1. All remaining Planning Commission and staff comments shall be addressed.
2. The applicant will enter into a development agreement with the Town.



Final Site Plan

Staff requests that the following be entered into the record:

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



MEMORANDUM

Date: June 6, 2018
To: Planning Commission
From: Carlin Malone, AICP, Chief Planner
Re: Public Hearing and Recommendation to Town Board – Conditional Use Grant (CUG) for Oil and Gas Facilities – Water Valley West Subdivision Lot 5 – Chris Freeman, Extraction Oil and Gas, applicant / Martin Lind, Raindance Aquatic Investments LLC, property owner
Item #: C.4.C.5

Background / Discussion

The applicant, Extraction Oil and Gas, is requesting a Conditional Use Grant (CUG) to allow oil and gas facilities in the Residential Mixed Use (RMU) zoning district for what is known as the Merlin Pad, located in the northeast portion of Water Valley West Subdivision Lot 5. 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 subject lot is located approximately ½ mile west of 7th Street and ½ mile north of New Liberty Road. The Town Board will consider the Planning Commission's recommendations on the CUG application on June 11, 2018.

Lot 5 of Water Valley West Subdivision includes 362 acres. The oil and gas site area (pad) includes seven acres and the proposal includes six wells with associated equipment. The property is currently undeveloped golf course with Poudre River Trail and Whiting Reservoir to the north, undeveloped land (future golf course) to the west, a residence to east, and residential (Hilltop Estates Subdivision [Pelican Hills] and Poudre Heights Subdivision) further east and south of the property boundary.

Oil and gas production will utilize pipelines, which will reduce the amount of truck traffic; however, there will be hauling associated with the operation. The hauling route is proposed from the site to the property's access point on New Liberty Road/WCR 64, west on WCR 64 to WCR 13, south to Crossroads Boulevard/WCR 62, and west to I-25. 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.

A neighborhood meeting was held by the applicant on May 3, 2018, 6:00-8:00 p.m., at the Windsor-Severance Fire and Rescue Station No. 1 conference room, 100 7th Street. Notifications for this meeting were as follows:

- April 17, 2018 – affidavit of mailing to property owners within 300 feet
- April 20, 2018 – display ad published in the newspapers

There were two neighbors in attendance who had general questions about the proposal (please see the enclosed neighborhood meeting summary notes).

Notifications for this public hearing were as follows:

- May 24, 2018 – affidavit of mailing to property owners within 500 feet, Hilltop and Poudre Heights homeowner associations
- May 24, 2018 – sign posted on property
- May 25, 2018 – published in the newspapers
- June 1, 2018 – posted to Town website

Section 16-7-60(c) of 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 sites are located on an undeveloped 362-acre property with no existing structures. The proposed wells would be situated on the north half of the property. The closest occupied building is 290 feet from the drilling pad and the property/building owner has provided a setback waiver to Extraction Oil and Gas. The residential subdivisions of Hilltop and Poudre Heights are located south and east of the proposed drilling site, with the closest home in Hilltop located approximately 1,500 feet and the closest home in Poudre Heights located approximately 2,150 feet from the property boundary of the site. The Poudre Trail is north of the drilling pad. Due to the proximity of the Poudre Trail, staff recommends that sound walls are setback a minimum of 30 feet from the existing temporary trail and permanent trail. The recommended trail setback is included in the CUG conditions of approval. Landscape berms will mitigate visual impacts from the trail and surrounding properties both in the interim and in the long-term.

(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, would provide the most efficient buffering of the facility. The drilling will occur in one phase (2018), planned for drilling six wells, and screen/sound walls be provided. Landscaping must be completed in a timely manner after the initial drilling phase. As such, staff has included a condition of approval that the landscaping is installed no later than 60 days after the initial drilling phase is completed. The applicant has noted that the landscaping is proposed to be installed with the completion of the golf course, but that timeframe is currently unknown.

(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 are included in staff's recommendation. Not all of the Town's standard conditions represent the most current industry standards, rules and regulations, and/or best management practices. As such, recommended deviations or additions for five (5) of the standard conditions are as follows:

h. Oil and gas equipment.

- (1) The applicant shall utilize electric motors in order to mitigate the noise impacts to the neighboring properties.

Addition: *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 "Quiet Fleet Technology," utilized by Liberty Oilfield Services, shall be used as examples of BMPs to be replicated.*

Staff comment: Noise has historically been one of the largest generator of complaints from Windsor residents, particularly noise generated by the applicant's H-Y pad located approximately ¾ mile to the east of the subject pad. In order to minimize such complaints and issues, the applicant shall utilize noise dampening methods consistent with the best management practices (BMPs) utilized in the basin. An example of such method is known as "Quiet Fleet Technology" used by Liberty Oilfield Services, in which noise from a continuously running truck engine is mitigated through use of an engine cover.

- 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 shall include hay bales to enclose the drilling operations to provide noise mitigation.~~

Deviation: *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.*

Staff comment: The use of hay bales is no longer a standard practice for sound or visual mitigation. Utilization of sound walls is the standard practice for temporary buffering during the initial drilling activities. The applicant has noted that the east and north sides of the pad will feature 32' high sound walls during drilling and completions. Additionally, the south and west sides of the pad will be set below grade, under about 25 to 30 feet of cut, and will not be visible or audible from land uses to the south and west.

- i. Air quality.

(3) The applicant shall submit to the Town copies of ~~all air emissions reporting~~ **the Colorado Regulation 7 XII annual report**, 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.

Addition: *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).*

Staff comment: No hydrocarbon discharges are allowed from any oil and gas site in Colorado. If any discharge occurs, the above condition describes the action that will be taken.

3. **Addition:** *All trucks and equipment that are used by primary contractors of Extraction 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.*

In addition to the Town's standard conditions, staff has included six (6) site-specific conditions of approval. All conditions are included under staff's recommendation.

Relationship to Comprehensive Plan

The application conforms with Chapter 7, Community Facilities and Infrastructure.

Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the Conditional Use Grant with 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 for oversize loads 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 perimeter berms are constructed, weather permitting, 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 property owner shall pave the permanent Poudre Trail, per the Poudre Trail Authority specifications.
7. 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 the Colorado Regulation 7 XII annual report, 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 Extraction 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.

Attachments

Application Materials

Neighborhood Meeting Summary
PowerPoint presentation

pc: Chris Freeman, Extraction Oil and Gas, applicant
Martin Lind, Raindance Aquatic Investments LLC, property owner
David Pond, Poudre Heights/Hilltop homeowner associations



**APPLICATION FOR CONDITIONAL USE
OIL & GAS FACILITIES
AND MINERAL EXTRACTION**

(Please see Town of Windsor [Fee Schedule](#) for Application Fees)

TOWN OF WINDSOR
301 Walnut
Windsor, CO 80550

Office: (970) 674-2415
Fax: (970) 674-2456
www.windsor.gov

TO BE COMPLETED BY APPLICANT

(Type or print in black ink)

Location of project*: 400 feet northwest of 31013 County Road 17

+ If approved the Conditional Use Grant will be effective on the property regardless of transfer of ownership +

Windsor Municipal Code Section 16-7 and Section 16-31.

- Legible, accurate drawings (drawn to an appropriate scale, which cannot be smaller than 1"=30') and specifications necessary for consideration of this grant shall be submitted with this application.
- Conditional use grant evaluation criteria are detailed in Windsor Municipal Code Section 16-7-50.
- Notification requirements are detailed in Windsor Municipal Code Section 16-31.

State Permit Number*: Pending from COGCC

Type of wells or facilities proposed*: Horizontal oil wells, see below

Number of wells proposed*: 6

Total land area to be used*: 7.04 acres

Present use of land*: Graded equipment storage yard

Present zoning of land*: Residential Mixed Use (I-H)

Nearest existing structure(s)*: 264 feet

Nearest residential structure(s)*: 290 feet

Are any of these locations within a flood plain? Check one*: Yes ☐ No ☒ Parcel #* _____

Is there existing vehicular access? Check one*: Yes ☒ No ☐

If no, show proposed new access roads on drawings.

If yes, off of what roads(s): _____

If this conditional use grant is approved, I/We the undersigned, agree to comply with the Code of the Town of Windsor, Colorado and any other stipulations as determined by the Town Board. I hereby depose and state under penalties of perjury that the statements and information submitted herein and pertaining to this application are true and correct to the best of my knowledge.

Submitted this 28th day of March, 20 18

Chris Freeman

Applicant* (please print)



Applicant's Signature*

720-354-4604

Phone*

720-557-8301

Fax

cfreeman@extractionog.com

Email*

370 17th Street, Suite 5300, Denver, CO 80202

Address*

Martin Lind, Manager for Raindance Aquatic Investments, LLC

Property Owner* (please print)



Property Owner's Signature*

970-686-5828

Phone*

Fax

MLind@Watervalley.com

Email*

Applicant's Representative (if applicable): Name _____

Phone _____

Fax _____

Email cfreeman@extractionog.com

Address _____

Project Description:

The proposed use is a multiple oil and gas well pad site. Extraction has entered into an agreement with Raindance Aquatic Investments, LLC allowing Extraction to utilize the surface of the property to conduct drilling operations and to install and operate related oil and gas production facilities. A copy of this agreement is available for review by the Town if requested.

The property was annexed into the Town of Windsor as part of the Raindance River Annexation completed in 2005. The proposed well pad will be located on Lot 5 of Water Valley West which consists of approximately 362 acres. Per the Raindance River Annexation this parcel is zoned Residential Mixed Use (I-H).

Extraction is proposing to drill up to 6 horizontal oil and gas wells. Associated production equipment, including separators, tank batteries, metering equipment, LACT units, flow lines, gathering lines, and pipelines will be constructed (Refer to the Production Grading Plan). This pad will be graded to accommodate storm water drainage and the use of sound walls during drilling. Extraction will utilize an electric-drive drilling rig and "quiet fleet" completions equipment to minimize noise during drilling and completions activities. The existing access road will be utilized. It is anticipated that wells will be drilled in one phase and completed in one phase.

During drilling and completion of the wells, Extraction employees and contractors will be accessing the site. Upon completion of the wells, the site will be accessed daily by Extraction employees for monitoring purposes. Tanker trucks will also access the site daily to pick up produced water. Produced oil will be transported off-site via a crude oil pipeline. Drilling and completions operations will utilize a 24-hour schedule and the wells will produce 24 hours a day.

The existing access point from WCR 64 will be utilized to access this location. Truck traffic will utilize WCR 64 to County Line Road, County Line Road to Crossroads Boulevard, Crossroads Boulevard to I-25.

Extraction is proposing to drill 6 wells and construct associated production facilities on the proposed Merlin Pad. Generally, the production equipment will include oil tanks, water tanks, 3-phase separators and other miscellaneous equipment including emission control devices, vapor recovery units, compressors, metering equipment and sheds, vapor recovery towers and additional separation equipment. The oil tanks and water tanks will have a maximum capacity of 400 barrels. All attempts will be made to make the wells and tanks as low profile as practicable and painted to blend-in with surrounding landscapes.

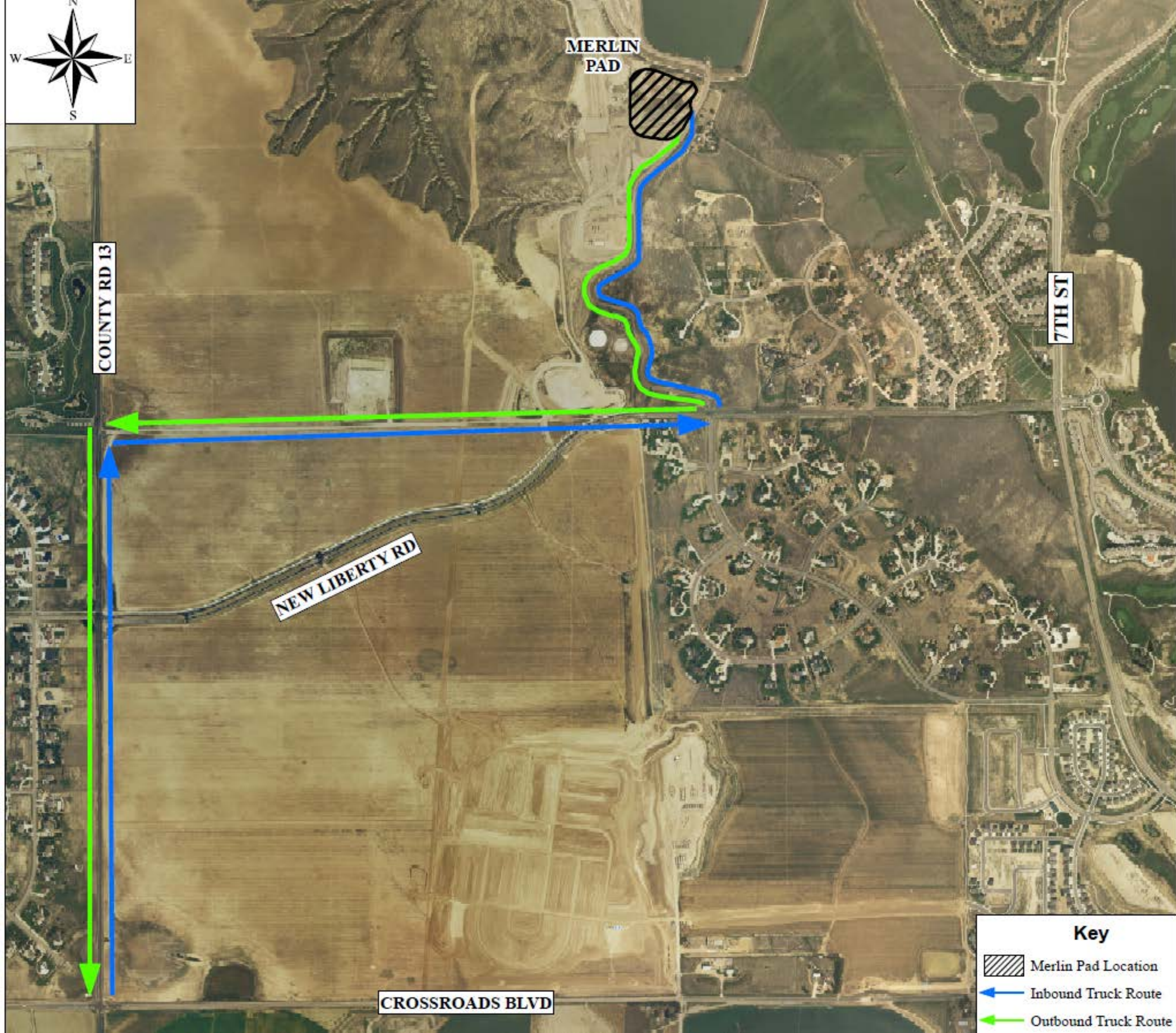
Prior to the start of operations a background ambient sound level survey will be conducted by a third party specialist. This study will be used to determine appropriate sound mitigation measures required to comply with COGCC noise abatement regulations, Rule 802. It is anticipated that temporary sound walls will be utilized during drilling and completions operations to mitigate noise and visual impacts. The screening berm will be constructed along the north and east sides of the location. The temporary sound wall panels are up to 32 feet tall. To ensure long-term noise mitigation, all production facilities on this location will be powered by electricity, rather than the traditional diesel generators.

Long term screening of this location will be achieved through additional berming and the natural topography of the site. Extraction is working closely with the surface owner and developer of these properties to achieve screening through earthen berms on all sides. By working with the developer, the proposed well pad will ultimately be screened on all sides by berms ranging in height from 5 to 10 feet. Refer to the Drilling and Site Improvements plan for additional information regarding screening. No landscaping is proposed by Extraction, but it is anticipated that landscaping will be incorporated into the developer's designs. Proposed site lighting shall be designed to mitigate light pollution and will follow Town guidelines and conditions of approval identified by the Town for this CUG.

Once drilling and completions operations are complete, the site will only be accessed for general maintenance and inspection purposes and produced water pickups. Produced oil will be transported offsite via an oil pipeline. The anticipated production traffic to the site includes up to 15 pickup trucks per day for monitoring and maintenance, and tanker trucks up to ten times per day to collect produced water. Trucks types will include semi-trucks with 130 bbl tankers with a max weight of 80,000 pounds.

No warehousing or storage of equipment or materials is proposed. However, produced oil and water will be stored within the tank battery until it is transported off-site via pipeline or tanker truck.

Air and water quality requirements shall be met, as applicable, per EPA, CDPHE and COGCC criteria. The proposed use will not require an on-site water source. The proposed use will not require sewage disposal. During construction of the pad and drilling of the wells, portable sanitary facilities will be provided per COGCC Rule 602.f. Waste management reports shall be provided to the Town as required by the COGCC and/or the DCPHE rules and regulations.



Key

-  Merlin Pad Location
-  Inbound Truck Route
-  Outbound Truck Route

M:\co - Well Head Staking\Drawings\EXT06N67W30-02 (RANDANCE CENTER)\COVER.dwg, 5/18/2018 3:44:36 PM, Luke Seeber

CONDITIONAL USE GRANT - DRILLING AND SITE IMPROVEMENTS

MERLIN OIL AND GAS WELL PAD

LOCATED IN SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO

CONTACTS

TOWN
TOWN OF WINDSOR
301 WALNUT STREET
WINDSOR, CO 80550
(970) 674-2400

OWNER
RANDANCE AQUATIC INVESTMENTS
MARTIN LIND
1625 PELICAN LAKES POINT
WINDSOR, CO 80550
(970) 686-5828

ZONE

ZONE IS RMU (RESIDENTIAL MIXED USE).

FLOOD ZONE

PANEL 08123C1483E OF THE FEMA FLOOD MAP SHOWS A 500-YEAR AND 100-YEAR FLOODZONE TO THE NORTH OF THE MERLIN PAD SITE NEAR THE EXISTING POND. THE WORK WITHIN THIS PROJECT WILL NOT IMPACT THE FLOODZONE FOR THE CACHE LA POUDRE RIVER SINCE THE SITE IS LOCATED IN ZONE X. ZONE X AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LIGHTING

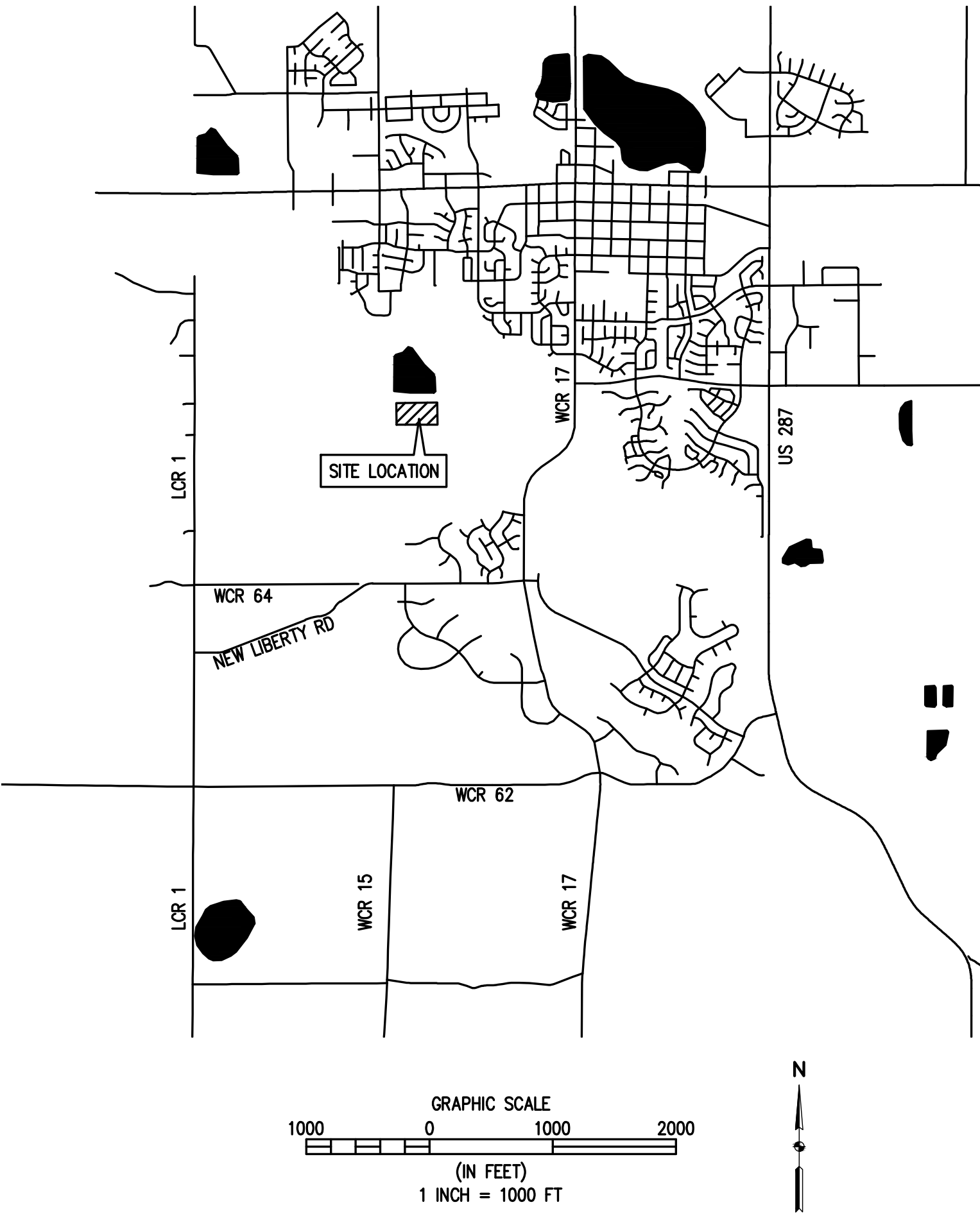
LIGHTING WILL BE DESIGNED IN ACCORDANCE WITH TOWN OF WINDSOR GUIDELINES AND WILL COMPLY WITH CUG CONDITIONS OF APPROVAL.

CUG NOTES

1. THE APPLICANT SHALL COMPLY WITH THE LATEST COLORADO OIL AND GAS CONSERVATION COMMISSION (COGCC) COMPLETE RULES (100-1200 SERIES).
2. THE APPLICANT SHALL COMPLY WITH 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 OF WINDSOR-SEVERANCE FIRE AND RESCUE.
4. THE FACILITIES SHALL BE KEPT CLEAN AND OTHERWISE PROPERLY MAINTAINED AT ALL TIMES.
5. THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL TOWN, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
6. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR 'STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.' FOR INFORMATION CONTACT THE COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO, 80246. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
7. WHEN DISCHARGING GROUNDWATER, ALL DEWATERING METHODS SHALL BE IN CONFORMANCE WITH ALL LAWS AND REGULATIONS OF THE STATE - INCLUDING A COLORADO DISCHARGE PERMIT SYSTEM FOR CONSTRUCTION DEWATERING WASTEWATER DISCHARGE. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORMWATER RUNOFF AND /OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK.
8. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREON, DOES HEREBY AFFIRM RESPONSIBILITY TO THE TOWN OF WINDSOR, AS A BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ANY SUCH RESPONSIBILITY.
9. THE CONTRACTOR SHALL HAVE A REGISTERED LAND SURVEYOR TIE OUT AND RESET ANY PROPERTY CORNERS OR SECTION CORNERS PLANNED TO BE DISTURBED BY CONSTRUCTION OF THIS PROJECT, AND SHALL HAVE A REGISTERED LAND SURVEYOR REESTABLISH ANY PROPERTY CORNERS OR SECTION CORNERS INADVERTENTLY DISTURBED DURING CONSTRUCTION OF THIS PROJECT.
10. OWNER HEREBY AFFIRMS THAT IT HAS COMPLIED WITH THE NOTIFICATION REQUIREMENTS OF SECTION 37-92-602 (8), C.R.S., AND SHALL INDEMNIFY AND HOLD HARMLESS THE TOWN OF WINDSOR FOR ANY CLAIMS BY WATER RIGHTS HOLDERS WITH RESPECT TO THE STORM DRAINAGE FACILITIES APPROVED HEREIN.
11. THE PLANNED WELLPAD DEVELOPMENT WILL COMPLY WITH THE WINDSOR TOWN BOARD'S CONDITIONS OF APPROVAL OUTLINED IN THE CONDITIONAL USE GRANT.

OPERATOR
EXTRACTION OIL & GAS, LLC
CHRIS FREEMAN
370 17TH STREET, SUITE 5300
DENVER, CO 80202
(720) 354-4604

ENGINEER
BASELINE CORPORATION
4007 S. LINCOLN AVENUE, SUITE 405
LOVELAND, CO 80537
(970) 353-7600



SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	TOPOGRAPHIC SURVEY
C3	DRILLING AND SITE IMPROVEMENTS PLAN/SITE PLAN
C4	DRILLING GRADING PLAN
C5	PRODUCTION GRADING PLAN AND LANDSCAPING
C6	SITE ACCESS PLAN/TRUCK ROUTE

MINERAL EXTRACTION OPERATOR

IT IS HEREBY ACKNOWLEDGED THAT ALL MINERAL EXTRACTION/DEVELOPMENT OF THIS PROPERTY WILL BE IN STRICT ACCORDANCE WITH THESE PLANS. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THESE PLANS, INJUNCTIVE RELIEF PROHIBITING USE OF THE SUBJECT OIL AND GAS SITE, 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 THE SUBJECT PROPERTY TO BE PLANNED FOR MINERAL EXTRACTION AND HAVE A LEGAL RIGHT TO EXTRACT THE MINERALS UNDER THE NAME OF MERLIN 29E-10-1C, MERLIN 29E-10-2C, MERLIN 29E-10-3C, MERLIN 29E-10-4N, MERLIN 29E-10-5N, AND MERLIN 29E-10-6N.

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

ERIC JACOBSEN, SENIOR VICE PRESIDENT, OPERATIONS

NOTARIAL CERTIFICATE

STATE OF COLORADO } SS

COUNTY OF WELD

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

SURFACE PROPERTY OWNER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE SUBJECT PROPERTY HAS BEEN PLANNED FOR MINERAL EXTRACTION UNDER THE NAME OF MERLIN 29E-10-1C, MERLIN 29E-10-2C, MERLIN 29E-10-3C, MERLIN 29E-10-4N, MERLIN 29E-10-5N, AND MERLIN 29E-10-6N.

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

MARTIN LIND

NOTARIAL CERTIFICATE

STATE OF COLORADO } SS

COUNTY OF WELD

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

BASELINE

Engineering • Planning • Surveying

4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P. 970.353.7600 • F. 866.679.4664 • www.baselinecorp.com

DESIGNED BY AAD
DRAWN BY LDS
CHECKED BY AAD

DATE
PREPARED BY

REVISION DESCRIPTION

EXTRACTION OIL & GAS, LLC

WELD COUNTY

MERLIN
SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.

COVER SHEET

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY
NOT FOR
CONSTRUCTION**

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL XX/XX/XX

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

BASELINE XX/XX/XX

JOB NO. EXT06N67W30-02

DRAWING NAME
EXT06N67W30-02 (RANDANCE CENTER) COVER.dwg

SHEET 1 OF 6

C1

CONDITIONAL USE GRANT
MERLIN OIL AND GAS WELL PAD

LOCATED IN SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO



SURVEYOR'S STATEMENT:

I, AARON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY STATE, THAT AS A RESULT OF A LAND SURVEY MADE UNDER MY RESPONSIBLE CHARGE IN APRIL, 2017, TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THIS TOPOGRAPHIC SURVEY WAS MADE. THIS TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD.

AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

NOTES:

- HORIZONTAL DATUM: COLORADO STATE PLANE COORDINATES NORTH ZONE, NAD 83 DATUM. HORIZONTAL CONTROL BASED UPON BASELINE ENGINEERING CONTROL POINT "LOVESHACK". NORTHING=1,402,092.04 EASTING=3,160,088.60
- VERTICAL DATUM: NAVD 88. VERTICAL CONTROL BASED ON BASELINE ENGINEERING CONTROL POINT "LOVESHACK". BENCHMARK IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WELD COUNTY ROAD 62 AND WELD COUNTY ROAD 15. ELEVATION=4823.35
- COORDINATES SHOWN ON THIS DRAWING ARE MODIFIED STATE PLANE COORDINATES. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.999729140 (1.000270673) BOUT THE ORIGIN (0,0).
- LOCATIONS OF UTILITIES AND FOREIGN PIPELINES WERE DETERMINED FROM VISIBLE SURFACE EVIDENCE. THESE LOCATIONS IF SHOWN MAY NOT BE ACCURATE OR COMPLETE. OTHER UTILITIES MAY EXIST AND ARE TO BE FIELD LOCATED BY OTHERS PRIOR TO EXCAVATION.
- THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY LAND BOUNDARY, EASEMENT, FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

LEGEND

EXISTING LINETYPES

- 81 MINOR CONTOUR (1' INTERVAL)
- 5280 MAJOR CONTOUR (5' INTERVAL)
- EDGE OF WATER
- FENCE
- ST ST STORM SEWER
- DITCH FLOWLINE
- EDGE OF GRAVEL
- W W WATER LINE

EXISTING SYMBOLS

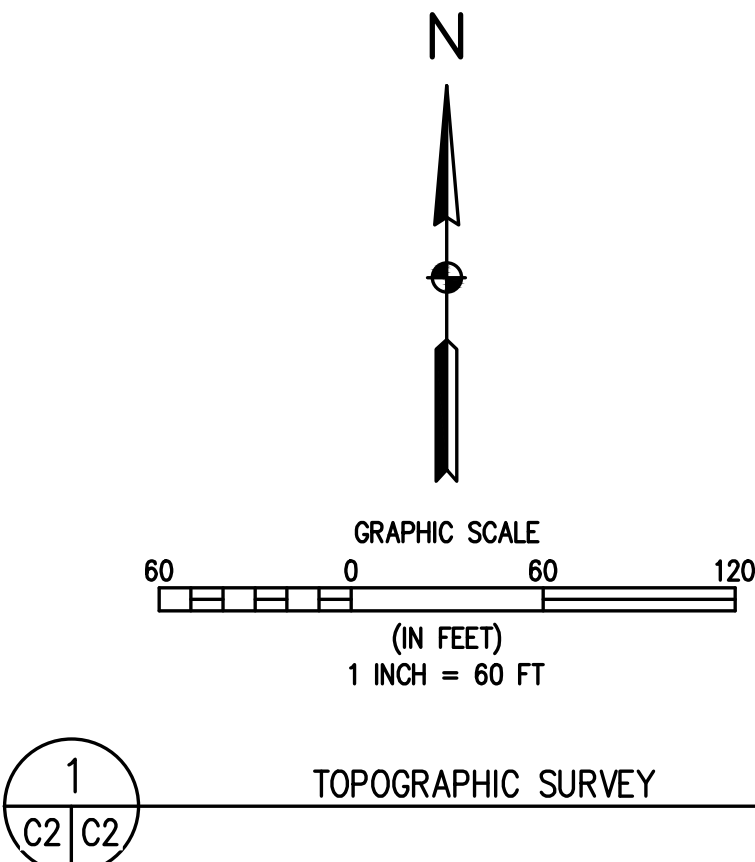
- EXISTING WELL HEAD
- GAS VALVE
- GAS MARKER
- WATER MARKER
- WATER VALVE
- WATER MANHOLE
- WATER WELL
- BOLLARD
- POWER POLE
- SIGN
- GUY WIRE ANCHOR
- DOUBLE POST SIGN
- FENCE GATE

TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL

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

Town Engineer

Date



4007 S LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P. 970.333.7800 • F. 866.679.6864 • www.baselinecorp.com

DESIGNED BY	AAD
DRAWN BY	LDS
CHECKED BY	AAD

REVISION	DESCRIPTION	DATE	PREPARED BY

EXTRACTION OIL & GAS, LLC
WELD COUNTY
MERLIN
SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOPOGRAPHIC SURVEY

PREPARED UNDER THE DIRECT
SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	xx/xx/xx
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	xx/xx/xx
JOB NO.	EXT06N67W30-02
DRAWING NAME	EXT06N67W30-02 (MERLIN) TOPO MAP.dwg
SHEET	2 OF 6

C2

CONDITIONAL USE GRANT
MERLIN OIL AND GAS WELL PAD

LOCATED IN SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF WELD, STATE OF COLORADO



SURVEYOR'S STATEMENT:

I, AARON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY STATE, THAT AS A RESULT OF A LAND SURVEY MADE UNDER MY RESPONSIBLE CHARGE IN APRIL, 2017, TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THIS TOPOGRAPHIC SURVEY WAS MADE. THIS TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD.

AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

NOTES:

1. HORIZONTAL DATUM: COLORADO STATE PLANE COORDINATES NORTH ZONE, NAD 83 DATUM. HORIZONTAL CONTROL BASED UPON BASELINE ENGINEERING CONTROL POINT "LOVESHACK". NORTHING=1,402,092.04 EASTING=3,160,088.60
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LEGEND

EXISTING LINETYPES

- 81 MINOR CONTOUR (1' INTERVAL)
- 5280 MAJOR CONTOUR (5' INTERVAL)
- EDGE OF WATER
- FENCE
- ST ST STORM SEWER
- DITCH FLOWLINE
- EDGE OF GRAVEL
- W W WATER LINE

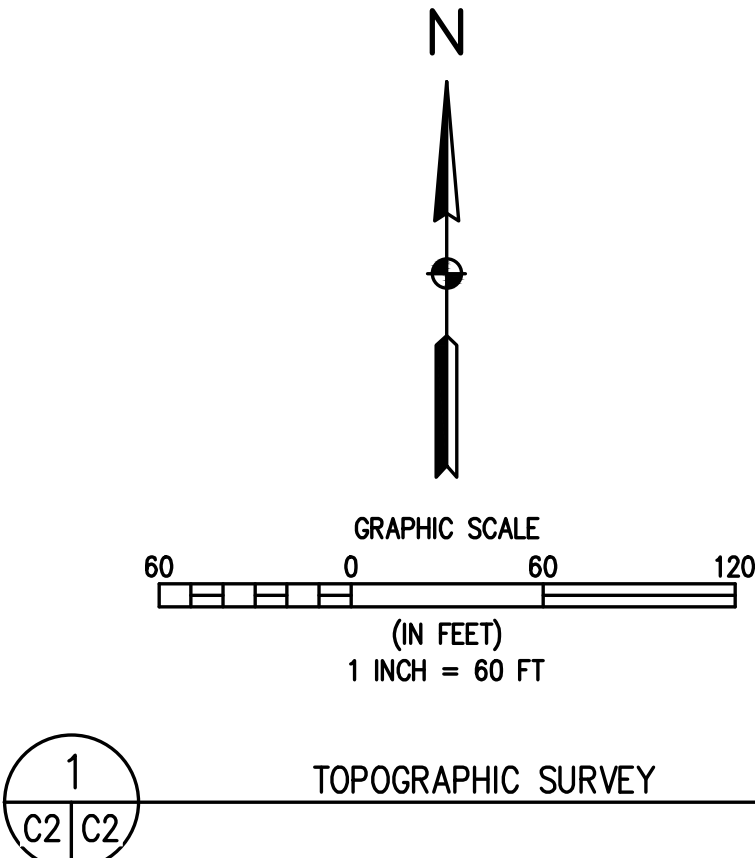
EXISTING SYMBOLS

- EXISTING WELL HEAD
- GAS VALVE
- GAS MARKER
- WATER MARKER
- WATER VALVE
- WATER MANHOLE
- WATER WELL
- BOLLARD
- POWER POLE
- SIGN
- GUY WIRE ANCHOR
- DOUBLE POST SIGN
- FENCE GATE

TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL

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

Town Engineer _____ Date _____



DESIGNED BY AAD
DRAWN BY LDS
CHECKED BY AAD

DATE

PREPARED BY

REVISION DESCRIPTION

EXTRACTION OIL & GAS, LLC

WELD COUNTY

MERLIN
SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOPOGRAPHIC SURVEY

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL xx/xx/xx

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

BASELINE xx/xx/xx

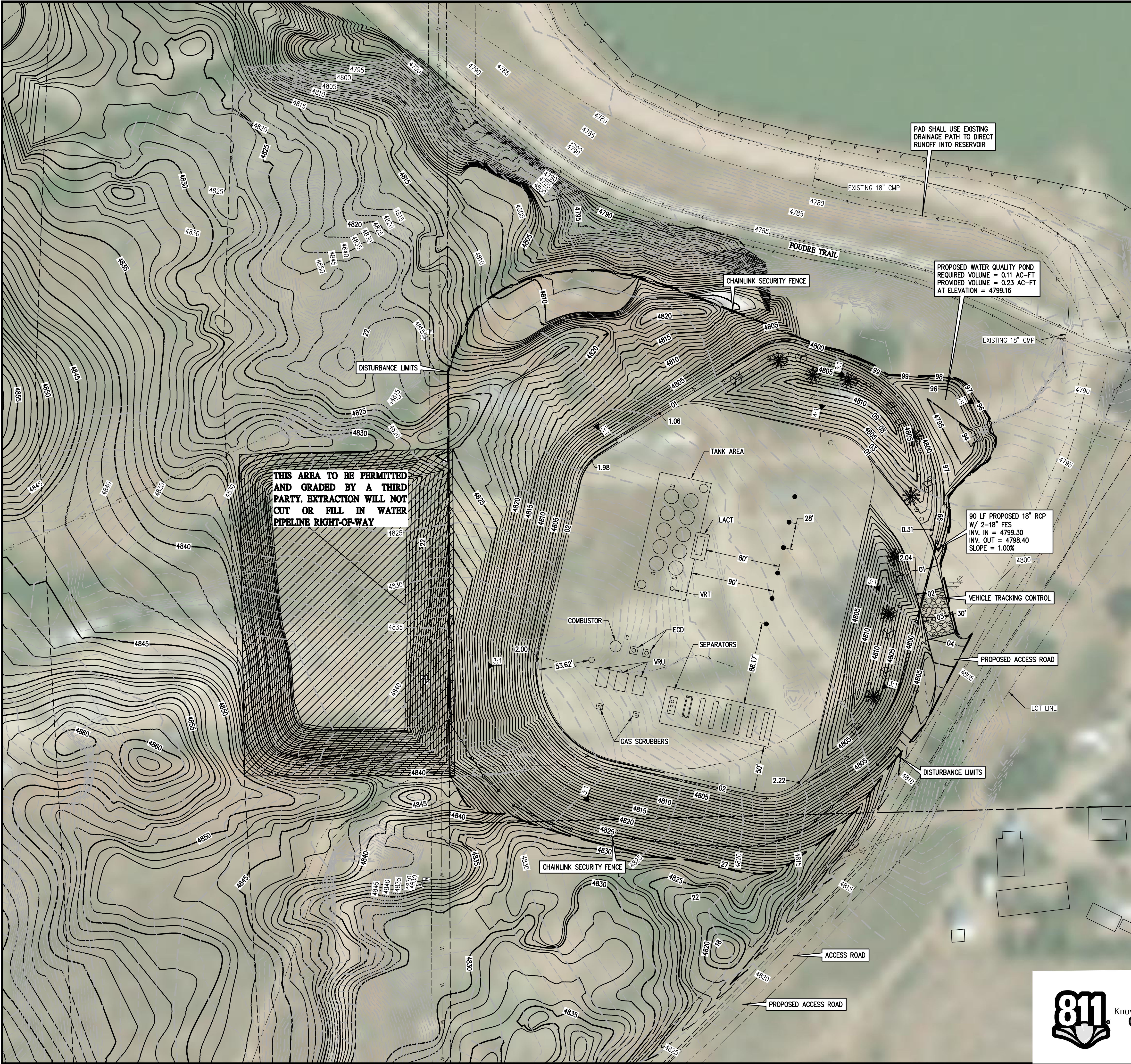
JOB NO. EXT06N67W30-02

DRAWING NAME
EXT06N67W30-02 (MERLIN) TOPO MAP.dwg

SHEET 2 OF 6

C2

M:\co - Well Head Staking\EXT06N67W30-02 (RANDANCE CENTER)\Drawings\MERLIN Plans.dwg, 5/18/2018 3:44:53 PM, Luke Seaber



LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		LOT LINE
		SECTION LINE
		MINOR CONTOUR (1' INTERVAL)
		MAJOR CONTOUR (5' INTERVAL)
		EASEMENT
		EDGE OF GRAVEL
		EDGE OF CONCRETE
		CENTERLINE OF ROAD
		FENCE
		WATER LINE
		WATER SURFACE
		DITCH FLOWLINE
		STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		SPOT ELEVATION
		NOMINAL SLOPE ON CUT OR FILL
		FLOW DIRECTION, %
		CONCRETE FLARED END SECTION
		POWER POLE
		SIGN
		LIGHT POLE
		VEHICLE TRACKING CONTROL

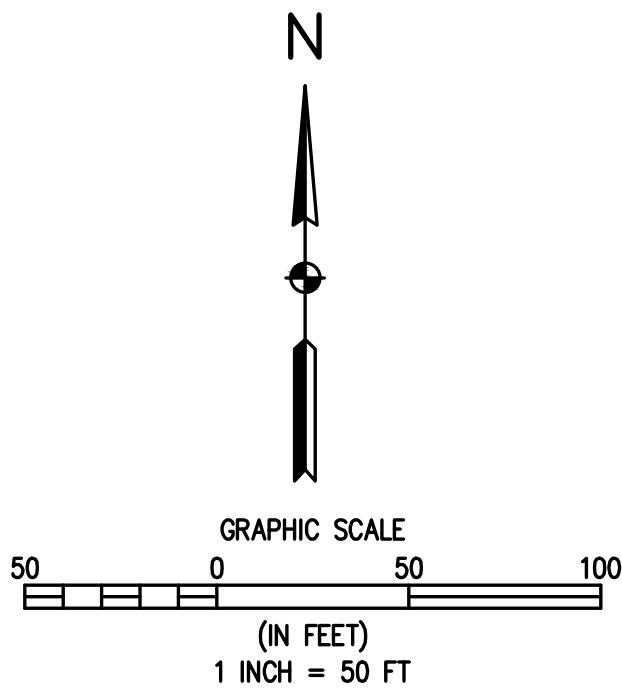
PROJECT CONTACTS:

CIVIL ENGINEER:
BASELINE ENGINEERING
AARON DEMO, PLS
(970) 383-7600
AARON@BASELINECORP.COM

CLIENT:
EXTRACTION OIL & GAS
CHRIS FREEMAN
(720) 354-4604
CFREEMAN@EXTRACTIONOG.COM

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 PROPOSED MERLIN PAD WILL COMPLY WITH WINDSOR OIL & GAS SETBACK REQUIREMENTS OUTLINED IN TOWN CODE SECTION 16-11-80.
4. THE APPLICANT SHALL MAINTAIN ON-GOING COMPLIANCE WITH ALL CONDITIONS OF THE TOWN AND WINDSOR-SEVERANCE FIRE RESCUE.
5. THE FACILITIES SHALL BE KEPT CLEAN AND OTHERWISE PROPERLY MAINTAINED AT ALL TIMES.
6. 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.
7. SITE WILL UTILIZE DOWNCAST LIGHTING WITH CUTOFF FIXTURES TO MITIGATE LIGHT POLLUTION.



1 DRILLING AND SITE IMPROVEMENTS PLAN/SITE PLAN



TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL

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

Town Engineer _____ Date _____



Engineering - Planning - Surveying
4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P. 970.333.7600 • F. 866.679.4664 • www.baselinecorp.com

DESIGNED BY AAD
DRAWN BY LDS
CHECKED BY AAD

DATE _____
PREPARED BY _____

REVISION DESCRIPTION

EXTRACTION OIL & GAS, LLC
WELD COUNTY
MERLIN
SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
DRILLING AND SITE IMPROVEMENTS PLAN/SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL XX/XX/XX
DRAWING SIZE 24" X 36"
SURVEY FIRM BASELINE SURVEY DATE XX/XX/XX
JOB NO. EXT06N67W30-02
DRAWING NAME MERLIN Plans.dwg
SHEET 3 OF 6

C3

M:\co - Well Head Staking\EXT06N67W30-02 (RANDANCE CENTER)\Drawings\MERLIN Plans.dwg, 5/18/2018 3:44:56 PM, Luke Seaber



LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
---	---	LOT LINE
---	---	SECTION LINE
---	---	MINOR CONTOUR (1' INTERVAL)
---	---	MAJOR CONTOUR (5' INTERVAL)
---	---	EASEMENT
---	---	EDGE OF GRAVEL
---	---	EDGE OF CONCRETE
---	---	CENTERLINE OF ROAD
---	---	FENCE
---	---	WATER LINE
---	---	WATER SURFACE
---	---	DITCH FLOWLINE
---	---	STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
25.4+	25.36	SPOT ELEVATION
3:1	3:1	NOMINAL SLOPE ON CUT OR FILL
→	→	FLOW DIRECTION, %
▽	▽	CONCRETE FLARED END SECTION
⊗	⊗	POWER POLE
+	+	SIGN
⊙	⊙	LIGHT POLE
⊗	⊗	VEHICLE TRACKING CONTROL

SITE EARTHWORK QUANTITIES

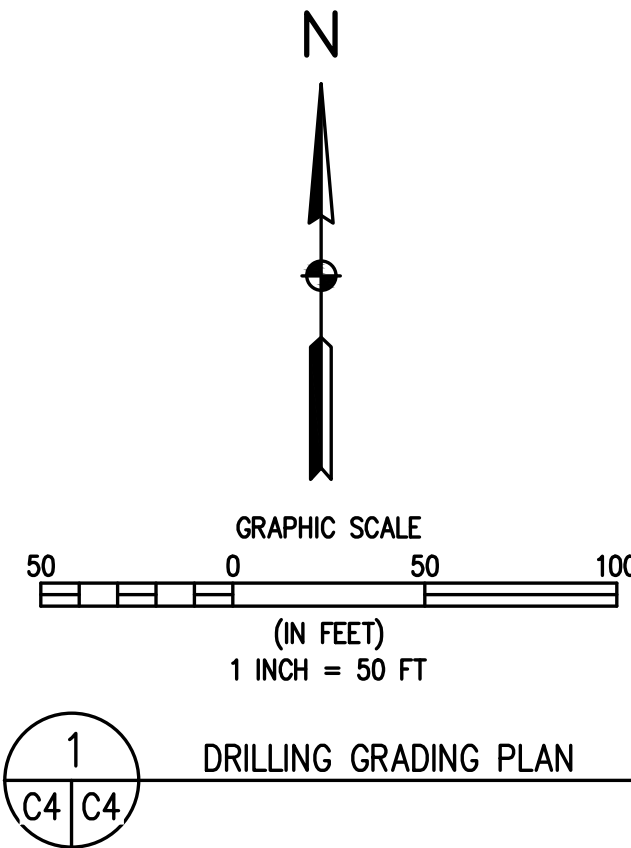
NE CRN FINISHED PAD DIRT ELEVATION	4799.92
SW CRN FINISHED PAD DIRT ELEVATION	4802.36
TOTAL CUT	101,828 CY
TOTAL FILL	145 CY
10% FILL FACTOR	14 CY
ADJUSTED TOTAL FILL	159 CY
NET MATERIAL	101,669 CY (CUT)

PRODUCTION PAD PLATING QUANTITIES

NE CRN PAD PLATING ELEVATION	4800.25
SW CRN PAD PLATING ELEVATION	4802.69
TOTAL PLATING AREA	197,471 SF
PLATING DEPTH FOR QUANTITIES	6 IN (COMPACTED TO 4")
TOTAL PLATING MATERIAL	3,657 CY

ADDED BMP QUANTITIES QUANTITIES

TOTAL CUT	1,830 CY
TOTAL FILL	1,061 CY
10% FILL FACTOR	106 CY
ADJUSTED TOTAL FILL	1,167 CY
NET MATERIAL	663 CY (CUT)



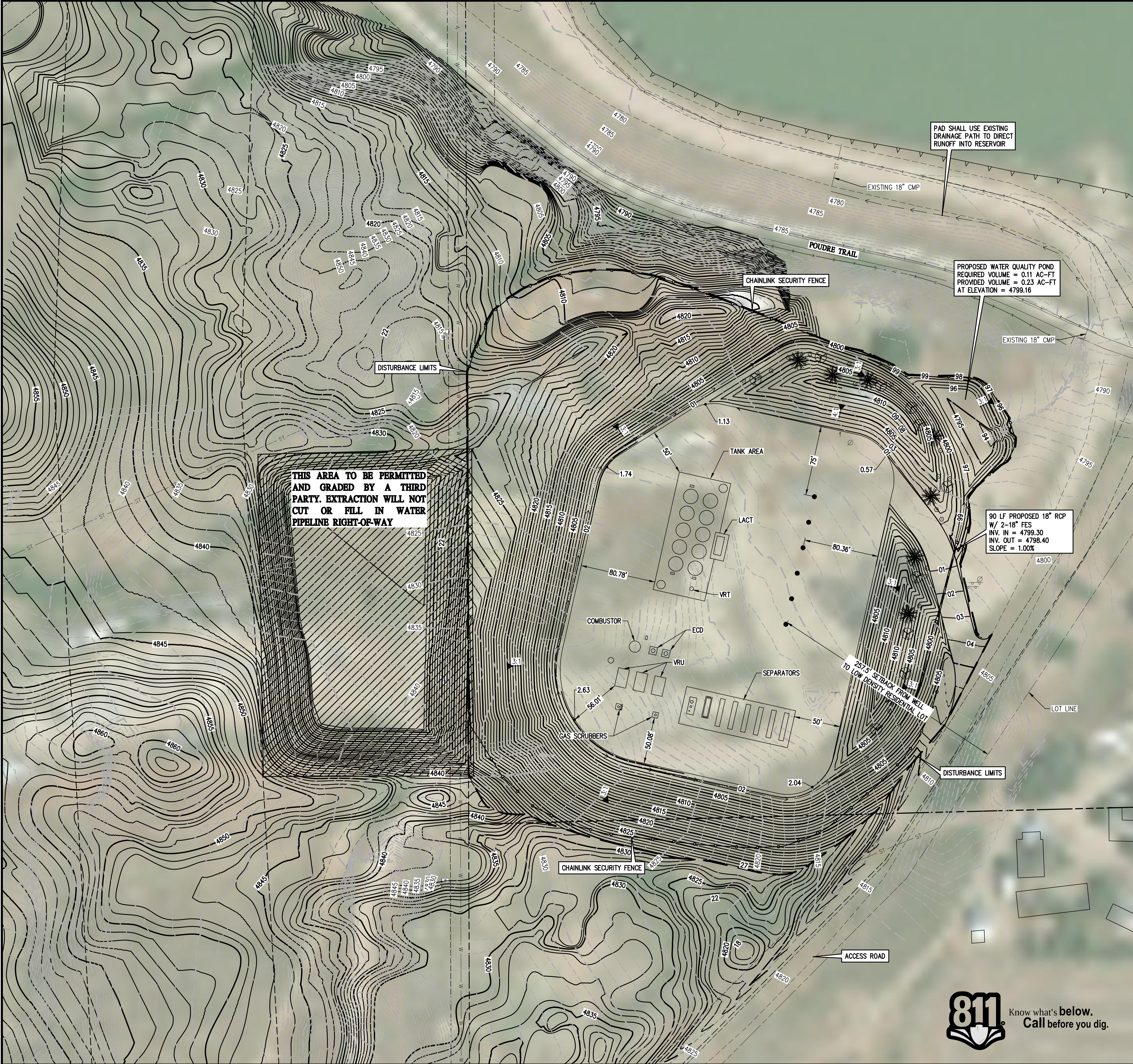
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CHECKED BY	AAD

REVISION	DESCRIPTION	DATE	PREPARED BY

EXTRACTION OIL & GAS, LLC	WELD COUNTY
MERLIN	SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
DRILLING GRADING PLAN	

PREPARED UNDER THE DIRECT SUPERVISION OF	
FOR AND ON BEHALF OF	
BASELINE CORPORATION	
INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	XX/XX/XX
JOB NO.	EXT06N67W30-02
DRAWING NAME	MERLIN Plans.dwg
SHEET	4 OF 6

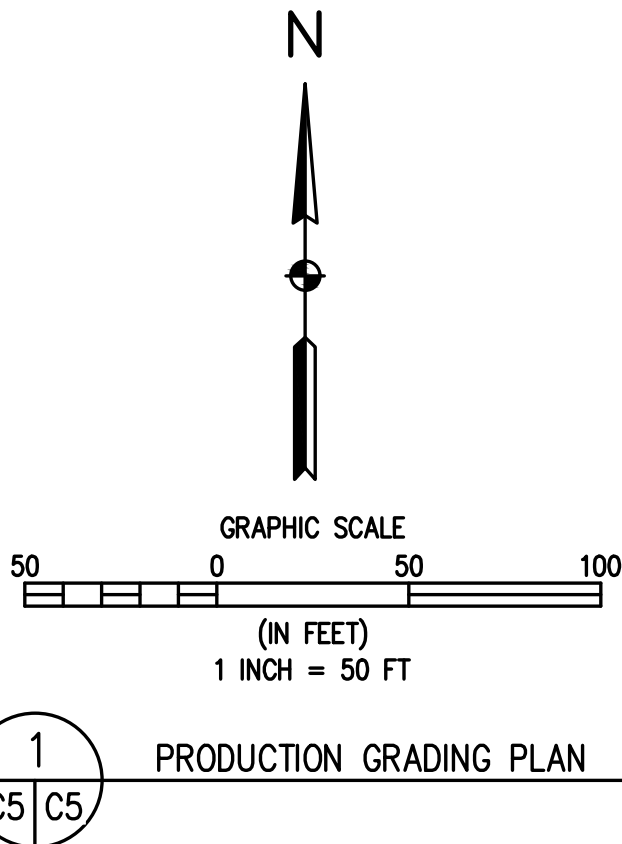
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LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		LOT LINE
		SECTION LINE
		MINOR CONTOUR (1' INTERVAL)
		MAJOR CONTOUR (5' INTERVAL)
		EASEMENT
		EDGE OF GRAVEL
		EDGE OF CONCRETE
		CENTERLINE OF ROAD
		FENCE
		WATER LINE
		WATER SURFACE
		DITCH FLOWLINE
		STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		SPOT ELEVATION
		NOMINAL SLOPE ON CUT OR FILL
		FLOW DIRECTION, %
		CONCRETE FLARED END SECTION
		POWER POLE
		SIGN
		LIGHT POLE
		VEHICLE TRACKING CONTROL



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CHECKED BY	AAD

DATE	
PREPARED BY	

REVISION	DESCRIPTION

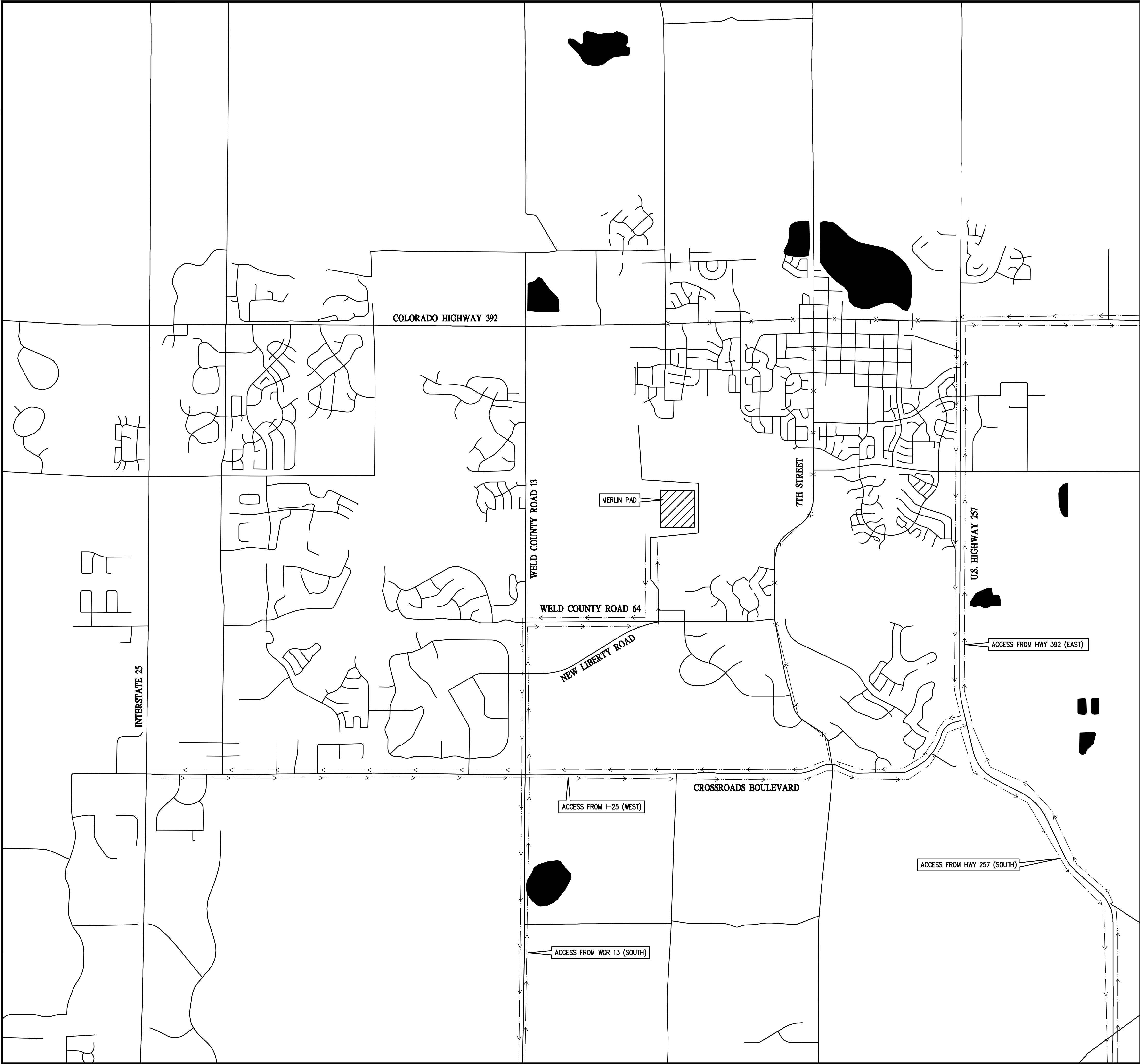
EXTRACTION OIL & GAS, LLC	WELD COUNTY
MERLIN	
SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.	
PRODUCTION GRADING PLAN	

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY
NOT FOR
CONSTRUCTION**

FOR AND ON BEHALF OF	BASELINE CORPORATION
INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	XX/XX/XX
JOB NO.	EXT06N67W30-02
DRAWING NAME	MERLIN Plans.dwg
SHEET	5 OF 6

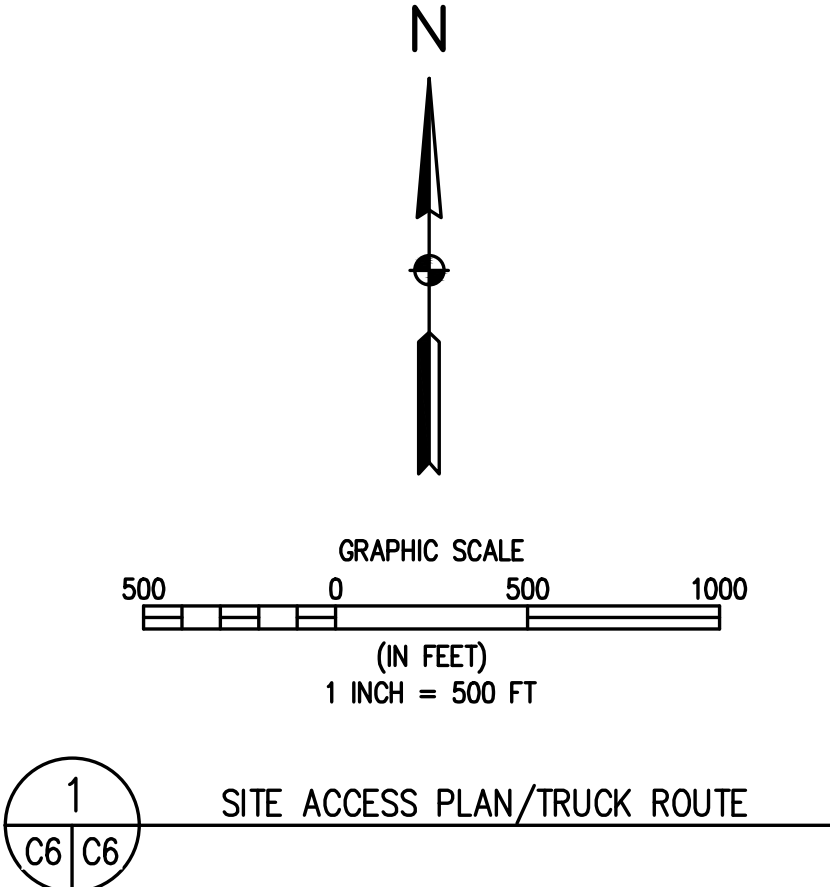
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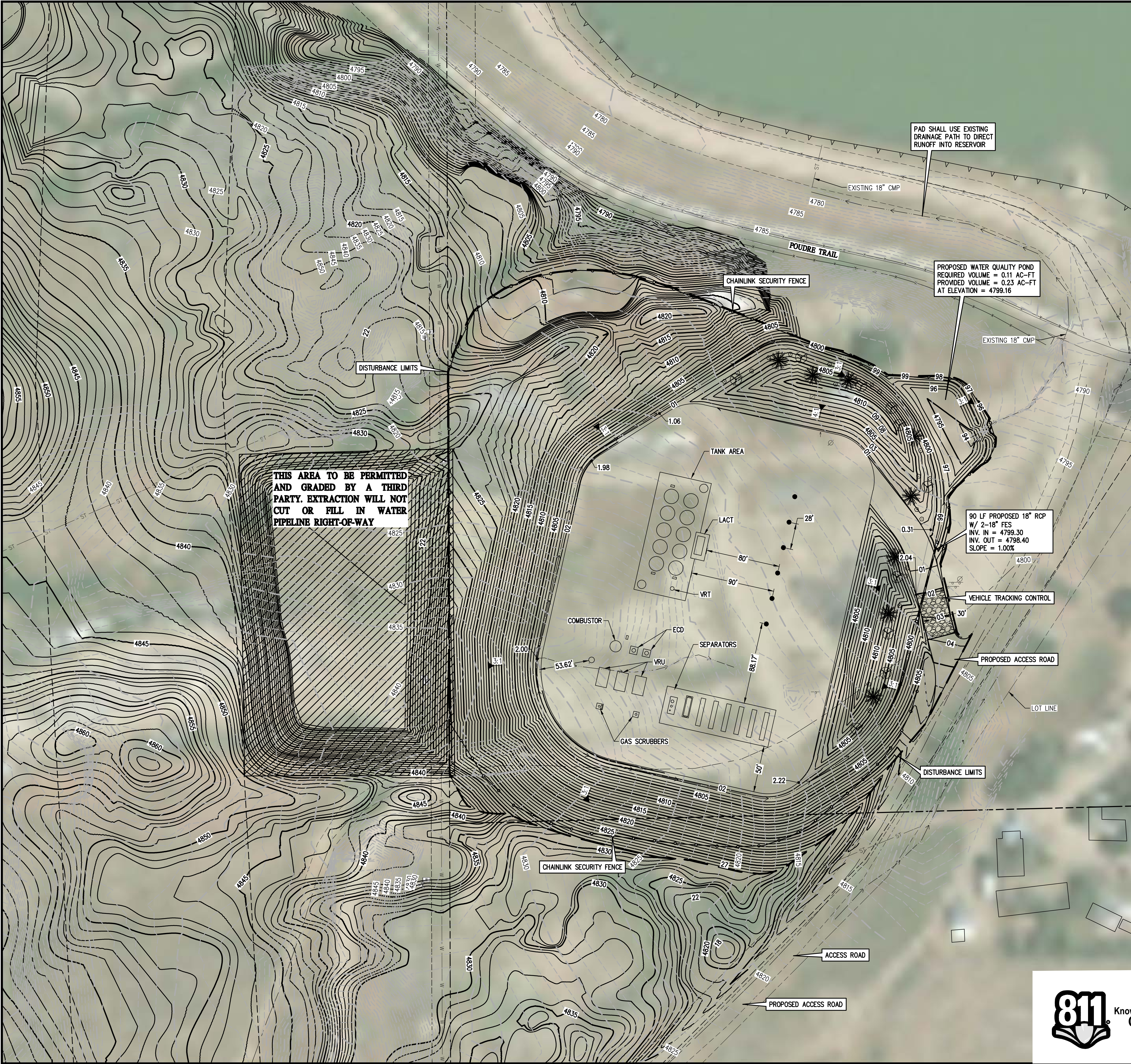
--->--- HAUL ROUTE

---X--- NO TRUCKS THROUGH TOWN



BASELINE Engineering • Planning • Surveying 4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537 P. 970.533.7600 • F. 866.679.4864 • www.baselinecorp.com	
DESIGNED BY AAD	DATE
DRAWN BY LDS	PREPARED BY
CHECKED BY AAD	REVISION DESCRIPTION
EXTRACTION OIL & GAS, LLC WELD COUNTY MERLIN SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M. SITE ACCESS PLAN/TRUCK ROUTE	
PREPARED UNDER THE DIRECT SUPERVISION OF PRELIMINARY NOT FOR CONSTRUCTION	
FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	XX/XX/XX
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DRAWING NAME	MERLIN HAUL ROUTE.dwg
SHEET	6 OF 6
6	

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		SECTION LINE
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		EASEMENT
		EDGE OF GRAVEL
		EDGE OF CONCRETE
		CENTERLINE OF ROAD
x x x x	x x x x	FENCE
W W	W	WATER LINE
		WATER SURFACE
-> ->	-> ->	DITCH FLOWLINE
ST ST		STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
25.44	25.36	SPOT ELEVATION
3:1	3:1	NOMINAL SLOPE ON CUT OR FILL
➔	➔	FLOW DIRECTION, %
▽	▽	CONCRETE FLARED END SECTION
⊙	⊙	POWER POLE
+	+	SIGN
*	*	LIGHT POLE
⊗	⊗	VEHICLE TRACKING CONTROL

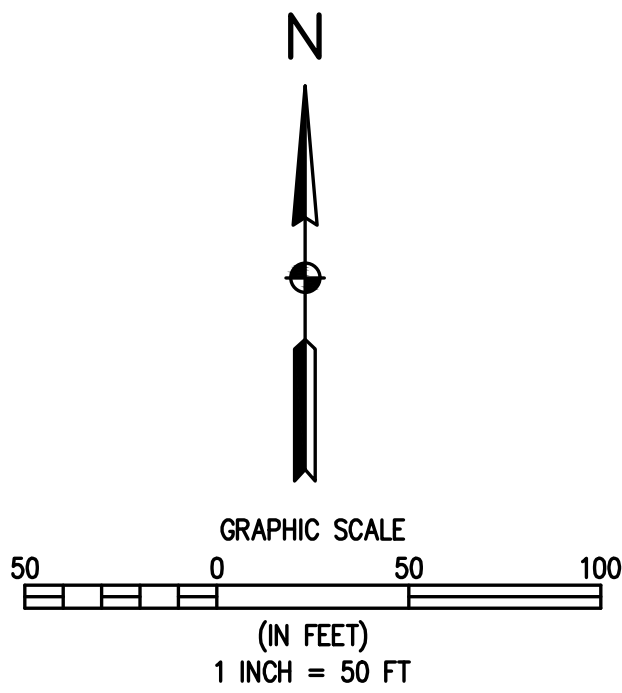
PROJECT CONTACTS:

CIVIL ENGINEER:
BASELINE ENGINEERING
AARON DEMO, PLS
(970) 383-7600
AARON@BASELINECORP.COM

CLIENT:
EXTRACTION OIL & GAS
CHRIS FREEMAN
(720) 354-4604
CFREEMAN@EXTRACTIONOG.COM

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 PROPOSED MERLIN PAD WILL COMPLY WITH WINDSOR OIL & GAS SETBACK REQUIREMENTS OUTLINED IN TOWN CODE SECTION 16-11-80.
4. THE APPLICANT SHALL MAINTAIN ON-GOING COMPLIANCE WITH ALL CONDITIONS OF THE TOWN AND WINDSOR-SEVERANCE FIRE RESCUE.
5. THE FACILITIES SHALL BE KEPT CLEAN AND OTHERWISE PROPERLY MAINTAINED AT ALL TIMES.
6. 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.
7. SITE WILL UTILIZE DOWNCAST LIGHTING WITH CUTOFF FIXTURES TO MITIGATE LIGHT POLLUTION.



1 DRILLING AND SITE IMPROVEMENTS PLAN/SITE PLAN
C3 C3



TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL

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

Town Engineer _____ Date _____



Engineering - Planning - Surveying

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PREPARED BY	

REVISION DESCRIPTION	
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EXTRACTION OIL & GAS, LLC

WELD COUNTY
MERLIN
SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
DRILLING AND SITE IMPROVEMENTS PLAN/SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

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FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	XX/XX/XX
JOB NO.	EXT06N67W30-02
DRAWING NAME	MERLIN Plans.dwg
SHEET	3 OF 6
C3	

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LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
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---	---	SECTION LINE
---	---	MINOR CONTOUR (1' INTERVAL)
---	---	MAJOR CONTOUR (5' INTERVAL)
---	---	EASEMENT
---	---	EDGE OF GRAVEL
---	---	EDGE OF CONCRETE
---	---	CENTERLINE OF ROAD
---	---	FENCE
---	---	WATER LINE
---	---	WATER SURFACE
---	---	DITCH FLOWLINE
---	---	STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
25.4+	25.36	SPOT ELEVATION
3:1	3:1	NOMINAL SLOPE ON CUT OR FILL
→	→	FLOW DIRECTION, %
▽	▽	CONCRETE FLARED END SECTION
⊗	⊗	POWER POLE
+	+	SIGN
⊙	⊙	LIGHT POLE
⊗	⊗	VEHICLE TRACKING CONTROL

SITE EARTHWORK QUANTITIES

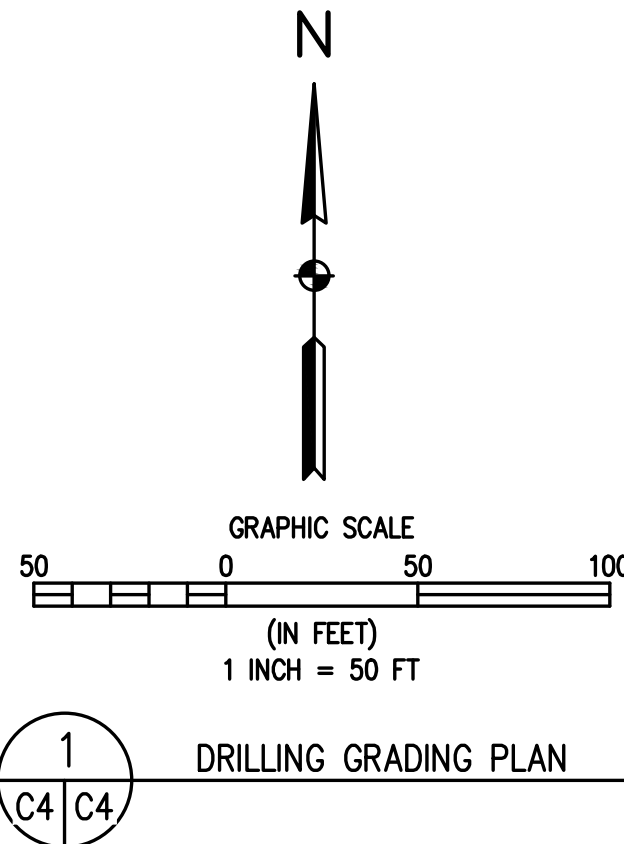
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REVISION	DESCRIPTION	DATE	PREPARED BY

EXTRACTION OIL & GAS, LLC	WELD COUNTY
MERLIN	SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
DRILLING GRADING PLAN	

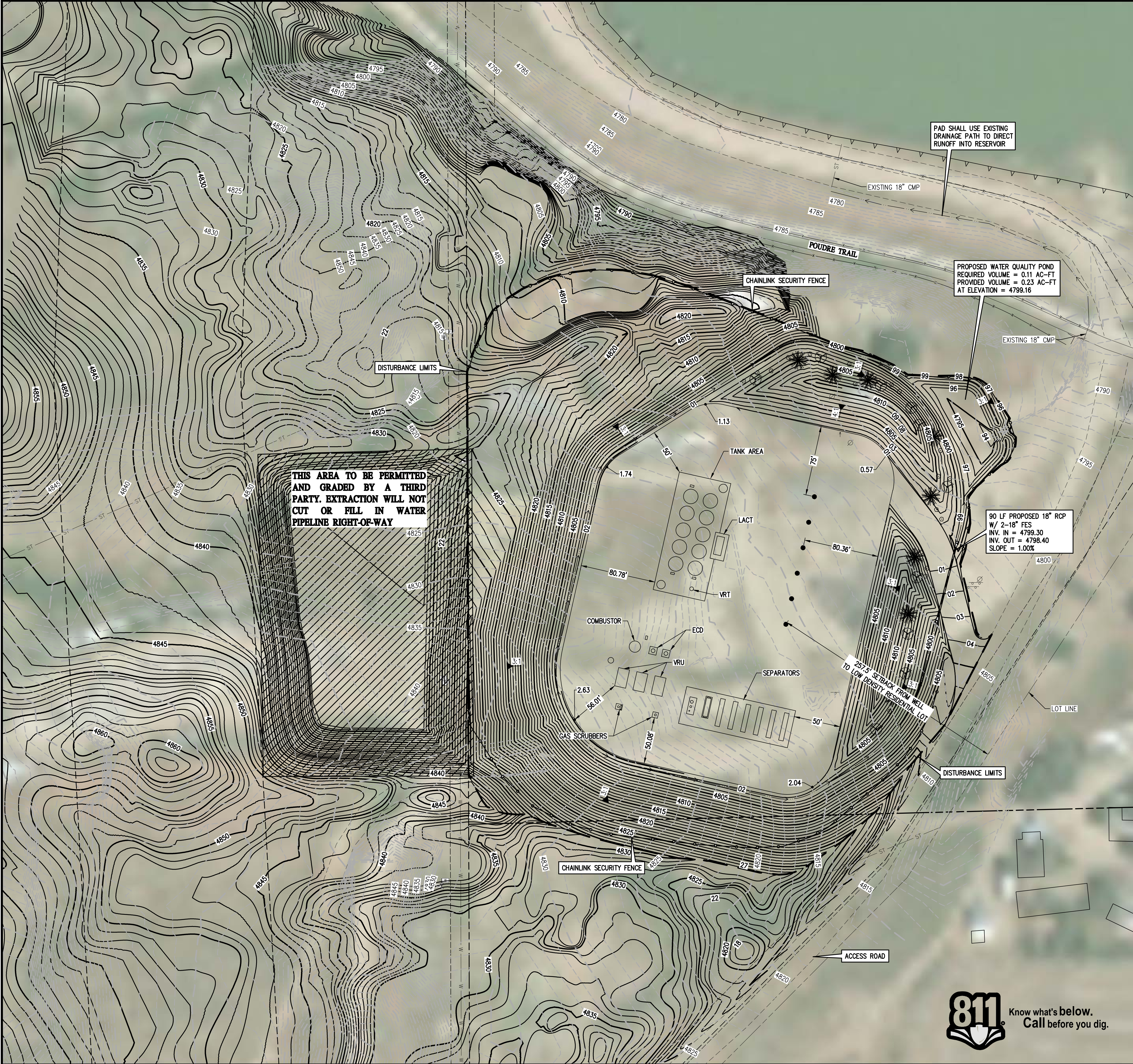
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FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	XX/XX/XX
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SURVEY FIRM	SURVEY DATE
BASELINE	XX/XX/XX
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DRAWING NAME	MERLIN Plans.dwg
SHEET	4 OF 6

C4

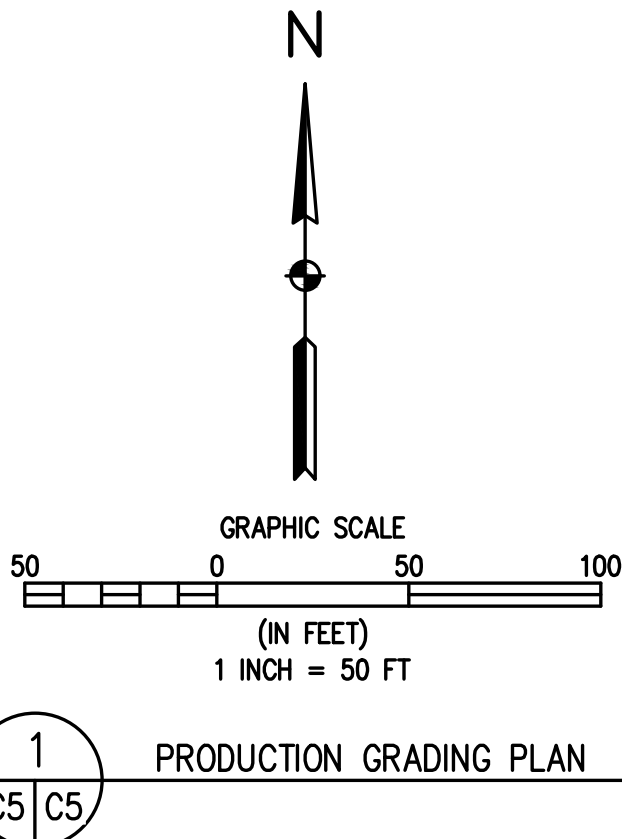
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LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
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		MINOR CONTOUR (1' INTERVAL)
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		EASEMENT
		EDGE OF GRAVEL
		EDGE OF CONCRETE
		CENTERLINE OF ROAD
		FENCE
		WATER LINE
		WATER SURFACE
		DITCH FLOWLINE
		STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		SPOT ELEVATION
		NOMINAL SLOPE ON CUT OR FILL
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		POWER POLE
		SIGN
		LIGHT POLE
		VEHICLE TRACKING CONTROL



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CHECKED BY	AAD

DATE	
PREPARED BY	

REVISION	DESCRIPTION

EXTRACTION OIL & GAS, LLC	WELD COUNTY
MERLIN	
SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.	
PRODUCTION GRADING PLAN	

PREPARED UNDER THE DIRECT SUPERVISION OF

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FOR AND ON BEHALF OF	BASELINE CORPORATION
INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	XX/XX/XX
JOB NO.	EXT06N67W30-02
DRAWING NAME	MERLIN Plans.dwg
SHEET	5 OF 6

Merlin Oil & Gas Conditional Use Grant – Neighborhood Meeting – May 3, 2018

Open House was held last night, May 3rd at the Windsor/Severance Fire House #1 from 6 pm to 8 pm. Outside of Extraction and Town Staff, there were a total of 2 attendees, Mr. & Mrs. Ed Stark. Their primary question was clarification of the planned site location and access route. They also spent time discussing the process of oil and gas development with our various subject matter experts.



Conditional Use Grant

Water Valley West, Lot 5 –
Merlin Oil & Gas Facilities

Carlin Malone, Chief Planner

Planning Commission June 6, 2018



Conditional Use Grant

Article VIII of Chapter 16 of the Municipal Code outlines the intent of the Conditional Use Grant process, including:

Sec. 16-7-10. Purpose.

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. 16-7-60. 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 (Sec. 16-7-50).

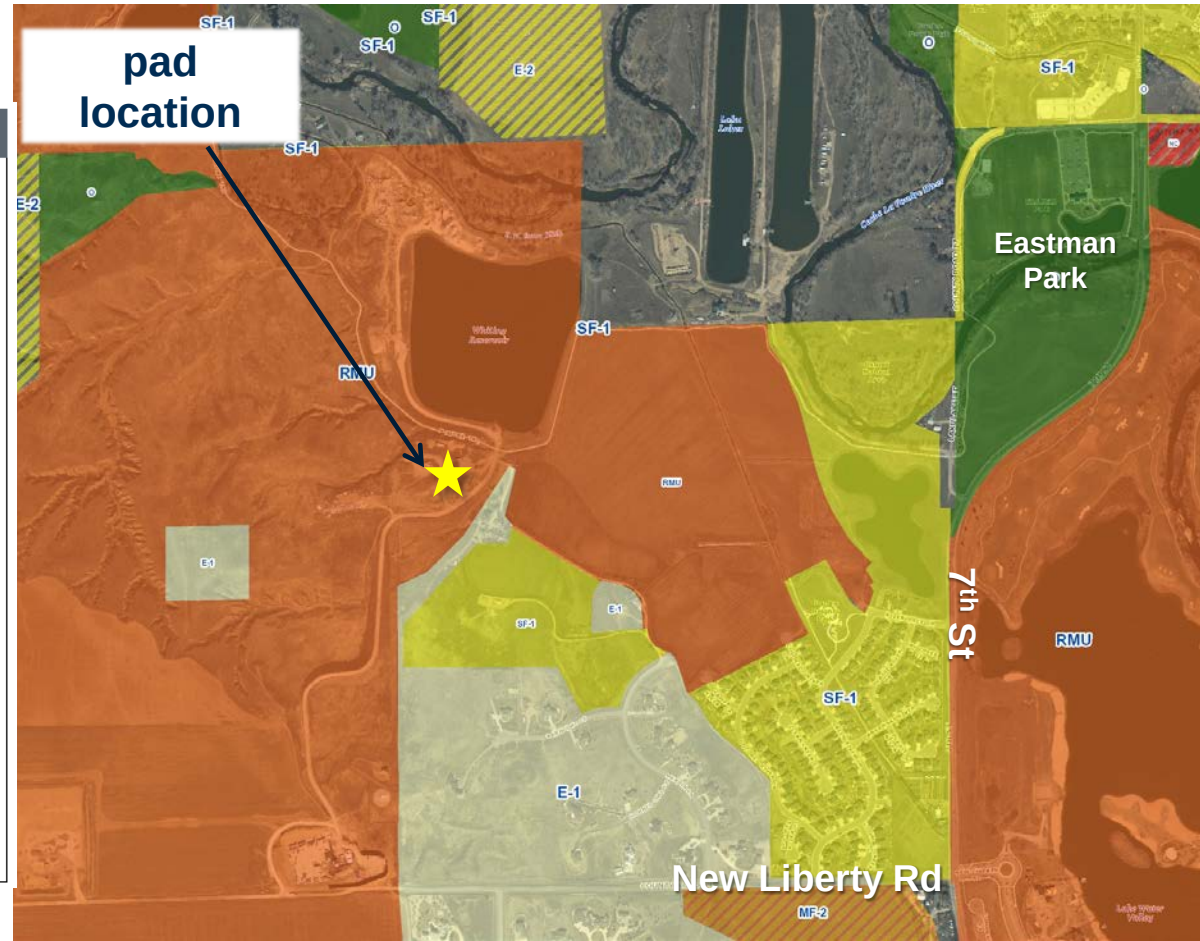
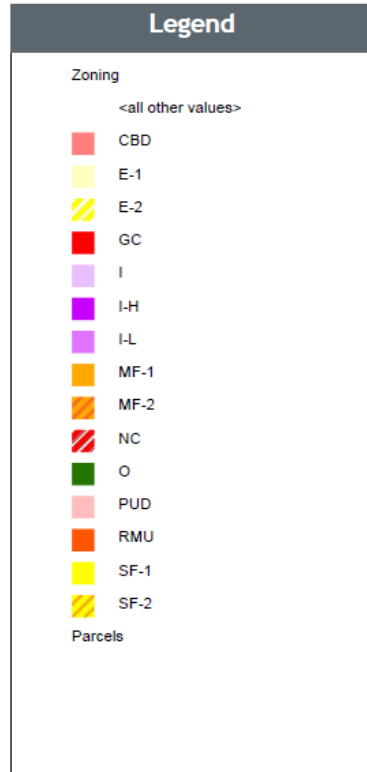
c) Based upon specific site characteristics, which shall include but shall not be limited to: nature and proximity of adjacent development; prevailing weather patterns, including wind direction; vegetative cover on or adjacent to the site; and topography of the site, the Town Board may, as a condition 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*



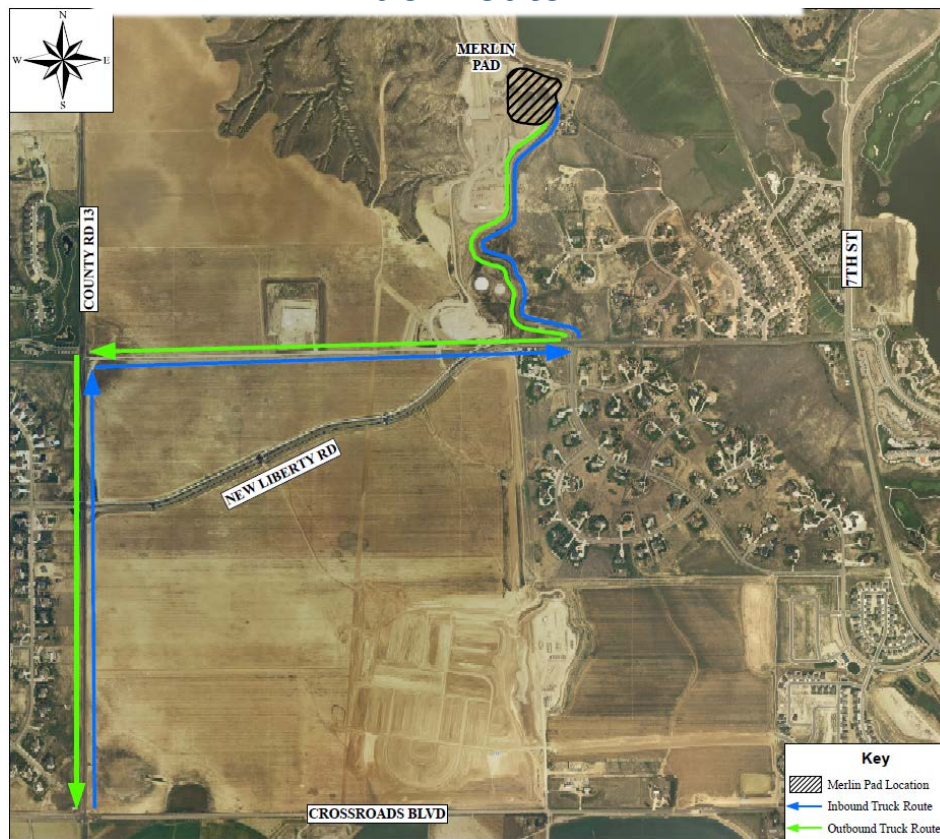


Site Zoning Map

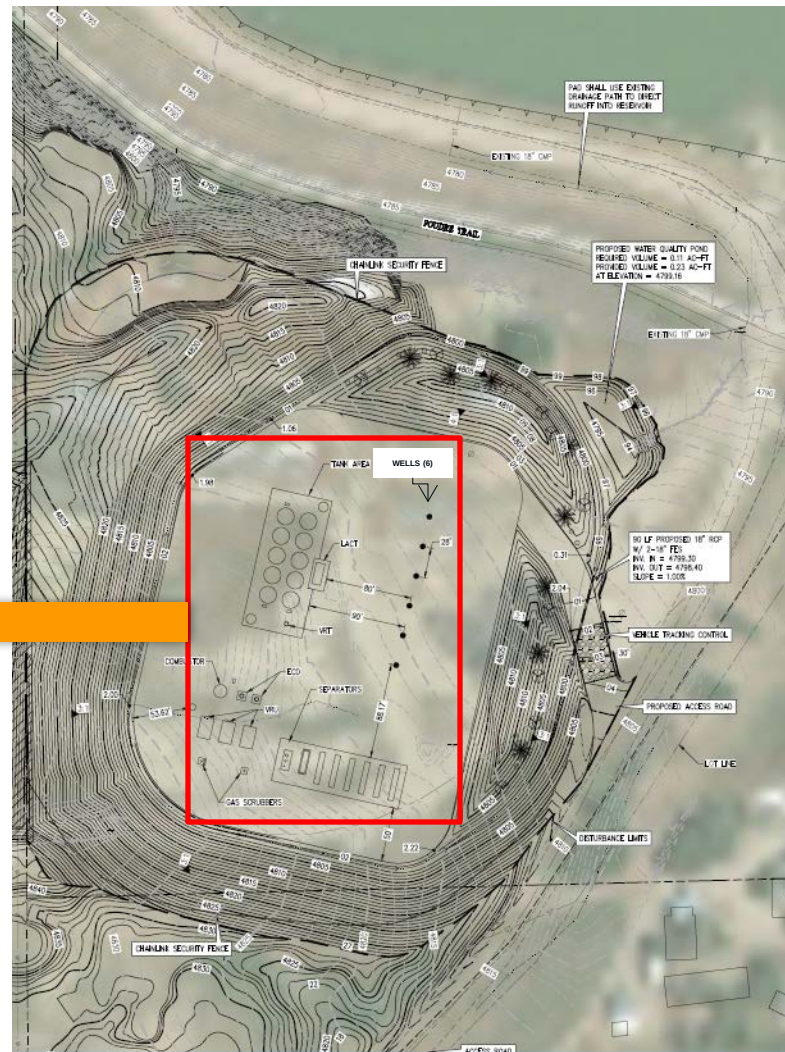
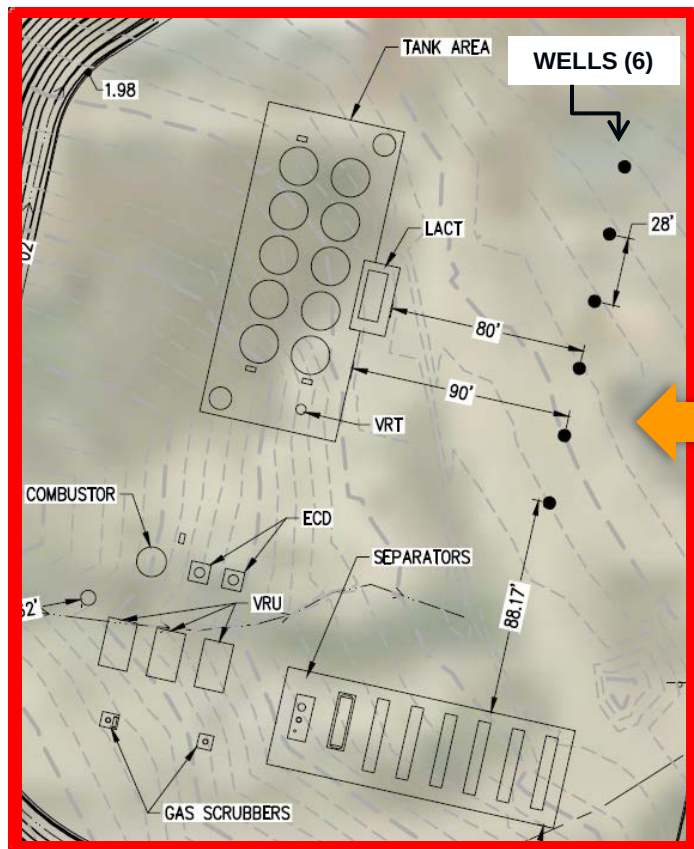


Site Overview

Truck route



Site Overview





Conditional Use Grant

Site characteristics:

- ~ 362 acres
 - 7 acre pad site
 - 6 wells & associated equipment
 - Distance between property boundary closest occupied structure: 290 feet
 - Distance between property boundary and closest occupied structure, Hilltop Subdivision: ~ 1,500 feet
 - Distance between property boundary and closest occupied structure, Poudre Heights Subdivision: ~ 2,150



Notification Area

A neighborhood meeting was held on May 3, 2018.

Notifications for this meeting were as follows:

- April 17 - affidavit of mailing to property owners within 500 feet
- April 20 – display ad in papers

Notifications for this public hearing were as follows:

- May 24, 2018 – affidavit of mailing to property owners within 500 feet & adjacent homeowner associations
- May 24, 2018 – sign posted on property
- May 25, 2018 – published in the papers
- June 1, 2018 – posted to Town website





Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the conditional use grant, subject to all site-specific conditions and the Town's standard conditions of approval for oil and gas facilities.



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 6, 2018
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Site Plan Presentation – Highlands Industrial Park Subdivision 1st Filing Lot 6 Block 1 – Logos Imaging; Shawn and Melanie Munn, owners; BJ DeForge, Hauser Architects, P.C., applicant
Item #: C.6

Background / Discussion

The applicant, Mr. BJ DeForge, representing the property owners Mr. Shawn Munn and Ms. Melanie Munn, is proposing a new development on Lots 6, Block 1 of the Highlands Industrial Park Subdivision 1st Filing. The site of the proposed building is addressed as 7292 Highland Meadows Parkway. The site is zoned Limited Industrial (I-L) and are located adjacent to other I-L-zoned properties except to the northeast where it abuts the Estate Residential E-2 District.

Overall development characteristics include:

- Total combined lot area of 2.38 acres
- 32,752 square foot (sf) building total (~24% lot coverage)
 - o two stories - 25,396 sf footprint; 7,356 second floor
 - o phased building
 - phase 1- south half at 18,776 sf for Logos Imaging's manufacturing area, office and warehouse space
 - Future addition – 13,976 sf
- Logos Imaging: 15 to 20 employees
- phase 1 (Logos Imaging) use mix – 14,672 office, 5,160 sf fabrication, 12,920 storage
- 55 parking spaces (parked at 1 per 300 sf)
- ~ 34% landscaped area (15% required)
 - o Includes trees to buffer / screen building from northeast
- access from Highland Meadows Parkway and Greenridge Road
- loading area on west side of building

Building characteristics include:

- pre-engineered steel building with stucco embossed and masonry panel wall finishes on south and east facades and metal panels on rear and north elevations (until second phase is added to north end); cultured stone wainscot
- earthtone colors – light beige stucco, beige masonry panels, brown trim, dark brown wainscot, dark bronze canopies
- covered entry
- pitched metal roof
- building height: 30'
- addition will be have complementary / similar design, materials, and colors as phase 1

Additional site details can be seen in the enclosed staff PowerPoint.

The current presentation is intended for the Planning Commission's information. Should the Planning Commission have any comments or concerns pertaining to this project, please refer such comments to staff during the presentation so that they may be addressed during staff's review of the project. The site plan will be reviewed and approved administratively by staff; however, if the project review process reveals issues that cannot be resolved between the applicant and staff, the site plan will be brought back to the Planning Commission for review.

Additionally, the applicant is hereby advised via this memorandum that another similar site plan presentation by the applicant is scheduled on June 11, 2018, for the Windsor Town Board.

Relationship to Comprehensive Plan

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

Chapter 5d - Commercial & Industrial Areas Framework Plan

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.*
- 2. Incentivize infill development to complete neighborhoods and leverage existing resources.*
- 3. Create distinct sense of place for Town's commercial and industrial districts.*

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly Prosperous Local Economy and Safe, Well-Planned Community With Spirit And Pride.

Recommendation

No recommendation, as this item is for presentation purposes.

Attachments

Application Materials
PowerPoint presentation

cc: Shawn and Melanie Munn, owners
BJ DeForge, applicant

LOGOS IMAGING
LOT 6, BLOCK 1, HIGHLANDS INDUSTRIAL PARK SUBDIVISION, 1st FILING

PROJECT NARRATIVE
February 27, 2018

Logos Imaging is currently located in a multi-tenant building located at 6835 Sherman Street, Loveland, CO. Due to company growth and the need for additional space, Shawn Munn (President) would like to develop the subject parcel in a similar fashion to his existing location.

Logos Imaging LLC is a leading provider of innovative total X-ray solutions designed to meet the requirements of industrial and security customers worldwide. Their operations began in 2002 in Richmond, IN functioning primarily as a systems integrator of computed radiography (CR) systems. Through acquisition and expansion, they added manufacturing capabilities and additional imaging technologies and developing next generation X-ray solutions. Through strategic partnerships with US National Laboratories and increased R & D funding, their staff of electrical, mechanical, and software engineers are positioned to achieve their full potential as they continue to release truly revolutionary products. Initially Logos Imaging will have 15 employees and they expect to expand to approximately 20 employees by the end of 2019.

The initial structure would be a 18,736 SF pre-engineered steel building structure, 2-Story which would accommodate Logos Imaging.. The south end will be a 2-story office area and will be warehouse space. The north area of Logos Imaging's space will be built as core and shell space for their future expansion. A future building at the northern end of the structure would a separate lease space for both office and warehouse. Please refer to the "Building Plan Exhibit" attachment for the proposed building size, areas and potential occupancies. The north elevation is constructed with simple elevation finishes since these finishes will be removed with the future addition.

The proposed pre-engineered steel building would feature a cultured stone with stucco embossed wall finishes on the south and west facades and metal siding panels on the rear portion and north elevation of the building. A single pitched metal roof is planned with a guttered edge on the west side. The maximum building height is anticipated to be 30 feet.

Parking is provided to meet the minimum requirements contained in the Town of Windsor municipal code. Landscape screening of the parking areas and the building surrounding is provided and can be referenced on the landscape plan.

Respectfully,

BJ DeForge, Project Manager
Hauser Architects, PC
Project representative for
Shawn Munn, President
Logos Imaging, LLC



Site Plan Presentation

Highlands Industrial Park
Subdivision 1st Filing – Lot 6
Block 1 (Logos Imaging)

Millissa Berry, Senior Planner

Planning Commission – June 6, 2018



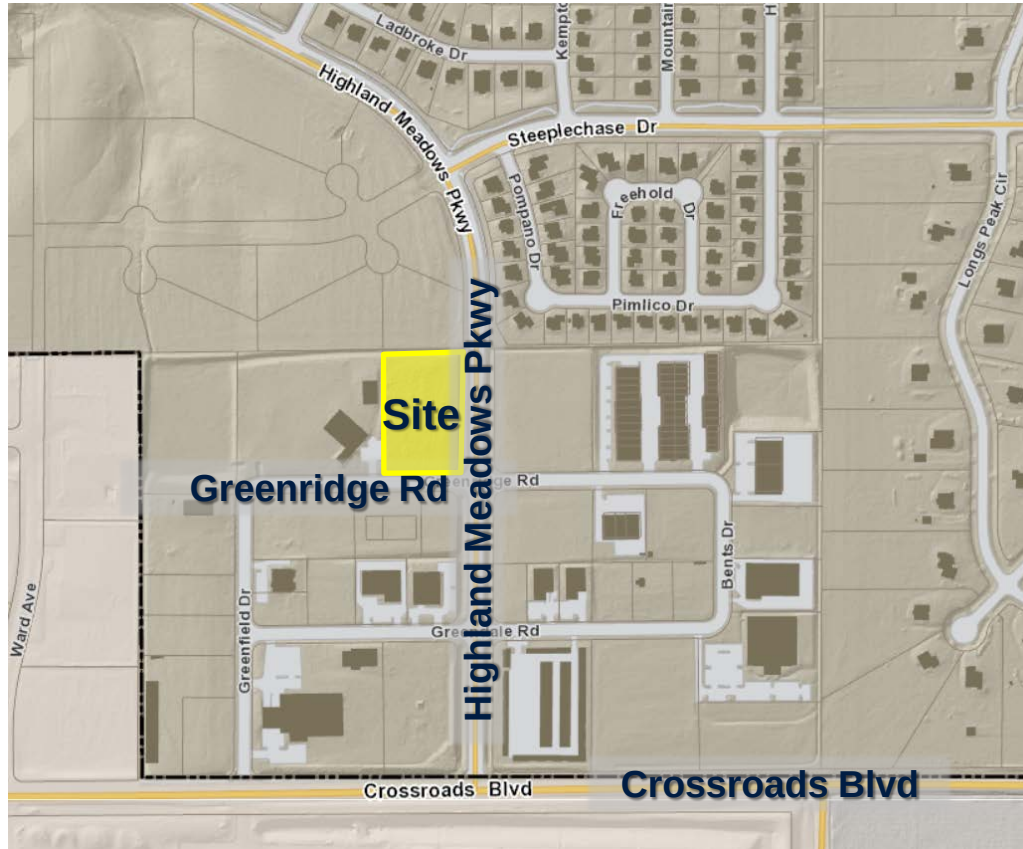
Qualified Commercial Site Plan

Article IX of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Qualified Commercial and Industrial Site Plan process, including:

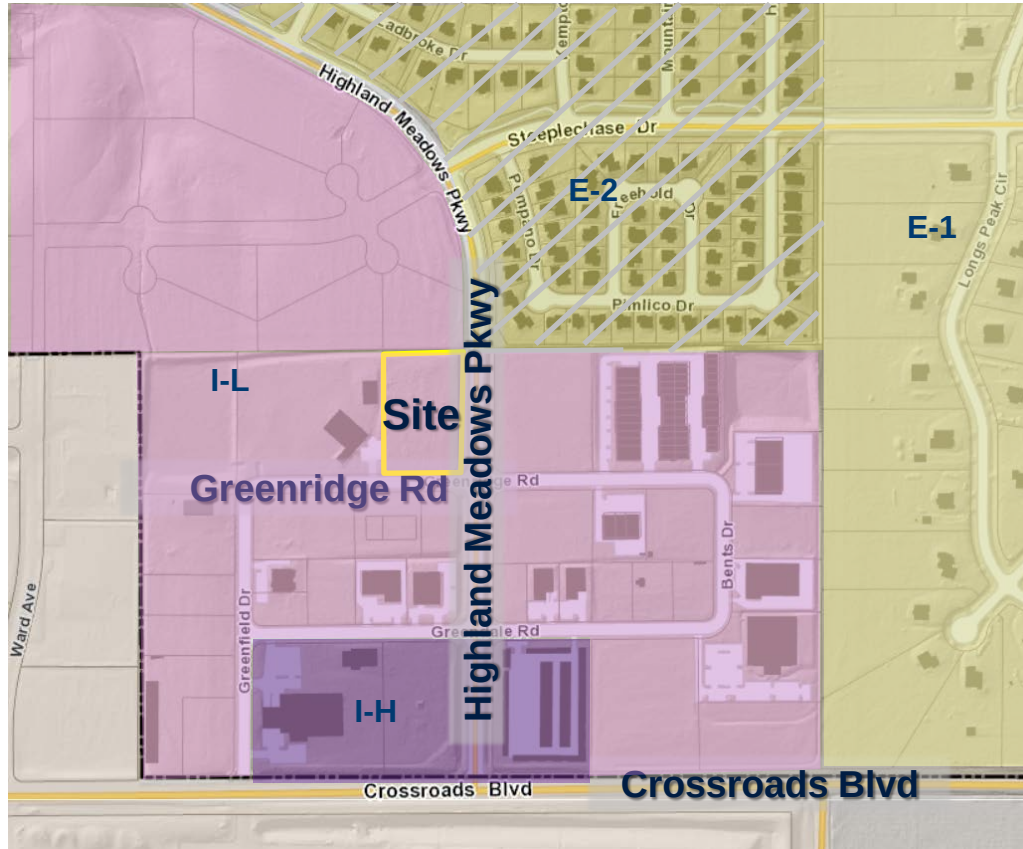
Sec. 17-9-10. Purpose.

Commercial and industrial site plans proposed to be developed on lots that have either previously been subdivided or are presently being subdivided as part of a minor subdivision shall qualify for administrative site plan review in accordance with the requirements of this Section. The provisions of this Section, as well as the administrative site plan review procedures set forth in Section 17-8-30, shall not apply to multifamily residential projects or site plans, which shall remain subject to the subdivision and site plan review procedures otherwise set forth in this Chapter.

Site Vicinity Map

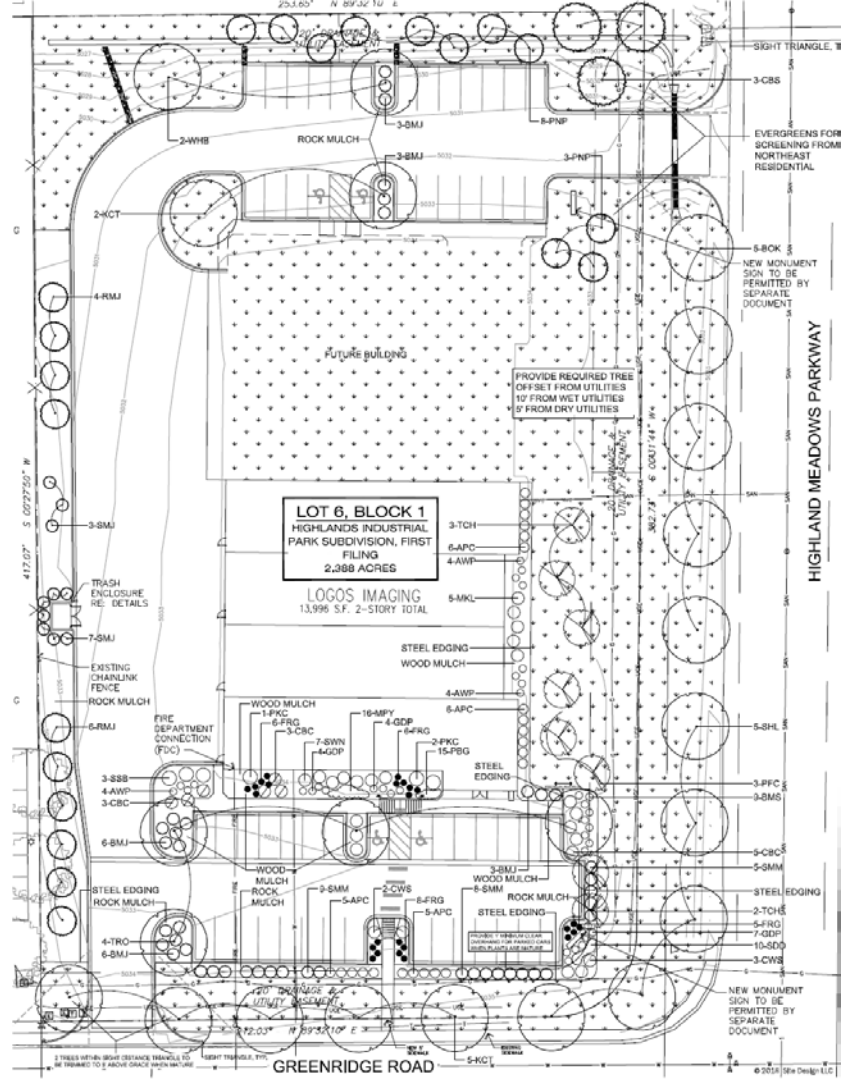


Zoning Map





- ~ 34% landscaped area (15% required)
- Includes trees to buffer / screen structure from northeast





- stucco & masonry panel clad metal building / stone wainscot - window canopies
- covered entry - metal pitched roof - height: 30' - earthtone colors – beiges, browns, bronze



Building Elevations

LOGOS IMAGING

7292 GREENRIDGE ROAD • WINDSOR, COLORADO



STUCCO EMBOSSED
PANELS (NON-INSULATED)
COLOR: LIGHT BEIGE



HARDCOAT STUCCO
SYSTEM
COLOR: LIGHT BEIGE



HARDCOAT STUCCO
SYSTEM
TRIM COLOR: BROWN



ARCHITECTURAL METAL
PANELS - ALUCABOND
COLOR: BRUSHED CARBON



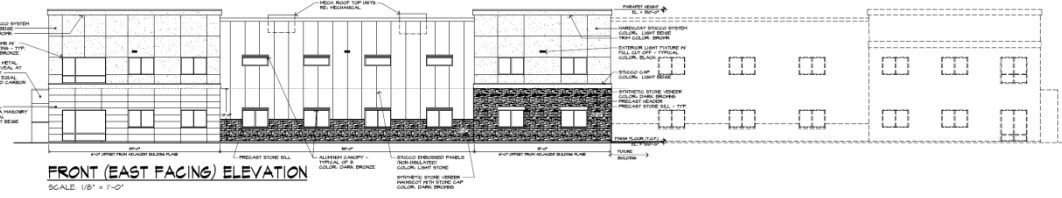
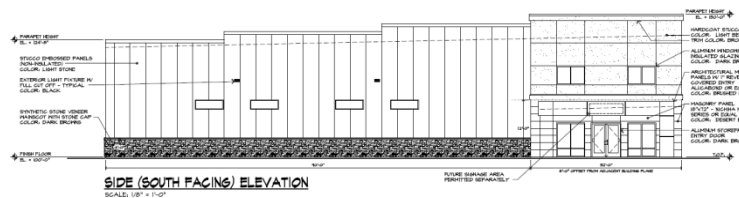
SYNTHETIC STONE VENEER
BORAL ProStone -
LEDGESTONE
COLOR: ANTIQUE OAK



MASONRY PANEL
18"x72" - NICHHA MASONRY
SERIES OR EQUAL
COLOR: DESERT BEIGE



ALUMINUM STOREFRONT
ENTRY DOOR
COLOR: DARK BRONZE

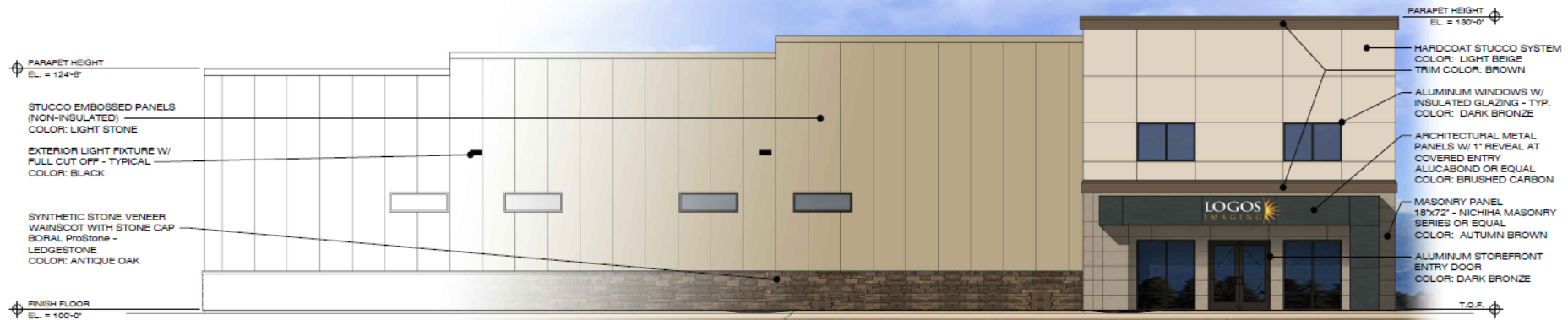




Building Elevations

LOGOS IMAGING

7292 GREENRIDGE ROAD • WINDSOR, COLORADO



SIDE (SOUTH FACING) ELEVATION



MEMORANDUM

Date: June 6, 2018
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Site Plan Presentation – Falcon Point Subdivision Lot 5 -
Falcon Point Flex – Falcon Point Flex, LLC, owner, Mark
Morrison, applicant
Item #: C.7

Background / Discussion

The applicant Mr. Mark Morrison is proposing a new site development in the Falcon Point Subdivision at 583 Gyrfalcon Court, south of SH 392/ Main Street. The site is zoned Limited Industrial (IL) and is located adjacent to other properties with IL zoning.

Overall development characteristics include:

- total lot area of 5.88 acres
- an office/ warehouse building of 18,375 square feet
- approximately 15.7% landscaped area
- 27 parking stalls
- 25' maximum building height
- metal building with synthetic stone wainscot

Additional site details can be seen in the enclosed staff PowerPoint.

The current presentation is intended for the Planning Commission's information. Should the Planning Commission have any comments or concerns pertaining to this project, please refer such comments to staff during the presentation so that they may be addressed during staff's review of the project. The site plan will be reviewed and approved administratively by staff; however, if the project review process reveals issues that cannot be resolved between the applicant and staff, the site plan will be brought back to the Planning Commission for review.

Additionally, the applicant is hereby advised via this memorandum that another similar site plan presentation by the applicant is scheduled on June 11 for the Windsor Town Board.

Relationship to Comprehensive Plan

The application is consistent with the Comprehensive Plan, specifically the following goal(s) and objective(s):

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.

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly Prosperous Local Economy and Safe, Well-Planned Community With Spirit And Pride.

Recommendation

No recommendation, as this item is for presentation purposes.

Attachments

Application Materials
PowerPoint Presentation

Cc: Mark Morrison, applicant

Project Narrative for:
WINDSOR CENTER FLEX EAST BUILDING
583 Gyrfalcon Ct, Windsor, CO 80550

Responsible Party for Plan:
Schuman Companies
4630 Royal Vista Cir, Unit #13
Windsor, CO 80528
markm@schumanco.com
(701) 590-0434

Property: Lot 5, of the Falcon Pointe Subdivision, Town of Windsor, Colorado. (Larimer County, State of Colorado). Lot is 5.88 acres in size or approximately 256,226 square feet. The property is bound by Gyrfalcon Ct and similar zoned property to the north, the railroad tracks to the south, an old railroad spur to the west, and similar zoned property again to the east. Landscaping is proposed around the building frontage off Gyrfalcon Ct. It is proposed that the rear of the building be used for accessory outdoor storage. Said storage will be fenced and screened where necessary. Full circular access will be provided around the building.

Wet and dry utilities are available at the lot's frontage along Gyrfalcon Ct. Drainage for the site will sheet flow to the property boundaries, where it will eventually outfall in the subdivision's regional detention facility.

Building: The proposed pre-engineered metal building is 18,375 sf in footprint, with an additional 3,000 sf of mezzanine. The building is designed for a maximum of two users but will be heavily marketed to single tenant users.

The building's architectural will match other existing buildings within the subdivision. The building's front will also feature appealing storefront glass doors with a multitude of windows along the frontage as well. The building's rear will feature over-head doors for shop/warehouse capabilities.

Project is being built as 'spec'. The number of employees is anticipated to range between 15-30, based on the assumed office space use as well as the shop/warehouse use. The number of potential employees is also based off similar used buildings along the front range corridor.

Sufficient paved parking for employees and customers is proposed along the building's frontage buffering between the structure and Gyrfalcon Ct.



Site Plan Presentation

Falcon Point Subdivision
Lot 5

Paul Hornbeck, Senior Planner

Planning Commission June 6, 2018



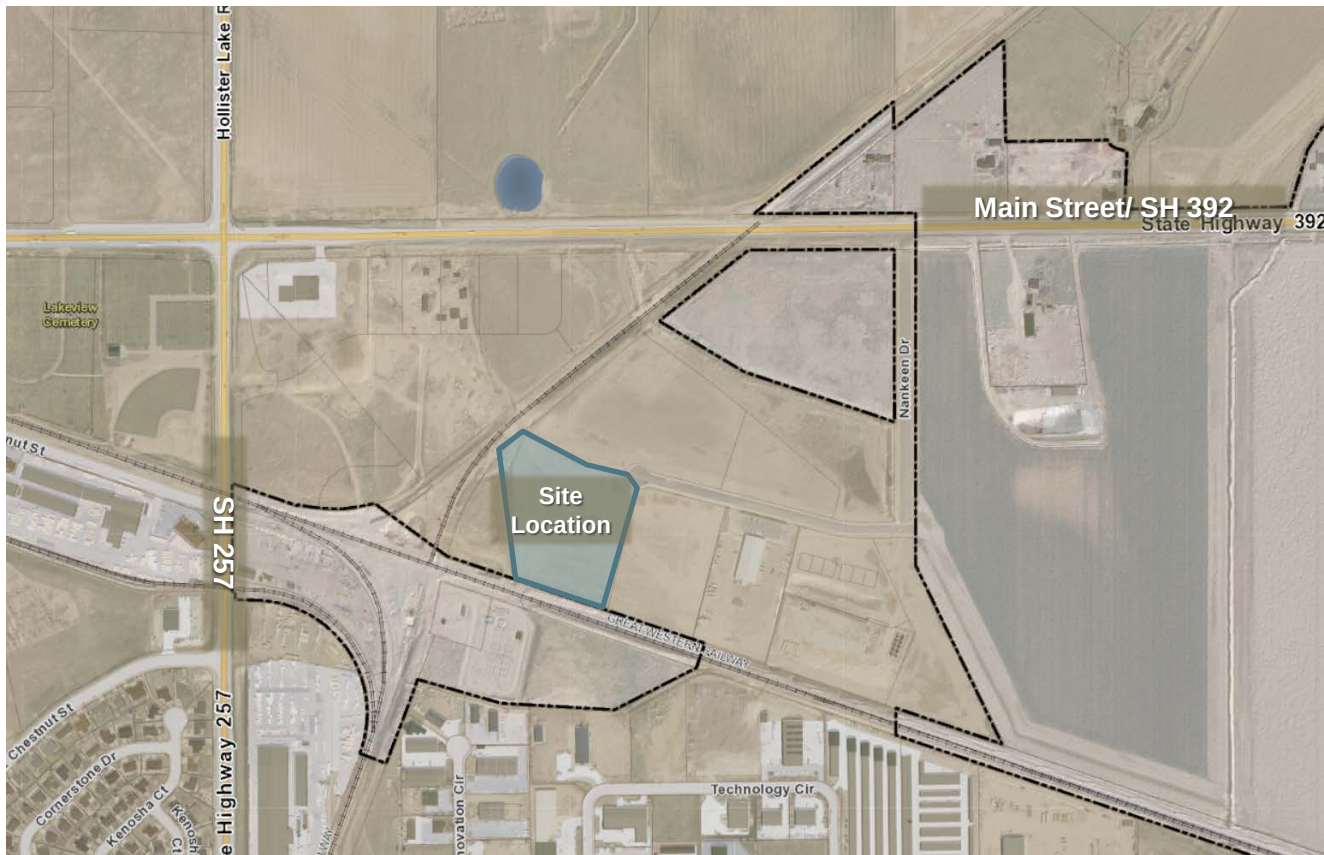
Qualified Commercial Site Plan

Article IX of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Qualified Commercial and Industrial Site Plan process, including:

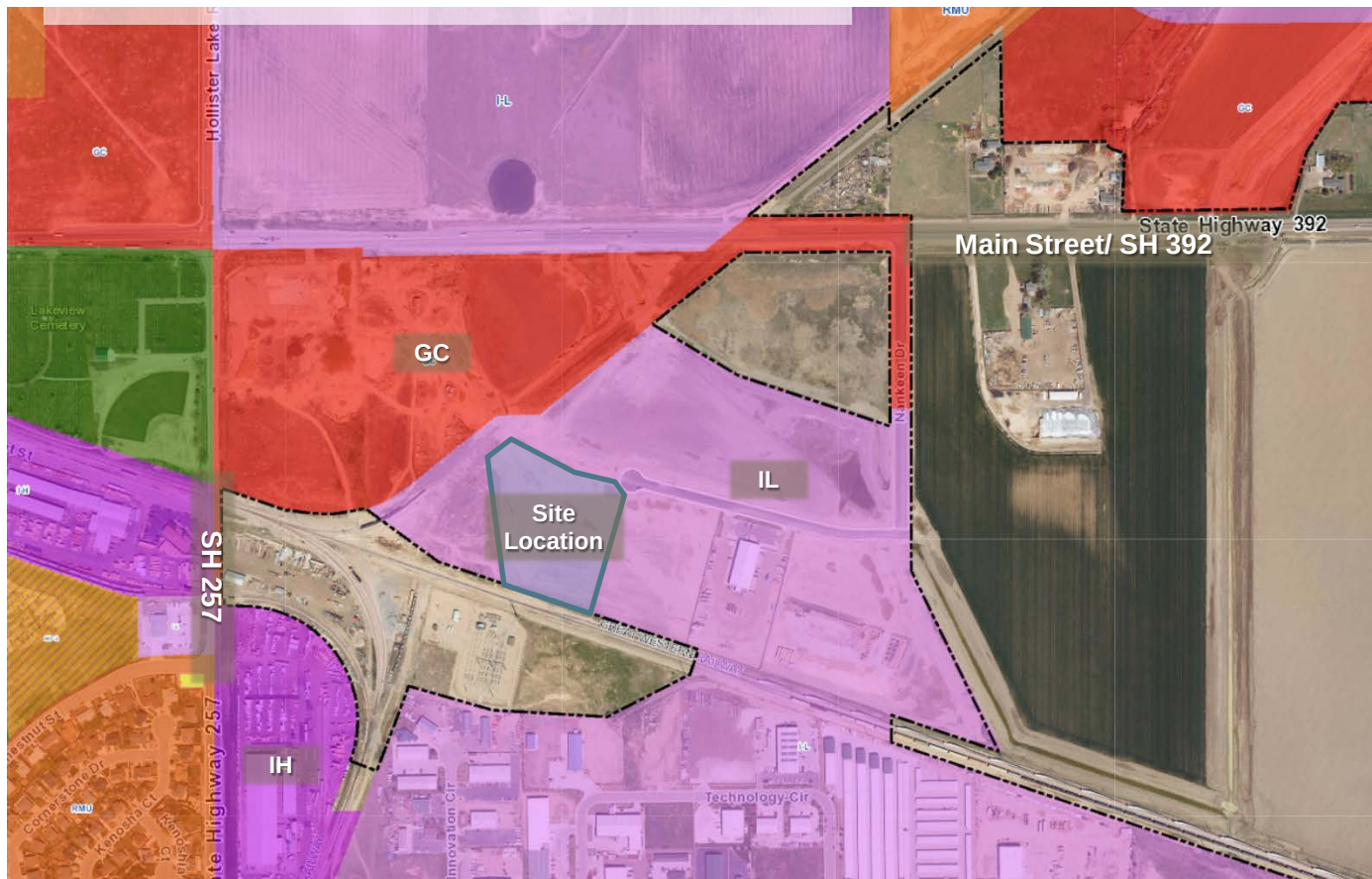
Sec. 17-9-10. Purpose.

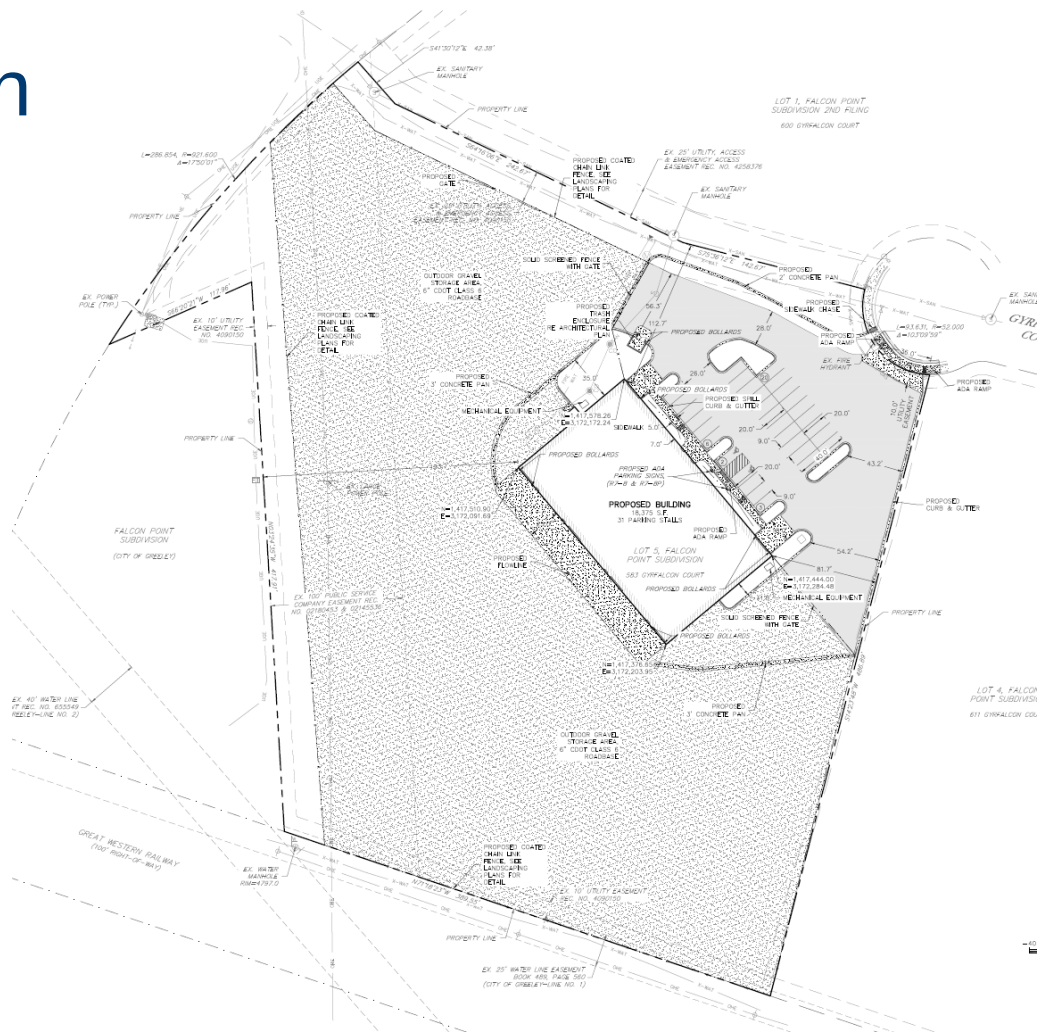
Commercial and industrial site plans proposed to be developed on lots that have either previously been subdivided or are presently being subdivided as part of a minor subdivision shall qualify for administrative site plan review in accordance with the requirements of this Section. The provisions of this Section, as well as the administrative site plan review procedures set forth in Section 17-8-30, shall not apply to multifamily residential projects or site plans, which shall remain subject to the subdivision and site plan review procedures otherwise set forth in this Chapter.

Site Vicinity Map



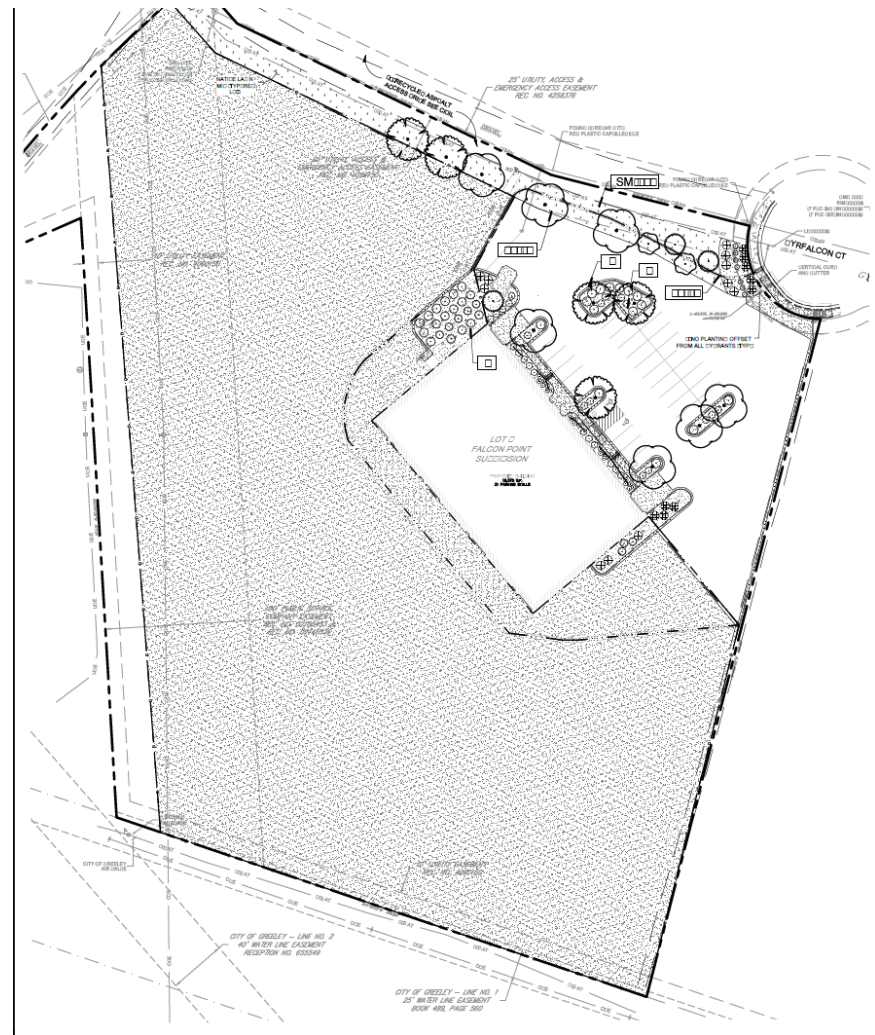
Site Zoning Map



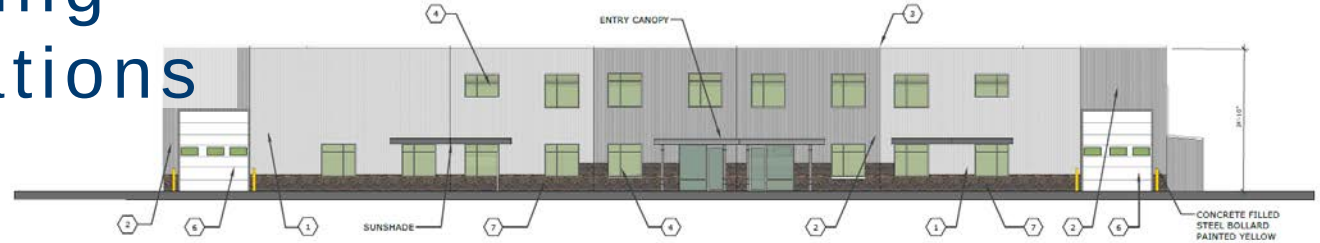




Landscape Plan

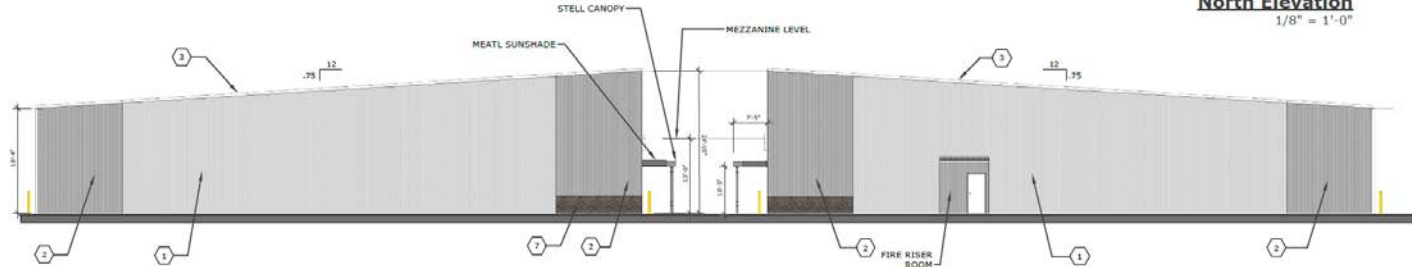


Building Elevations



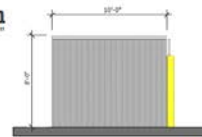
North Elevation

1/8" = 1'-0"



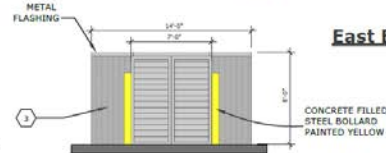
West Elevation

1/8" = 1'-0"



Side Elevation

1/4" = 1'-0"

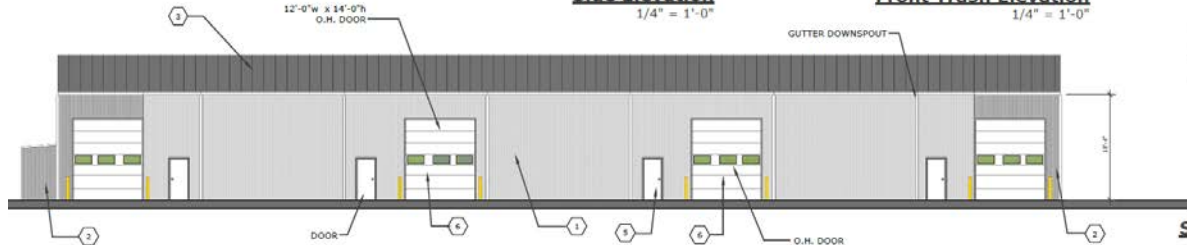


East Elevation

1/8" = 1'-0"

Front Trash Elevation

1/4" = 1'-0"



South Elevation

1/8" = 1'-0"

SYMBOL KEY

- (1) VERTICAL METAL SIDING - Kynar 500 - Shasta White
- (2) VERTICAL METAL SIDING - GALVALUME
- (3) METAL ROOFING - GALVALUME
- (4) ALUMINUM STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED ALUMINUM
- (5) HOLLOW METAL DOOR AND FRAME - CLEAR ANODIZED ALUMINUM
- (6) PAINTED ALUMINUM OVERHEAD DOOR SY: - Kynar 500 - Shasta White
- (7) SYNTHETIC STONE - Sunset Stone - Pice Creek - Ledger