PLANNING COMMISSION REGULAR MEETING

March 4, 2026 - 7:00 PM
Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
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 Commisson.

   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. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

   The Planning Commission will not respond to any questions or comments made by the public during this section of the meeting, though it will take all input under advisement. If requesting a response from the Town, please leave your contact information with the Town Clerk. The Town Manager or other appropriate staff member will reach out after the meeting to address specific questions or concerns when appropriate.

B. CONSENT CALENDAR

1. Approval of the January 7, 2026, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

C. BOARD ACTION

1. Public Hearing - Final Major Subdivision - Overland 368 Subdivision - Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVi Planning + Landscaping
   • Quasi-judicial action
   • Staff presentation: Sandra Mezzetti, Senior Planner
2. Recommendation to Town Board - Final Subdivision - Overland 368 Subdivision - Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVi Planning + Landscape
   • Quasi-judicial action
   • Staff presentation: Sandra Mezzetti, Senior Planner

3. Public Hearing - Preliminary-Final Major Subdivision - Windsor Industrial Park Subdivision - Dillon Companies LLC, owner; Nathan Abbott, Galloway & Company LLC, applicant

   • Quasi-judicial action
   • Staff presentation: Carlin Malone, Planning Manager

4. Recommendation to Town Board - Preliminary-Final Major Subdivision - Windsor Industrial Park Subdivision - Dillon Companies LLC, owner; Nathan Abbott, Galloway & Company LLC, applicant

   • Quasi-judicial action
   • Staff presentation: Carlin Malone, Planning Manager

5. Recommendation to Town Board - Large Retail Establishment Major Site Plan – Windsor Industrial Park Subdivision – King Sooper's Marketplace - Dillon Companies LLC, owner; Nathan Abbott, Galloway & Company LLC, applicant

   • Quasi-judicial action
   • Staff presentation: Carlin Malone, Planning Manager

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff
   a. Comprehensive Plan 2025 Recap
   b. Major Site Plan- Greenspire Subdivision 8th Filing Lot 4 - Sherwin Williams Paint - K. Lutsch, Senior Planner
   c. Major Site Plan- Burlington Subdivision - 5th St. Back Parking Lot - K.Lutsch, Senior Planner

E. ADJOURN

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

MEMORANDUM

Date: March 4, 2026
To: Planning Commission
From:
Re: Approval of the January 7, 2026, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:
1. 01.07.26 PC Draft Minutes

Planning Commission Regular Meeting

January 7, 2026 - 7:00 PM
Town Board Chambers, 301 Walnut Street, Windsor, CO 80550
To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

Chairman Reddick called the meeting to order at 7:02 p.m.

1. Roll Call

Present:	Chairman Reddick Nathan Kinney David Hassard Ben Kirch Jordan Spight John Neal Nancy Frase
Absent:	Vice-Chair Nader
Also Present:	Town Board Liaison Hallett Kim Mihm, Deputy Town Attorney Carlin Malone, Planning Manager Kimberly Lambrecht, Long Range Planner Sandra Mezzetti, Senior Planner Rece Lampe, Digital Communications Supervisor Laura Richardson, Assistant Town Clerk

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

   Planning Commissioner Kirch moved to approve the agenda as presented, Planning Commissioner Kinney seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Jordan Spight, John Neal, Nathan Kinney, Nancy Frase; Nays - None; Motion Passed.

3. Public Invited to be Heard

   Chairman Reddick opened the meeting up for public comment on items not on the agenda, to which there were none.

B. CONSENT CALENDAR

1. Approval of the December 3, 2025, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

   Planning Commissioner Kirch moved to approve the consent calendar as presented, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Jordan Spight, John Neal, Nathan Kinney, Nancy Frase; Nays - None; Motion Passed.

   Jason Hallett, Town Board Liaison, gave a statement to the Planning Commission.

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"Mr. Chair, for the record, I would like to disclose that I am a sitting member of the Town Board and that I am here in my capacity as a nonvoting liaison to the Planning Commission. Although I will be present during all public hearings tonight, I will not be giving my opinion or participating in any of the discussions. I will not let tonight's proceedings influence or affect my review of these matters when they come 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 hearings."

C. BOARD ACTION

1. Public Hearing - An Ordinance requesting to Rezone 39.485 acres within the Weld RE-4 School District properties located at 1100 Main Street, 1066 Main Street, 1020 Main Street, 900 Main Street and 110 N. 8th Street from Single Family One (SF-1) and General Commercial (GC) to Recreation and Open Lands (ROL) - Michael McCullar, Chief Operating Officer, Weld RE-4 School District (Owner); Megan Walter, Principal, Sunny Civil (Applicant's Representative).

   Executive Summary
   The attached ordinance is an ordinance proposing to rezone 39.485 acres of the 72.492 acre Weld County School District RE-4 (Weld RE-4) Main Street and North 8th Street properties. During the review of a Major Site Plan application for an addition to the Weld RE-4 Administration Building located at 1020 Main Street, discrepancies in the location of utilities, easement and lot lines were discovered. In order to proceed with the Admin Building addition, it was necessary to survey the property to prepare a Minor Subdivision and 'clean up' the lot and easement lines. The Minor Subdivision application presented a logical lot layout that considered the existing structures and amenities of the properties, while correcting the discrepancies that triggered the need for the Minor Subdivision. However, the resulting lot configuration produced a split zoned lot (a single lot with multiple different zone districts), with a portion of the lot having a Recreation and Open Lands (ROL) zone, while the remainder of the lot having Single Family One (SF-1) zoning.

   In an effort to provide consistent zoning for the School District properties in this area, the rezoning ordinance is proposing to not only rezone the split zoned lot, but to also rezone other lots on the property that are not zoned in alignment with the Comprehensive Plan / Land Use Map. Overall, the existing Single Family One (SF-1) (approx. 35.3 acres) and General Commercial (GC) (approx. 4.2 acres) properties are proposed to be rezoned to Recreation and Open Lands (ROL), which would put all the Weld RE-4 properties in this area under the same ROL zone district.

   Kimberly Lambrecht, Long Range Planner, presented to the Planning Commission.

   Chairman Reddick opened the meeting for public comment, to which there were none.

   Chairman Reddick opened the meeting for Planning Commission questions and comments.

   Commissioner Hassard and Commissioner Neal asked several questions about the zoning map and boundaries, to which Kimberly Lambrecht, Long Range Planner, answered.

   Chair Reddick closed the public hearing.

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2. Recommendation to Town Board - Approve an Ordinance requesting to Rezone 39.485 acres within the Weld RE-4 School District properties located at 1100 Main Street, 1066 Main Street, 1020 Main Street, 900 Main Street and 110 N. 8th Street from Single Family One (SF-1) and General Commercial (GC) to Recreation and Open Lands (ROL) - Michael McCullar, Chief Operating Officer, Weld RE-4 School District (Owner); Megan Walter, Principal, Sunny Civil (Applicant's Representative).

   Please refer to previous item for background information concerning this application.

   Planning Commissioner Kirch moved to forward a recommendation of approval to the Town Board for an ordinance requesting to rezone 39.485 acres within the Weld RE-4 school district properties located at 1100 Main Street, 1066 Main Street, 1020 Main Street, 900 Main Street, and 110 North Eighth Street from Single Family 1 and General Commercial to Recreational Open Lands, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Jordan Spight, John Neal, Nathan Kinney, Nancy Frase; Nays - None; Motion Passed.

3. Public Hearing — An Ordinance by the Town of Windsor, Colorado, Amending Chapters 14, 15, and 16, Reinstating and Adjusting the Land Use Codes — Planning, Community Development Department

   Executive Summary
   This memorandum contains an overview of proposed land use code amendments, highlighted by two topics: adjusting the ADU (Accessory Dwelling Unit) section and reinstating two code sections and adjusting the land use table. The first topic and amendment include minor changes to the Town's Municipal Code ADU section related to the State's ADU Compliance Report comments pertaining to statutory requirements. The second topic includes amendments to address omissions from the land use code, including zoning application requirements and parking determinations for land uses not expressly listed in the code. It is proposed that the land use process table is adjusted to include the Parking Determination process, as well as adding the Large Retail Establishment process to the table.

   This memorandum summarizes the proposed changes and the rationale behind them.

   Town Board reviewed the proposed changes during their work session on December 8, 2025, and directed staff to schedule and notice these land use code updates for public hearings before the Planning Commission and Town Board.

   Carlin Malone, Planning Manager, presented to the Planning Commission.

   Chairman Reddick opened the meeting for public comment, to which there were none.

   Chairman Reddick opened the meeting for Planning Commission questions and comments.

   Commissioner Hassard suggested "building materials" be added to the list of criteria for evaluation, to which Carlin Malone, Planning Manager, and Sandra Mezzetti responded.

   Chairman Reddick closed the public hearing.

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4. Recommendation to Town Board — An Ordinance by the Town of Windsor, Colorado, Amending Chapters 14, 15, and 16, Reinstating and Adjusting the Land Use Codes — Planning, Community Development Department

   Please refer to public hearing item materials.

   Planning Commissioner Kirch moved to forward a recommendation of approval to the Town Board for an Ordinance by the Town of Windsor, Colorado, Amending Chapter 14, 15, and 16, Reinstating and Adjusting the Land Use Codes, Planning Commissioner Kinney seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Jordan Spight, John Neal, Nathan Kinney, Nancy Frase; Nays - None; Motion Passed.

5. Election of Officers - Election of Planning Commission Chair

   In accordance with the Planning Commission By-laws, each calendar year the Planning Commission shall elect the officers of chairman, vice-chairman and the secretary for that respective year.

   Planning Commissioner Kinney moved to elect Chairman Reddick to continue as Chair of the Planning Commission, Planning Commissioner Neal seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Jordan Spight, John Neal, Nathan Kinney, Nancy Frase; Nays - None; Motion Passed.

6. Election of Officers - Election of Planning Commission Vice Chair

   In accordance with the Planning Commission By-laws, each calendar year the Planning Commission shall elect the officers of chairman, vice-chairman and the secretary for that respective year.

   Chairman Reddick moved to elect Vice-Chair Nader to continue as Vice-Chair of the Planning Commission, Planning Commissioner Kirch seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Jordan Spight, John Neal, Nathan Kinney, Nancy Frase; Nays - None; Motion Passed.

7. Election of Officers - Election of Planning Commission Secretary

   In accordance with the Planning Commission By-laws, each calendar year the Planning Commission shall elect the officers of chairman, vice-chairman and the secretary for that respective year.

   Chairman Reddick moved to elect Commissioner Kinney to continue as Secretary of the Planning Commission, Planning Commissioner Spight seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Jordan Spight, John Neal, Nathan Kinney, Nancy Frase; Nays - None; Motion Passed.

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D. COMMUNICATIONS

1. Communications from Planning Commission

   Chairman Reddick and Commissioner Kinny thanked the commissioners for allowing them to continue serving as Chair and Secretary.

2. Communications from Town Board Liaison

   Town Board Liaison Hallett provided information on the upcoming Coffee with the Mayor event and election deadlines.

3. Communications from Staff

   Kimberly Lambrecht, Long Range Planner provided information on the upcoming sign code update.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:51 p.m.

_____

Laura Richardson, Assistant Town Clerk

DRAFT

MEMORANDUM

Date: March 4, 2026
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing - Final Major Subdivision - Overland 368 Subdivision - Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVi Planning + Landscaping
Item #: C.1.

Background / Discussion:

Executive Summary

The applicant's representative, Ms. Shelley LaMastra of RVi Planning + Landscaping, has submitted an application on behalf of Peak Development Group, represented by Mr. Chad Ellington, for a major subdivision consisting of approximately 173 acres zoned RMU-2 (Residential Mixed Use - Two) for a mix of residential with a commercial component, known as Overland 368 Subdivision. The subject property is located west of State Highway 257, east of North 15th Street, and north of the Great Western Railway in the Town of Windsor.

The application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code, specifically Sec. 14-2-60, which outlines the review criteria for a major subdivision application. The major subdivision application complies with the following criteria outlined in the Municipal Code:

1. The proposal complies with the Comprehensive Plan's goals and objectives, the Municipal Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan, Land Use Plan, and the applicable utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision Street Standards in Chapter 17, Design Criteria and Construction Specifications, Transportation Master Plan, Trails Master Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to lot placement and orientation, transitions in density, screening, and/or landscape buffers.
7. A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision. Substantial compliance means:
    a. The general location, layout, and access of streets and lots is consistent with the preliminary subdivision.
    b. Any increase in the number of lots or dwellings is limited to no more than twenty percent (20%), provided the proposal remains in compliance with the Master Plan and all supporting documents and studies, such as traffic studies, are updated accordingly.
    c. There is no material increase in impacts on adjacent properties by altering the subdivision.

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board, as noted below in the recommendation section.

Background / Previous Approvals

The subject property was annexed into the Town in 2021 under the name Overland 368. Zoning for the property

was established as RMU (Residential Mixed Use) with a PUD (Planned Unit Development). A master plan was submitted concurrently with the annexation. The PUD overlay allowed flexibility to meet market demands and consumer preferences while providing a higher-quality residential community for a wide range of buyers.

In 2022, the Municipal Land Use Code was updated. This update included new Residential Mixed Use zone districts, RMU-1 and RMU-2. Zone districts shown as RMU were converted to RMU-1. In 2022, the property was rezoned from RMU-1 with a PUD overlay to RMU-2 with a PUD overlay. The new RMU-2/PUD allowed more development flexibility with more intense residential development, including reduced lot sizes and building setbacks. Despite the higher intensity allowed by the PUD, the overall density of the subject property remained the same at four units per acre maximum, allowed by the Single-Family Residential designation on the Comprehensive Plan Land Use Map. A master plan amendment was processed concurrently with the 2022 rezoning. The developer at this time (2022 proposal) did not move forward with the subdivision development.

The property was rezoned again by the current developer/applicant in 2025 to remove the PUD overlay, as it was determined that the development would comply with the RMU-2 zone district requirements and would maintain the open space and amenities proposed with the PUD. The Master Plan was amended concurrently with the rezone in 2025. The development maintains key elements of the previous approvals - maintaining the open space and amenities (exceeding land use code requirements), school site, commercial component, transportation corridors, and is consistent with the approved Overland 368 Master Plan and Preliminary Plat.

Adjacent Zoning

The subject subdivision is zoned RMU-2. The proposed subdivision includes 726 residential lots with tracts for future development, open space, and open space/drainage, three pocket parks and one central park owned and maintained by the metropolitan district. Zoning and uses for abutting properties include the following:

	Zoning	Current Use
North	SF-2 (Single Family Residential-Two) with a PUD overlay and RMU-1	Undeveloped agricultural land (Tacincala Annexation) and Tacincala Subdivision Filings 1 and 2 (Prairie Song)
East	RMU-1	Undeveloped agricultural land and rural residential
South	SF-2 and Weld County AG (Agricultural)	Trevenna Subdivision (under construction) and rural residential/agriculture (Weld County)
West	ROL (Recreation Open Lands), RMU-1, SF-2, and unincorporated Weld County (AG)	Town of Windsor Public Works facility, Windshire Park Subdivision (single-family residential), rural residential/agriculture (Weld County), and Trevenna Subdivision (under construction)

Proposed Major Subdivision Characteristics

- ~173 acres
- 726 residential lots (varying lot sizes and types)
    - Single-family detached lots
    - Single-family attached homes (Townhomes & Duplexes)
    - Multi-family (apartments)
- ~49 acres of landscape, open space, and parks (28%)
    - Includes four metro district-owned and maintained parks
- ~5-acre commercial parcel for neighborhood commercial uses
- Primary access points and circulation:
    - Van Uffelen Way via Windsor Lake Road (WCR 70) at SH 257 (east side)
    - Van Uffelen Way at N. 15th Street (west side)
    - Interior loop road connecting to Van Uffelen Way

Phasing

The subdivision will be constructed in six phases.

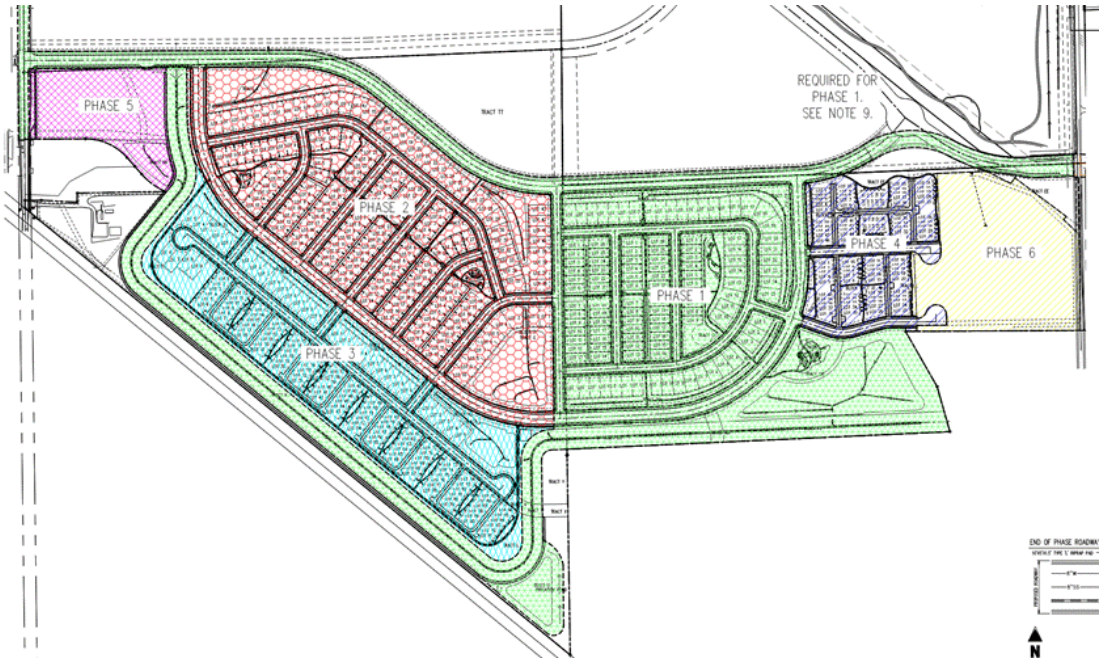
Phase 1 includes the following:

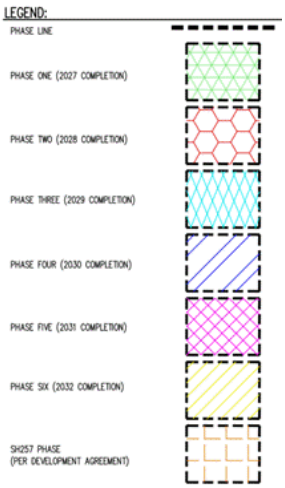
- The construction of Van Uffelen Way between N. 15th Street and Windsor Lake Road
- Interim connection and emergency access road from Van Uffelen Way to Windsor Lake Road up to SH 257 (with development of up to 25 lots)
- Intersection improvements at SH 257 with development of the 26th lot. Improvements include acceleration and deceleration lanes plus any ROW required along SH 257 and Windsor Lake Road.
- Improvements to N. 15th Street
- The master drainage channel and associated detention facilities
- Central Park and one pocket park
- Development of single-family attached (duplex) and single-family detached lots
- Interior infrastructure (roads, water, and sewer)
- Relocation of the existing Clammer & Gregory drain tile (pipe) and seepage ditch
- Relocation of the Nelson Lateral that serves the Breniman Farm.

Phases 2, 3, and 4

- Construction of single-family detached and attached (duplex and townhome) lots
- Associated infrastructure and one detention facility
- New sanitary sewer lift station
- Two pocket parks

Phases 5 and 6 are for future development. Phase 5 is reserved for commercial development, while Phase 6 is reserved for multi-family development (apartments). Also, see enlarged attachment.





Housing

A range of housing opportunities is proposed with the subdivision. The eastern boundary, adjacent to SH 257, is planned for multi-family apartments. The remaining mix of product types ranges from traditional front-load single-family detached homes with varying lot sizes to alley-accessed townhomes and duplexes. This mix of residential lots and product types will provide a range of opportunities for a diverse mixture of residents with varying family sizes and income levels.

Parks, Amenities, and Landscape

The proposed development includes three pocket parks and one large central park, owned and maintained by the metropolitan district and open to the public. The parks include both active and passive areas that allow a variety of activities. Generous amounts of open space are planned and dispersed throughout the development. Parks and open spaces include amenities such as play structures, shade structures, and seating areas, dispersed throughout the development and along the proposed trails. Open space tracts include areas for active and passive uses and include both ornamental and naturalized plant materials.

Infrastructure

Extension of public utilities will be the responsibility of the applicant, subject to potential reimbursement for improvements to Windsor Lake Road and SH 257. Trails within the subject development will be built and maintained by the developer or metro district.

A nine-acre parcel located in the northern part of the subdivision is dedicated to Weld RE-4 for a future school. This parcel is anticipated to be combined with the Tacincala Subdivision school site to create a larger school campus environment.

Relation to Major Transportation System

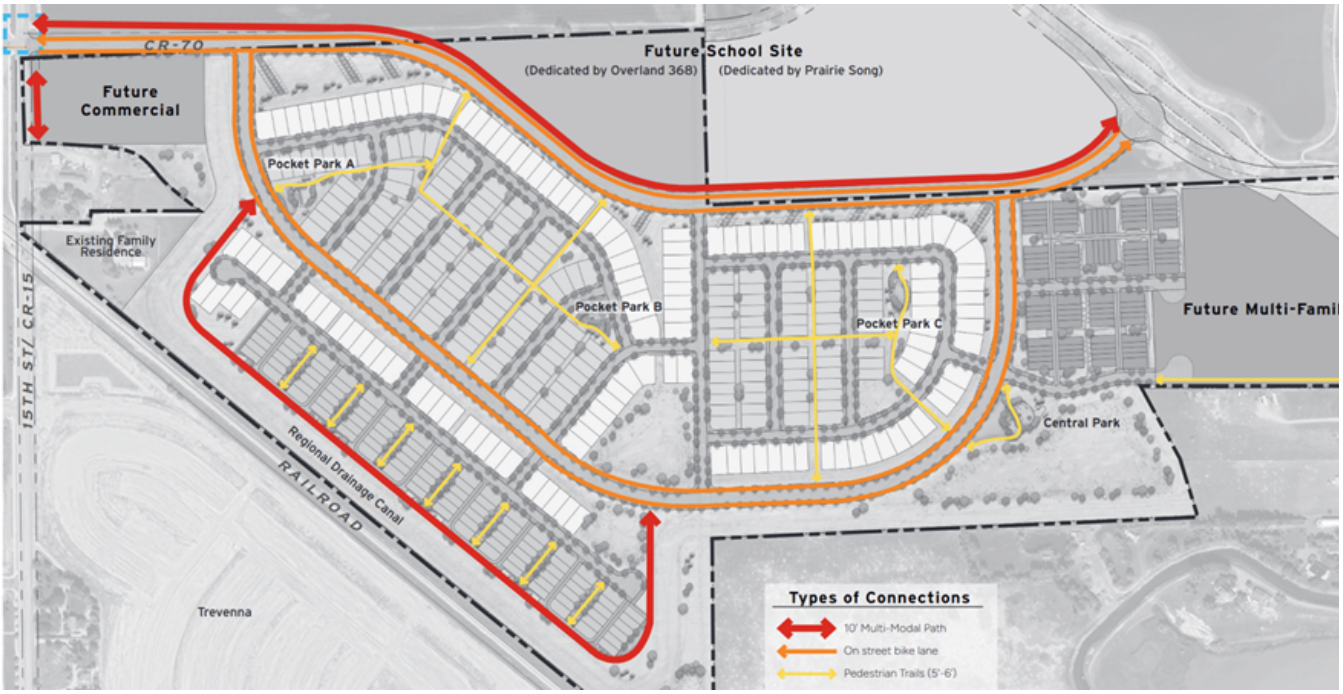
The subject subdivision transportation network and internal connectivity is consistent with the approved Overland 368 Master Plan (2025), which depicts connections to SH 257 on the east and N. 15th Street on the west. A connection between SH 257 and N. 15th Street is also depicted on the Town's Transportation Master Plan. This new road will provide connectivity from the subject subdivision between N. 15th Street and SH 257 and to subdivisions west of N. 15th Street.

The developer will provide an interim connection between Van Uffelen Way via Windsor Lake Road to SH 257. Depending on the timing of the subdivision and the Town's improvements to Windsor Lake Road and SH 257, the developer may be required to improve the full intersection at SH 257 and Windsor Lake Road. The developer would be eligible for reimbursement of certain improvements beyond the interim connection based on adopted codes and standards.

Trail System

The ten-foot regional trail will parallel SH 257 and the east side of N. 15th Street, consistent with the 2025 Master

Plan and the Town's Trail System Master Plan. There will be bicycle lanes along SH 257 and Van Uffelen Way. An additional ten-foot regional trail between SH 257 and N. 15th Street will be located on the north side of Van Uffelen Way. In addition, there will be five-foot and six-foot trail connections throughout the subdivision, leading to the proposed parks.



Additionally, the applicant has worked with the Town to provide an adequate non-potable water supply to serve the development. The applicant will be contributing cash-in-lieu for raw water for the subdivision.

Relationship to the Comprehensive Plan

The application is consistent with the Comprehensive Plan, particularly the following:

Chapter 5 – Growth & Regional Collaboration

Goal 1: *Manage new development to be fiscally responsible and environmentally sensitive.*

Policy 1: *When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.*

Staff comment: The proposed subdivision is bordered on three sides by existing residential development. The more compact development proposed by the subdivision has been shown to create a lower fiscal burden on municipalities by requiring less utility and road infrastructure to maintain per unit. Similarly, compact development has been shown to be more environmentally responsible because it requires fewer resources to construct and maintain.

Goal 2: *Align the pace of new development with investment in infrastructure, amenities, and services.*

Policy 1: *Ensure all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections*

Policy 2: *Continue coordinating the creation and expansion of schools, libraries, and other community resources with projected population growth and new private development.*

Staff comment: The subdivision proposes three pocket parks, each with its own theme, and one large central park with play areas. The northern part of the property will have a nine-acre parcel dedicated to Weld RE-4 for a future school. This parcel is anticipated to be combined with the Tacincala Subdivision school site to create a larger school campus environment.

The subdivision will include a regional drainage corridor to support the town's overall drainage approach. The open space along the drainage corridor acts to buffer the neighborhood from the Great Western Railroad, which is adjacent to the southwest property line. Open space, trails, and pedestrian connections are planned along the drainage corridor and throughout the property.

Chapter 5 – Housing & Neighborhoods
Goal 1: *Diversify housing options to accommodate varying household sizes, lifestyles, and generations.*
Policy 1: *Allow a diversity of housing types, sizes, and densities within all neighborhoods, such as duplexes, townhomes, accessory dwelling units, co-housing, cottage communities, and other types as appropriate.*
Policy 2: *Support higher-density residential development near downtown, commercial centers, and mixed-use areas.*

Staff comment: The subdivision proposes a diverse range of housing types, including single-family detached, single-family attached (duplexes, townhomes), and multifamily dwellings. The subdivision also includes a variety of residential lot sizes and lot layouts. Such variety can help meet the needs of families with varying sizes, lifestyles, and income levels. Key dwelling unit requirements include front porches, garage placement to minimize visual impact, a variety of home types and models to avoid monotony, and create visual interest.

The property is approximately one mile north of the town core, and additional homes in the area may increase demand for investment in downtown businesses. In addition, the property is located directly across from the Town's Public Services campus and just south and east of the new police department, Weld RE-4 middle school, and the Town's future community park.

Chapter 5 – Transportation & Mobility
Goal 1: *Implement a connected and safe bicycle and pedestrian network that provides connections to key destinations, convenient access to transit, helps relieve congestion, and provides alternative transportation options.*
Policy 1: *Promote connectivity and efficient travel through roadway extensions, sidewalk construction, on-street bike facilities, and trail expansion projects.*

Staff comment: The proposed subdivision promotes multimodal connectivity by providing trails, additional road connections, and a pedestrian-friendly design.

Chapter 5 – Parks, Recreation, Open Space & Trails
Goal 1: *Create equitable access to parks, open spaces, and trails to promote community identity and quality of life.*
Policy 3*: Continue to enhance regional trail connectivity through Windsor and to adjacent communities.*
Policy 4*: Create local trail connectivity to new open spaces, parks, schools, and neighborhoods, and to service existing unconnected neighborhoods*

Staff comment: The subdivision proposes a ten-foot-wide east/west trail connection from SH 257, along the north side of Van Uffelen Way, to N. 15th Street. The subdivision also includes new north/south trail connections along SH 257 and N. 15th Street and a ten-foot trail along the master drainage channel. These new trails promote connectivity to adjacent subdivisions, schools, parks, and open spaces.

Review Criteria – Major Subdivision

The application is consistent with the following review criteria in Municipal Code Sec. 14-2-60(b) for a major subdivision:

1. *The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.*
2. *The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.*
3. *Density is consistent with the subject zone district, Comprehensive Plan, Land Use Plan, and the applicable utility capacity studies.*
4. *Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision Street Standards in Chapter 17, Design Criteria and Construction Specifications, Transportation Master*

Plan, Trails Plan, and Complete Streets Guide.

5. *Provision of utilities to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.*
6. *The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.*
7. *A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision.*

Notifications

Notifications for this public hearing were as follows:

- February 20, 2026 - Affidavit of mailing to property owners within 500 feet
- February 20, 2026 – Legal ad published in the Greeley Tribune newspaper
- February 20, 2026 – Notice posted to Town's website
- February 22, 2026 - Signs posted on the property

Financial Impact:

The subdivision improvements and off-site improvements necessitated by the development will be completed by the developer.

Relationship to Strategic Plan:

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

The application is also consistent with the Strategic Plan's guiding principles, particularly the following:

- ***Fiscal Responsibility*** *— Windsor is committed to sound fiscal management and transparency in all decision-making. We plan for future generations through adequate allocation of resources that will allow for operations and maintenance of our facilities and land. We consistently evaluate our resources to maintain a healthy balance of programs and services.*

Staff Comment: The subdivision improvements will be constructed by the developer. The subdivision includes connections to adjacent existing infrastructure, which will include and facilitate a key east-west corridor in the community. The roadway and trail connections are components of the Town's long-range plans for future generations.

- ***Quality of Life*** *— Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources. We take pride in our well-connected and involved community that truly cares about each other demonstrated by the exceptional customer service of our workforce and the self-respect reflected through the attractiveness of our town.*

Staff comment: The subdivision includes abundant natural open spaces, parks, and regional trail connections to increase residents' quality of life and connections to adjacent neighborhoods.

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval for

the Overland 368 Final Major Subdivision as presented, subject to any outstanding Planning Commission, referral agency, and staff comments being addressed**.**

CC:

Peak Development Group and RVi Planning + Landscaping
Scott Ballstadt, Director of Planning
Omar Herrera, Director of Engineering
Carlin Malone, Planning Manager

Attachments:

1. Applicant's Project Narrative
2. PC-Major Subdivision Plat
3. PC-Overland-Overall Site Plan Exhibit
4. PC-Overland Landscape Plan
5. PC-Overland Maj Sub Staff Presentation
6. PC-Overland Fin Sub-RVI Presentation

Project Narrative

OVERLAND 368 FINAL MAJOR SUBDIVISION



VICINITY MAP

NTS

GENERAL INFORMATION
Project Location: Situated between WCR 15 and Highway 257, south of CR 70
Parcel Number: 080708300012, 080717200080, 080717200007, 080717100004, 080717100010, 080717000078, 080708300001, 080708300003
Size: ~173.053 AC
Zoning District: RMU-2

OWNER
Overland 368, LLC
P.O. Box 368 Windsor, CO 80550
rbluesky8@msn.com
970-222-7147

AUTHORIZED REPRESENTATIVE
Peak Development Group
Contact: Chad Ellington
1480 Humboldt Street, Denver, CO 80218
chad@peakdevgrp.com

CIVIL ENGINEER:
Galloway
Contact: Rob Van Uffelen
5235 Ronald Reagan Blvd., Suite 200,
Johnstown, CO 80534
970-800-3300
RobVanUffelen@gallowayus.com

TRAFFIC:
Galloway
5235 Ronald Reagan Blvd., Suite 200,
Johnstown, CO 80534
970-800-3300

Project Narrative

OVERLAND 368 FINAL MAJOR SUBDIVISION

APPLICANT: PLANNER AND LANDSCAPE ARCHITECT

RVi Planning + Landscape Architecture
Contact: Shelley LaMastra
506 S College Ave, Unit A
Fort Collins, CO 80524
970-484-8855
slamastra@rviplanning.com

PROJECT GOAL

The goal of this project is to provide a wide mix of housing types for residents of Windsor. Entry level homeownership is accommodated with 5-plex townhomes (also submitted as a Site Plan Review), as well as Duplexes. Single-Family detached homes have two limited access front load options on 42'x100' lots or 52'x110' lots.

The approved Master Plan responds to the existing site conditions and addresses engineering challenges with the existing topography of the site and the requirements of the regional drainage channel. The location of the drainage channel along the existing railroad on the south property line provides a large buffer space between the residential lots and the existing railroad. Development of this property would also facilitate the Town's master plan vision for the regional drainage improvements.

BACKGROUND

The property was formerly Blue Sky Farms which operated as a farming and livestock business. A previous PUD was recorded for the property at the same time that the property was annexed into the Town and rezoned to PUD from the RMU zone district. A second PUD and Master Plan Amendment for Overland 368 was approved in 2022 with an underlaying zone district of RMU-2. A rezone removing the PUD and retaining the RMU-2 zone district was approved in February 2025.

DISTURBANCES

The site is largely retired farmland fields.

TRANSPORTATION IMPROVEMENTS

The northern portion of the property (County Road 70) is proposed to be a collector street with an 87'-0" right-of-way (R.O.W.).This R.O.W. has been modified from the standard 82'-0" R.O.W. to include a 10'-0" multi-modal trail on the north side of the street. County Road 70 shall be realigned with a round about connection to this new northern collector road connection. Within the site an 82'-0" R.O.W. will loop through the site. Residential roads with 62'-0" R.O.W. will create the roadway network for the proposed uses.

SITE DESIGN

A strong emphasis is made on a community that has front porches and alley load homes, large green spaces along the main collector, landscape separation behind all lots for added separation and open areas. The detached single-family lots are front load homes that will have "limited access" which means garages are set back a minimum of 5' from the front of the home and maximum driveway width of 18'-0".

Four parks are located throughout the subdivision and focus on unique experiences within each one. Pocket Park A has outdoor games with bocce ball and cornholes courts for both adult and junior level players. Swinging benches and hammock poles provide a relaxing area to watch or enjoy a book. Pocket Park B focuses on young children and pollinator plants. Structure play equipment reinforces the pollinator theme with bug springers and flower swings. Garden strolling paths have a play fort and kid table as well as family and adult tables. Pocket Park C focuses on provided structured areas for exercise and gathering for a picnic. A lawn area allows for outdoor enjoyment and recreation as well. The main Central Park has a natural theme with wood and rope play elements and an iconic embankment/hill slide that provides a 12 foot drop in elevation. Age appropriate play areas for 2-5 and 5-12 are located on either side of a central plaza with shade shelter and tables.

The central portion of the site will feature large open spaces that will contain surface drainage channels and detention ponds. The regional drainage channel has been located along the south boundary of the site, parallel to the railroad. A trail network works in combination with other open spaces directing water to this regional channel to link the site together and add a recreational element to the community. Irrigation water storage ponds will be enhanced to not only fulfill the irrigation needs but also to create habitat and aesthetic value in the community.

A portion of the property (~9.17 AC) will be dedicated for a future school site. Any remaining units that are required to offset the development will have a fee per unit assessed. Additional land from Prairie Song will provide the total area needed for the school.

The maximum number of dwelling units allowed per sanitary restrictions is in compliance with the approved master plan and utility study. Density within individual planning areas may be higher than 4 du/ac as long as the overall project density does not exceed that which is defined in the master plan utility study. Additionally, units may be transferred from one planning area to another within Overland so long as the maximum unit count over the entire overland community does not exceed total units allowed.

TYPE	LOT DIMENSIONS	AREA (SF)	ACCESS TYPE	QUANTITY OF UNITS
Townhomes (5-plex)	20' x 95' interior lot 30'x95' end lots	1,900 SF / Unit 3,325 SF / Unit	Rear alley access	90
Side-by-Side Duplex	32' x 85' lots	2,720 SF / Unit	Rear alley access	96
Detached Single-Family Small	42' x 100' lots	4,200 SF	Front load (limited access)	176
Detached Single-Family Large	52' x 110' lots	5,720 SF	Front load (limited access)	136
Existing Single-Family along CR 15	Varies	129,879 SF	Existing driveway off of CR 15 to remain	1
Total Units per Major Subdivision Submittal				498
Future Multi-Family Units				228
GRAND TOTAL				726

BUILDING / LOTS INFORMATION

Max building height: 40'-0" (up to 3-story townhomes)

OPEN SPACE

Approximately 28.25% of the site is open space. These areas are comprised of the regional drainage channel, landscaping along the collector roads, parks and playgrounds, entry landscaping and detention ponds. Careful consideration will be made in selecting water wise plants and vegetative cover to conserve water in the community.

The Upper Windsor Basin Drainage Channel is being shown as open space. A 10'-0" trail is parallel to the drainage channel between the duplexes and channel on the south side of the site.

Detention ponds provide landscaping and soften grading to meet the requirements of the open space and placed adjacent other areas of open space such as parks and channels to create a cohesive system throughout the plan. The Irrigation Pond is being shown as part of the open space requirements. This pond will have a permanent water level in it for irrigation needs on the site. Due to this permanent water level the pond has not been graded with varying side slopes as they will not be exposed like a normal detention pond that sees water levels rise only after a storm event. The pond has been planted per the landscaping requirements and is still an amenity that is being requested to be included in the open space areas.

LANDSCAPING

Overland 368 landscaping within open space is primarily comprised of native and adaptable seed species mixes. Establishment irrigation will be provided in these areas for a period of two (2) years. Trees and shrubs along detention pond edges and other seeded areas will have permanent drip irrigation. Along CR 70 iconic entry landscaping with large diagonal bosques of ornamental trees and a lower story of wildflowers. Evergreen trees provided additional backdrop and screening from the lots. Dozens of pollinator species are focused in Pocket Park B as part of its unique theme of a Pollinator Park.

Tenor Lane has ornamental trees substitute deciduous trees along the east side tree lawn due to an existing private clay under drain. The drain is approximately 8'-13' below finished grade. The tree species selected have characteristically shallow root system that have a depth of 2'-4'.

IRRIGATION:

The Overland 368 Property non-potable water demands will be serviced by two non-potable water supplies. The far eastern portion of the property will be supplied by the Brunner Well which is included in the Cache La Poudre Augmentation Plan. The balance of the property west of the area irrigated by the Brunner Well will be irrigated using surface water supplies from shares in the Lake Canal, Lake Canal Reservoir Company and Cache La Poudre Reservoir Company. These surface water supplies will be delivered to an on-site non-potable pond with a non-potable pump station then delivering pressurized water to the distribution system for non-potable irrigation at the site. It is the intent that all irrigation demands at the site will be met with these non-potable water sources.

UTILITIES

A proposed water main is to be constructed throughout the development. Connections will be made to the 12" existing main that was constructed with Prairie Song (a.k.a. Tacincala) Filing 1 that runs from north to south through the center of the Overland 368 site. Additional connections will be made to the existing water main in WCR 15. A 12" main will also be constructed down SH257 as requested by the Town, however, the proposed development will not connect to this 12" main. When development occurs on the easterly 12-acre parcel, connection would be made to the SH257 main and the proposed mains within Overland 368. Residential services and fire hydrants shall be provided throughout the subdivision as needed.

The proposed wastewater collection system will be gravity driven with 8", 15" and 18" PVC mains constructed throughout the subdivision. This network of 8" lines will connect into the proposed 12" PVC trunk main that will run through the main access road and easterly townhome portion of the development. The 12" main will increase to an 18" main as necessary and be extended northerly along the westerly edge of SH257 for connection to the existing 30" trunk main installed with the Prairie Song development.

An approved Utility Study has been submitted outlining the sewer capacity and proposed 498 single-family (attached and detached) + 228 multi-family units for a total unit count of 726 units within Overland 368.

STORMWATER:

Storm runoff will be collected with onsite storm sewer systems that will convey runoff to offline water quality and/or detention ponds within the Overland 368 site. A major drainage channel will be designed to capture offsite flows at the northern boundary of the Overland 368 site and convey those flows through the site in the southeast direction along the southerly boundary of the proposed development. A level spreader will be provided at the south termination point of the channel to duplicate existing conditions as much as possible and a detention facility on the southeast side of the Overland 368 site will detain up to 100-year site runoff and release it offsite at maximum 10-year historic rate per the Town of Windsor requirement. (The Town of Windsor may have the offsite portion of the Town's master drainage channel designed to allow completion of the channel improvements to the Greeley No. 2 Canal)

WATER DEDICATION:

Water dedication will be lot by lot as it is anticipated that builders will pay the cash in lieu at time of building permit.

PHASING:

Phasing will be determined by market demands. Multi family and commercial lots will likely be developed after the interior portion of the site is built out. County Road 70 shall be constructed from Highway 257 to County Road 15. All Filings and Phasing will maintain two points of access from CR 70.

OVERLAND 368 SUBDIVISION

PORTIONS OF SECTIONS 8 AND 17, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION (PER TITLE COMMITMENT NOTED HEREON)

PARCEL I:

LOT A, SECOND AMENDED RECORDED EXEMPTION No. 0807-17-1 RE 526, RECORDED SEPTEMBER 26, 1984 AT RECEPTION No. 1983051 IN BOOK 1044, BEING A PART OF THE N 1/2 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

PARCEL II:

LOT B, RECORDED EXEMPTION No. 0807-17-1-RE1315, ACCORDING TO THE MAP RECORDED JANUARY 29, 1991 AT RECEPTION No. 2239763, BEING A PART OF THE N 1/2 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO.

PARCEL III:

LOT B, RECORDED EXEMPTION No. 0807-8-3 RE 2798, RECORDED JANUARY 18, 2002 AT RECEPTION No. 2918249, BEING LOCATED IN THE S 1/2 OF THE S 1/2 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO.

PARCEL IV:

LOT B, RECORDED EXEMPTION No. 0807-17-2 RE 2124, RECORDED JANUARY 6, 1998 AT RECEPTION No. 2587737, BEING LOCATED IN THE S 1/2 OF THE S 1/2 OF THE SW 1/4 OF SECTION 8 AND THE NW 1/4 OF SECTION 17, ALL IN TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO.

PARCEL V:

LOT A, RECORDED EXEMPTION No. 0807-17-2 RE 2124, ACCORDING TO THE MAP RECORDED JANUARY 6, 1998 AT RECEPTION No. 2587737, BEING A PART OF SECTIONS 8 AND 17, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6th P.M., COUNTY OF WELD, STATE OF COLORADO.

ALL BEING COLLECTIVELY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6th P.M. AS HAVING A BEARING OF N87°33'38"E, AS DETERMINED FROM GRID BEARINGS OF COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83), BEING MONUMENTED BY A 3 1/4" ALUMINUM CAP, PLS 16154 AT THE NORTH QUARTER CORNER OF SAID SECTION AND A 3 1/4" ALUMINUM CAP, PLS 22098 AT THE NORTHEAST CORNER OF SAID SECTION, RESPECTIVELY, AND WITH ALL BEARINGS CONTAINED HEREON LYING RELATIVE THERETO;

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 17, SAID POINT BEING THE NORTHWEST CORNER OF LOT A OF SECOND AMENDED RECORDED EXEMPTION No. 0807-17-1-RE526, AS RECORDED SEPTEMBER 26, 1984, RECORDS OF SAID COUNTY; THENCE N87°33'38"E, ALONG THE NORTH LINE OF SAID LOT A AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 2566.31 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT A; THENCE S01°19'17"E, ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 30.01 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT B OF RECORDED EXEMPTION No. 0807-17-1-RE1315, AS RECORDED JANUARY 29, 1991 AT RECEPTION No. 02239763, RECORDS OF SAID COUNTY; THENCE S01°03'59"E, ALONG THE EAST LINE OF SAID LOT B, A DISTANCE OF 788.47 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT B; THENCE S89°40'13"W, ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 904.26 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT B, SAID POINT ALSO LYING ON THE EAST LINE OF LOT A OF AFOREMENTIONED SECOND AMENDED RECORDED EXEMPTION No. 0807-17-1-RE526; THENCE S29°47'22"E, ALONG THE EAST LINE OF SAID LOT A OF SECOND AMENDED RECORDED EXEMPTION No. 0807-17-1-RE526 AND THE WEST LINE OF LOT A OF AFOREMENTIONED RECORDED EXEMPTION No. 0807-17-1-RE1315, A DISTANCE OF 309.85 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT A OF RECORDED EXEMPTION No. 0807-17-1-RE1315; THENCE S15°51'32"E, CONTINUING ALONG THE EAST LINE OF SAID LOT A OF SECOND AMENDED RECORDED EXEMPTION 0807-17-1-RE526, A DISTANCE OF 229.25 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT A OF SECOND AMENDED RECORDED EXEMPTION No. 0807-17-1-RE526; THENCE S87°22'39"W, ALONG THE SOUTH LINE OF SAID LOT A, A DISTANCE OF 1873.13 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT A, SAID CORNER ALSO LYING ON THE EAST LINE OF LOT B OF RECORDED EXEMPTION No. 0807-17-2-RE2124, AS RECORDED JANUARY 6, 1998 AT RECEPTION No. 2587737, RECORDS OF SAID COUNTY; THENCE S00°53'17"E, ALONG THE EAST LINE OF SAID LOT B, A DISTANCE OF 29.05 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE S00°53'17"E, CONTINUING ALONG THE EAST LINE OF SAID LOT B, A DISTANCE OF 976.04 FEET, MORE OR LESS, TO THE SOUTH CORNER OF SAID LOT B, SAID POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY OF COLORADO AND SOUTHERN RAILROAD; THENCE N50°40'22"W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 3442.57 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE S87°33'31"W, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1.37 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SECTION 17, SAID POINT ALSO LYING ON THE WEST LINE OF LOT A OF AFOREMENTIONED RECORDED EXEMPTION No. 0807-17-2-RE2124; THENCE N00°22'59"W, ALONG THE WEST LINE OF SAID LOT A AND THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6th P.M., A DISTANCE OF 38.90 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, THE FOLLOWING 4 (FOUR) COURSES: 1) N89°37'59"E, A DISTANCE OF 80.23 FEET; 2) S86°48'15"E, A DISTANCE OF 173.56 FEET; 3) N03°19'43"E, A DISTANCE OF 44.67 FEET; 4) N88°57'28"E, A DISTANCE OF 430.47 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF LOT B OF RECORDED EXEMPTION No. 0807-8-3-RE2798, AS RECORDED JANUARY 18, 2022 AT RECEPTION No. 2918249, RECORDS OF SAID COUNTY, SAID POINT LYING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 25°03'24", THE LONG CHORD OF WHICH BEARS N53°53'44"W, A DISTANCE OF 143.17 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT B THE FOLLOWING 4 (FOUR) COURSES: 1) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 144.32 FEET TO THE TERMINUS OF SAID CURVE; 2) N41°20'35"W, A DISTANCE OF 108.98 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 48°54'15", THE LONG CHORD OF WHICH BEARS N65°55'54"W, A DISTANCE OF 223.52 FEET; 3) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.46 FEET TO THE TERMINUS OF SAID CURVE; 4) S89°36'53"W, A DISTANCE OF 296.74 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT B, SAID POINT ALSO LYING ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE N00°22'45"W, ALONG THE WEST LINE OF SAID LOT B AND THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 326.46 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT B AND THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE N87°31'29"E, ALONG THE NORTH LINE OF SAID LOT B AND THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 2628.65 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT B AND THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE S00°33'17"E, ALONG THE EAST LINE OF SAID LOT B AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 664.77 FEET, MORE OR LESS, TO THE NORTH QUARTER CORNER OF AFOREMENTIONED SECTION 17 AND THE POINT OF BEGINNING;

CONTAINING 7,538,202 SQUARE FEET (173.053 ACRES), MORE OR LESS, AND BEING SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, ALL BEING OWNERS, LIENHOLDERS AND HOLDERS OF ANY OWNERSHIP INTEREST IN THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS. THE UNDERSIGNED DO HEREBY DEDICATE TO THE TOWN OF WINDSOR FOREVER ALL STREETS, ALLEYS, RIGHTS-OF-WAY, UTILITY EASEMENTS AND OTHER EASEMENTS INTENDED FOR MUNICIPAL PURPOSES AS INDICATED HEREON UNDER THE NAME OF **OVERLAND 368 SUBDIVISION**, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF- WAY NOW OF RECORD OR EXISTING OR AS INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF WINDSOR REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE UNDERSIGNED OWNER(S) SHALL BEAR ALL EXPENSE INVOLVED IN SUBDIVISION IMPROVEMENTS. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE

_____ DAY OF _____, 20____.

OVERLAND 368

_____

SIGNATURE

BY: _____

PRINTED NAME

STATE OF COLORADO)
)SS
COUNTY OF WELD)

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

_____ AS _____ OF OVERLAND 368

PRINTED NAME POSITION/TITLE

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____/_____/_____

_____

NOTARY PUBLIC

_____

FLCA REPRESENTATIVE, AMERICAN AGCREDIT

BY: _____

PRINTED NAME

STATE OF COLORADO)
)SS
COUNTY OF LARIMER)

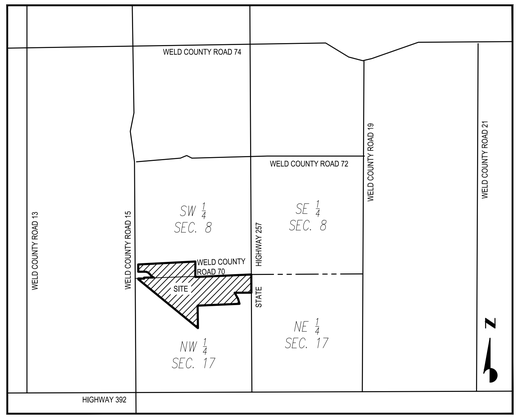
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ BY

_____ AS _____ OF FLCA REPRESENTATIVE, AMERICAN AGCREDIT

PRINTED NAME POSITION/TITLE

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____/_____/_____



VICINITY MAP
NOT TO SCALE

OWNER

OVERLAND 368, LLC
P.O. BOX 368
WINDSOR, CO 80550
PHONE: (970) 222-7147
EMAIL: RBLUESKY8@MSN.COM

APPLICANT

PEAK DEVELOPMENT GROUP
1480 N. HUMBOLDT ST.
DENVER, CO 80218
EMAIL: CHAD@PEAKDEVGRP.COM
CONTACT: CHAD ELLINGTON

PROJECT ENGINEER

GALLOWAY AND COMPANY
ATTN: JAMES PRELOG
5235 RONALD REAGAN BOULEVARD
SUITE 200
JOHNSTOWN, CO 80534

PROJECT SURVEYOR

GALLOWAY AND COMPANY
ATTN: CHASE J. CORBRIDGE
5235 RONALD REAGAN BOULEVARD
SUITE 200
JOHNSTOWN, CO 80534

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A MAJOR SUBDIVISION PLAT OF THE PROPERTY DESCRIBED HEREON 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 SAID MAJOR SUBDIVISION PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

ATTEST

_____ _____ _____

MAYOR TOWN CLERK

VACATION STATEMENT

THE UNDERSIGNED, BEING THE SOLE OWNER(S) OF THE LAND DESCRIBED HEREON, AND AS SHOWN ON THE ATTACHED MAP DO HEREBY VACATE ALL PREVIOUS PLATTING OF THE HEREON DESCRIBED PARCEL(S) OF LAND. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ OF _____, 20____

BY: _____

NOTARIAL CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____/_____/_____

_____

NOTARY PUBLIC

EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED

_____ _____

DIRECTOR OF PUBLIC WORKS XCEL ENERGY

_____ _____

COMCAST CABLE CENTURY LINE COMMUNICATIONS

_____

GREELEY WATER

GRADING, EROSION, AND SEDIMENT CONTROL PLAN PERMIT CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS. THIS PERMIT WILL BE CONSIDERED TERMINATED UPON MY RECEIPT OF AN ACCEPTABLE FINAL STABILIZATION INSPECTION NOTICE FROM THE TOWN OF WINDSOR.

_____ _____

OWNER NAME (PRINT) SIGNATURE

_____

DATE

PLANNING DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____

_____

DIRECTOR OF PLANNING

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____

_____

DIRECTOR OF PUBLIC WORKS

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____

_____

DIRECTOR OF ENGINEERING

TOWN MANAGER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____

_____

TOWN MANAGER

CITY OF GREELEY

THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ _____

WATER/SEWER CHIEF ENGINEER DATE

OPEN SPACE PROTECTION

ALL AREAS DEPICTED HEREON AS "OPEN SPACE" SHALL REMAIN UNDEVELOPED, REGARDLESS OF OWNERSHIP AND REGARDLESS OF OFFICIAL ZONING DESIGNATION. NO PERMANENT STRUCTURES OF ANY KIND MAY BE ERECTED UPON AREAS DEPICTED HEREON AS "OPEN SPACE" WITHOUT PRIOR WRITTEN CONSENT OF THE TOWN MANAGER FOR THE TOWN OF WINDSOR.

GENERAL NOTES

1. ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, T. 6 N., R. 67 W BEARS NORTH 87° 33' 38" EAST, MONUMENTED ON THE WEST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 16154" AND ON THE EAST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 22098" IN MONUMENT BOX, AS SHOWN, AND WITH ALL OTHER BEARINGS SHOWN HEREON LYING RELATIVE THERETO.
2. THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
3. PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08123C1481F, HAVING A MAP REVISED DATE OF NOVEMBER 30, 2023, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X UNSHADED (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
4. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
5. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
6. CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
7. 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
8. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY AND COMPANY, INC. TO DETERMINE OWNERSHIP FOR THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE THEREOF, GALLOWAY AND COMPANY, INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. SAID TITLE COMMITMENT PROVIDED BY CLIENT WAS PREPARED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABC25208685-2, WITH AN EFFECTIVE DATE OF JUNE 24, 2024 AT 5:00 P.M.
9. EXISTING ZONING - UNDERLYING: RMU-2 (RESIDENTIAL MIXED USE) AND OVERLAY: PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING - RMU-2 (RESIDENTIAL MIXED USE - TWO)

NOTICE OF OTHER DOCUMENTS

ALL PERSON 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 PERSON INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

SURVEYOR'S CERTIFICATION

I, CHASE J. CORBRIDGE, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF OVERLAND 368 SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

_____

CHASE J. CORBRIDGE
COLORADO PROFESSIONAL LAND SURVEYOR No. 38405
FOR AND ON BEHALF OF GALLOWAY AND COMPANY, INC.

DATE OF PLAT OR MAP: _____/_____/_____

Galloway
5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

PRELIMINARY

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OVERLAND 368 SUBDIVISION
PORTIONS OF SECTIONS 8 AND 17, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	7/22/2025	ADDRESSED TOWN COMMENTS	AN
2	11/21/2025	ADDRESSED TOWN COMMENTS	AN

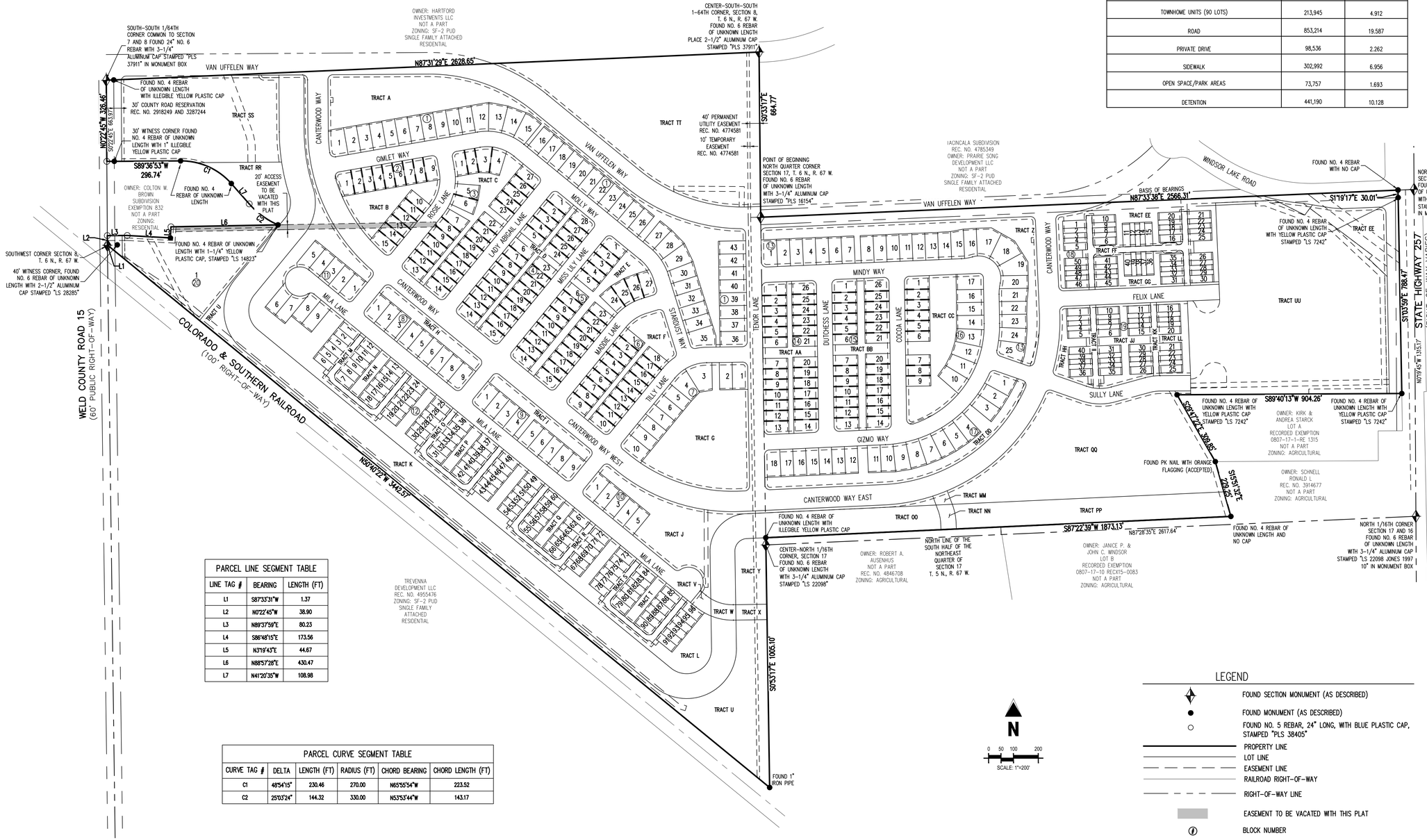
Project No:	PDM0000.10
Drawn By:	AN
Checked By:	CJC
Date:	4/15/2025

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OVERLAND 368 SUBDIVISION

PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

LAND USE SUMMARY		
OVERLAND 368		
	AREA (SF)	AREA (ACRES)
TOTAL SITE	7,538,202	173.053
SINGLE FAMILY UNITS (312 LOTS)	1,616,382	37.107
DUPLEX UNITS (96 LOTS)	280,213	6.433
TOWNHOME UNITS (90 LOTS)	213,945	4.912
ROAD	853,214	19.587
PRIVATE DRIVE	98,536	2.262
SIDEWALK	302,992	6.956
OPEN SPACE/PARK AREAS	73,757	1.693
DETENTION	441,190	10.128



PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	S87°33'31"W	1.37
L2	N0°22'45"W	38.90
L3	N89°37'59"E	80.23
L4	S86°48'15"E	173.56
L5	N3°19'43"E	44.67
L6	N88°57'28"E	430.47
L7	N41°20'35"W	108.98

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	48°54'15"	230.46	270.00	N65°55'54"W	223.52
C2	25°03'24"	144.32	330.00	N53°53'44"W	143.17

N

0 50 100 200

SCALE: 1"=200'

LEGEND

- FOUND SECTION MONUMENT (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- FOUND NO. 5 REBAR, 24" LONG, WITH BLUE PLASTIC CAP, STAMPED "PLS 38405"
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- RAILROAD RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- EASEMENT TO BE VACATED WITH THIS PLAT
- BLOCK NUMBER

Galloway
5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
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OVERLAND 368 SUBDIVISION
PORTIONS OF SECTIONS 8 AND 17, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	7/22/2025	ADDRESSED TOWN COMMENTS	AN
2	11/21/2025	ADDRESSED TOWN COMMENTS	AN

Project No:	PDM0000.10
Drawn By:	AN
Checked By:	CJC
Date:	4/15/2025

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OVERLAND 368 SUBDIVISION

PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	48°54'15"	230.46	270.00	N65°55'54"W	223.52
C2	25°03'24"	144.32	330.00	N53°53'44"W	143.17
C3	90°00'16"	31.42	20.00	N45°22'01"W	28.29
C4	89°59'44"	31.41	20.00	S44°37'59"W	28.28
C5	39°41'46"	456.57	659.00	N70°31'15"W	447.50
C6	19°25'31"	252.92	746.00	S60°23'08"E	251.71
C7	41°46'00"	476.74	654.00	S71°33'22"E	466.26
C8	38°43'00"	500.72	741.00	N70°01'52"W	491.25
C9	88°29'04"	30.89	20.00	N45°08'50"W	27.91
C10	88°27'56"	30.88	20.00	S43°19'40"W	27.90
C11	7°22'47"	84.88	659.00	S41°03'16"E	84.82
C12	92°08'55"	32.17	20.00	S53°49'08"E	28.81
C13	91°47'54"	32.04	20.00	N85°13'41"E	28.72
C14	49°13'13"	198.44	231.00	S75°16'59"E	192.40
C15	49°13'13"	145.18	169.00	N75°16'59"W	140.76
C16	90°00'00"	31.42	20.00	S35°06'25"W	28.28
C17	97°00'55"	33.86	20.00	S31°35'57"W	29.96
C18	49°13'19"	198.45	231.00	S14°43'04"W	192.40
C19	90°00'00"	31.42	20.00	N54°53'35"W	28.28
C20	49°11'58"	145.18	169.07	N14°43'04"E	140.76
C21	31°57'52"	367.65	659.00	N32°53'26"W	362.90
C22	48°47'48"	631.08	741.00	N24°45'47"W	612.18
C23	88°29'24"	30.89	20.00	S4°54'58"E	27.91
C24	89°59'54"	31.42	20.00	N84°19'41"E	28.28
C25	203°09'48"	209.21	59.00	N22°09'47"W	115.60
C26	7°04'26"	25.51	20.00	N87°12'27"W	23.81
C27	90°00'06"	31.42	20.00	S5°40'19"E	28.28
C28	89°59'54"	31.42	20.00	S84°19'41"W	28.28
C29	90°00'06"	31.42	20.00	S5°40'19"E	28.28
C30	89°59'54"	31.42	20.00	N84°19'41"E	28.28
C31	90°00'06"	31.42	20.00	S5°40'19"E	28.28
C32	90°00'06"	31.42	20.00	N5°40'19"W	28.28
C33	89°59'54"	31.42	20.00	S84°19'41"W	28.28
C34	90°00'06"	31.42	20.00	N5°40'19"W	28.28
C35	89°59'54"	31.42	20.00	S84°19'41"W	28.28
C36	89°59'54"	31.42	20.00	N84°19'41"E	28.28
C37	90°00'06"	31.42	20.00	N5°40'19"W	28.28
C38	89°59'54"	31.42	20.00	N84°19'41"E	28.28
C39	90°00'06"	31.42	20.00	S5°40'19"E	28.28
C40	89°59'54"	31.42	20.00	S84°19'41"W	28.28
C41	90°00'06"	31.42	20.00	S5°40'19"E	28.28
C42	89°59'54"	31.42	20.00	N84°19'41"E	28.28
C43	90°00'06"	31.42	20.00	S5°40'19"E	28.28
C44	33°26'02"	134.80	231.00	N56°02'45"E	132.89
C45	90°00'00"	31.42	20.00	N27°45'46"E	28.28
C46	90°00'00"	31.42	20.00	N62°14'14"W	28.28
C47	33°26'02"	98.62	169.00	S56°02'45"W	97.22
C48	33°26'08"	98.62	169.00	N33°57'18"W	97.23
C49	33°26'08"	134.80	231.00	S33°57'18"E	132.90
C50	72°07'25"	25.18	20.00	N18°49'28"E	23.55
C51	15°33'27"	62.72	231.00	N47°06'27"E	62.53
C52	89°59'54"	31.42	20.00	N84°19'41"E	28.28
C53	90°00'06"	31.42	20.00	N5°40'19"W	28.28
C54	89°59'54"	31.42	20.00	N84°19'41"E	28.28
C55	90°00'06"	31.42	20.00	S5°40'19"E	28.28
C56	89°59'54"	31.42	20.00	S84°19'41"W	28.28
C57	90°00'06"	31.42	20.00	S5°40'19"E	28.28
C58	49°45'58"	146.79	169.00	S64°12'43"W	142.22
C59	84°17'41"	29.42	20.00	S59°23'05"E	26.84
C60	10°37'37"	42.84	231.00	N83°46'53"E	42.78
C61	90°00'00"	31.42	20.00	N44°05'42"E	28.28
C62	90°00'00"	31.42	20.00	N45°54'18"W	28.28
C63	91°32'04"	31.95	20.00	S46°40'20"E	28.66
C64	88°27'56"	30.88	20.00	S43°19'40"W	27.90
C65	91°32'04"	31.95	20.00	N46°40'20"W	28.66
C66	88°27'56"	30.88	20.00	S43°19'40"W	27.90
C67	91°32'04"	31.95	20.00	N46°40'20"W	28.66
C68	88°27'56"	30.88	20.00	S43°19'40"W	27.90
C69	13°51'14"	44.97	186.00	N80°38'01"E	44.86
C70	119°14'32"	185.22	89.00	S46°40'20"E	153.56
C71	91°32'04"	30.35	19.00	N46°40'20"W	27.23
C72	13°51'14"	44.97	186.00	S6°01'19"W	44.86
C73	13°02'49"	109.53	481.00	S5°37'06"W	109.29
C74	82°55'57"	28.95	20.00	S29°19'28"E	26.49
C75	72°20'48"	529.07	419.00	N35°16'05"E	494.61
C76	85°22'46"	29.80	20.00	S66°31'10"W	27.12
C77	63°32'52"	533.49	481.00	S55°36'13"W	506.56
C78	107°39'12"	37.58	20.00	S54°43'55"E	32.29

CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C79	87°16'14"	30.46	20.00	N42°43'49"E	27.60
C80	1°00'44"	7.40	419.00	N86°52'18"E	7.40
C81	91°43'02"	32.02	20.00	S46°45'50"E	28.70
C82	88°16'58"	30.82	20.00	N43°14'10"E	27.86
C83	91°43'02"	32.02	20.00	S46°45'50"E	28.70
C84	88°16'58"	30.82	20.00	S43°14'10"W	27.86
C85	91°43'02"	32.02	20.00	S46°45'50"E	28.70
C86	88°16'58"	30.82	20.00	N43°14'10"E	27.86
C87	41°56'58"	482.49	659.00	S71°38'51"E	471.79
C88	41°56'58"	542.53	741.00	N71°38'51"W	530.49
C89	73°04'26"	25.51	20.00	S87°12'35"E	23.81
C90	163°04'26"	167.92	59.00	S42°12'35"E	116.72
C91	64°19'33"	831.92	741.00	S55°12'53"W	788.91
C92	63°35'26"	731.40	659.00	N55°34'56"E	694.44
C93	94°34'40"	33.01	20.00	N23°30'07"W	29.39
C94	94°34'40"	33.01	20.00	N61°55'13"E	29.39
C95	17°04'15"	196.34	659.00	N6°05'46"E	195.62
C96	90°00'00"	31.42	20.00	N47°26'22"W	28.28
C97	84°59'38"	29.67	20.00	S40°03'27"W	27.02
C98	14°43'25"	190.42	741.00	S75°11'33"W	189.89
C99	90°00'00"	31.42	20.00	S47°26'22"E	28.28
C100	90°00'00"	31.42	20.00	S42°33'38"W	28.28
C101	17°48'21"	230.28	741.00	S6°27'49"W	229.36
C102	86°09'26"	30.07	20.00	S27°42'44"E	27.32
C103	34°33'03"	101.91	169.00	S88°03'58"E	100.37
C104	15°00'00"	60.48	231.00	N82°09'30"E	60.30
C105	15°00'00"	44.24	169.00	S82°09'30"W	44.12
C106	34°33'03"	139.30	231.00	N88°03'58"W	137.20
C107	86°09'26"	30.07	20.00	S66°07'50"W	27.32
C108	17°00'36"	5.94	20.00	S8°07'33"W	5.92
C109	11°49'29"	152.93	741.00	N79°10'05"W	152.66
C110	4°09'50"	20.71	285.00	N82°59'54"W	20.71
C111	11°31'30"	63.36	315.00	N86°40'45"W	63.26
C112	91°22'24"	39.87	25.00	N46°45'18"W	35.78
C113	17°17'19"	258.29	856.00	N9°00'32"W	257.31
C114	14°28'55"	5.06	20.00	S83°07'41"E	5.04
C115	75°31'21"	26.36	20.00	S38°07'33"E	24.49
C116	56°58'50"	99.45	100.00	S10°50'13"W	95.40
C117	11°00'42"	44.40	231.00	S85°36'46"W	44.33
C118	12°55'31"	52.11	231.00	S82°25'08"E	52.00
C119	12°55'31"	52.11	231.00	N69°29'38"W	52.00
C120	12°21'30"	49.83	231.00	N56°51'07"W	49.73
C121	3°47'27"	15.28	231.00	N48°46'39"W	15.28
C122	12°55'31"	52.11	231.00	N40°25'10"W	52.00
C123	12°55'31"	52.11	231.00	N27°29'40"W	52.00
C124	3°47'40"	15.30	231.00	N19°08'04"W	15.30
C125	10°23'16"	30.65	169.07	N4°41'17"W	30.61
C126	38°06'45"	112.47	169.07	S19°33'44"W	110.40
C127	0°41'57"	2.06	169.07	S38°58'05"W	2.06
C128	6°56'04"	79.76	659.00	N45°24'20"W	79.71
C129	18°10'09"	208.98	659.00	S32°51'14"E	208.10
C130	6°51'39"	78.91	659.00	N20°20'19"W	78.86
C131	7°35'00"	30.57	231.00	N6°06'05"W	30.55
C132	6°45'41"	27.26	231.00	N1°04'15"E	27.24
C133	10°26'48"	42.12	231.00	N9°40'30"E	42.06
C134	10°26'48"	42.12	231.00	N20°07'18"E	42.06
C135	4°56'28"	19.92	231.00	N27°48'56"E	19.92
C136	9°02'33"	36.46	231.00	S34°48'27"W	36.42
C137	16°55'15"	49.91	169.00	N88°34'02"E	49.73
C138	20°23'07"	60.13	169.00	S72°46'47"E	59.81
C139	11°54'51"	35.14	169.00	S56°37'48"E	35.08
C140	18°33'32"	54.74	169.00	S41°23'36"E	54.50
C141	14°52'36"	43.88	169.00	S24°40'32"E	43.76
C142	7°34'53"	30.57	231.00	S68°58'19"W	30.54
C143	10°25'55"	42.06	231.00	N59°57'55"E	42.00
C144	10°25'55"	42.06	231.00	S49°32'01"W	42.00
C145	4°59'20"	20.11	231.00	S41°49'24"W	20.11
C146	7°15'42"	29.28	231.00	S51°15'20"W	29.26
C147	8°17'46"	33.45	231.00	S43°28'36"W	33.42
C148	18°46'34"	55.38	169.00	N48°43'01"E	55.13
C149	30°59'24"	91.41	169.00	S73°36'00"W	90.30
C150	36°46'46"	423.03	659.00	N74°13'58"W	415.80
C151	5°10'12"	59.47	659.00	N53°15'28"W	59.45
C152	5°01'46"	5.18	59.00	N53°11'02"W	5.18
C153	44°52'58"	46.22	59.00	N78°08'24"W	45.05
C154	82°57'10"	85.42	59.00	S37°56'32"W	78.15
C155	55°40'06"	57.33	59.00	S31°22'06"E	55.10
C156	64°32'31"	66.46	59.00	N88°31'35"E	63.00

CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C157	25°13'51"	8.81	20.00	N68°52'15"E	8.74
C158	47°50'35"	16.70	20.00	S74°35'32"E	16.22
C159	160°09'28"	164.92	59.00	N43°40'04"W	116.24
C160	2°54'58"	3.00	59.00	N37°52'09"E	3.00
C161	8°04'56"	23.84	169.00	N54°42'56"W	23.82
C162	17°18'54"	69.81	231.00	N59°19'55"W	69.54
C163	9°58'25"	40.21	231.00	S55°39'40"E	40.16
C164	7°20'29"	29.60	231.00	S64°19'07"E	29.58
C165	15°24'30"	199.27	741.00	N79°40'24"E	198.67
C166	17°54'18"	52.81	169.00	S11°28'33"E	52.60
C167	17°54'18"	72.19	231.00	S11°28'33"E	71.89
C168	4°47'43"	62.02	741.00	S69°34'18"W	62.00
C169	44°07'19"	570.63	741.00	N45°06'46"E	556.63
C170	3°51'08"	12.51	186.00	S85°38'04"W	12.50
C171	10°00'07"	32.47	186.00	S78°42'27"W	32.43
C172	12°59'00"	20.17	89.00	S80°11'54"W	20.12
C173	32°05'20"	49.84	89.00	N77°15'57"W	49.20
C174	29°15'32"	45.45	89.00	N46°35'31"W	44.96
C175	25°52'02"	40.18	89.00	N19°01'44"W	39.84
C176	19°02'39"	29.58	89.00	N3°25'36"E	29.45
C177	7°05'32"	23.02	186.00	N9°24'10"E	23.01
C178	6°45'42"	21.95	186.00	N2°26'33"E	21.94
C179	1°58'48"	16.62	481.00	N0°05'05"E	16.62
C180	6°11'50"	52.03	481.00	N4°10'24"E	52.00
C181	4°52'12"	40.88	481.00	N9°42'25"E	40.87
C182	3°21'22"	24.54	419.00	S0°46'22"W	24.54
C183	9°39'47"	70.67	419.00	S7°16'57"W	70.58
C184	9°39'39"	70.65	419.00	N16°56'40"E	70.57
C185	9°39'55"	70.68	419.00	S26°36'27"W	70.60
C186	9°42'00"	70.94	419.00	S36°17'25"W	70.85
C187	30°18'04"	221.59	419.00	S56°17'27"W	219.02
C188	5°04'23"	42.59	481.00	N26°21'59"E	42.58
C189	6°11'50"	52.03	481.00	N32°00'05"E	52.00
C190	6°11'50"	52.03	481.00	N38°11'55"E	52.00
C191	5°16'42"	44.31	481.00	N43°56'11"E	44.30
C192	6°11'50"	52.03	481.00	N49°40'27"E	52.00
C193	6°11'50"	52.03	481.00	N55°52'17"E	52.00
C194	6°11'50"	52.03	481.00	N62°04'06"E	52.00
C195	6°11'50"	52.03	481.00	N68°15'56"E	52.00
C196	6°11'50"	52.03	481.00	N74°27'46"E	52.00
C197	6°11'50"	52.03	481.00	N80°39'36"E	52.00
C198	3°37'09"	30.38	481.00	N85°34'05"E	30.38
C199	56°58'50"	198.90	200.00	S10°50'13"W	190.80
C200	17°17'19"	228.12	756.00	N9°00'32"W	227.25
C201	90°00'00"	157.08	100.00	S5°40'22"E	141.42
C202	90°00'00"	314.16	200.00	N5°40'22"W	282.84
C203	36°52'12"	3.22	5.00	S32°14'11"E	3.16
C204	36°52'12"	25.74	40.00	S32°14'11"E	25.30
C205	36°52'12"	25.74	40.00	S69°06'22"E	25.30
C206	36°52'12"	3.22	5.00	S69°06'22"E	3.16
C207	36°52'12"	3.22	5.00	S32°14'11"E	3.16
C208	36°52'12"	25.74	40.00	S32°14'11"E	25.30
C209	36°52'12"	25.74	40.00	S69°06'22"E	25.30
C210	36°52'12"	3.22	5.00	S69°06'22"E	3.16
C211	36°52'12"	3.22	5.00	S32°14'11"E	3.16
C212	36°52'12"	25.74	40.00	S32°14'11"E	25.30
C213	36°52'12"	25.74	40.00	S69°06'22"E	25.30
C214	36°52'12"	3.22	5.00	S69°06'22"E	3.16
C215	36°52'12"	3.22	5.00	S32°14'11"E	3.16
C216	36°52'12"	25.74	40.00	S32°14'11"E	25.30
C217	36°52'12"	25.74	40.00	S69°06'22"E	25.30
C218	36°52'12"	3.22	5.00	S69°06'22"E	3.16
C219	22°53'55"	92.32	231.00	S79°26'19"E	91.71
C220	130°12'55"	454.54	200.00	S64°13'10"W	362.84
C221	130°12'55"	227.27	100.00	N64°13'10"E	181.42
C222	90°00'00"	31.42	20.00	S5°40'16"E	28.28
C223	90°00'00"	31.42	20.00	N84°19'44"E	28.28
C224	90°00'00"	31.42	20.00	S5°40'16"E	28.28
C225	90°00'00"	31.42	20.00	N84°19'44"E	28.28
C226	90°00'00"	31.42	20.00	S5°40'16"E	28.28
C227	90°00'00"	31.42	20.00	N84°19'44"E	28.28
C228	90°00'00"	31.42	20.00	S5°40'16"E	28.28
C229	90°00'00"	31.42	20.00	N84°19'44"E	28.28
C230	32°07'53"	94.78	169.00	S74°49'20"E	93.54
C231	88°15'56"	77.03	50.00	S43°14'41"W	69.63
C232	88°15'56"	231.08	150.00	N43°14'41"E	208.90
C233	90°00'00"	21.99	14.00	N47°26'22"W	19.80
C234	42°19'42"	8.13	11.00	S66°23'47"W	7.94

CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C235	42°19'42"	8.13	11.00	N71°16'31"W	7.94
C236	42°19'42"	8.13	11.00	S66°23'47"W	7.94
C237	42°19'42"	8.13	11.00	N71°16'31"W	7.94
C238	90°00'00"	21.99	14.00	S42°33'38"W	19.80
C239	77°37'35"	18.97	14.00	N53°37'34"W	17.55
C240	12°22'25"	3.02	14.00	N8°37'34"W	3.02
C241	77°37'35"	18.97	14.00	S48°44'51"W	17.55
C242	12°22'25"	3.02	14.00	S3°44'51"W	3.02
C243	90°00'00"	21.99	14.00	S47°26'22"E	19.80
C244	4°05'46"	1.00	14.00	S4°29'15"E	1.00
C245	85°54'14"	20.99	14.00	S49°29'15"E	19.08
C246	42°19'42"	8.13	11.00	N66°23'47"E	7.94
C247	42°19'42"	8.13	11.00	N71°16'31"W	7.94
C248	42°19'42"	8.13	11.00	S66°23'47"W	7.94
C249	42°19'42"	8.13	11.00	S71°16'31"E	7.94
C250	90°00'00"	21.99	14.00	N42°33'38"E	19.80
C251	85°54'14"	20.99	14.00	N44°36'31"E	19.08
C252	4°05'46"	1.00	14.00	N0°23'29"W	1.00
C253	9°49'13"	28.97	169.00	N75°42'03"W	28.93
C254	8°13'05"	24.24	169.00	N84°43'12"W	24.22
C255	16°30'45"	48.71	169.00	S82°54'53"W	48.54
C256	8°26'30"	34.03	231.00	S78°52'45"W	34.00
C257	5°57'27"	24.02	231.00	S86°04'43"W	24.01
C258	0°36'03"	2.42	231.00	S89°21'28"W	2.42
C259	8°08'48"	121.71	856.00	S4°26'17"E	121.61
C260	9°08'31"	136.58	856.00	S13°04'56"E	136.43
C261	13°23'44"	63.13	270.00	N83°41'09"W	62.98
C262	35°30'30"	167.33	270.00	N59°14'01"W	164.66

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OVERLAND 368 SUBDIVISION
PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	7/22/2025	ADDRESSED TOWN COMMENTS	AN
2	11/21/2025	ADDRESSED TOWN COMMENTS	AN

Project No:	PDM0000.10
Drawn By:	AN
Checked By:	CJC
Date:	4/15/2025

M:\PP\Park One\Development\02\Overlay\PDM01\+\Overlay_MAP\PDM01\Current\Dwg_Elements Overlay_A = 11/21/2025

OVERLAND 368 SUBDIVISION

PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

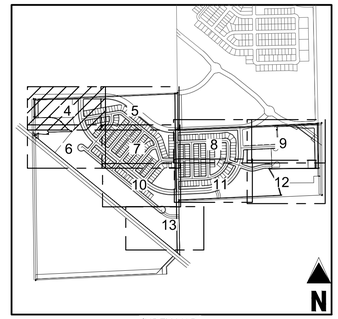
LEGEND

- FOUND SECTION MONUMENT (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- FOUND NO. 5 REBAR, 24" LONG, WITH BLUE PLASTIC CAP, STAMPED "PLS 38405"
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RAILROAD RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- (#) BLOCK NUMBER
- UE UE
- GDUE GRADING, DRAINAGE AND UTILITY EASEMENT
- (#) EASEMENT DIMENSION

N

0 10 20 50

SCALE: 1"=50'



INDEX MAP

OWNER: HARTFORD INVESTMENTS LLC NOT A PART

87' FUTURE EXTENSION OF WELD COUNTY ROAD 70 (TO BE DEDICATED BY SEPARATE DOCUMENT)

SOUTH-SOUTH 1/64TH CORNER COMMON TO SECTION 7 AND 8 FOUND 24" NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 37911" IN MONUMENT BOX

FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH ILLEGIBLE YELLOW PLASTIC CAP

N87°31'29"E 2628.65'

N87°31'29"E 1109.97'

S89°37'52"W 384.68'

N87°31'29"E 385.05'

N89°37'52"E 249.08'

N89°37'52"E 344.08'

S89°37'52"W 95.00'

(26.02') (31.95') (10.00') (70.84') (N89°37'52"E 60.84') (S89°37'52"W 35.84')

10' ACCESS EASEMENT

10' UE

41' 41'

(71.60')

(L29) (L30) (L31)

30' EXISTING COUNTY ROAD RIGHT-OF-WAY

30' COUNTY ROAD RESERVATION REC. NO. 2918249 AND 3287244

WELD COUNTY ROAD 15 (60' PUBLIC RIGHT-OF-WAY)

N0°22'45"W 326.46'

N0°22'45"W 322.83'

30' TEMPORARY DRAINAGE EASEMENT

TRACT SS 217,786 SF 5.000 AC

TRACT K 377,918 SF 8.676 AC

CANTERWOOD WAY WEST 62' RIGHT-OF-WAY

S0°21'53"E 243.57'

S0°21'53"E 208.68'

N0°21'53"W 228.18'

N0°21'53"W 208.67'

S0°27'10"E 56.16' (S0°27'10"E 56.20') (30.00') (105.73')

N89°37'52"E 344.01'

MATCHLINE (SEE SHEET 5)

S89°36'53"W 296.74'

30' WITNESS CORNER FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1" ILLEGIBLE YELLOW PLASTIC CAP

FOUND NO. 4 REBAR OF UNKNOWN LENGTH

TRACT RR 47,196 SF 1.083 AC

N41°20'35"W 108.86'

C1 C2

OWNER: COLTON W. BROWN SUBDIVISION EXEMPTION 832 NOT A PART

20' ACCESS EASEMENT TO BE VACATED WITH THIS PLAT

N88°57'28"E 430.47'

S39°19'44"W 5.16'

N50°40'22"W 5.00'

FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "LS 14823"

20' ACCESS EASEMENT REC. NO. 2587737 AND 2918249

N39°19'44"E 44.67'

N89°37'59"E 80.23'

S86°48'15"E 173.56'

(24.03') (75.68') (S30°27'48"E 31.26')

FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP ILLEGIBLE

30' EXISTING COUNTY ROAD RIGHT-OF-WAY

SOUTHWEST CORNER SECTION 8, T. 6 N., R. 67 W.

40' WITNESS CORNER, FOUND, NO. 6 REBAR OF UNKNOWN LENGTH WITH 2-1/2" ALUMINUM CAP STAMPED "LS 28285"

N0°22'45"W 81.52'

(5.91')

(N89°27'30"W 60.27')

(S89°27'30"E 60.27')

MATCHLINE (SEE SHEET 6)

S39°19'44"W 177.55'

10' UE

5'

TRACT L 216,871 SF 4.979 AC

N39°19'44"E 115.97'

TRACT A 181,882 SF 4.175 AC

TRACT B 37,070 SF 0.851 AC

S80°06'25"W 656.10'

S80°06'25"W 579.51'

N80°06'25"E 640.46'

S80°06'25"W 42.00'

N80°06'25"E 599.26'

GIMLET WAY 62' RIGHT-OF-WAY

ROSE LANE 62' RIGHT-OF-WAY

S39°19'44"W 540.69'

S39°19'44"W 247.38'

S39°19'44"W 292.17'

S39°19'44"W 292.31'

S39°19'44"W 292.45'

S39°19'44"W 292.59'

S39°19'44"W 292.73'

S39°19'44"W 292.87'

S39°19'44"W 293.01'

S39°19'44"W 293.15'

S39°19'44"W 293.29'

S39°19'44"W 293.43'

S39°19'44"W 293.57'

S39°19'44"W 293.71'

S39°19'44"W 293.85'

S39°19'44"W 293.99'

S39°19'44"W 294.13'

S39°19'44"W 294.27'

S39°19'44"W 294.41'

S39°19'44"W 294.55'

S39°19'44"W 294.69'

S39°19'44"W 294.83'

S39°19'44"W

OVERLAND 368 SUBDIVISION

PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

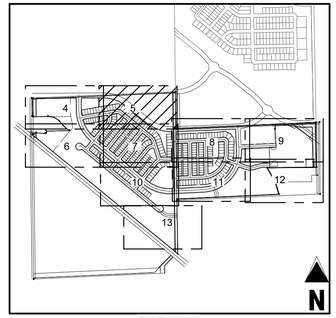
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- (#) EASEMENT DIMENSION

N

0 10 20 50

SCALE: 1"=50'



INDEX MAP

ENCUMBRANCE NOTE:

THE CLAMMER AND GREGORY DITCH DRAINAGE SYSTEM, IDENTIFIED UNDER CASE NO. 86CW046, DISTRICT COURT, WATER DIVISION NO. 1, NOTED AS A CRITICAL PIECE OF INFRASTRUCTURE, CANNOT BE SUFFICIENTLY PLACED FROM THE RECORD DOCUMENTS PROVIDED OR AS RESEARCHED, NOR BY SURFACE EVIDENCE. THUS, A BLANKET PRESCRIPTIVE EASEMENT SHALL APPLY TO ALL TRACT TT, AS NOTED ON THIS PLAT, FOR PURPOSES ASSOCIATED THEREWITH. IT IS STRONGLY SUGGESTED THAT ANY FEATURES, FACILITIES, STRUCTURES, INSTALLATIONS, ETC. PERTAINING THERETO BE IDENTIFIED BY SAID CLAMMER AND GREGORY DITCH PRIOR TO CONSTRUCTION, GRADING, OR SIMILAR DEVELOPMENT ACROSS SAID TRACT TT. BY THIS STATEMENT, GALLOWAY & COMPANY, LLC ACCEPTS NO LIABILITY FOR DAMAGES THERETO BY ANY SUCH OPERATIONS.

EASEMENT CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C284)	1°52'20"	21.37	654.00	S88°29'48"W	21.37
(C285)	1°45'08"	20.00	654.00	N89°41'28"W	20.00

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OVERLAND 368 SUBDIVISION

PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	7/22/2025	ADDRESSED TOWN COMMENTS	AN
2	11/21/2025	ADDRESSED TOWN COMMENTS	AN

Project No:	PDM0000.10
Drawn By:	AN
Checked By:	CJC
Date:	4/15/2025

5
SHEET 5 OF 14

OVERLAND 368 SUBDIVISION

PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

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N

0 10 20 50
SCALE: 1"=50'

INDEX MAP

SOUTHWEST CORNER SECTION 8, T. 6 N., R. 67 W.

40' WITNESS CORNER, FOUND, NO. 6 REBAR OF UNKNOWN LENGTH WITH 2-1/2" ALUMINUM CAP STAMPED "LS 28285"

30' EXISTING COUNTY ROAD RIGHT-OF-WAY

COUNTY ROAD 15 (PUBLIC RIGHT-OF-WAY)

N89°37'59"E 80.23'

S86°48'15"E 173.56'

N0°22'45"W 38.90'

20' ACCESS EASEMENT REC. NO. 2587737 AND 2918249

N31°43'E 44.67'

N88°57'28"E 430.47'

FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP ILLEGIBLE

FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "LS 14823"

N50°40'22"W 5.00'

S39°19'44"W 7.26'

10' UE

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 7)

MATCHLINE (SEE SHEET 10)

20' IRRIGATION EASEMENT

20' CITY OF GREELEY WATER EASEMENT

10' UE

5' UE

LOT 1
129,879 SF
2.982 AC

TRACT K
377,918 SF
8.676 AC

TRACT U
185,408 SF
4.256 AC

TRACT L
216,871 SF
4.979 AC

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	S87°33'31"W	1.37
L2	N0°22'45"W	38.90

COLORADO & SOUTHERN RAILROAD (100' RIGHT-OF-WAY)

N50°40'22"W 3442.57'

TREVENNA DEVELOPMENT, LLC REC. NO. 4955476

ROSE LANE 62' RIGHT-OF-WAY

MILA LANE 62' RIGHT-OF-WAY

CANTERWOOD WAY WEST 62' RIGHT-OF-WAY

LOT 1 6,734 SF 0.155 AC
LOT 2 5,720 SF 0.131 AC
LOT 3 5,720 SF 0.131 AC
LOT 4 5,720 SF 0.131 AC
LOT 5 6,189 SF 0.142 AC
LOT 6 5,992 SF 0.138 AC
LOT 7 6,561 SF 0.151 AC
LOT 8 6,522 SF 0.150 AC
LOT 9 6,553 SF 0.150 AC
LOT 10 4,200 SF 0.096 AC
LOT 11 4,200 SF 0.096 AC
LOT 12 4,200 SF 0.096 AC
LOT 13 5,114 SF 0.117 AC
LOT 14 5,114 SF 0.117 AC
LOT 15 4,200 SF 0.096 AC
LOT 16 2,520 SF 0.058 AC
LOT 17 4,200 SF 0.096 AC
LOT 18 2,520 SF 0.058 AC
LOT 19 2,520 SF 0.058 AC
LOT 20 2,520 SF 0.058 AC
LOT 21 2,520 SF 0.058 AC
LOT 22 2,520 SF 0.058 AC
LOT 23 2,520 SF 0.058 AC
LOT 24 2,520 SF 0.058 AC
LOT 25 2,520 SF 0.058 AC
LOT 26 2,520 SF 0.058 AC
LOT 27 2,520 SF 0.058 AC
LOT 28 2,520 SF 0.058 AC
LOT 29 2,520 SF 0.058 AC
LOT 30 2,520 SF 0.058 AC
TRACT M 6,930 SF 0.159 AC
TRACT H 28,466 SF 0.653 AC

CITY OF GREELEY

THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ _____
WATER/SEWER CHIEF ENGINEER DATE

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OVERLAND 368 SUBDIVISION
PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	7/22/2025	ADDRESSED TOWN COMMENTS	AN
2	11/21/2025	ADDRESSED TOWN COMMENTS	AN

Project No:	PDM0000.10
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Checked By:	CJC
Date:	4/15/2025

6
SHEET 6 OF 14

OVERLAND 368 SUBDIVISION

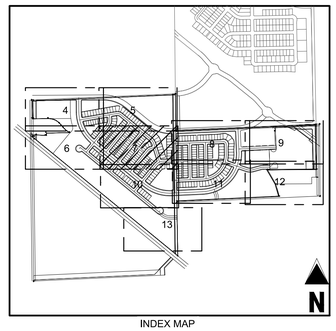
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TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

LEGEND

- FOUND SECTION MONUMENT (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- FOUND NO. 5 REBAR, 24" LONG, WITH BLUE PLASTIC CAP, STAMPED "PLS 38405"
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RAILROAD RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- (#) BLOCK NUMBER
- UE UE
- GDUE GRADING, DRAINAGE AND UTILITY EASEMENT
- (#) EASEMENT DIMENSION

N

0 10 20 50
SCALE: 1"=50'



INDEX MAP

MATCHLINE (SEE SHEET 6)
MATCHLINE (SEE SHEET 5)
MATCHLINE (SEE SHEET 8)
MATCHLINE (SEE SHEET 10)

TRACT D 18,100 SF 0.416 AC
TRACT E 31,804 SF 0.730 AC
TRACT A 181,882 SF 4.175 AC
TRACT F 30,151 SF 0.692 AC
TRACT G 131,617 SF 3.022 AC
TRACT I 28,068 SF 0.644 AC

MISS LILY LANE 62' RIGHT-OF-WAY
MADDIE LANE 62' RIGHT-OF-WAY
GIMLET WAY 62' RIGHT-OF-WAY
TILLY LANE 62' RIGHT-OF-WAY
CANTERWOOD WAY WEST 62' RIGHT-OF-WAY
MILA LANE 62' RIGHT-OF-WAY
TENOR LANE 62' RIGHT-OF-WAY

5' UTILITY EASEMENT
40' PERMANENT UE REC. NO. 4774581
10' TEMPORARY EASEMENT REC. NO. 4774581

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OVERLAND 368 SUBDIVISION

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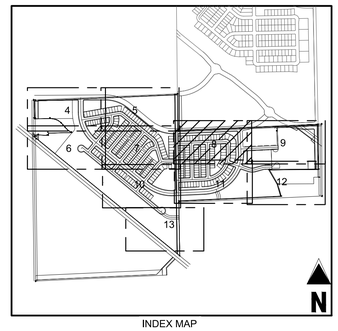
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- (#) EASEMENT DIMENSION

N

0 10 20 50

SCALE: 1"=50'



INDEX MAP

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
(L33)	S2°26'22"E	20.00
(L34)	S87°33'38"W	10.00
(L35)	S2°26'22"E	20.00
(L36)	S87°33'38"W	10.00

TRACT M
TACINCALA SUBDIVISION
REC. NO. 4785349
OWNER: PRAIRIE SONG DEVELOPMENT LLC
NOT A PART

NORTH QUARTER CORNER SECTION 17, T. 6 N., R. 67 W. FOUND NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 16154"

WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST OF SECTION 17

60' RIGHT-OF-WAY REC. NO. 2918249

FUTURE EXTENSION OF WELD COUNTY ROAD 70 (TO BE DEDICATED BY SEPARATE DOCUMENT)

N87°33'38"E 44.50'

S0°53'17"E 664.71'

S87°33'38"W 2566.31'

N87°33'38"E 1182.42'

N87°33'38"E 1389.51'

INTT. ROAD 70

N87°33'38"E 191.04'

MATCHLINE (SEE SHEET 9)

S87°33'38"W 1065.31'

S79°26'22"W 59.53'

S85°49'54"W 52.02'

S88°27'16"W 61.07'

S80°33'24"W 107.35'

S87°33'38"W 312.00'

N87°33'38"E 374.00'

S0°26'22"E 117.54'

S0°26'22"E 88.50'

S0°26'22"E 28.65'

S0°54'39"E 2253.04'

N0°54'39"W 228.44'

MATCHLINE (SEE SHEET 7)

TENOR LANE
62' RIGHT-OF-WAY

MINDY WAY
62' RIGHT-OF-WAY

N87°33'38"E 784.75'

S87°33'38"W 902.98'

292.10'

328.78'

S87°33'38"W 180.06'

S87°33'38"W 190.07'

S87°33'38"W 279.13'

S0°54'18"E 673.55'

S0°54'18"E 669.03'

DUTCHESS LANE
62' RIGHT-OF-WAY

COCOA LANE
62' RIGHT-OF-WAY

TRACT AA
20,864 SF
0.479 AC

TRACT BB
26,773 SF
0.615 AC

TRACT CC
68,202 SF
1.566 AC

TRACT Z
83,926 SF
1.927 AC

TRACT EE
108,788 SF
2.497 AC

TRACT FF
26,694 SF
0.613 AC

TRACT GG
17,383 SF
0.399 AC

TRACT HH
17,383 SF
0.399 AC

TRACT II
10,035 SF
0.230 AC

CANTERWOOD WAY EAST
82' RIGHT-OF-WAY

SULLY LANE
62' RIGHT-OF-WAY

S70°47'27"E 228.29'

S70°47'27"E 117.83'

S70°47'27"E 127.09'

S70°47'27"E 186.38'

N70°47'27"W 115.75'

N70°47'27"W 127.09'

SIGHT TRIANGLE EASEMENT

10' UTILITY EASEMENT

MATCHLINE (SEE SHEET 11)

LOT 1 6,891 SF 0.158 AC
LOT 2 5,720 SF 0.131 AC
LOT 3 5,720 SF 0.131 AC
LOT 4 5,720 SF 0.131 AC
LOT 5 5,720 SF 0.131 AC
LOT 6 5,720 SF 0.131 AC
LOT 7 5,720 SF 0.131 AC
LOT 8 5,720 SF 0.131 AC
LOT 9 5,720 SF 0.131 AC
LOT 10 5,720 SF 0.131 AC
LOT 11 5,720 SF 0.131 AC
LOT 12 5,720 SF 0.131 AC
LOT 13 5,720 SF 0.131 AC
LOT 14 5,746 SF 0.132 AC
LOT 15 5,963 SF 0.137 AC
LOT 16 5,979 SF 0.137 AC
LOT 17 8,947 SF 0.205 AC
LOT 18 9,288 SF 0.213 AC
LOT 19 7,810 SF 0.179 AC
LOT 1 5,254 SF 0.121 AC
LOT 2 4,200 SF 0.096 AC
LOT 3 4,200 SF 0.096 AC
LOT 4 4,200 SF 0.096 AC
LOT 5 4,200 SF 0.096 AC
LOT 6 4,200 SF 0.096 AC
LOT 7 4,200 SF 0.096 AC
LOT 8 4,200 SF 0.096 AC
LOT 9 4,200 SF 0.096 AC
LOT 10 4,200 SF 0.096 AC
LOT 11 4,200 SF 0.096 AC
LOT 12 6,802 SF 0.156 AC
LOT 13 6,807 SF 0.156 AC
LOT 14 6,123 SF 0.141 AC
LOT 15 5,746 SF 0.132 AC
LOT 16 6,900 SF 0.158 AC
LOT 17 6,900 SF 0.158 AC
LOT 18 7,854 SF 0.180 AC
LOT 19 6,838 SF 0.157 AC
LOT 20 4,200 SF 0.096 AC
LOT 21 4,200 SF 0.096 AC
LOT 22 4,200 SF 0.096 AC
LOT 23 4,200 SF 0.096 AC
LOT 24 4,200 SF 0.096 AC
LOT 25 4,200 SF 0.096 AC
LOT 26 5,243 SF 0.120 AC
LOT 1 5,254 SF 0.121 AC
LOT 2 4,200 SF 0.096 AC
LOT 3 4,200 SF 0.096 AC
LOT 4 4,200 SF 0.096 AC
LOT 5 4,200 SF 0.096 AC
LOT 6 4,200 SF 0.096 AC
LOT 7 4,200 SF 0.096 AC
LOT 8 4,200 SF 0.096 AC
LOT 9 4,200 SF 0.096 AC
LOT 10 4,200 SF 0.096 AC
LOT 11 4,200 SF 0.096 AC
LOT 16 4,200 SF 0.096 AC
LOT 17 4,200 SF 0.096 AC
LOT 18 4,200 SF 0.096 AC
LOT 19 4,200 SF 0.096 AC
LOT 20 4,200 SF 0.096 AC
LOT 21 4,200 SF 0.096 AC
LOT 22 4,200 SF 0.096 AC
LOT 23 4,200 SF 0.096 AC
LOT 24 4,200 SF 0.096 AC
LOT 25 4,200 SF 0.096 AC
LOT 26 5,243 SF 0.120 AC
LOT 1 2,850 SF, 0.065 AC
LOT 2 1,900 SF, 0.044 AC
LOT 3 1,900 SF, 0.044 AC
LOT 4 1,900 SF, 0.044 AC
LOT 5 2,850 SF, 0.065 AC
LOT 6 2,854 SF, 0.066 AC
LOT 7 1,903 SF, 0.044 AC
LOT 8 1,903 SF, 0.044 AC
LOT 9 1,903 SF, 0.044 AC
LOT 10 2,854 SF, 0.066 AC
LOT 31 2,850 SF, 0.065 AC
LOT 32 1,900 SF, 0.044 AC
LOT 33 1,900 SF, 0.044 AC
LOT 34 1,900 SF, 0.044 AC
LOT 35 2,850 SF, 0.065 AC
LOT 36 2,850 SF, 0.065 AC
LOT 37 1,900 SF, 0.044 AC
LOT 38 1,900 SF, 0.044 AC
LOT 39 1,900 SF, 0.044 AC
LOT 40 2,850 SF, 0.065 AC
LOT 41 2,854 SF, 0.066 AC
LOT 42 1,903 SF, 0.044 AC
LOT 43 1,903 SF, 0.044 AC
LOT 44 1,903 SF, 0.044 AC
LOT 45 2,854 SF, 0.066 AC
LOT 46 2,850 SF, 0.065 AC
LOT 47 1,900 SF, 0.044 AC
LOT 48 1,900 SF, 0.044 AC
LOT 49 1,900 SF, 0.044 AC
LOT 50 2,850 SF, 0.065 AC
LOT 1 2,850 SF, 0.065 AC
LOT 2 1,900 SF, 0.044 AC
LOT 3 1,900 SF, 0.044 AC
LOT 4 1,900 SF, 0.044 AC
LOT 5 2,850 SF, 0.065 AC
LOT 6 2,850 SF, 0.065 AC
LOT 7 1,900 SF, 0.044 AC
LOT 8 1,900 SF, 0.044 AC
LOT 9 1,900 SF, 0.044 AC
LOT 10 2,850 SF, 0.065 AC
LOT 1 7,854 SF 0.180 AC
LOT 2 6,290 SF 0.144 AC

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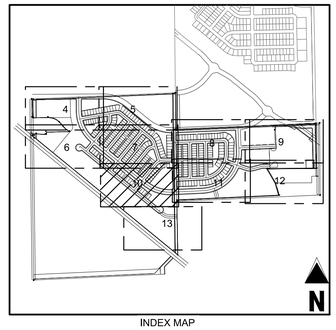
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- RIGHT-OF-WAY LINE
- (f) BLOCK NUMBER
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- (#) EASEMENT DIMENSION

N

0 10 20 50
SCALE: 1"=50'



INDEX MAP

MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 7)

MATCHLINE (SEE SHEET 11)

MATCHLINE (SEE SHEET 13)

62' RIGHT-OF-WAY MILA LANE

62' RIGHT-OF-WAY TILLY LANE

82' RIGHT-OF-WAY CANTERWOOD WAY WEST

100' RIGHT-OF-WAY COLORADO & SOUTHERN RAILROAD

TRACT I 28,068 SF 0.644 AC

TRACT K 377,918 SF 8.676 AC

TRACT Q 9,501 SF 0.218 AC

TRACT G 131,617 SF 3.022 AC

TRACT J 98,083 SF 2.252 AC

TRACT V 4,738 SF 0.109 AC

TRACT W 6,414 SF 0.147 AC

TRACT X 7,750 SF 0.178 AC

TRACT Y 32,711 SF 0.751 AC

TRACT OO 114,010 SF 2.617 AC

TREVENNA DEVELOPMENT LLC REC. NO. 4955476

40' PERMANENT UE REC. NO. 4774581

10' TEMPORARY EASEMENT REC. NO. 4774581

15' EMERGENCY ACCESS EASEMENT

20' IRRIGATION EASEMENT

S50°40'22"E 2656.58'

N50°40'22"W 2654.81'

S50°40'22"E 3442.57'

N00°05'17"W 1005.10'

CITY OF GREELEY

THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ _____

WATER/SEWER CHIEF ENGINEER DATE

EASEMENT CURVE TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C286)	47°02'00"	14.37	17.50	S23°39'33"E	13.97
(C287)	51°04'24"	15.60	17.50	N25°23'39"E	15.09
(C288)	23°04'21"	23.76	59.00	N2°24'21"W	23.60
(C289)	10°18'35"	133.34	741.00	N87°28'03"W	133.16
(C290)	1°10'21"	15.16	741.00	N81°43'35"W	15.16

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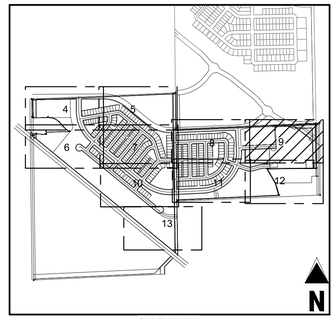
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CITY OF GREELEY

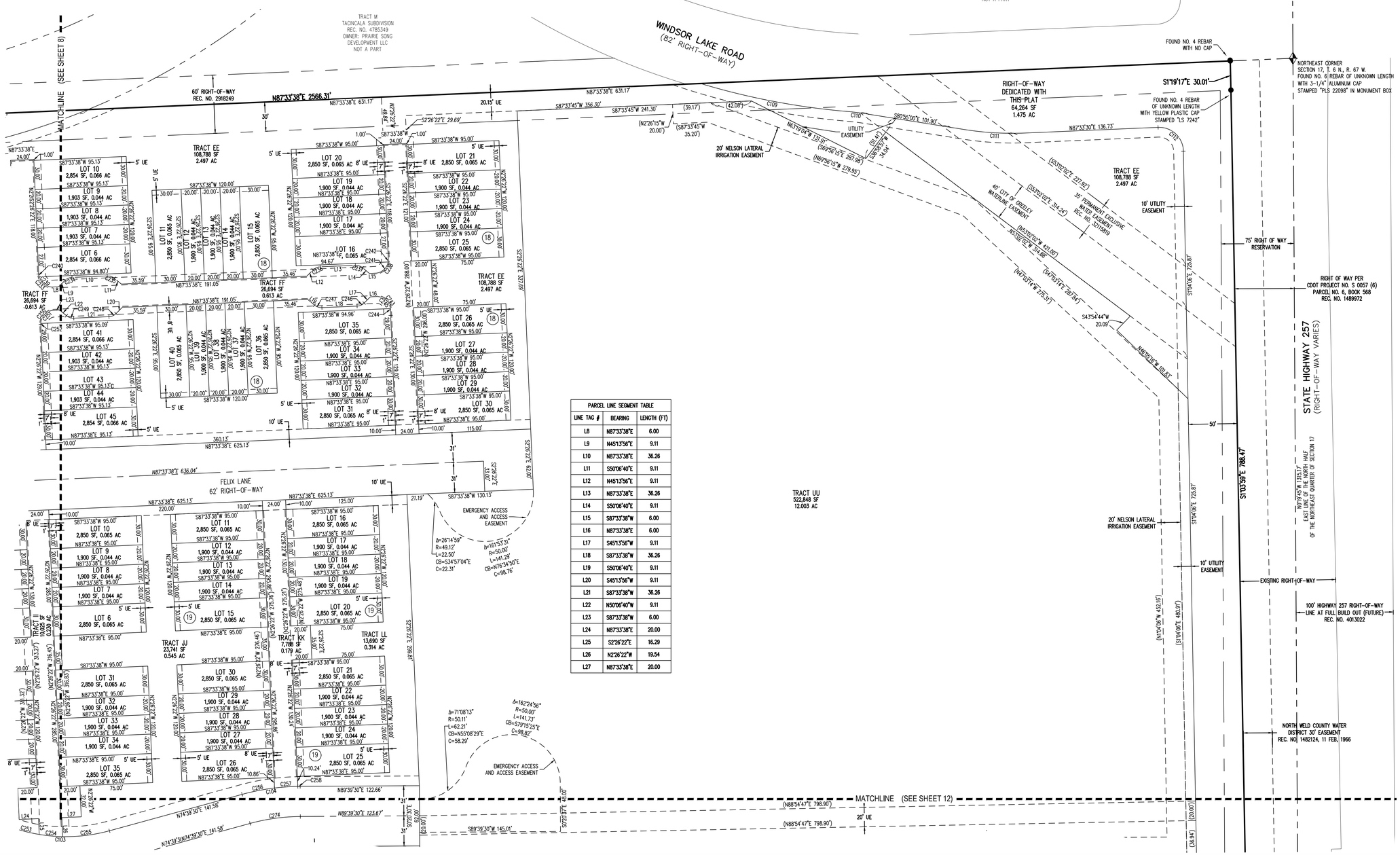
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ACCEPTED BY: _____ _____

WATER/SEWER CHIEF ENGINEER DATE



INDEX MAP


WINDSOR LAKE ROAD
(82' RIGHT-OF-WAY)
MATCHLINE (SEE SHEET 8)
MATCHLINE (SEE SHEET 12)
FELIX LANE
62' RIGHT-OF-WAY
TRACT M
TACINCALA SUBDIVISION
REC. NO. 4785349
OWNER: PRAIRIE SONG DEVELOPMENT LLC
NOT A PART
TRACT C
TACINCALA SUBDIVISION
REC. NO. 4785349
OWNER: PRAIRIE SONG DEVELOPMENT LLC
NOT A PART
TRACT UU
522,848 SF
12.003 AC
60' RIGHT-OF-WAY
REC. NO. 2918249
RIGHT-OF-WAY
DEDICATED WITH
THIS PLAT
64,264 SF
1.475 AC
FOUND NO. 4 REBAR
WITH NO CAP
FOUND NO. 4 REBAR
OF UNKNOWN LENGTH
WITH YELLOW PLASTIC CAP
STAMPED "LS 7242"
NORTHEAST CORNER
SECTION 17, T. 6 N., R. 67 W.
FOUND NO. 6 REBAR OF UNKNOWN LENGTH
WITH 3-1/4" ALUMINUM CAP
STAMPED "PLS 22098" IN MONUMENT BOX
S1°19'17"E 30.01'
S1°03'59"E 788.47'
S1°04'06"E 725.87'
S1°04'06"E 460.91'
N1°04'06"W 452.16'
S1°04'06"E 725.67'
N87°33'38"E 2566.31'
N87°33'38"E 631.17'
S87°33'38"W 130.13'
S87°33'45"W 356.30'
S87°33'45"W 241.30'
S80°55'00"E 101.90'
N87°33'30"E 136.73'
S52°26'22"E 29.69'
N87°33'38"E 636.04'
N87°33'38"E 625.13'
N87°33'38"E 625.13'
N74°39'30"E 141.58'
S89°39'30"W 122.66'
S89°39'30"W 145.01'
N89°39'30"E 123.67'
N74°39'30"E 141.58'
S0°20'30"E 4.00'
(N88°54'47"E 798.90')
(N88°54'47"E 798.90')
20' UE
20.15' UE
10' UE
31'
21.19'
(39.17')
(42.08')
(N22°26'15"W 20.00')
(S87°33'45"W 35.20')
(S52°26'22"E 29.69')
(S52°26'22"E 227.92')
(S52°26'22"E 314.24')
(N37°33'38"E 20.00')
(N37°33'38"E 275.31')
(S37°33'38"W 275.31')
(S43°54'44"W 20.09')
(N43°54'44"E 20.09')
(N40°05'16"W 100.87')
(N52°26'22"W 288.00')
(N26°26'22"W 276.46')
(N26°26'22"W 275.76')
(N26°26'22"W 275.21')
(N26°26'22"W 316.83')
(N26°26'22"W 316.45')
(N26°26'22"W 314.32')
(N26°26'22"W 313.27')
(N26°26'22"W 312.21')
(N26°26'22"W 311.16')
(N26°26'22"W 310.10')
(N26°26'22"W 309.04')
(N26°26'22"W 307.98')
(N26°26'22"W 306.93')
(N26°26'22"W 305.87')
(N26°26'22"W 304.81')
(N26°26'22"W 303.76')
(N26°26'22"W 302.70')
(N26°26'22"W 301.64')
(N26°26'22"W 300.59')
(N26°26'22"W 299.53')
(N26°26'22"W 298.47')
(N26°26'22"W 297.42')
(N26°26'22"W 296.36')
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(N26°26'22"W 286.85')
(N26°26'22"W 285.80')
(N26°26'22"W 284.74')
(N26°26'22"W 283.68')
(N26°26'22"W 282.63')
(N26°26'22"W 281.57')
(N26°26'22"W 280.51')
(N26°26'22"W 279.46')
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(N26°26'22"W 277.34')
(N26°26'22"W 276.29')
(N26°26'22"W 275.23')
(N26°26'22"W 274.17')
(N26°26'22"W 273.12')
(N26°26'22"W 272.06')
(N26°26'22"W 271.00')
(N26°26'22"W 269.95')
(N26°26'22"W 268.89')
(N26°26'22"W 267.84')
(N26°26'22"W 266.78')
(N26°26'22"W 265.72')
(N26°26'22"W 264.67')
(N26°26'22"W 263.61')
(N26°26'22"W 262.56')
(N26°26'22"W 261.50')
(N26°26'22"W 260.44')
(N26°26'22"W 259.39')
(N26°26'22"W 258.33')
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OVERLAND 368 SUBDIVISION

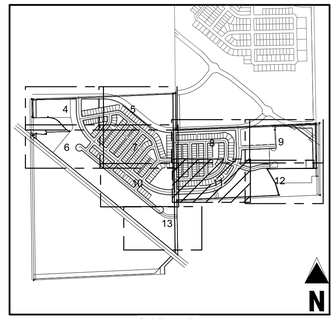
PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

LEGEND

- FOUND SECTION MONUMENT (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- FOUND NO. 5 REBAR, 24" LONG, WITH BLUE PLASTIC CAP, STAMPED "PLS 38405"
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RAILROAD RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- (F) BLOCK NUMBER
- UE UE
- GDUE GRADING, DRAINAGE AND UTILITY EASEMENT
- (#) EASEMENT DIMENSION

N

0 10 20 50
SCALE: 1"=50'



INDEX MAP

MATCHLINE (SEE SHEET 10)

MATCHLINE (SEE SHEET 8)

MATCHLINE (SEE SHEET 12)

MINDY WAY
N87°22'39"E 517.72'

DUTCHESS LANE
62' RIGHT-OF-WAY

COCOA LANE
62' RIGHT-OF-WAY

SULLY LANE
62' RIGHT-OF-WAY

CANTERWOOD WAY EAST
82' RIGHT-OF-WAY

LOT 7 4,200 SF 0.096 AC
LOT 8 4,200 SF 0.096 AC
LOT 9 4,200 SF 0.096 AC
LOT 10 4,200 SF 0.096 AC
LOT 11 4,200 SF 0.096 AC
LOT 12 4,200 SF 0.096 AC
LOT 13 5,258 SF 0.121 AC
LOT 14 5,270 SF 0.121 AC
LOT 15 4,200 SF 0.096 AC
LOT 16 4,200 SF 0.096 AC
LOT 17 4,200 SF 0.096 AC
LOT 18 4,200 SF 0.096 AC
LOT 19 4,200 SF 0.096 AC
LOT 20 4,200 SF 0.096 AC

LOT 1 7,854 SF 0.180 AC
LOT 2 6,290 SF 0.144 AC
LOT 3 6,353 SF 0.146 AC
LOT 4 6,404 SF 0.147 AC
LOT 5 6,348 SF 0.146 AC
LOT 6 6,356 SF 0.146 AC
LOT 7 6,508 SF 0.149 AC
LOT 8 6,550 SF 0.150 AC
LOT 9 6,424 SF 0.147 AC
LOT 10 6,066 SF 0.139 AC
LOT 11 5,720 SF 0.131 AC
LOT 12 5,720 SF 0.131 AC
LOT 13 5,720 SF 0.131 AC
LOT 14 5,720 SF 0.131 AC
LOT 15 5,720 SF 0.131 AC
LOT 16 5,720 SF 0.131 AC
LOT 17 5,720 SF 0.131 AC
LOT 18 6,922 SF 0.159 AC
LOT 10 6,838 SF 0.157 AC

LOT 35 2,850 SF, 0.065 AC
LOT 36 2,850 SF, 0.065 AC

TRACT CC 68,202 SF 1.566 AC
TRACT DD 65,982 SF 1.515 AC
TRACT MM 2,976 SF 0.068 AC
TRACT NN 6,345 SF 0.145 AC
TRACT OO 114,010 SF 2.617 AC
TRACT PP 109,665 SF 2.518 AC
TRACT QQ 332,117 SF 7.624 AC

SIGHT TRIANGLE EASEMENT
5' UTILITY EASEMENT

S87°22'39"W 1873.13'
S87°22'39"W 705.61'
N87°22'39"E 76.55'
N87°28'35"E 2617.64'
NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17 T. 6 N., R. 67 W.
N0°53'17"W 1005.10'

OWNER: ROBERT A. AUSENHUS
NOT A PART
REC. NO. 4846708

Galloway
5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

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OVERLAND 368 SUBDIVISION
PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	7/22/2025	ADDRESSED TOWN COMMENTS	AN
2	11/21/2025	ADDRESSED TOWN COMMENTS	AN

Project No:	PDM0000.10
Drawn By:	AN
Checked By:	CJC
Date:	4/15/2025

11
SHEET 11 OF 14

OVERLAND 368 SUBDIVISION

PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

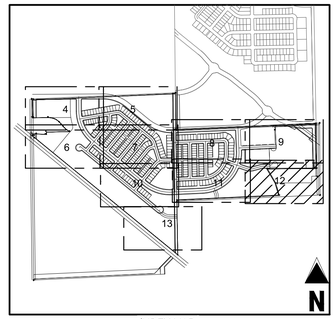
LEGEND

- FOUND SECTION MONUMENT (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- FOUND NO. 5 REBAR, 24" LONG, WITH BLUE PLASTIC CAP, STAMPED "PLS 38405"
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- RAILROAD RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- (#) BLOCK NUMBER
- UE UE
- GDUE GRADING, DRAINAGE AND UTILITY EASEMENT
- (#) EASEMENT DIMENSION

N

0 10 20 50

SCALE: 1"=50'



INDEX MAP

LOT 37
1,900 SF, 0.044 AC
S87°33'38"W 95.00'

LOT 36
2,850 SF, 0.065 AC
S87°33'38"W 95.00'

LOT 35
2,850 SF, 0.065 AC
S87°33'38"W 95.00'

LOT 26
2,850 SF, 0.065 AC
N87°33'38"E 95.00'

LOT 25
2,850 SF, 0.065 AC
N87°33'38"E 95.00'

8' UE
5' UE
20.00'
75.00'
100.00'
10.86'
10.24'
L24
L27
C253
C254
C255
C256
C257
C258
C103
C104
C105
C106
C273
C274
N14°39'30"E 141.58'
N74°39'30"N74°39'30"E 141.58'
S14°39'30"W 141.58'
N89°39'30"E 122.66'
N89°39'30"E 123.67'
S89°39'30"W 145.01'
S89°39'30"W 122.66'
S0°20'30"E 62.00'
S0°20'30"E 45.00'
15.38'
31'
SULLY LANE
62' RIGHT-OF-WAY
EMERGENCY ACCESS AND ACCESS EASEMENT
10' UE
(N88°54'47"E 798.90')
20' UE
(N89°40'13"E 293.85')
(N0°17'51"W 20.00')
20' NELSON LATERAL IRRIGATION EASEMENT
(S89°40'13"W 314.13')
(56.94')
(20.00')
S89°40'13"W 904.26'
MATCHLINE (SEE SHEET 9)
FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH YELLOW PLASTIC CAP STAMPED "LS 7242"
FOUND NO. 4 REBAR OF UNKNOWN LENGTH WITH YELLOW PLASTIC CAP STAMPED "LS 7242"
STATE HIGHWAY 257
(RIGHT-OF-WAY VARIES)
N0°19'45"W 1315.17'
MATCHLINE (SEE SHEET 11)
TRACT QQ
332,117 SF
7.624 AC
S25°47'27"E 309.85'
20' ACCESS AND UTILITY EASEMENT
FOUND PK NAIL WITH ORANGE FLAGGING (ACCEPTED)
S15°51'32"E 229.25'
102.13'
TRACT PP
109,665 SF
2.518 AC
N87°22'39"E 1093.97'
S87°22'39"W 1105.53'
N87°28'35"E 2617.64'
NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17 T. 6 N., R. 67 W.
NORTH 1/16TH CORNER SECTION 17 AND 16 FOUND NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP STAMPED "LS 22098 JONES 1997 10" IN MONUMENT BOX
OWNER: KIRK & ANDREA STARCK
LOT A
RECORDED EXEMPTION
0807-17-1-RE 1315
NOT A PART
OWNER: SCHNELL
RONALD L
REC. NO. 3914677
NOT A PART
OWNER: JANICE P. & JOHN C. WINDSOR
LOT B
RECORDED EXEMPTION
0807-17-1O RECX15-0083
NOT A PART

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OVERLAND 368 SUBDIVISION
PORTIONS OF SECTIONS 8 AND 17, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.
1	7/22/2025	ADDRESSED TOWN COMMENTS	AN
2	11/21/2025	ADDRESSED TOWN COMMENTS	AN

Project No:	PDM0000.10
Drawn By:	AN
Checked By:	CJC
Date:	4/15/2025

12
SHEET 12 OF 14

M:\PP\Hall One Development\03 Windsor PDM\01 Civil\Plat 3\PDM\01\PLAT\PDM\01\Plat\Sheets\Cover Sheet.dwg, Armando Muñoz Jr., 11/21/2025

OVERLAND 368 SUBDIVISION

PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

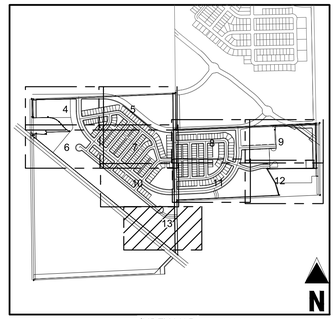
LEGEND

- FOUND SECTION MONUMENT (AS DESCRIBED)
- FOUND MONUMENT (AS DESCRIBED)
- FOUND NO. 5 REBAR, 24" LONG, WITH BLUE PLASTIC CAP, STAMPED "PLS 38405"
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RAILROAD RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- (f) BLOCK NUMBER
- UE UE
- GDUE GRADING, DRAINAGE AND UTILITY EASEMENT
- (#) EASEMENT DIMENSION

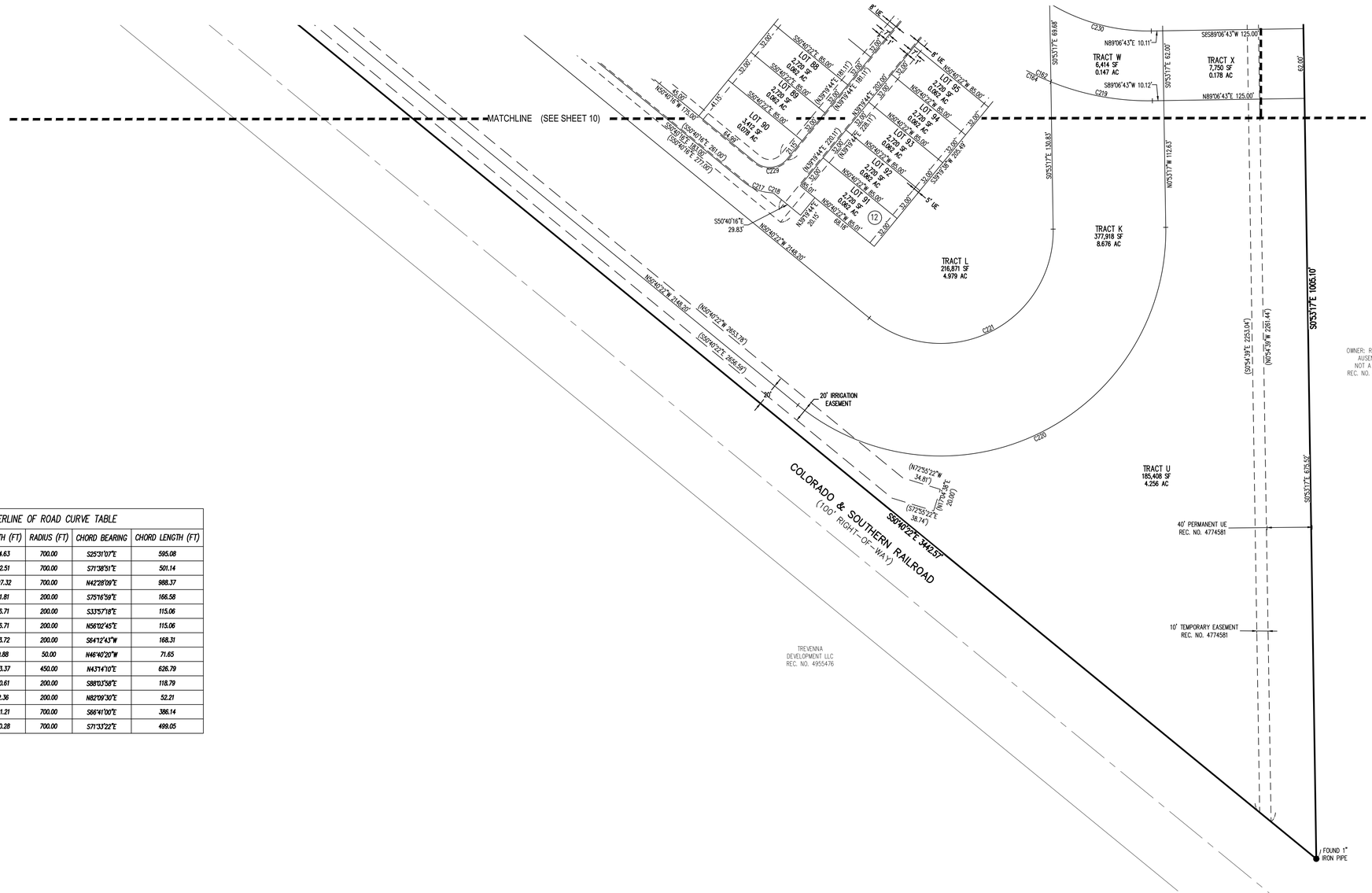
N

0 10 20 50

SCALE: 1"=50'



INDEX MAP



CERTERLINE OF ROAD CURVE TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C263	50°18'29"	614.63	700.00	S25°31'07"E	595.08
C264	41°56'58"	512.51	700.00	S71°38'51"E	501.14
C265	89°49'01"	1097.32	700.00	N42°28'09"E	988.37
C266	49°31'13"	171.81	200.00	S75°16'59"E	166.58
C267	33°26'08"	116.71	200.00	S33°57'18"E	115.06
C269	33°26'02"	116.71	200.00	N56°02'45"E	115.06
C270	49°45'58"	173.72	200.00	S64°12'43"W	168.31
C271	91°32'04"	79.88	50.00	N46°40'20"W	71.65
C272	88°16'58"	693.37	450.00	N43°41'10"E	626.79
C273	34°33'03"	120.61	200.00	S88°03'58"E	118.79
C274	15°00'00"	52.36	200.00	N82°09'30"E	52.21
C276	32°01'16"	391.21	700.00	S66°41'00"E	386.14
C277	41°46'00"	510.28	700.00	S71°33'22"E	499.05

CITY OF GREELEY

THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ _____

WATER/SEWER CHIEF ENGINEER DATE

Galloway
5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

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OVERLAND 368 SUBDIVISION

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13

SHEET 13 OF 14

OVERLAND 368 SUBDIVISION

PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

LAND USE SUMMARY						
OVERLAND 368						
TRACTS	AREA (SF)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
A	181,882	4.175	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY, LANDSCAPE AND DRAINAGE EASEMENT	
B	37,070	0.851	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
C	34,902	0.801	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
D	18,100	0.416	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
E	31,804	0.730	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
F	30,151	0.692	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
G	131,617	3.022	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
H	26,468	0.608	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
I	28,068	0.644	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
J	98,083	2.252	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, ACCESS, UTILITY AND DRAINAGE EASEMENT	
K	377,918	8.676	METRO DISTRICT	HOA/TOWN DEVELOPMENT AGREEMENT	UPPER WINDSOR BASIN DRAINAGE CHANNEL	
L	216,871	4.979	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, ACCESS, UTILITY AND DRAINAGE EASEMENT	
M	15,833	0.363	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, VEHICULAR ACCESS, UTILITY AND DRAINAGE EASEMENT	
N	9,500	0.218	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
O	15,834	0.364	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, VEHICULAR ACCESS,UTILITY AND DRAINAGE EASEMENT	
P	9,500	0.218	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
Q	9,501	0.218	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, VEHICULAR ACCESS, UTILITY AND DRAINAGE EASEMENT	
R	15,835	0.364	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, VEHICULAR ACCESS, UTILITY AND DRAINAGE EASEMENT	
S	15,836	0.364	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, VEHICULAR ACCESS, UTILITY AND DRAINAGE EASEMENT	
T	9,502	0.218	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
U	185,408	4.256	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY, ACCESS AND DRAINAGE EASEMENT	
V	4,738	0.109	METRO DISTRICT	HOA	ACCESS, UTILITY AND DRAINAGE EASEMENT	
W	6,414	0.147	METRO DISTRICT	HOA/TOWN DEVELOPMENT AGREEMENT	UPPER WINDSOR BASIN DRAINAGE CHANNEL AND ACCESS EASEMENT	
X	7,750	0.178	METRO DISTRICT	HOA	ACCESS, UTILITY AND DRAINAGE EASEMENT	
Y	32,711	0.751	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
Z	83,926	1.927	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
AA	20,864	0.479	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
BB	26,773	0.615	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
CC	68,202	1.566	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
DD	65,982	1.515	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
EE	108,788	2.497	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
FF	26,694	0.613	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
GG	16,224	0.372	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
HH	17,383	0.399	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
II	10,025	0.230	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
JJ	23,741	0.545	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
KK	7,788	0.179	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
LL	13,690	0.314	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
MM	2,976	0.068	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, VEHICULAR ACCESS, UTILITY AND DRAINAGE EASEMENT	
NN	6,301	0.145	METRO DISTRICT	HOA	UPPER WINDSOR BASIN DRAINAGE CHANNEL, UTILITY, VEHICLE ACCESS AND ACCESS EASEMENT	
OO	114,010	2.617	METRO DISTRICT	HOA/TOWN DEVELOPMENT AGREEMENT	UPPER WINDSOR BASIN DRAINAGE CHANNEL AND ACCESS EASEMENT	
PP	109,665	2.518	METRO DISTRICT	HOA/TOWN DEVELOPMENT AGREEMENT	UPPER WINDSOR BASIN DRAINAGE CHANNEL AND ACCESS EASEMENT	
QQ	332,117	7.624	METRO DISTRICT	HOA	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
RR	47,196	1.083	OWNER	OWNER	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT	
SS	217,786	5.000	OWNER	OWNER	FUTURE DEVELOPMENT	
TT	399,597	9.173	OWNER	OWNER	FUTURE DEVELOPMENT/BLANKET PRESCRIPTIVE EASEMENT	
UU	522,848	12.003	OWNER	OWNER	FUTURE DEVELOPMENT	
TRACTS TOTAL	3,793,872	87.095				49.48%

STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)	AREA (SF)	AREA ACRES				
ROADWAY RIGHT-OF-WAY	1,514,706	34.773				19.75%
LOTS	AREA (SF)	AREA ACRES	NUMBER OF LOTS			
EXISTING LOT	129,879	2.982	1			
SINGLE FAMILY LOTS	1,614,230	37.058	312			
DUPLEX LOTS	485,516	11.146	186			
LOTS TOTAL	2,229,625	54.167	499			30.77%
TOTAL AREA	7,538,202	176.035	TOTAL PERCENTAGE			100.00%

TOTAL LINEAR FEET OF PUBLIC STREET = 22,259'

Galloway
5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
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OVERLAND 368 SUBDIVISION
PORTIONS OF SECTION 8 AND 17,
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Date:	4/15/2025

M:\PP\Peak Zone Development\2025 Vendor #'s\Vendor #'s\Work_Overland 368\2025\11-x\CAD\Plat\PMM\Current Copy - Amanda Mailed_A - 11/21/2025



LAND USE INFORMATION		
ZONING: RMU-2		
PLATTED AREA: 173.053 AC AREA FOR CALCULATING DENSITY/SEWER: 177.8 AC		
SETBACKS: REFER TO LOT TYPICAL DIAGRAMS ON SHEET LS001		
GROSS DENSITY: 4 DU/AC		
RESIDENTIAL LOTS		
TYPE	SIZE / AREA (SF)	QUANTITY OF DWELLING UNITS
SINGLE-FAMILY DETACHED (LIMITED ACCESS)	42' X 100' (4,200 SF)	176 ■
SINGLE-FAMILY DETACHED (LIMITED ACCESS)	52' X 110' (5,720 SF)	136 ▲
SINGLE-FAMILY ATTACHED - DUPLEX (ALLEY ACCESS)	32' X 85' (2,720 SF / UNIT)	96 ♦
SINGLE-FAMILY ATTACHED - TOWNHOME (ALLEY ACCESS) - SEE SITE PLAN SUBMITTAL	25' X 95' & 30' X 95' (2,375 & 2,850 SF / UNIT)	90 ●
EXISTING SINGLE-FAMILY DETACHED ON CR 15	129,879 SF	1
MULTI-FAMILY (FUTURE PHASE)	522,848 SF	227
CATEGORY SUBTOTAL		726
OTHER		
CATEGORY	AREA (SF)	AREA (AC)
COMMERCIAL LOT	217,800	5.0
PARKS AND OPEN SPACE (REFER TO OS100 FOR MORE INFORMATION)	2,152,735	49.42
RIGHT-OF-WAY	1,514,706	34.773

SITE LEGEND:

- R.O.W LINE
- EASEMENT
- POND 100 YEAR WATER LINE
- ROAD

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ACCEPTED BY: _____ WATER/SEWER CHIEF ENGINEER _____ DATE

200' 0 100' 200' 400' NORTH

Overland 368 Subdivision

Windsor, Colorado

FINAL MAJOR SUBDIVISION

PEAK DEVELOPMENT

RVi

506 S. College, Unit A
Fort Collins, CO 80524
970.484.8855

REV.	COMMENT	DATE

Date: 11.21.2025

Drawn By: SL & IJ

Checked By: SL

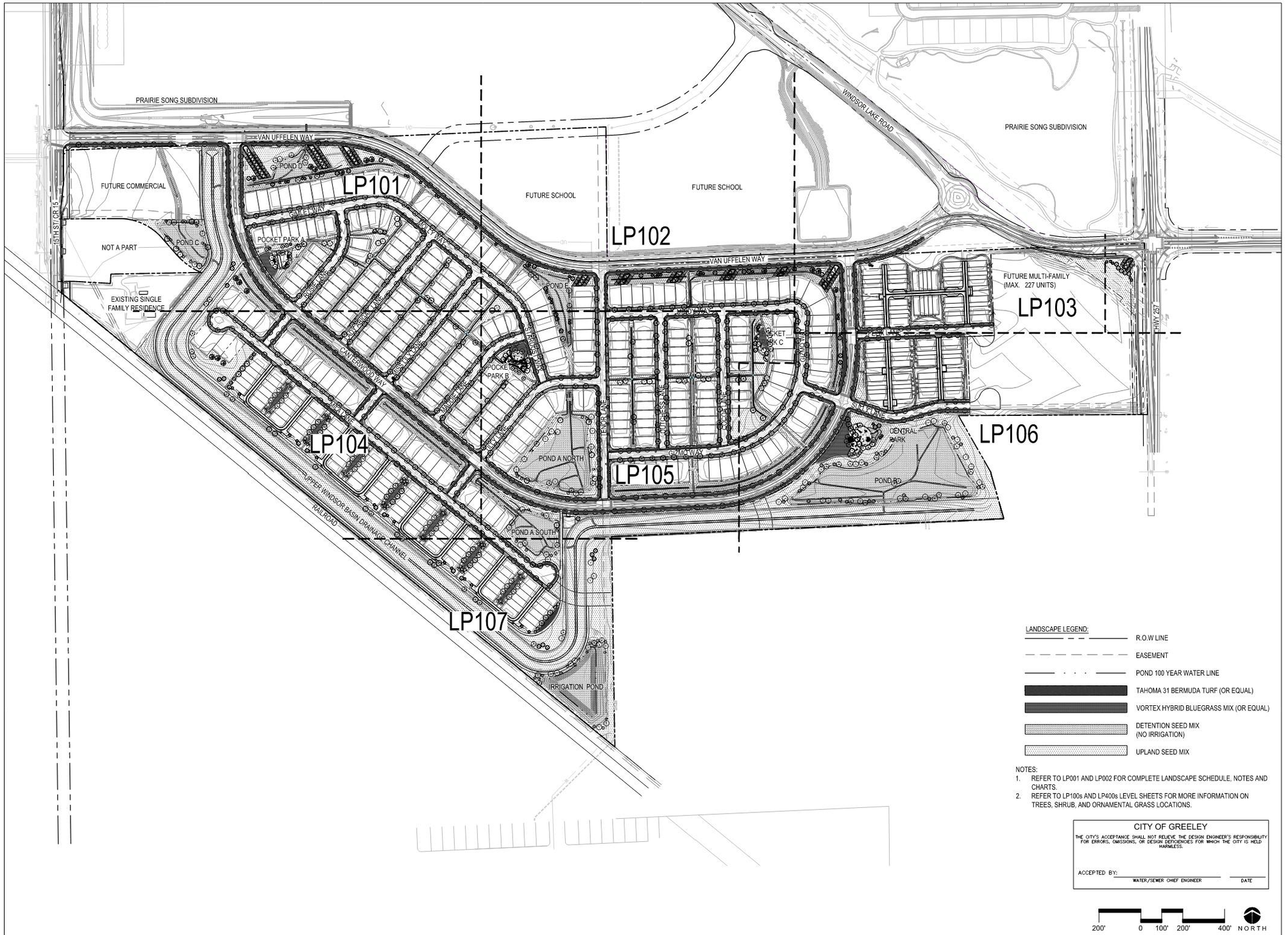
Sheet Name

OVERALL SITE PLAN

Sheet

LS100

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Overland 368 Subdivision
Windsor, Colorado
FINAL MAJOR SUBDIVISION

PEAK DEVELOPMENT
RVi
506 S. College, Unit A
Fort Collins, CO 80524
970.484.8855

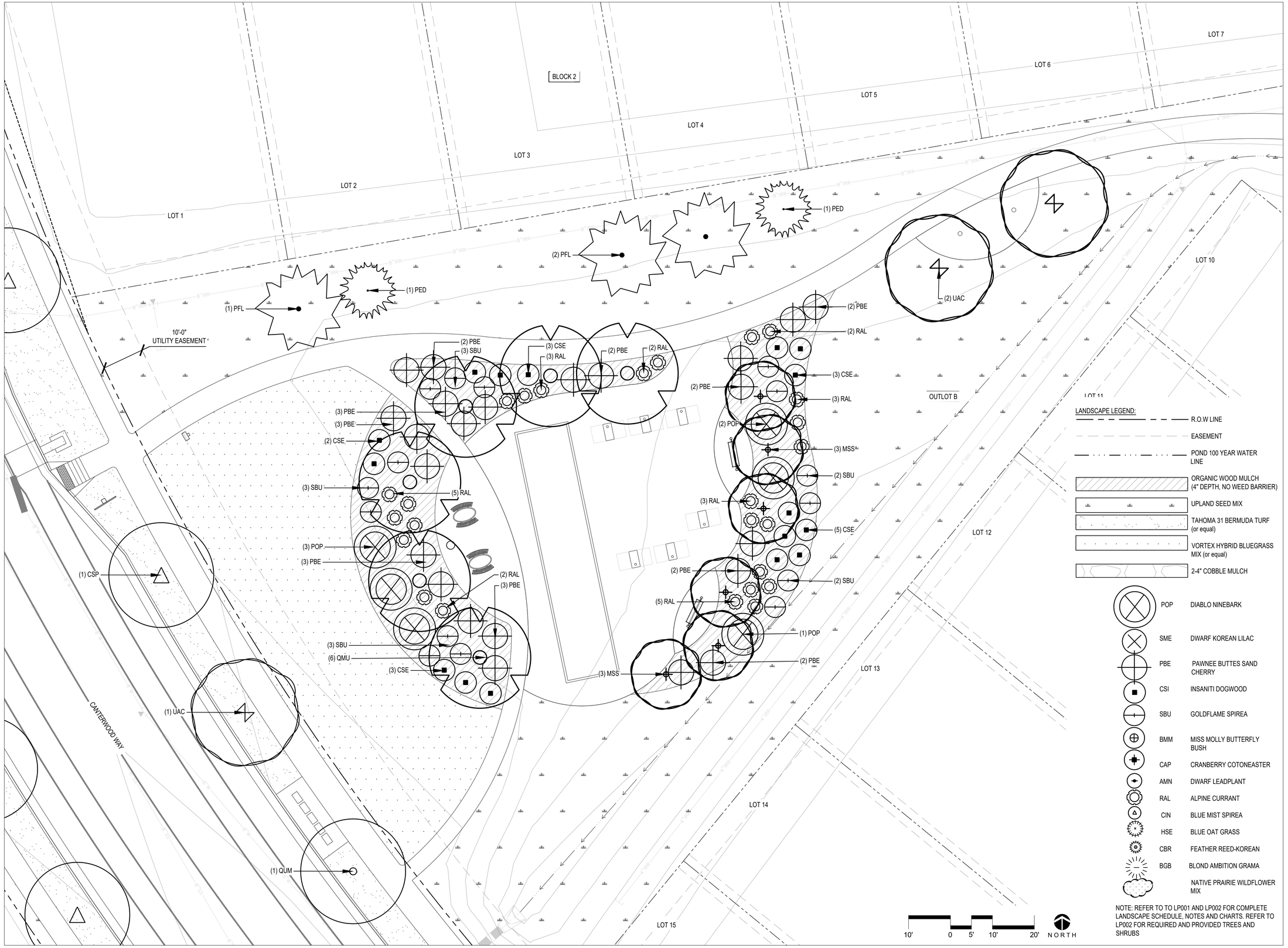
REV.	COMMENT	DATE

Date: 11.21.2025
Drawn By: SL & IJ
Checked By: SL

Sheet Name
LANDSCAPE PLAN

Sheet
LP100

Overland 368 Subdivision
Windsor, Colorado
FINAL MAJOR SUBDIVISION



LANDSCAPE LEGEND:

- R.O.W LINE
- EASEMENT
- POND 100 YEAR WATER LINE
- ORGANIC WOOD MULCH (4" DEPTH, NO WEED BARRIER)
- UPLAND SEED MIX
- TAHOMA 31 BERMUDA TURF (or equal)
- VORTEX HYBRID BLUEGRASS MIX (or equal)
- 2-4" COBBLE MULCH

POP	DIABLO NINEBARK	
SME	DWARF KOREAN LILAC	
PBE	PAWNEE BUTTES SAND CHERRY	
CSI	INSANITI DOGWOOD	
SBU	GOLDFLAME SPIREA	
BMM	MISS MOLLY BUTTERFLY BUSH	
CAP	CRANBERRY COTONEASTER	
AMN	DWARF LEADPLANT	
RAL	ALPINE CURRANT	
CIN	BLUE MIST SPIREA	
HSE	BLUE OAT GRASS	
CBR	FEATHER REED-KOREAN	
BGB	BLOND AMBITION GRAMA	
	NATIVE PRAIRIE WILDFLOWER MIX	

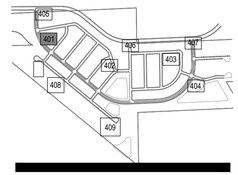
NOTE: REFER TO TO LP001 AND LP002 FOR COMPLETE LANDSCAPE SCHEDULE, NOTES AND CHARTS. REFER TO LP002 FOR REQUIRED AND PROVIDED TREES AND SHRUBS

PEAK DEVELOPMENT

RVi
506 S. College, Unit A
Fort Collins, CO 80524
970.484.8855

REV.	COMMENT	DATE

KEY MAP



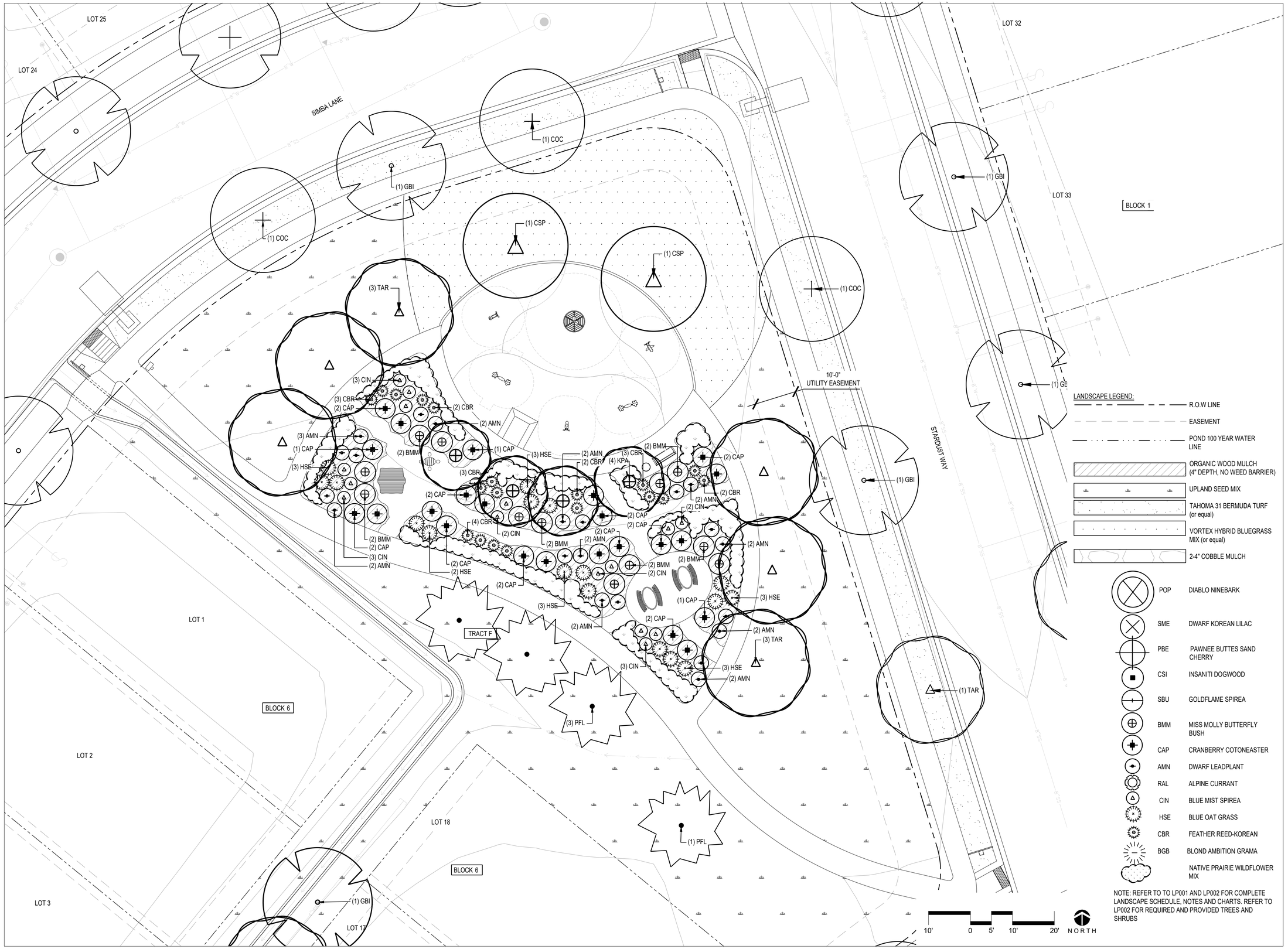
Date: 11.21.2025

Drawn By: SL & IJ

Checked By: SL

Sheet Name
LANDSCAPE ENLARGEMENT POCKET PARK : A

Sheet
LP401
Sheet 315 of 324



LANDSCAPE LEGEND:

- R.O.W LINE
- EASEMENT
- POND 100 YEAR WATER LINE
- ORGANIC WOOD MULCH (4" DEPTH, NO WEED BARRIER)
- UPLAND SEED MIX
- TAHOMA 31 BERMUDA TURF (or equal)
- VORTEX HYBRID BLUEGRASS MIX (or equal)
- 2-4" COBBLE MULCH

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CSI	INSANITI DOGWOOD
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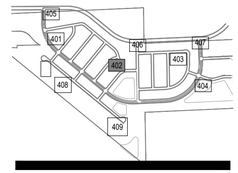
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Windsor, Colorado
FINAL MAJOR SUBDIVISION

PEAK DEVELOPMENT
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506 S. College, Unit A
Fort Collins, CO 80524
970.484.8855

REV.	COMMENT	DATE

KEY MAP



Date: 11.21.2025

Drawn By: SL & IJ

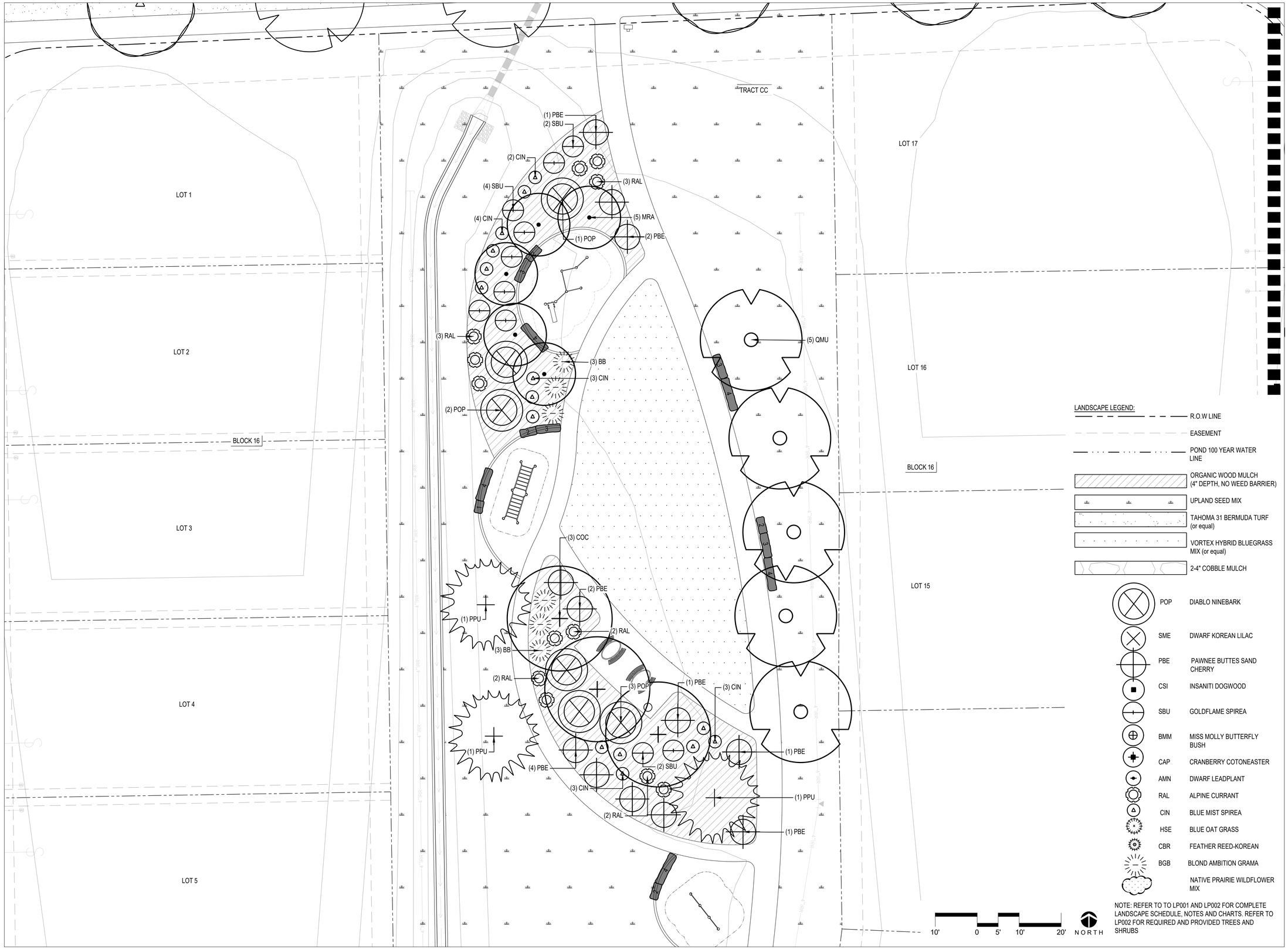
Checked By: SL

Sheet Name
LANDSCAPE ENLARGEMENT POCKET PARK: B

Sheet

LP402

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LANDSCAPE LEGEND:

- R.O.W LINE
- EASEMENT
- POND 100 YEAR WATER LINE
- ORGANIC WOOD MULCH (4" DEPTH, NO WEED BARRIER)
- UPLAND SEED MIX
- TAHOMA 31 BERMUDA TURF (or equal)
- VORTEX HYBRID BLUEGRASS MIX (or equal)
- 2-4" COBBLE MULCH

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	NATIVE PRAIRIE WILDFLOWER MIX

NOTE: REFER TO TO LP001 AND LP002 FOR COMPLETE LANDSCAPE SCHEDULE, NOTES AND CHARTS. REFER TO LP002 FOR REQUIRED AND PROVIDED TREES AND SHRUBS

Overland 368 Subdivision

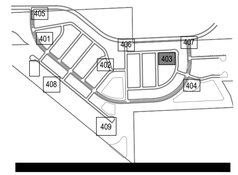
Windsor, Colorado

FINAL MAJOR SUBDIVISION

PEAK DEVELOPMENT
RVi
506 S. College, Unit A
Fort Collins, CO 80524
970.484.8855

REV.	COMMENT	DATE

KEY MAP



Date: 11.21.2025

Drawn By: SL & IJ

Checked By: SL

Sheet Name
LANDSCAPE ENLARGEMENT POCKET PARK: C

Sheet

LP403

Sheet 317 of 324

Overland 368 Subdivision
Windsor, Colorado
FINAL MAJOR SUBDIVISION

CANTERWOOD WAY

(7) UAC
(1) QMU
(1) UAC
(1) QUM
(3) QMU
(1) CAP
(3) CIN
(2) RAL
(2) CAP
(2) CBR
(3) CBR
(2) CAP
(2) CSE
(2) CIN
(2) SME
(1) CAP
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(2) CAP
(3) HSE
(1) CAP
(3) HSE
(3) CSE
(3) CIN
(4) RAL
(2) CAP
(2) CAP
(2) CSE
(4) CBR
(1) HSE
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(2) CIN
(3) CBR
(2) SME
(2) HSE
(2) CAP
(2) RAL
(2) CAP
(3) RAL
(2) SME
(3) HSE
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(3) CAP
(1) QMU
(5) RAL
(3) SME
(3) CSE
(2) CSE
(2) CAP
(2) CBR
(2) CAP
(2) CAP
(3) HSE
(2) CIN
(4) CBR
(5) HSE
(2) CAP
(2) CSE
(3) RAL
(2) CIN
(3) RAL
(3) SME
(2) CBR
(2) RAL
(3) CIN
(3) CSE
(2) CAP
(3) HSE
(2) CSE
(2) CIN
(2) CSE
(3) RAL
(1) PED
(5) PBE
(3) CAP
(5) CAP
(2) PPU
(2) PBE
(2) PBE
(4) CAP
(6) PBE
(1) CAP
(1) PED
(4) CSP
(4) CAP
(1) CSP
(1) CSP
OUTLOT QQ

6"IRR
4"IRR

LANDSCAPE LEGEND:

- R.O.W LINE
- EASEMENT
- POND 100 YEAR WATER LINE
- ORGANIC WOOD MULCH (4" DEPTH, NO WEED BARRIER)
- UPLAND SEED MIX
- TAHOMA 31 BERMUDA TURF (or equal)
- VORTEX HYBRID BLUEGRASS MIX (or equal)
- 2-4" COBBLE MULCH

POP	DIABLO NINEBARK
SME	DWARF KOREAN LILAC
PBE	PAWNEE BUTTES SAND CHERRY
CSI	INSANITI DOGWOOD
SBU	GOLDFLAME SPIREA
BMM	MISS MOLLY BUTTERFLY BUSH
CAP	CRANBERRY COTONEASTER
AMN	DWARF LEADPLANT
RAL	ALPINE CURRANT
CIN	BLUE MIST SPIREA
HSE	BLUE OAT GRASS
CBR	FEATHER REED-KOREAN
BGB	BLOND AMBITION GRAMA
	NATIVE PRAIRIE WILDFLOWER MIX

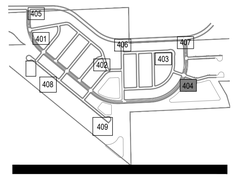
NOTE: REFER TO TO LP001 AND LP002 FOR COMPLETE LANDSCAPE SCHEDULE, NOTES AND CHARTS. REFER TO LP002 FOR REQUIRED AND PROVIDED TREES AND SHRUBS

10' 0 5' 10' 20' NORTH

PEAK DEVELOPMENT
RVi
506 S. College, Unit A
Fort Collins, CO 80524
970.484.8855

REV.	COMMENT	DATE

KEY MAP

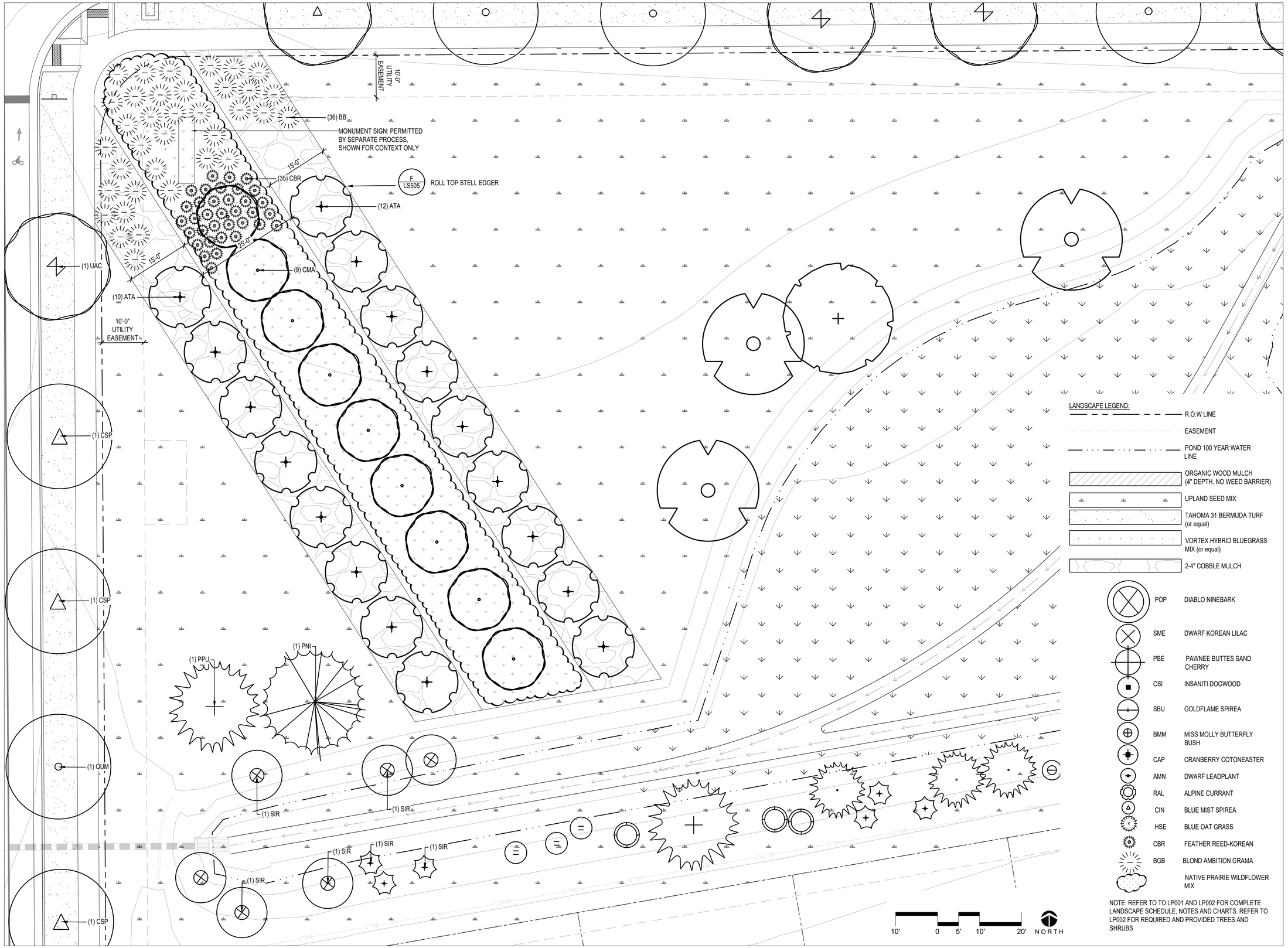


Date: 11.21.2025
Drawn By: SL & IJ
Checked By: SL

Sheet Name
LANDSCAPE ENLARGEMENT CENTRAL PARK

Sheet
LP404
Sheet 318 of 324

Overland 368 Subdivision
Windsor, Colorado
FINAL MAJOR SUBDIVISION



LANDSCAPE LEGEND:

- R.O.W LINE
- EASEMENT
- POND 100 YEAR WATER LINE
- ORGANIC WOOD MULCH (4" DEPTH, NO WEED BARRIER)
- UPLAND SEED MIX
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HSE	BLUE OAT GRASS
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	NATIVE PRAIRIE WILDFLOWER MIX

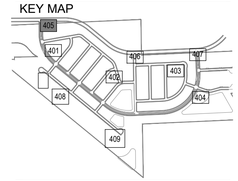
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PEAK DEVELOPMENT

RVi
506 S. College, Unit A
Fort Collins, CO 80524
970.484.8855

REV.	COMMENT	DATE

KEY MAP



Date: 11.21.2025

Drawn By: SL & IJ

Checked By: SL

Sheet Name
LANDSCAPE ENLARGEMENT WEST ENTRY

Sheet

LP405

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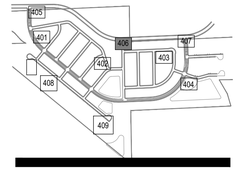
Overland 368 Subdivision
Windsor, Colorado
FINAL MAJOR SUBDIVISION

PEAK DEVELOPMENT

RVi
506 S. College, Unit A
Fort Collins, CO 80524
970.484.8855

REV.	COMMENT	DATE

KEY MAP



Date: 11.21.2025

Drawn By: SL & IJ

Checked By: SL

Sheet Name

LANDSCAPE ENLARGEMENT CENTRAL ENTRY

Sheet

LP406

Sheet 320 of 324

Overland 368 Subdivision
Windsor, Colorado
FINAL MAJOR SUBDIVISION

CR70

(1) TAR
(1) QUM
(1) QUM
(1) TAR
(18) BB
15'-0"
10'-0" UTILITY EASEMENT
(3) ATA
MONUMENT SIGN: PERMITTED BY SEPARATE PROCESS, SHOWN FOR CONTEXT ONLY
(1) TAR
15'-0"
(2) PNI
10'-0"
(39) CBR
(4) ATA
F LS505 ROLL TOP STELL EDGER
(1) PPU
10'-0" UTILITY EASEMENT
(3) CMA
25'-0"
CANTERWOOD WAY
(1) QUM
(2) ATA
(2) CMA
BLOCK13
(1) PNI
(1) UAC
LOT 18

10' 0 5' 10' 20' NORTH

LANDSCAPE LEGEND:

- R.O.W LINE
- EASEMENT
- POND 100 YEAR WATER LINE
- ORGANIC WOOD MULCH (4" DEPTH, NO WEED BARRIER)
- UPLAND SEED MIX
- TAHOMA 31 BERMUDA TURF (or equal)
- VORTEX HYBRID BLUEGRASS MIX (or equal)
- 2-4" COBBLE MULCH

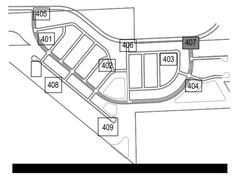
POP	DIABLO NINEBARK	
SME	DWARF KOREAN LILAC	
PBE	PAWNEE BUTTES SAND CHERRY	
CSI	INSANITI DOGWOOD	
SBU	GOLDFLAME SPIREA	
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HSE	BLUE OAT GRASS	
CBR	FEATHER REED-KOREAN	
BGB	BLOND AMBITION GRAMA	
	NATIVE PRAIRIE WILDFLOWER MIX	

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PEAK DEVELOPMENT
RVi
506 S. College, Unit A
Fort Collins, CO 80524
970.484.8855

REV.	COMMENT	DATE

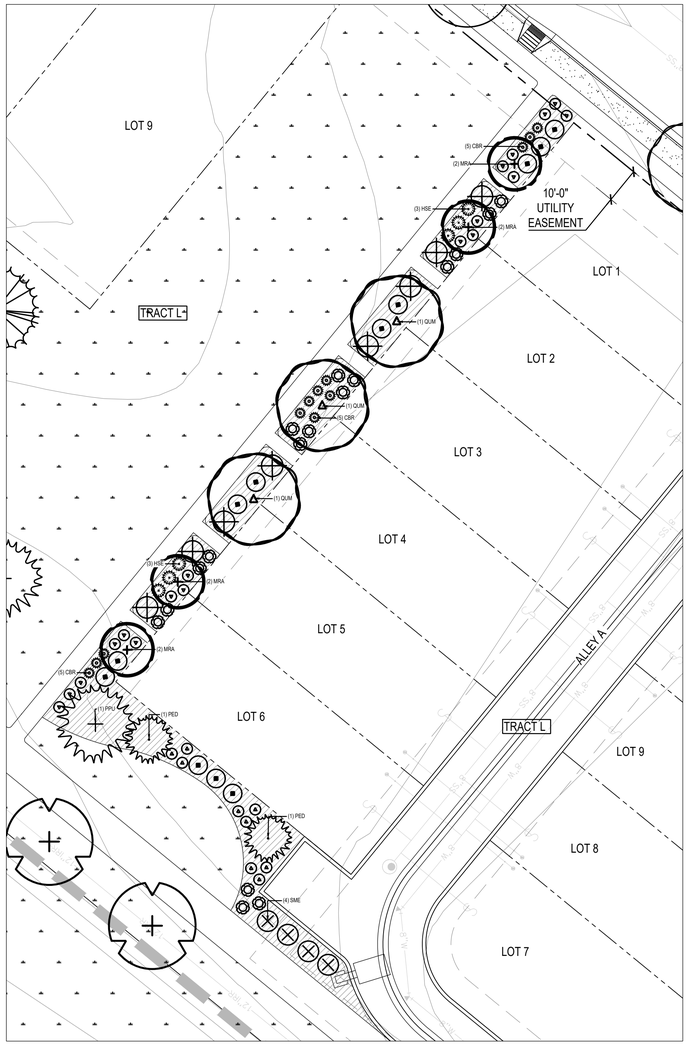
KEY MAP



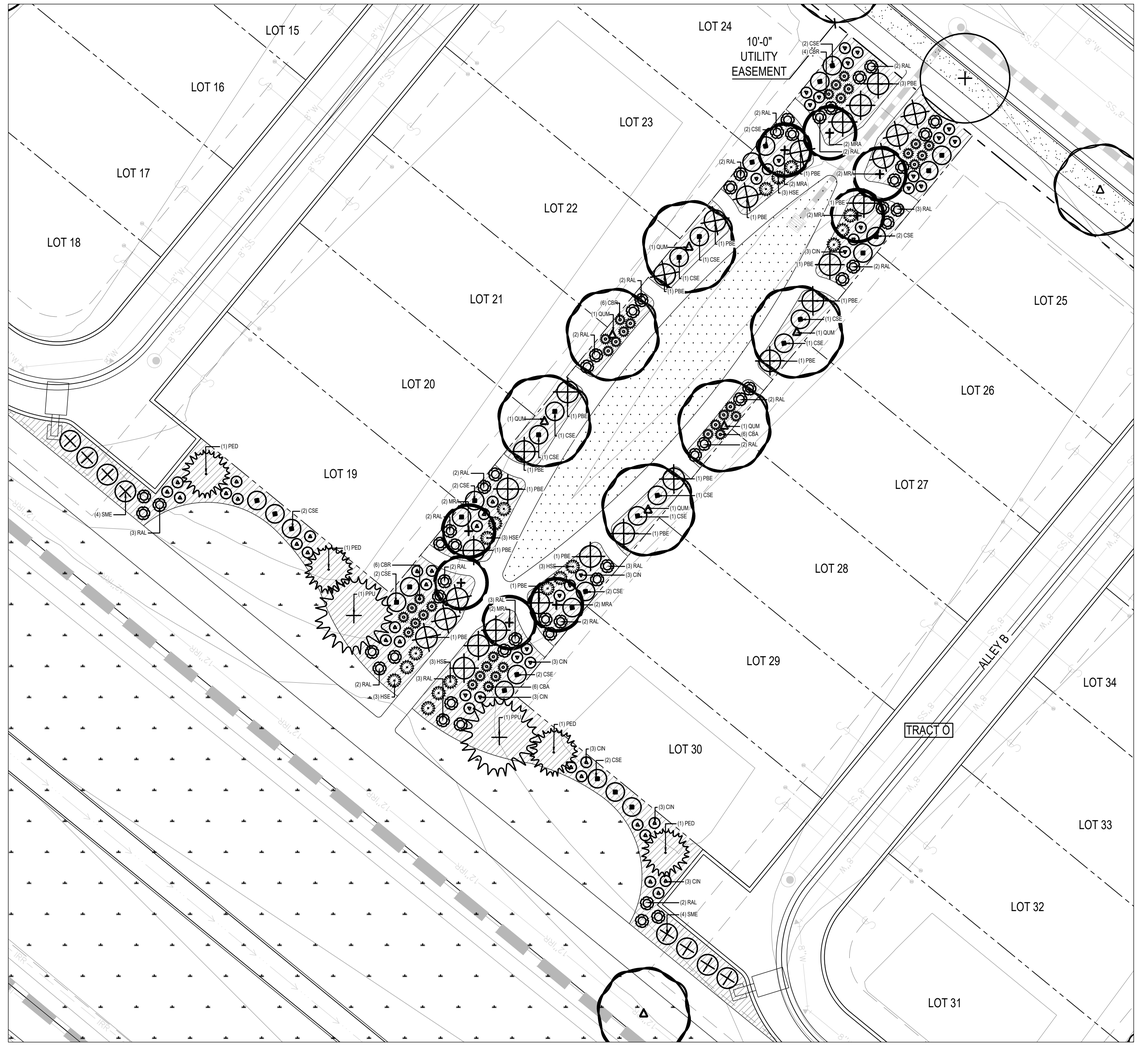
Date: 11.21.2025
Drawn By: SL & IJ
Checked By: SL

Sheet Name
LANDSCAPE ENLARGEMENT EAST ENTRY

Sheet
LP407
Sheet 321 of 324



WEST DUPLEX PLANTING



DUPLEX WITH ALLEY PLANTING

LANDSCAPE LEGEND:

- R.O.W LINE
- EASEMENT
- POND 100 YEAR WATER LINE
- ORGANIC WOOD MULCH (4" DEPTH) NO WEED BARRIER)
- UPLAND SEED MIX
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- VORTEX HYBRID BLUEGRASS MIX (or equal)

PBE	PAWNEE BUTTES SAND CHERRY
SME	DWARF KOREAN LILAC
CSI	INSANITI DOGWOOD
RAL	ALPINE CURRANT
CIN	BLUE MIST SPIREA
HSE	BLUE OAT GRASS
CBR	FEATHER REED-KOREAN

NOTE: REFER TO TO LP001 AND LP002 FOR COMPLETE LANDSCAPE SCHEDULE, NOTES AND CHARTS.
REFER TO LP002 FOR REQUIRED AND PROVIDED TREES AND SHRUBS

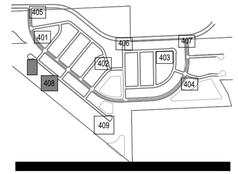
20' 0 10' 20' 40' NORTH

Overland 368 Subdivision
Windsor, Colorado
FINAL MAJOR SUBDIVISION

PEAK DEVELOPMENT
RVi
506 S. College, Unit A
Fort Collins, CO 80524
970.484.8855

REV.	COMMENT	DATE

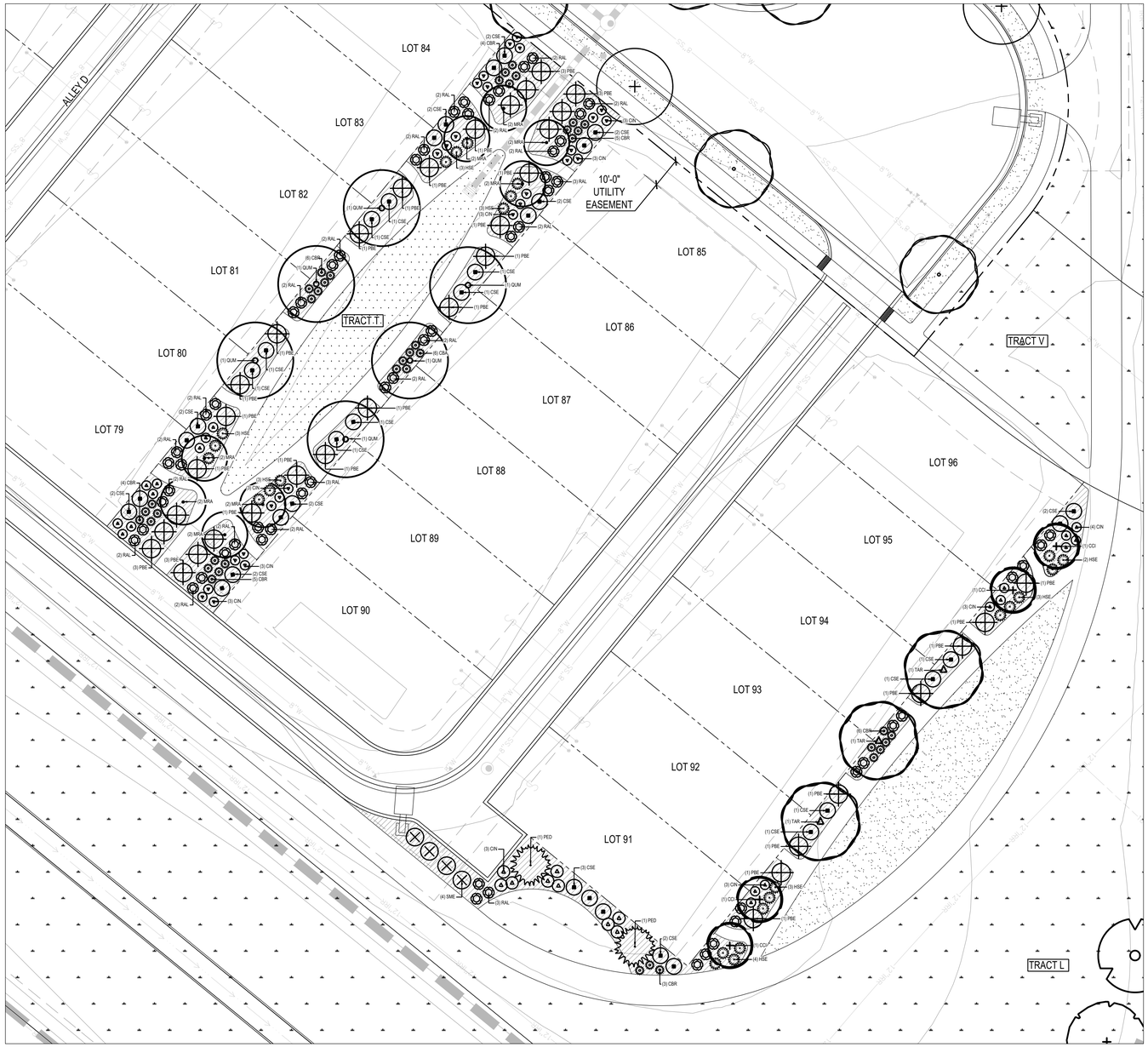
KEY MAP



Date: 11.21.2025
Drawn By: SL & IJ
Checked By: SL

Sheet Name
LANDSCAPE ENLARGEMENT DUPLEX

Sheet
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Sheet 322 of 324



EAST END DUPLEX PLANTING

LANDSCAPE LEGEND:

- R.O.W LINE
- EASEMENT
- POND 100 YEAR WATER LINE
- ORGANIC WOOD MULCH (4" DEPTH) NO WEED BARRIER)
- UPLAND SEED MIX
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SME	DWARF KOREAN LILAC
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RAL	ALPINE CURRANT
CIN	BLUE MIST SPIREA
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CBR	FEATHER REED-KOREAN

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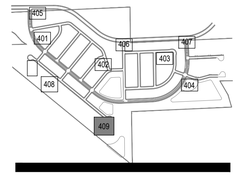
20' 0 10' 20' 40' NORTH

Overland 368 Subdivision
Windsor, Colorado
FINAL MAJOR SUBDIVISION

PEAK DEVELOPMENT
RVi
506 S. College, Unit A
Fort Collins, CO 80524
970.484.8855

REV.	COMMENT	DATE

KEY MAP



Date: 11.21.2025
Drawn By: SL & IJ
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Sheet Name
LANDSCAPE ENLARGEMENT DUPLEX

Sheet
LP409
Sheet 323 of 324

Final Major Subdivision

Overland 368

Sandra Mezzetti, Senior Planner

Planning Commission, March 04, 2026

Final Major Subdivision

Article II of Chapter 14 of the Municipal Code outlines the purpose, procedures, and review criteria for the subdivision process.

Purpose / Applicability:

Subdivision plat applications are required to establish or alter the legal boundaries of property and to account for public facilities and services.

Major Subdivision. Any subdivision not eligible for a minor subdivision shall require a major subdivision. Final subdivision plat approval may be sought for all or a portion of the land area included in an approved preliminary subdivision plat.

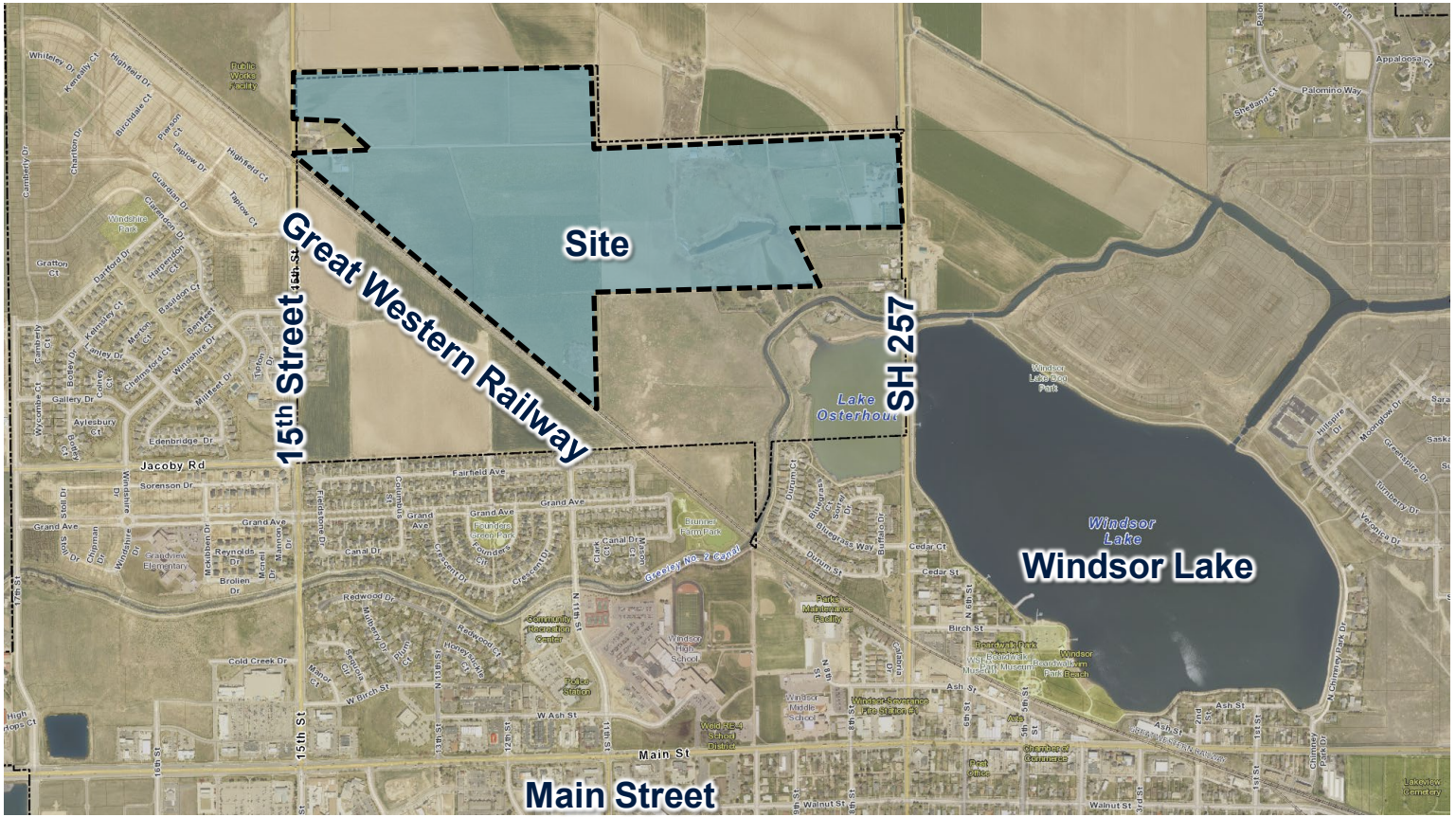
Subdivision Review Criteria

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.

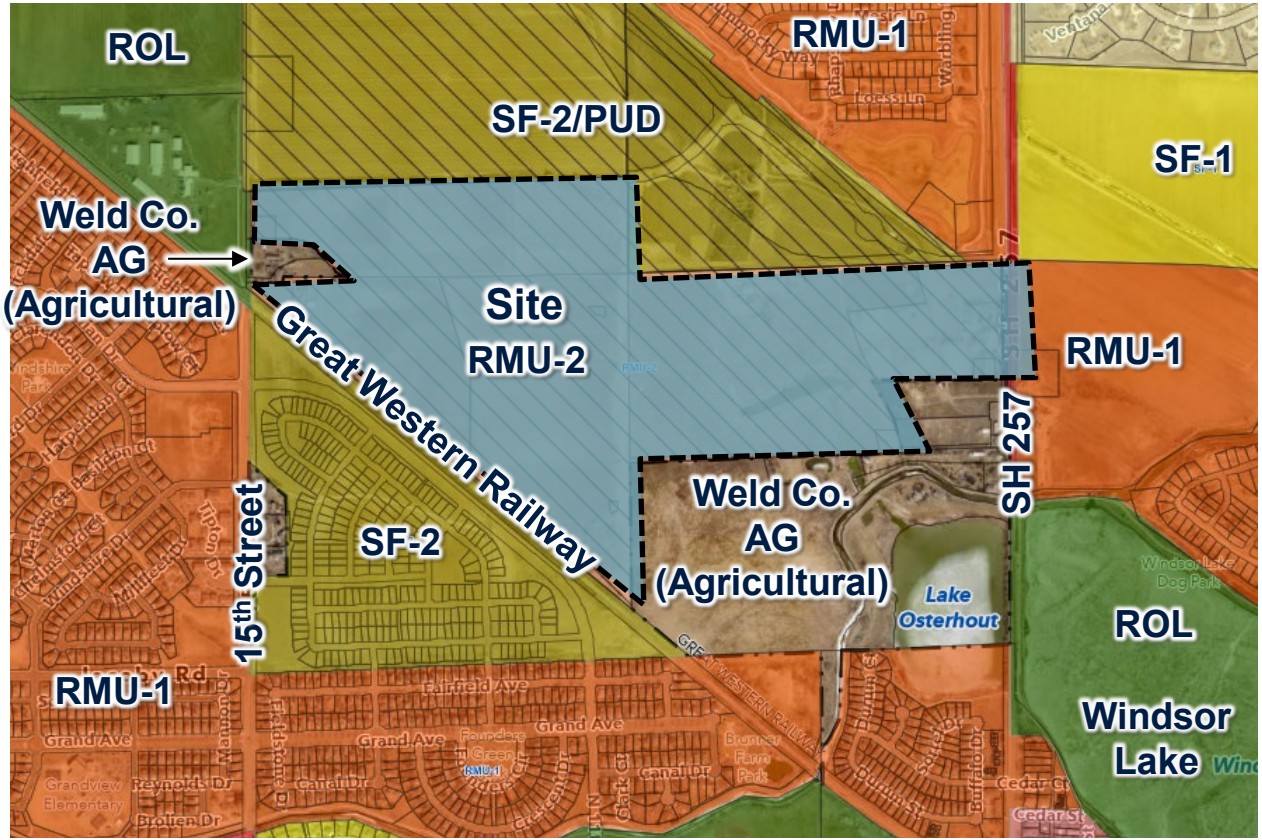
Subdivision Review Criteria

5. Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.
7. **A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision**.

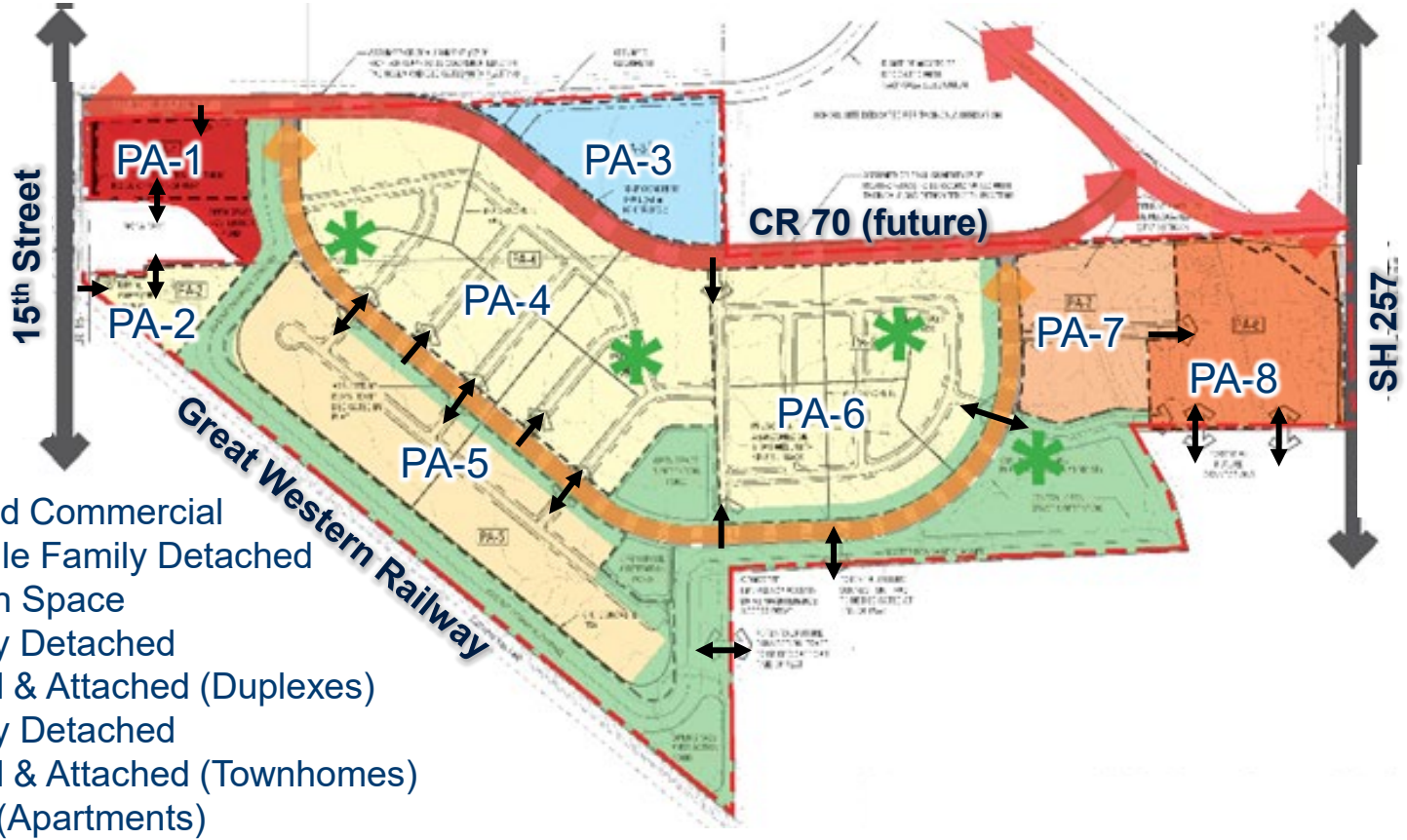
Site Vicinity Map



Zoning Map

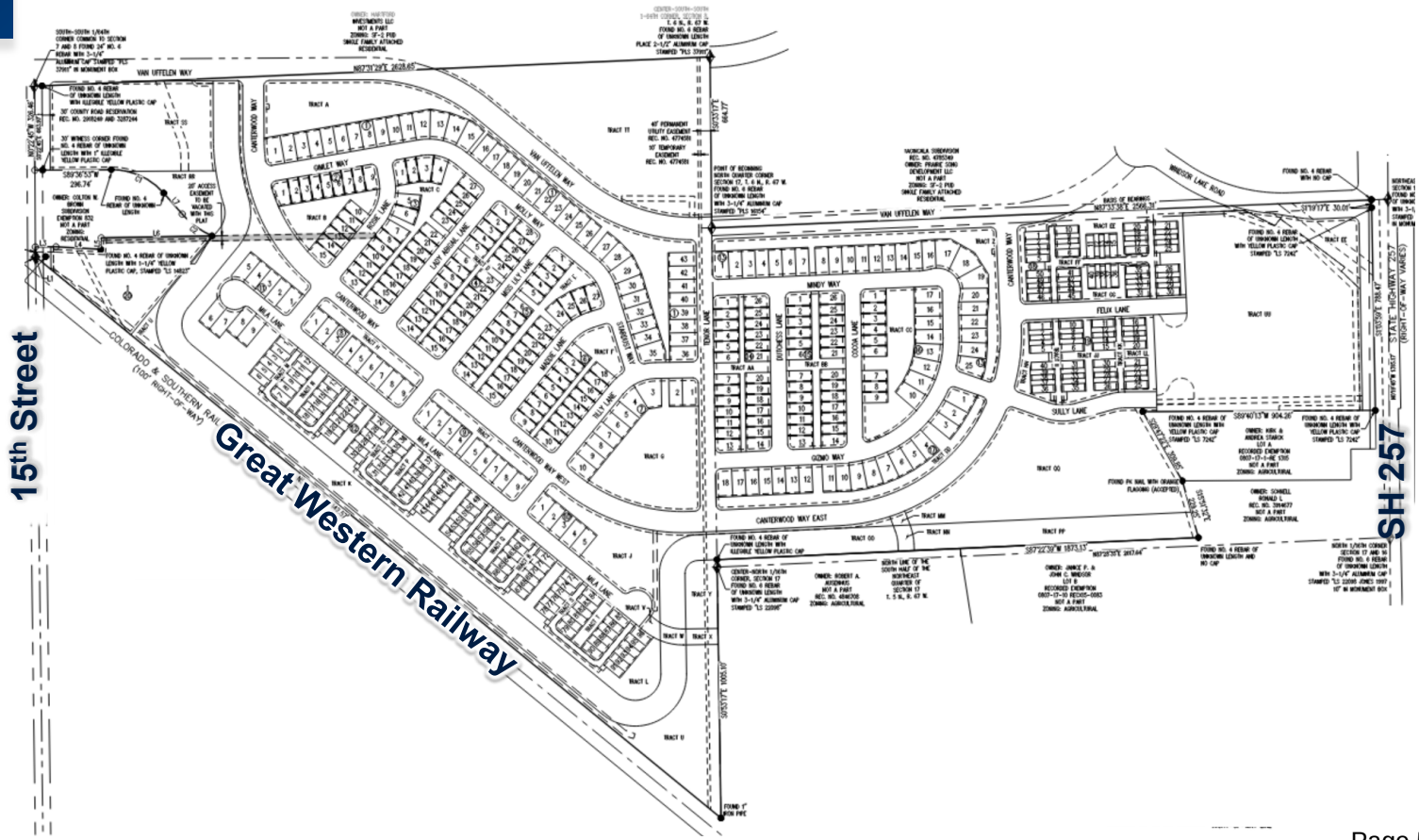

ROL
RMU-1
SF-2/PUD
SF-1
Weld Co.
AG
(Agricultural)
Site
RMU-2
Great Western Railway
RMU-1
SH 257
Weld Co.
AG
(Agricultural)
15th Street
SF-2
Lake
Osterhout
ROL
RMU-1
Windsor
Lake
N

2025 Master Plan



Planning Areas
PA-1: Neighborhood Commercial
PA-2: Existing Single Family Detached
PA-3: School, Open Space
PA-4: Single Family Detached
PA-5: SF Detached & Attached (Duplexes)
PA-6: Single Family Detached
PA-7: SF Detached & Attached (Townhomes)
PA-8: Multi Family (Apartments)

Plat


15th Street
Great Western Railway
SH 257
VAN UFFELEN WAY
CANTERWOOD WAY
CANTERWOOD WAY EAST
WINDSOR LAKE ROAD
MINDY WAY
FELIX LANE
SILLY LANE
OZMO WAY
COLORADO & SOUTHERN RAIL (100' RIGHT-OF-WAY)
N

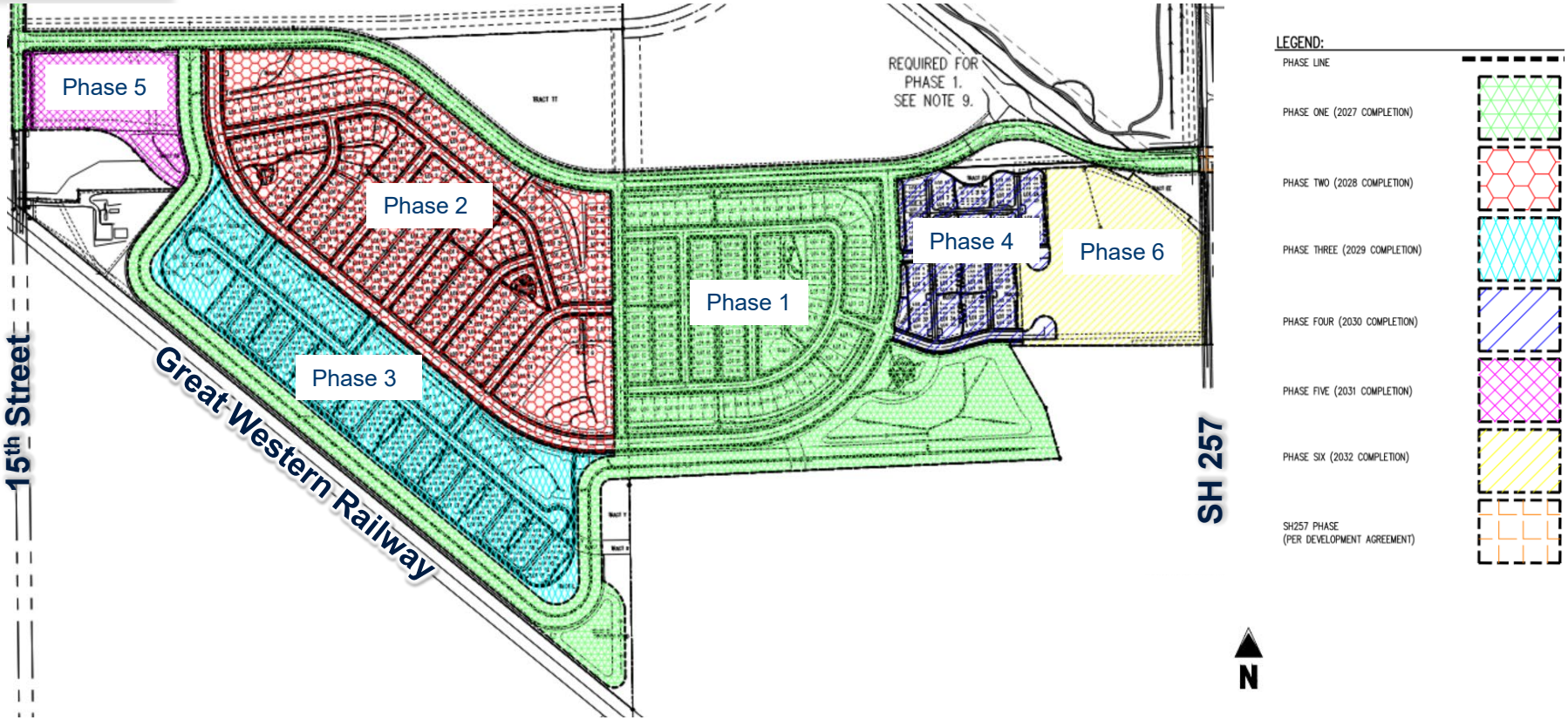
Illustrative Plan

Plat characteristics:

- ~ 173 acres total
- ~ 20 acres – internal roadways
- ~ 49 acres – landscape/open space/parks/buffer
- ~ 9-acre school site ★
- 5 acres for commercial uses
- Regional Drainage Channel
- 498 lots (varying lot sizes and styles)
- Primary access 15th * Street and SH 257
- Four parks *



Phasing Plan



Comprehensive Plan Conformance

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

Chapter 5 – Growth & Regional Collaboration

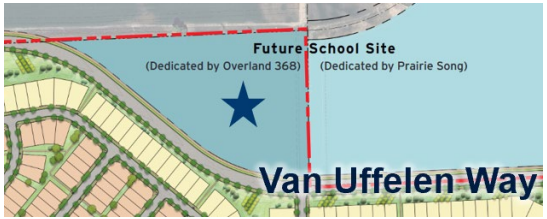
Goal 1: *Manage new development to be fiscally responsible and environmentally sensitive.*

Policy 1: *When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.*

Goal 2: *Align the pace of new development with investment in infrastructure, amenities, and services.*

Policy 1: *Ensure all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections*

Policy 2: *Continue coordinating the creation and expansion of schools, libraries, and other community resources with projected population growth and new private development.*

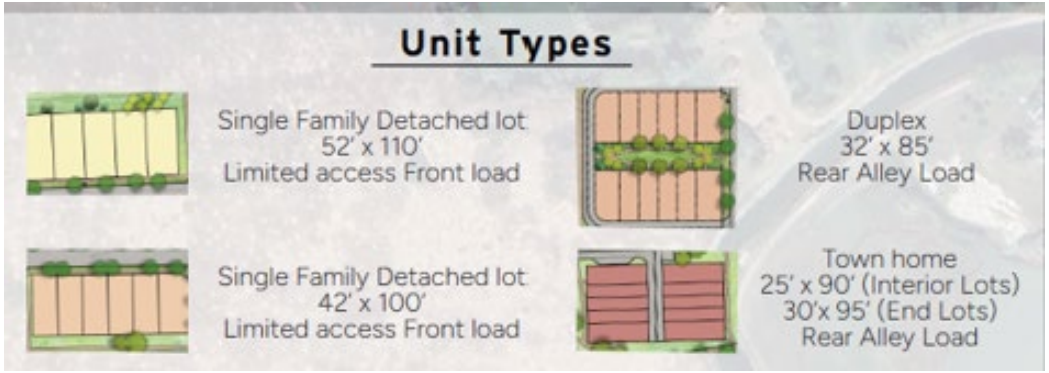


Comprehensive Plan Conformance

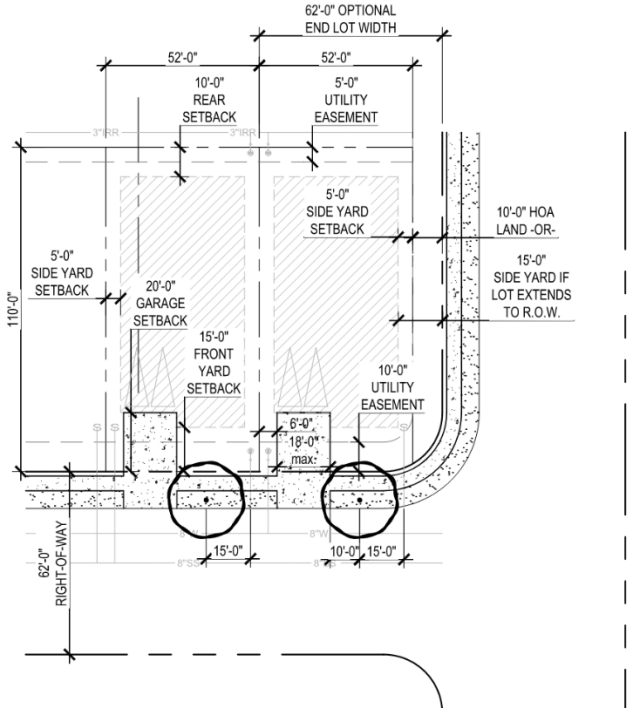
Chapter 5 – Housing & Neighborhoods

Goal 1: *Diversify housing options to accommodate varying household sizes, lifestyles, and generations.*

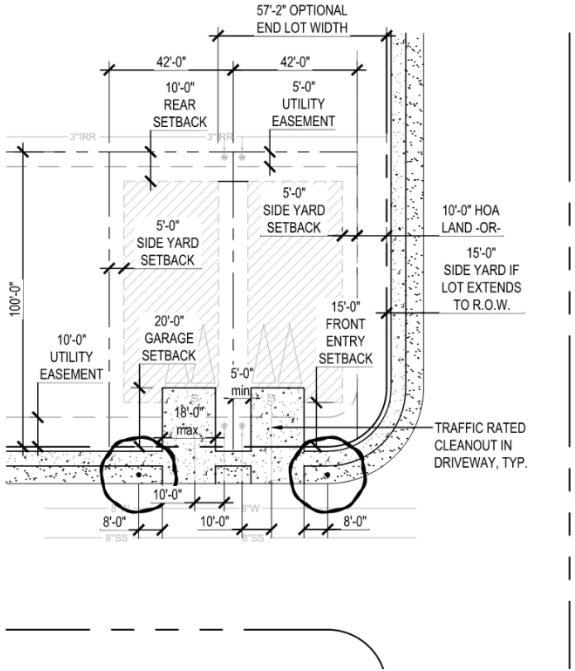
Policy 1: *Allow a diversity of housing types, sizes, and densities within all neighborhoods, such as duplexes, townhomes, accessory dwelling units, co-housing, cottage communities, and other types as appropriate.*



Single-Family Detached Typical Lot Layout

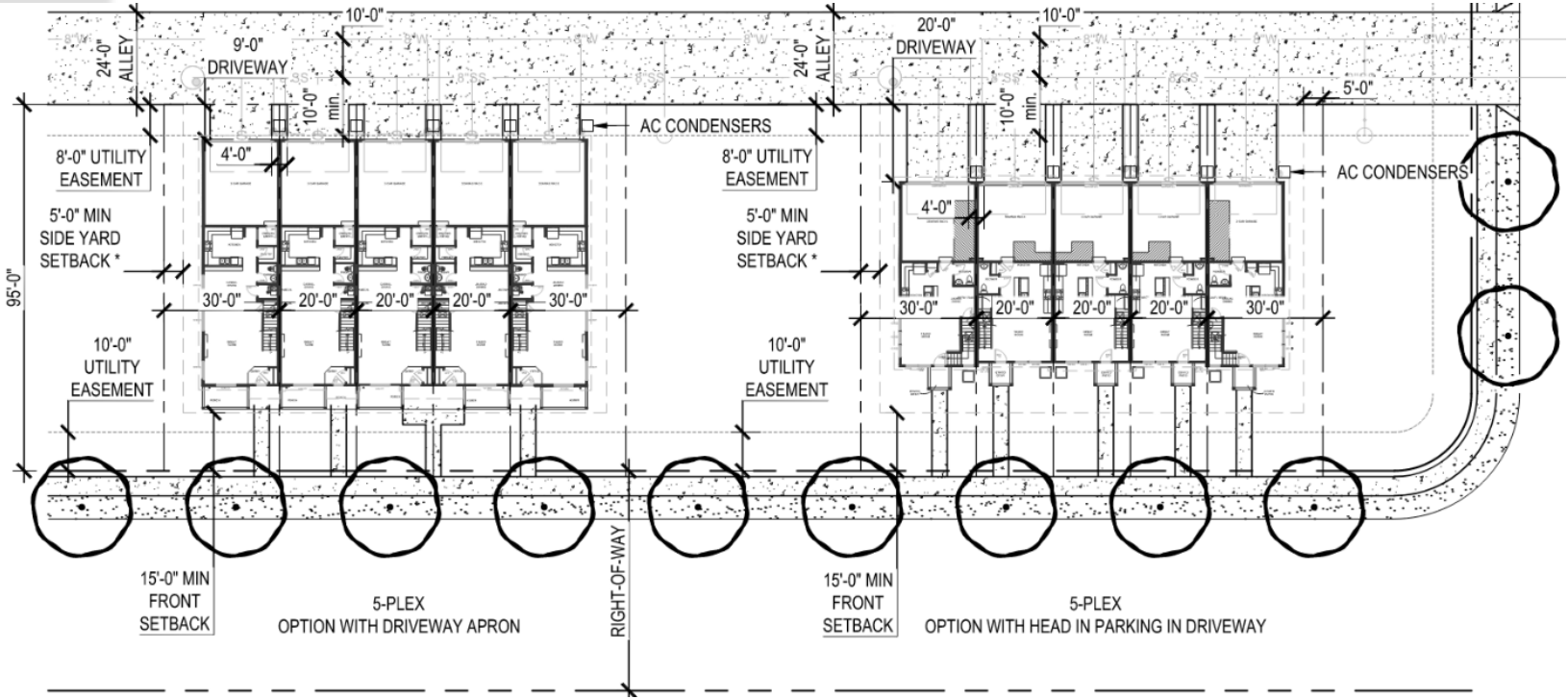


Single Family Detached
52’x110’



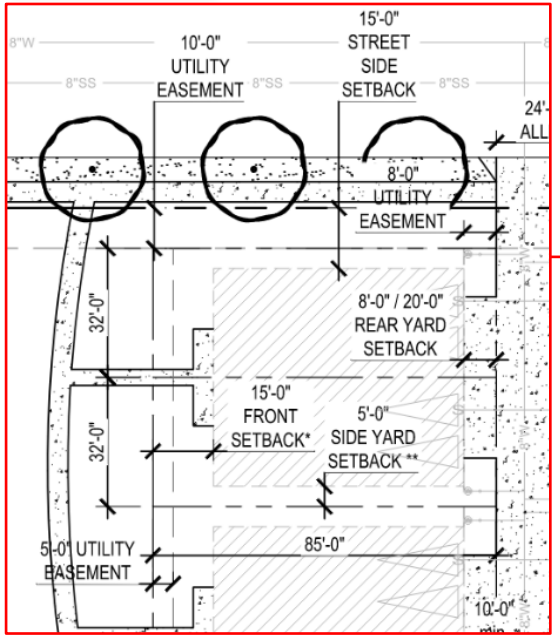
Single Family Detached
42’x100’

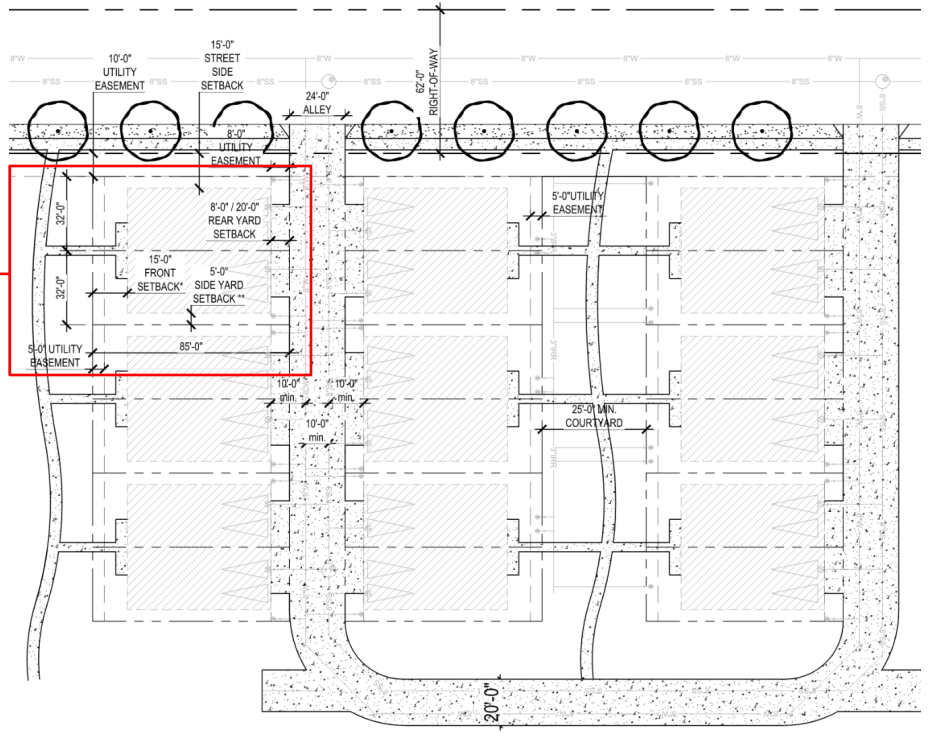
Single-Family Attached - Townhomes Typical Lot Layout



Lot sizes - 30'x95' & 20'x95'
Rear/Alley Access

Single-Family Attached – Side-by-Side Duplexes Typical Lot Layout





Lot size - 32'x85'
Rear/Alley Access

Comprehensive Plan Conformance

Chapter 5 – Housing & Neighborhoods
Goal 1

Policy 2: *Support higher-density residential development near downtown, commercial centers, and mixed-use areas.*



Comprehensive Plan Conformance

Chapter 5 – Transportation & Mobility

Goal 1: *Implement a connected and safe bicycle and pedestrian network that provides connection to key destinations, convenient access to transit, helps relieve congestion and provides alternative transportation options.*

Policy 1: *Promote connectivity and efficient travel through roadway extensions, sidewalk construction, on-street bike facilities, and trail expansion projects.*

Comprehensive Plan Conformance

Chapter 5 – Parks, Recreation, Open Space & Trails

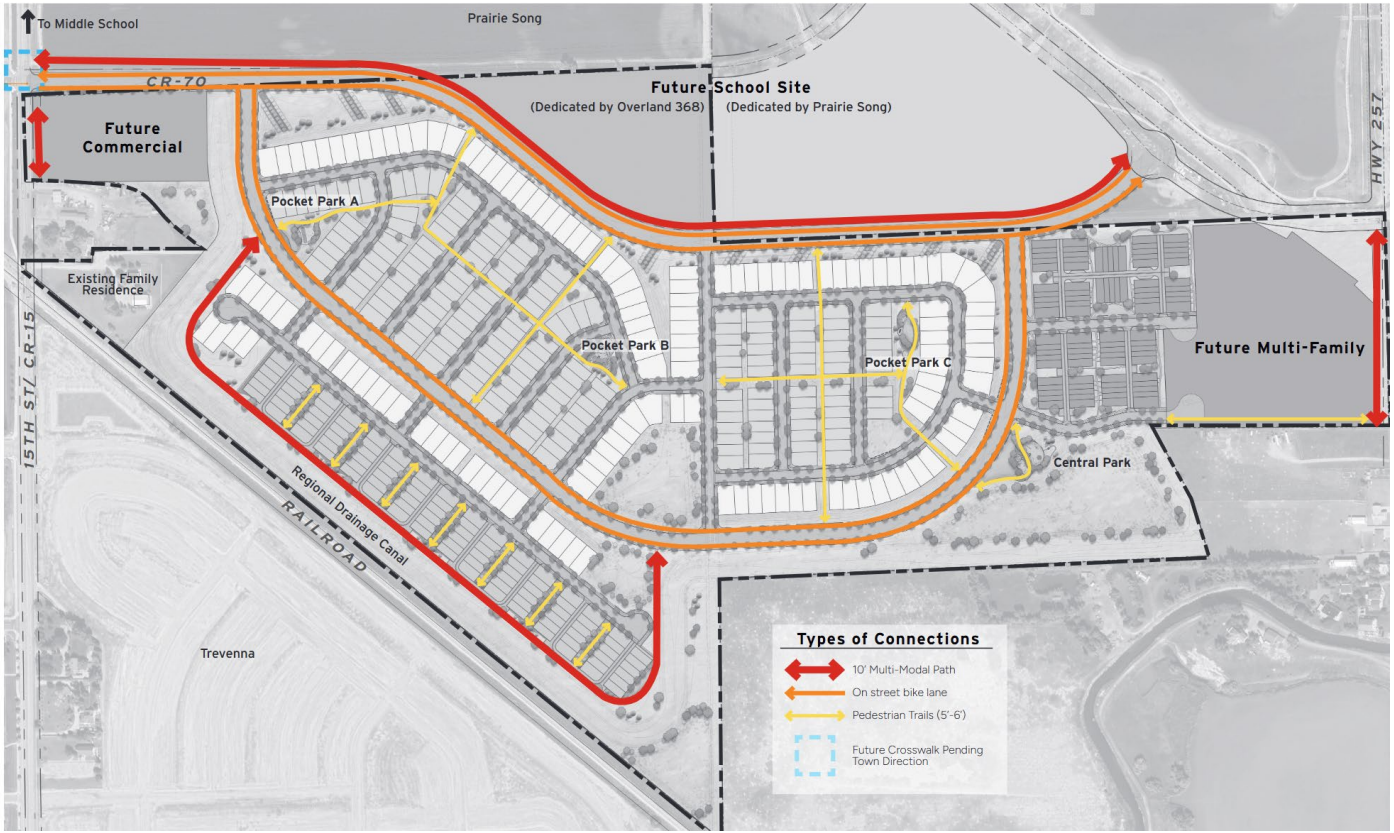
Goal 1: *Create equitable access to parks, open spaces, and trails to promote community identity and quality of life.*

Policy 3*: Continue to enhance regional trail connectivity through Windsor and to adjacent communities.*

Policy 4*: Create local trail connectivity to new open spaces, parks, schools, and neighborhoods, and*

to service existing unconnected neighborhoods

Trail and Bike Connectivity



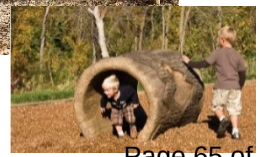
Subdivision– Amenities

- 3 Pocket parks
- Shelters, tables, seating
- Lawn area for passive and active recreation
- Central park and open space
- Trail network
- Detention/master drainage corridor





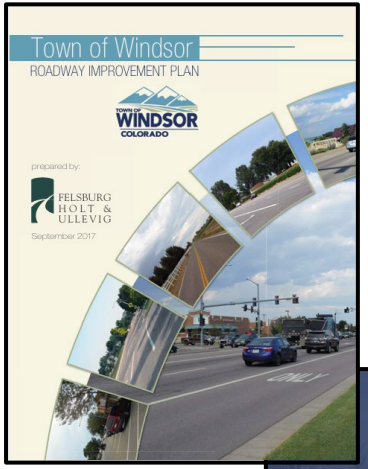


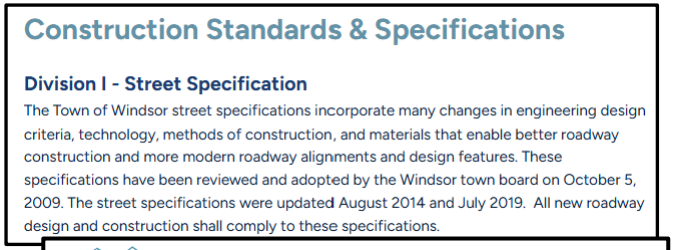


Transportation Conformance

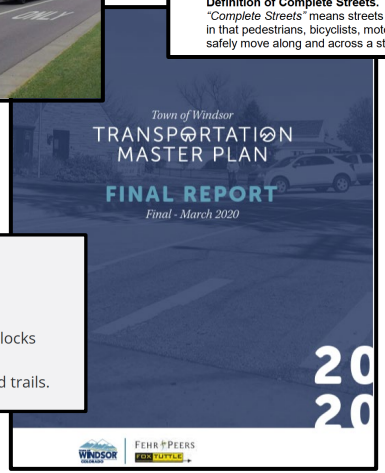
Transportation improvements are consistent with the following:

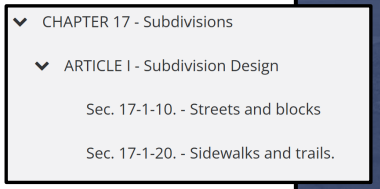
- Roadway Improvement Plan,
- Subdivision street standards in Chapter 17
- Design Criteria & Construction Specifications
- Transportation Master Plan
- Trails Plan
- Complete Streets Guide.













Strategic Plan Conformance

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

The application is also consistent with the Strategic Plan's guiding principles, particularly the following:

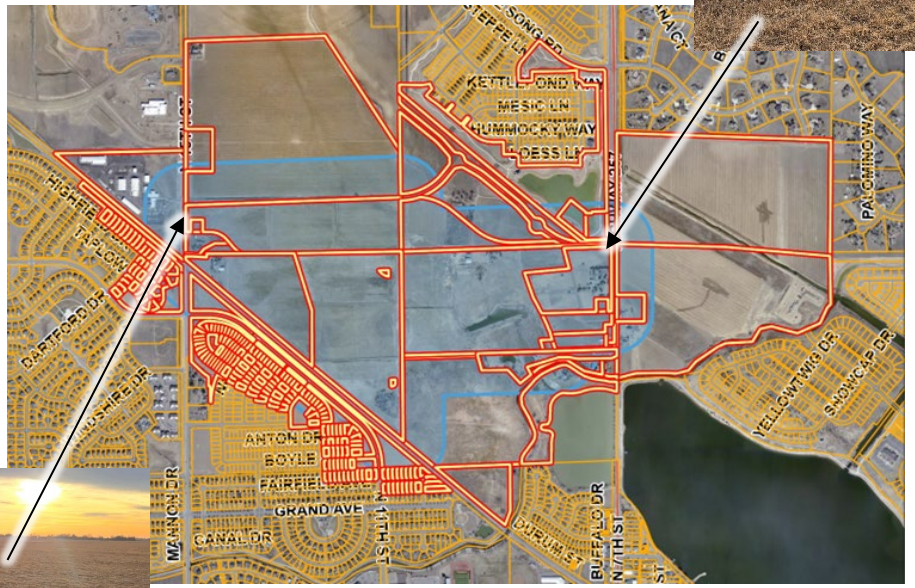
- **Fiscal Responsibility** — *Windsor is committed to sound fiscal management and transparency in all decision-making.*
- **Quality of Life** — *Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources.*

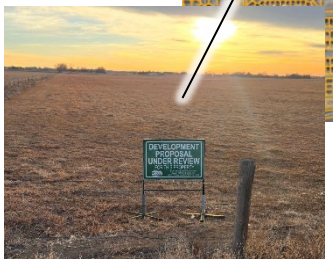
Public Hearing Notification-Mineral Rights Notification

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

- February 20, 2026 – notice sent to property owners within 500 feet
- February 20, 2026– legal ad published in the newspaper
- February 20, 2026– legal ad posted on the Town's website
- February 22, 2026 - Sign posted on property







Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval for the Overland 368 ***Final Major Subdivision*** as presented, subject to any outstanding Planning Commission, referral agency, and staff comments being addressed.

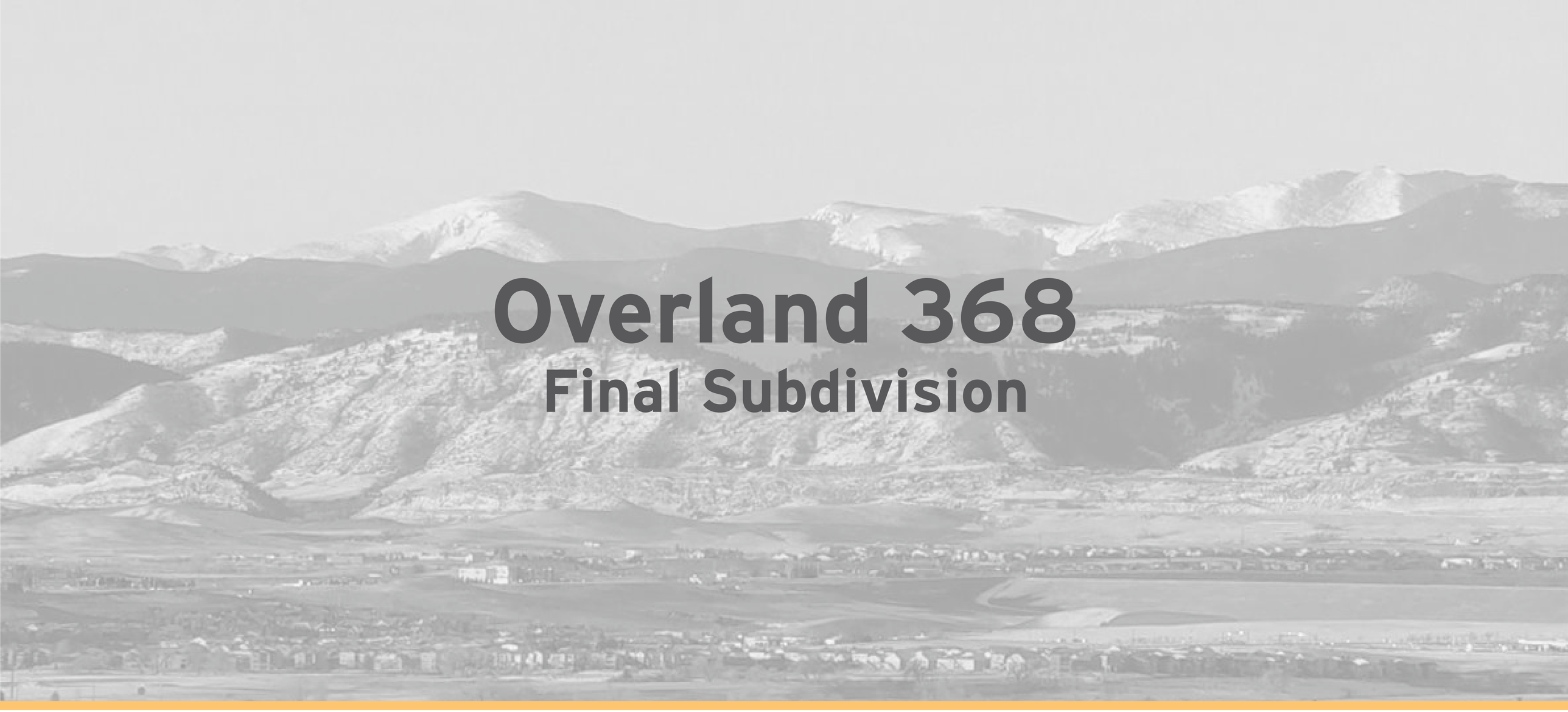
Record

Staff requests that the following be entered into the record:

- Preliminary Major Subdivision
- Staff memorandum and supporting documents
- Public hearing testimony
- Recommendation

Thank You

Questions



Overland 368
Final Subdivision

PEAK DEVELOPMENT

RVi

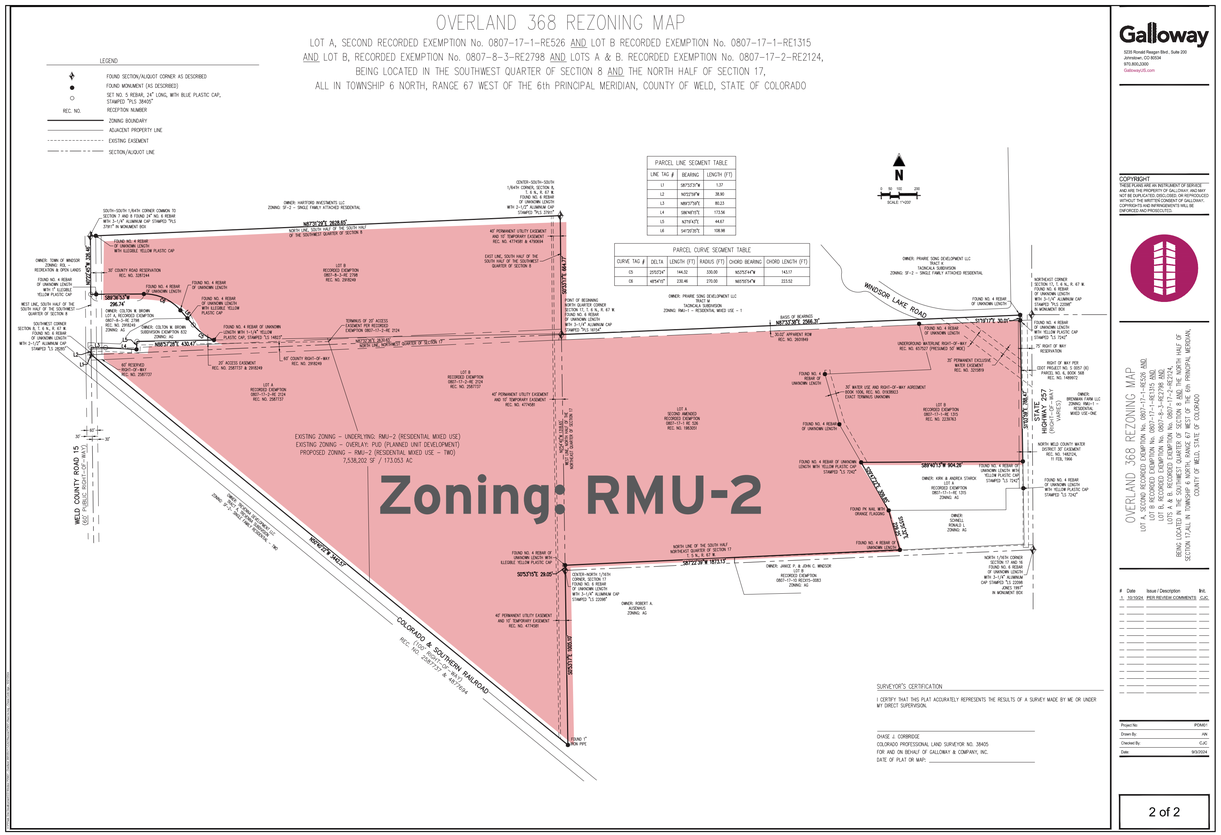
Galloway

Vicinity Map



Zoning and Approved Master Plan





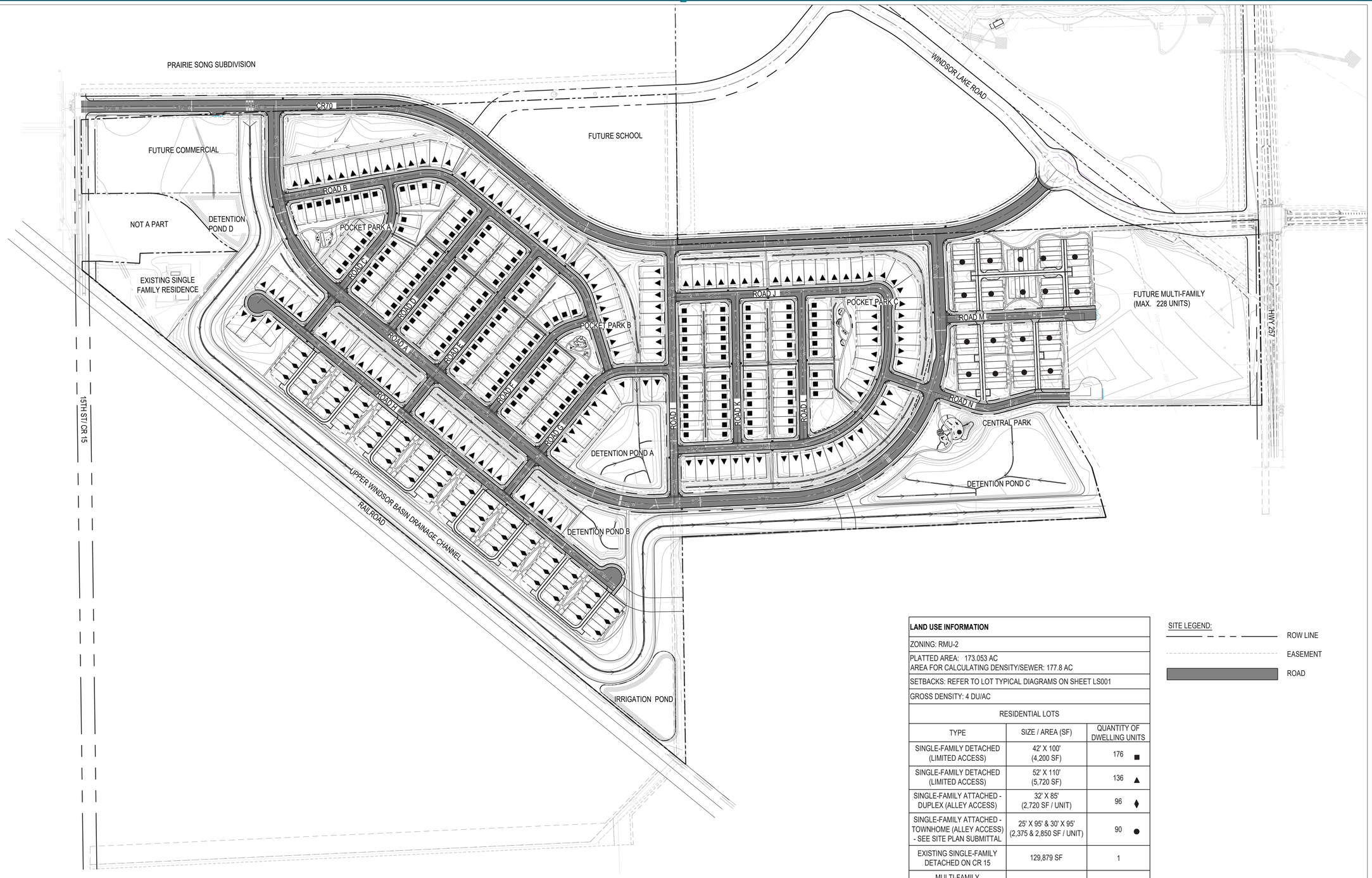
- Single-Family Detached
- SFA: Duplexes
- SFA: Townhomes
- Multi-Family
- Commercial (5 AC)
- School
- Central Open Space

- CR 15 to Hwy 257 Connection
- Internal Collector
- Park

Final Subdivision Criteria

1. **Complies with the Comprehensive Plan's goals and objectives, Code, Master Plan, and all other applicable adopted plans or policies.**
   - Growth & Regional Collaboration: Goal 1/Policy 1 - Surrounded by residential on 3 sides, compact layout more fiscally responsibility for maintenance
   - Growth & Regional Collaboration: Goal 2/Policy 1-2 - Provides 3 pocket parks and large Central Park that is not required by base zoning, coordination with schools, and community resources
   - Housing & Neighborhoods: Goal 1/Policy 1-2 - Diverse housing options with townhomes, single-family attached and detached for varying household sizes, lifestyles and generations.
   - Transportation & Mobility: Goal 1/Policy 1 - Connected and safe trails for pedestrians and bikes within subdivision.
   - Parks, Recreation, Open Space & Trails: Goal 1/Policy3-4 - 10' wide trails at north and south end of site, connections to all neighborhood parks
2. **Does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.**
   - Overland will be building part of the Regional Drainage Channel as well as new CR 70 connection and will adhere to all improvements outlined per DA
3. **Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and the applicable utility capacity studies.**
   - Density is alignment with Comp Plan, Utility Capacity report has been reviewed and accepted by Town Engineering Staff
4. **Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards, Design Criteria and Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.**
   - All streets and trails meet plan and design requirements
5. **Provision of utilities to serve the development shall be in accordance with Design criteria and Construction Specifications and any other utility provider requirements.**
   - Utilities designed to meet requirements
6. **The proposal shall demonstrate compatibility with adjacent uses by lot placement and orientation, transitions in density, screening, and/or landscape buffers.**
   - Drainage channel moved to buffer against railroad and create a transition between proposed development and existing single family homes to southeast
   - Highest density Multi-Family closest to Hwy 257
7. **A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision. Substantial compliance means:**
   - The general location, layout, and access of streets and lots is consistent with the preliminary subdivision.
     - The Final Plan is in alignment with the Master Plan and Preliminary Subdivision.
   - Any increase in the number of lots or dwellings is limited to no more than twenty percent (20%), provided the proposal remains in compliance with the Master Plan and all supporting documents and studies, such as traffic studies, are updated accordingly.
     - Unit counts have not increased.
   - There is no material increase in impacts on adjacent properties by altering the subdivision.
     - No increase on impacts to adjacent properties from Preliminary Subdivision.

Preliminary Subdivision Plan



LAND USE INFORMATION		
ZONING: RMU-2		
PLATTED AREA: 173.053 AC AREA FOR CALCULATING DENSITY/SEWER: 177.8 AC		
SETBACKS: REFER TO LOT TYPICAL DIAGRAMS ON SHEET LS001		
GROSS DENSITY: 4 DU/AC		
RESIDENTIAL LOTS		
TYPE	SIZE / AREA (SF)	QUANTITY OF DWELLING UNITS
SINGLE-FAMILY DETACHED (LIMITED ACCESS)	42' X 100' (4,200 SF)	176 ■
SINGLE-FAMILY DETACHED (LIMITED ACCESS)	52' X 110' (5,720 SF)	136 ▲
SINGLE-FAMILY ATTACHED - DUPLEX (ALLEY ACCESS)	32' X 85' (2,720 SF / UNIT)	96 ♦
SINGLE-FAMILY ATTACHED - TOWNHOME (ALLEY ACCESS) - SEE SITE PLAN SUBMITTAL	25' X 95' & 30' X 95' (2,375 & 2,850 SF / UNIT)	90 ●
EXISTING SINGLE-FAMILY DETACHED ON CR 15	129,879 SF	1
MULTI-FAMILY (FUTURE PHASE)	522,848 SF	227
CATEGORY SUBTOTAL		726
OTHER		
CATEGORY	AREA (SF)	AREA (AC)
COMMERCIAL LOT	217,800	5.0
PARKS AND OPEN SPACE (REFER TO OS100 FOR MORE INFORMATION)	2,164,377	48.89
RIGHT-OF-WAY	1,514,706	34.773

SITE LEGEND:

ROW LINE

EASEMENT

ROAD

200' 0 100' 200' 400' NORTH

OVERLAND

Windsor, Colorado

PRELIMINARY MAJOR SUBDIVISION

PEAK DEVELOPMENT

RVi

REV.	COMMENT	DATE

Date: 03.03.2025

Drawn By: IJ

Checked By: SL

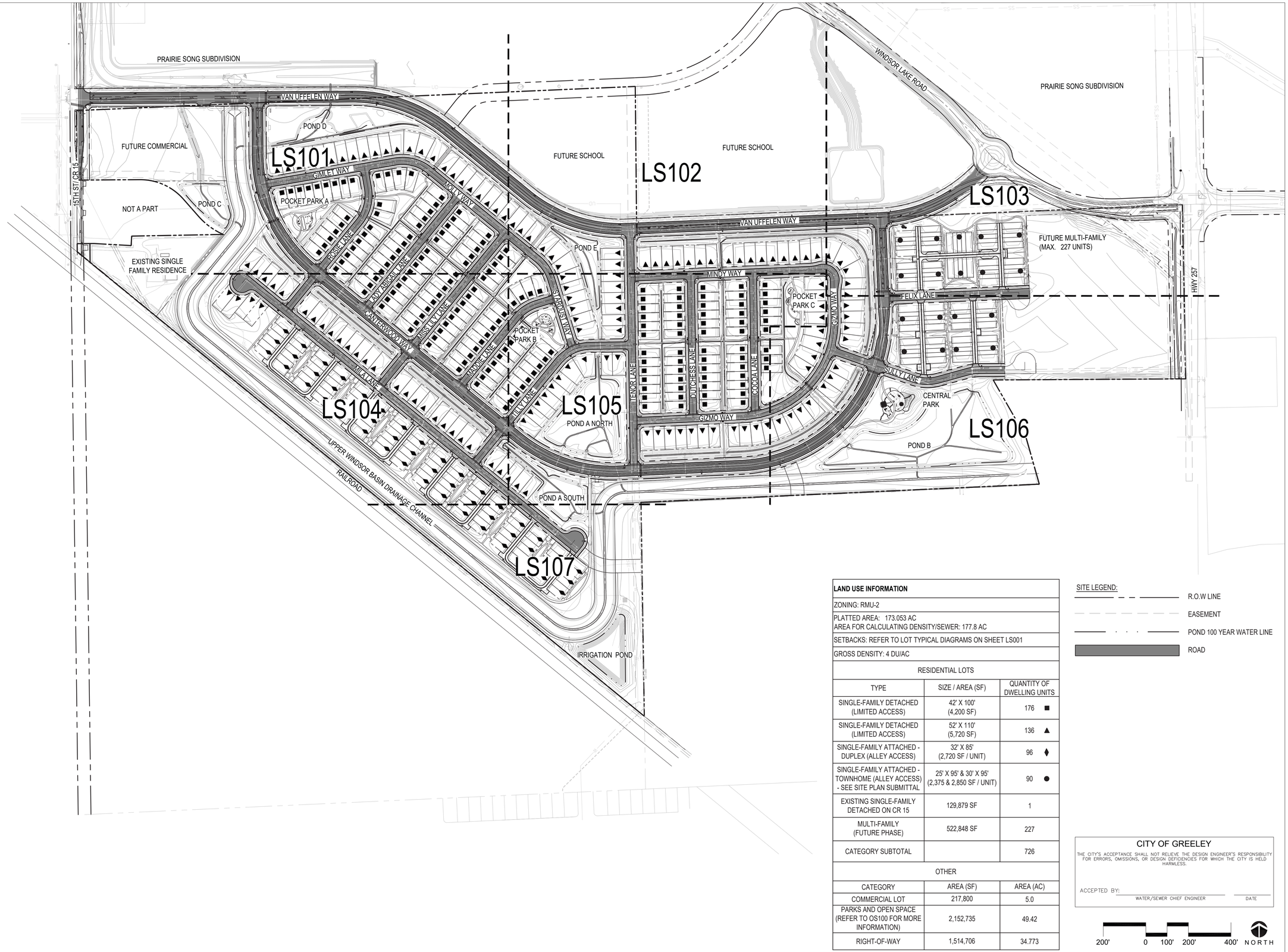
Sheet Name

OVERALL SITE PLAN

Sheet

LS100

Final Subdivision Plan



LAND USE INFORMATION		
ZONING: RMU-2		
PLATTED AREA: 173.053 AC AREA FOR CALCULATING DENSITY/SEWER: 177.8 AC		
SETBACKS: REFER TO LOT TYPICAL DIAGRAMS ON SHEET LS001		
GROSS DENSITY: 4 DU/AC		
RESIDENTIAL LOTS		
TYPE	SIZE / AREA (SF)	QUANTITY OF DWELLING UNITS
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SINGLE-FAMILY ATTACHED - TOWNHOME (ALLEY ACCESS) - SEE SITE PLAN SUBMITTAL	25' X 95' & 30' X 95' (2,375 & 2,850 SF / UNIT)	90 ●
EXISTING SINGLE-FAMILY DETACHED ON CR 15	129,879 SF	1
MULTI-FAMILY (FUTURE PHASE)	522,848 SF	227
CATEGORY SUBTOTAL		726
OTHER		
CATEGORY	AREA (SF)	AREA (AC)
COMMERCIAL LOT	217,800	5.0
PARKS AND OPEN SPACE (REFER TO OS100 FOR MORE INFORMATION)	2,152,735	49.42
RIGHT-OF-WAY	1,514,706	34.773

SITE LEGEND:

- R.O.W LINE
- EASEMENT
- POND 100 YEAR WATER LINE
- ROAD

CITY OF GREELEY

THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ WATER/SEWER CHIEF ENGINEER _____ DATE

200' 0 100' 200' 400' NORTH

Overland 368 Subdivision

Windsor, Colorado

FINAL MAJOR SUBDIVISION

PEAK DEVELOPMENT

RVi

506 S. College, Unit A
Fort Collins, CO 80524
970.484.8855

REV.	COMMENT	DATE

Date: 11.21.2025

Drawn By: SL & IJ

Checked By: SL

Sheet Name

OVERALL SITE PLAN

Sheet

LS100

Illustrative Plan



Product Diversity

Images are conceptual and do not represent actual architectural elevations



Single-Family Attached - alley load
Townhome
(25′ x 95′) and (30′ x 85′)



Single-Family Attached - alley load
Duplex
(32′ x 85′)





Single-Family Detached - front load (limited access)
(52′ x 110′) and (42′ X 100′)



Multi-family
(Future Development)

Off Site Connection to School

RIDGELINE MIDDLE SCHOOL

WINDSOR POLICE

PRAIRIE SONG

CR-70

VAN UFFELEN WAY

15TH ST/ CR-15

Outparcel

Overland 368

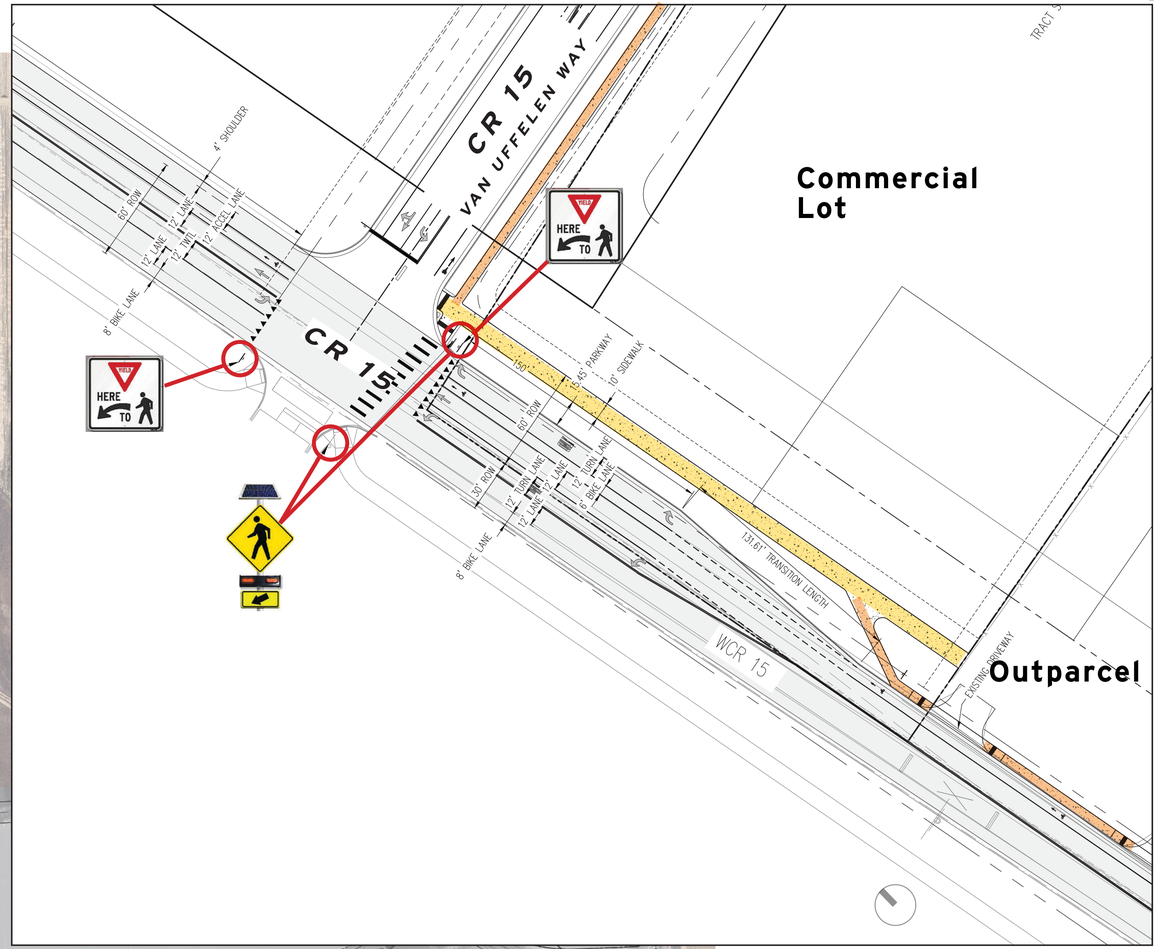
RAILROAD

TREVENNA

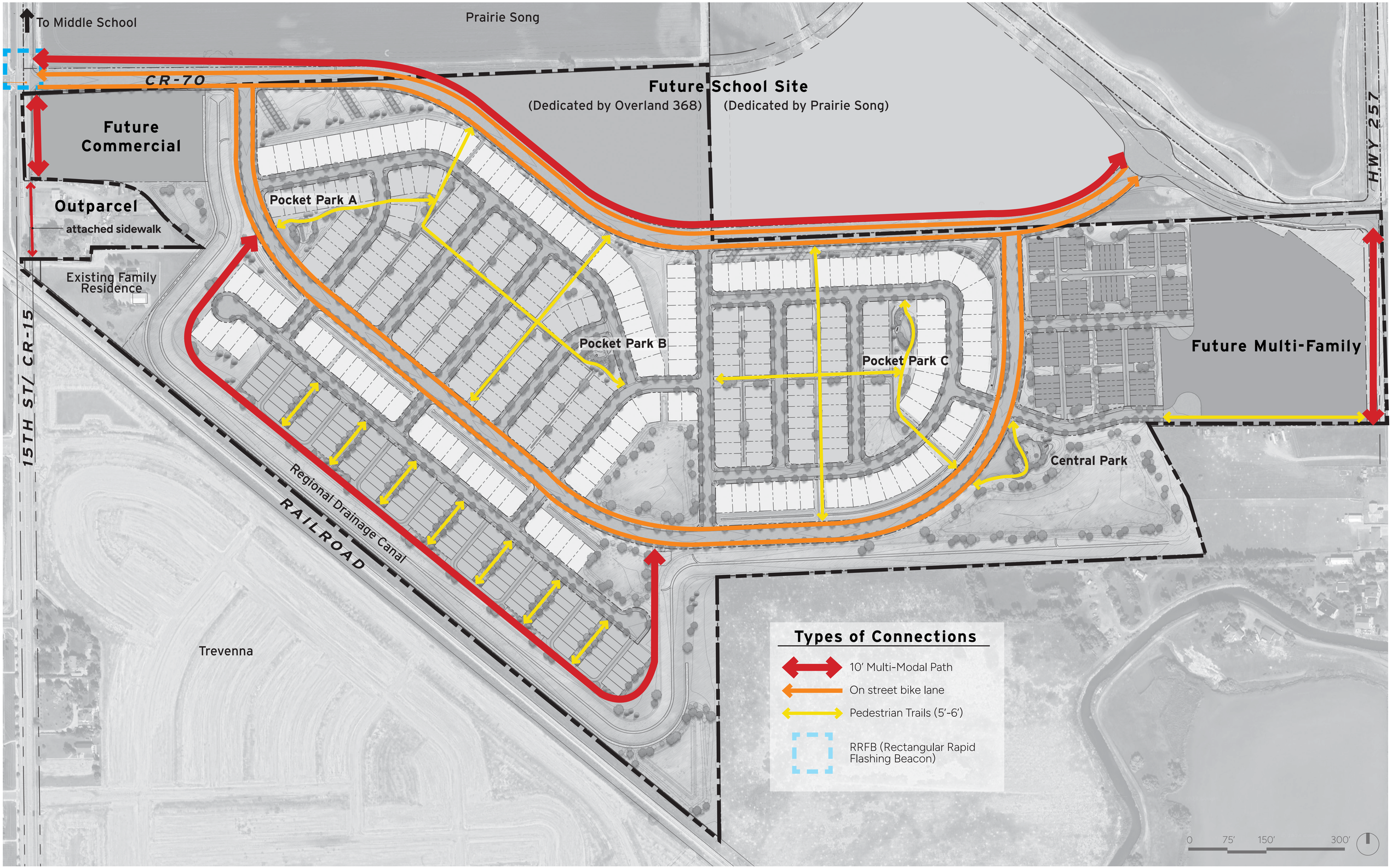
HWY 257

Types of Connections

- Detached Sidewalk
- RRFB (Rectangular Rapid Flashing Beacon)



Ultimate On Site Pedestrian and Bike Connections



Pedestrian Oriented Streetscapes

- Alley loaded duplexes and townhomes remove garage doors from street frontage
- Pedestrian connection from front entry to street sidewalk on all alley load products (Duplexes and Townhomes)
- Detached sidewalks with tree lawns throughout site
- Front porches and shared courtyards for all duplexes and townhomes
- Garages set back from porch or living space on front load homes
- Over 1.5 miles of off-street pedestrian walkways

Duplex Parking

Legend

Total Units = 96		
Total Required Parking = 192 spaces (2 spaces/unit)		
Symbol	**Parking Type**	**Quantity**
	Garage (2 / DU)	192
	On street parallel (guest)	56
	Surface (guest)	16
	Total	264 (72 spaces provided above code)

Open Space



20% OPEN SPACE REQUIRED = 173.053 X 0.20 = 34.6 ACRES		
PARKS - OPEN SPACE 75 SF / UNIT = (498 UNITS X 75 SF) 37,350 SF		
PARK LOCATION	AREA (SF)	AREA (AC)
POCKET PARK A & TRACT B	37,070	.851
POCKET PARK B & TRACT F	30,151	0.692
POCKET PARK C & TRACT CC	68,202	1.566
CENTRAL PARK AND POND B AND PORTION OF UPPER WINDSOR BASIN DRAINAGE CHANNEL	441,782	10.142
CATEGORY SUBTOTAL	577,205	13.251
DETENTION PONDS AND DRAINAGE CHANNEL - OPEN SPACE		
POND A NORTH	131,617	3.022
POND A SOUTH	98,083	2.252
POND C	47,196	1.083
POND D	116,000	2.662
POND E	49,570	1.138
IRRIGATION POND	185,408	4.256
PORTION OF UPPER WINDSOR BASIN DRAINAGE CHANNEL	491,928	11.293
CATEGORY SUBTOTAL	1,119,802	25.706
ADDITIONAL OPEN SPACE AREAS		
MISCELLANEOUS TRACTS	457,053	10.5
GRAND TOTAL OPEN SPACE = 49.457 ACRES (28.5%)		

OPEN SPACE LEGEND:

- R.O.W LINE
- EASEMENT
- POND 100 YEAR WATER LINE

NOTE:

ADDITIONAL OPEN LANDSCAPE SPACE AREAS ARE PROVIDED. THESE AREAS DO NOT MEET THE CODE REQUIREMENTS FOR WIDTH, HOWEVER STILL PROVIDE SHARED SPACES AND WALKWAYS FOR RESIDENTS AND OPEN DRAINAGE SWALES THROUGH THE SITE.

THE SITE IS NOT ABLE TO BE DEVELOPED WITH A PIPED STORM SYSTEM DUE TO SIGNIFICANT COSTS FOR FILL IMPORT. THE OPEN DRAINAGE SWALES REQUIRED IMPACT THE WIDTH OF THE SPACES WITH WALKWAY CONNECTIONS FOR THE SITE.

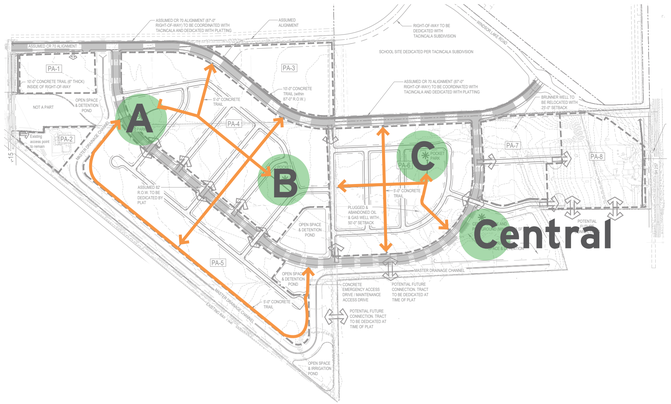
THESE MORE NARROW TRACTS ALLOW THE SITE TO BE DEVELOPED WHILE ALSO PROVIDE ABOVE AND BEYOND THE 20% OPEN SPACE MINIMUM WITH AREAS OF LANDSCAPING VIEWSHEDS AND WALKWAYS.

ADDITIONAL OPEN LANDSCAPE AREAS		
	AREA (SF)	AREA (AC)
MISCELLANEOUS TRACTS	332,815	7.6 (4.4%)

Park

200' 0 100' 200' 400' NORTH

Pocket Park A: Group Games



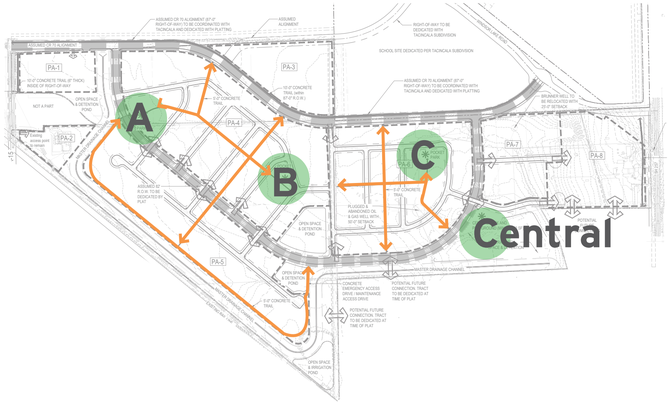




Images are conceptual



Pocket Park B: Pollinator Garden and Tot Playground



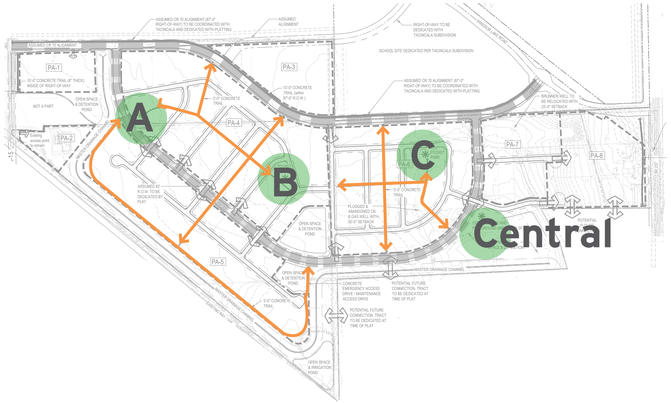






Images are conceptual

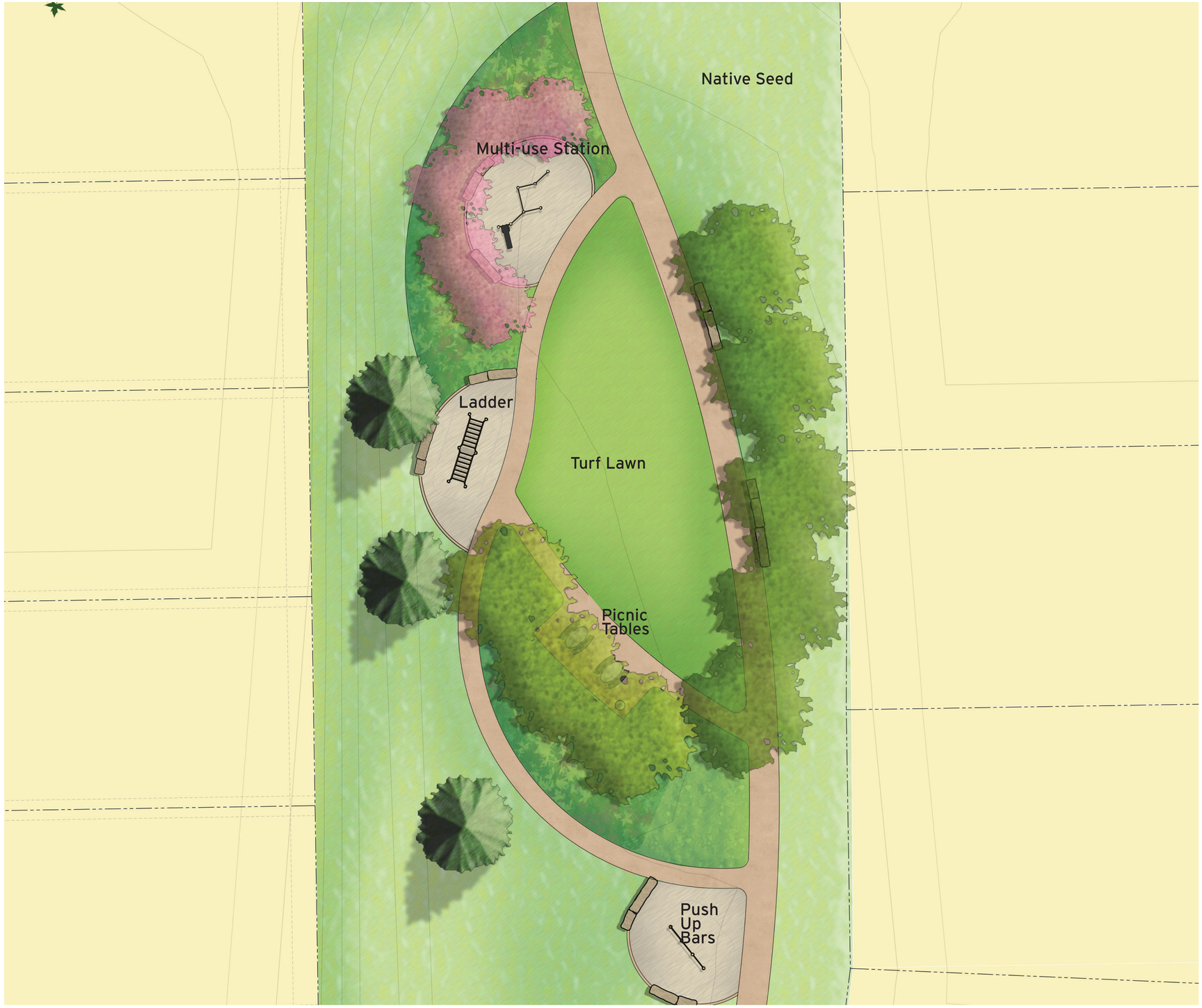
Pocket Park C: Fitness



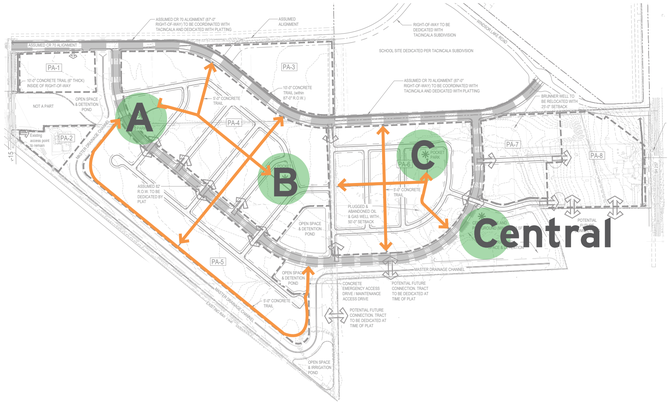




Images are conceptual



Central Park





















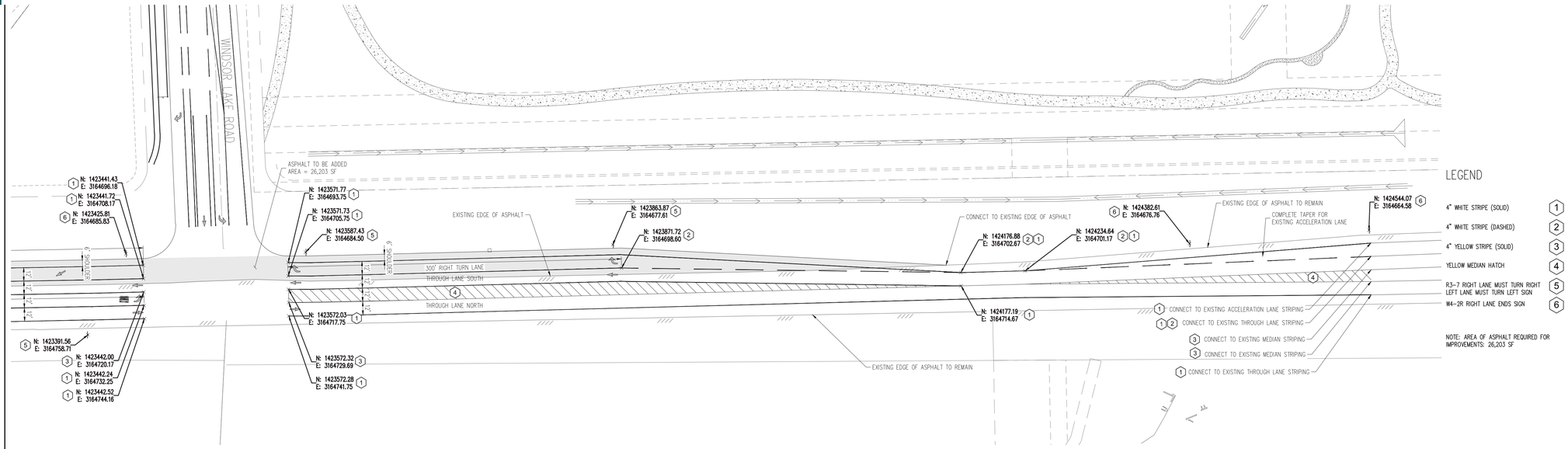
Images are conceptual

Central Park

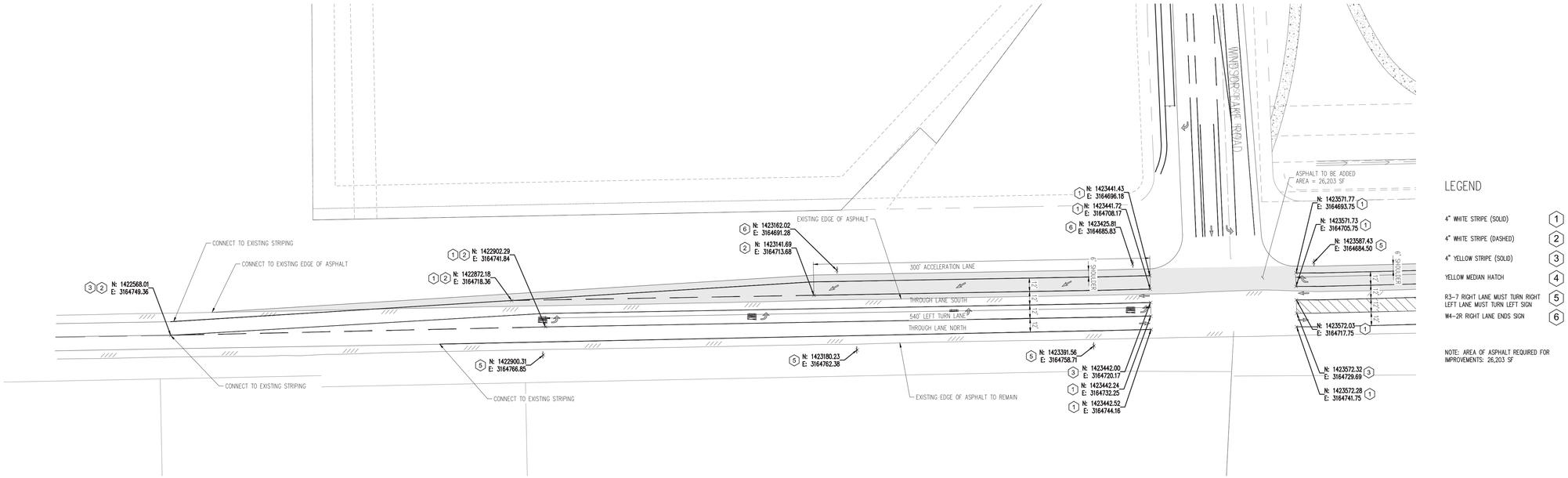


Questions?

Windsor Lake Road and HWY 257



INTERSECTION NORTH



INTERSECTION SOUTH

I:\Peak One Development\CO Windsor (PD&P) - Overland 368\DOCS\7 EA\Traffic\Intersection Layout\Windsor Lake Rd Intersection_Required improvements.dwg, Matthew Kalish, 1/5/2026

Galloway

OVERLAND 368

Peak One Development

OVERLAND INTERSECTION IMPROVEMENTS

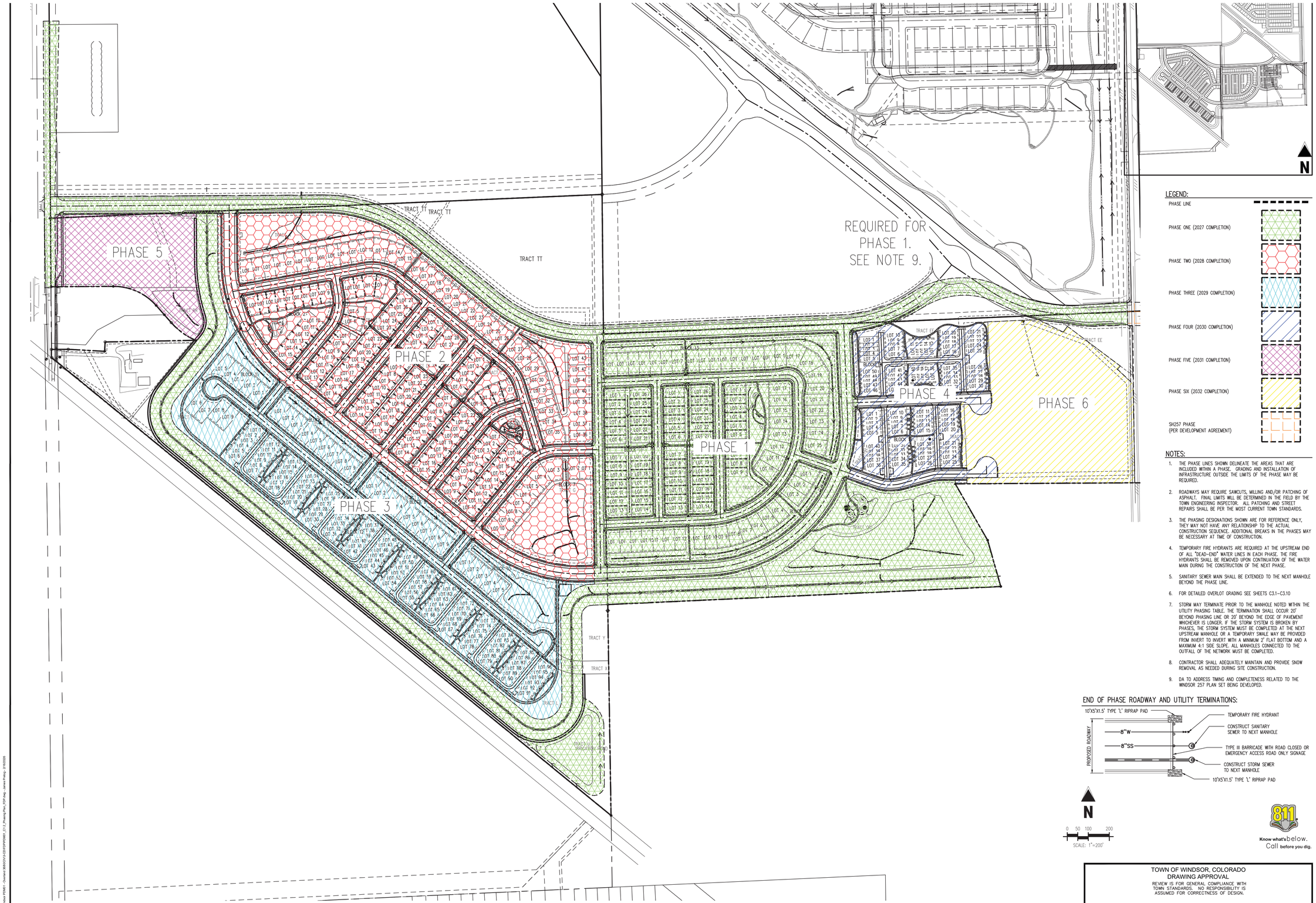
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01.05.2026

N

0 10 20 50
SCALE: 1"=50'

Phasing Plan



LEGEND:

- PHASE LINE
- PHASE ONE (2027 COMPLETION)
- PHASE TWO (2028 COMPLETION)
- PHASE THREE (2029 COMPLETION)
- PHASE FOUR (2030 COMPLETION)
- PHASE FIVE (2031 COMPLETION)
- PHASE SIX (2032 COMPLETION)
- SH257 PHASE (PER DEVELOPMENT AGREEMENT)

NOTES:

1. THE PHASE LINES SHOWN DELINEATE THE AREAS THAT ARE INCLUDED WITHIN A PHASE. GRADING AND INSTALLATION OF INFRASTRUCTURE OUTSIDE THE LIMITS OF THE PHASE MAY BE REQUIRED.
2. ROADWAYS MAY REQUIRE SAWCUTS, MILLING AND/OR PATCHING OF ASPHALT. FINAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL PATCHING AND STREET REPAIRS SHALL BE PER THE MOST CURRENT TOWN STANDARDS.
3. THE PHASING DESIGNATIONS SHOWN ARE FOR REFERENCE ONLY, THEY MAY NOT HAVE ANY RELATIONSHIP TO THE ACTUAL CONSTRUCTION SEQUENCE. ADDITIONAL BREAKS IN THE PHASES MAY BE NECESSARY AT TIME OF CONSTRUCTION.
4. TEMPORARY FIRE HYDRANTS ARE REQUIRED AT THE UPSTREAM END OF ALL "DEAD-END" WATER LINES IN EACH PHASE. THE FIRE HYDRANTS SHALL BE REMOVED UPON CONTINUATION OF THE WATER MAIN DURING THE CONSTRUCTION OF THE NEXT PHASE.
5. SANITARY SEWER MAIN SHALL BE EXTENDED TO THE NEXT MANHOLE BEYOND THE PHASE LINE.
6. FOR DETAILED OVERLOT GRADING SEE SHEETS C3.1–C3.10
7. STORM MAY TERMINATE PRIOR TO THE MANHOLE NOTED WITHIN THE UTILITY PHASING TABLE. THE TERMINATION SHALL OCCUR 20' BEYOND PHASING LINE OR 20' BEYOND THE EDGE OF PAVEMENT WHICHEVER IS LONGER. IF THE STORM SYSTEM IS BROKEN BY PHASES, THE STORM SYSTEM MUST BE COMPLETED AT THE NEXT UPSTREAM MANHOLE OR A TEMPORARY SWALE MAY BE PROVIDED FROM INVERT TO INVERT WITH A MINIMUM 2' FLAT BOTTOM AND A MAXIMUM 4:1 SIDE SLOPE. ALL MANHOLES CONNECTED TO THE OUTFALL OF THE NETWORK MUST BE COMPLETED.
8. CONTRACTOR SHALL ADEQUATELY MAINTAIN AND PROVIDE SNOW REMOVAL AS NEEDED DURING SITE CONSTRUCTION.
9. DA TO ADDRESS TIMING AND COMPLETENESS RELATED TO THE WINDSOR 257 PLAN SET BEING DEVELOPED.

END OF PHASE ROADWAY AND UTILITY TERMINATIONS:

Know what's below. Call before you dig.

TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

DIRECTOR OF ENGINEERING — Date

Galloway
5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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PEAK DEVELOPMENT GROUP
OVERLAND 368 SUBDIVISION
FINAL DEVELOPMENT PLAN

SW CORNER WELD CR 70 & WELD CR 17
WINDSOR, CO

#	Date	Issue / Description	Init.

Project No:	PDM000001.21
Drawn By:	NEW
Checked By:	JEP
Date:	11.21.2025

SITE PHASING PLAN

C2.0

W:\Peak Dev Development\SD Windsor (PDM)_Overland 368\SD\4-DEVDP\368_C2.0_Phasing Plan_FDP.dwg, Jarod Perry, 2/10/2026

MEMORANDUM

Date: March 4, 2026
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Recommendation to Town Board - Final Subdivision - Overland 368 Subdivision - Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVi Planning + Landscape
Item #: C.2.

Background / Discussion:
See the information presented with the public hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:
Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval for the Overland 368 Final Major Subdivision as presented, subject to any outstanding Planning Commission and staff comments being addressed, and the following conditions:

1) All remaining Planning Commission, staff, and referral agency comments shall be addressed prior to recording the subdivision plat, and
2) A development agreement shall be finalized prior to recording the subdivision plat.

CC:

Attachments:

MEMORANDUM

Date: March 4, 2026
To: Planning Commission
From: Carlin Malone, Planning Manager
Re: Public Hearing - Preliminary-Final Major Subdivision - Windsor Industrial Park Subdivision - Dillon Companies LLC, owner; Nathan Abbott, Galloway & Company LLC, applicant
Item #: C.3.

Background / Discussion:

Executive Summary

The applicant's representative, Nathan Abbott, Galloway & Company, has submitted an application on behalf of Dillon Companies LLC, for a combined preliminary-final major subdivision consisting of approximately 46.3 acres of industrially zoned property known as Windsor Industrial Park Annexation, for a proposed commercial center with thirteen (13) lots, one tract, and associated right-of-way. The subject property is located north of Main Street (State Highway 392), east of Hollister Lake Road, and south of Sundance Drive.

A separate land use application for a Large Retail Establishment Major Site Plan for a grocery store anchor (King Soopers) on the subject site, has been reviewed concurrently with the Major Subdivision application. The Major Site Plan application requires separate approval by the Town Board.

The major subdivision application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code, specifically Sec. 14-2-60, which outlines the review criteria for a major subdivision application. The application either meets or exceeds the requirements of the Municipal Code, as described within the staff memorandum and supporting documents.

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the major subdivision, as noted below in the recommendation section.

Background

Annexation and Zoning. The subject property was annexed into the Town in 1987 (Windsor Industrial Park Annex) with the establishment of zoning of "I" (Industrial) [Ord. 1987-745]. A master plan was not included with annexation and establishment of zoning. The zone district name was later changed to I-L and then LI (Light Industrial). Industrial zoning allows all uses within the GC (General Commercial) zone district.

In 2000, the property to the north of the subject property was annexed to the Town of Windsor (Winter Farm Annexation), zoned for single-family and master planned. The master plan included the collector roadway (Sundance Drive) and illustrated a future north-south connection from the Winter Farm property to Windsor Industrial Park (Pagosa Drive). See following exhibit.

Large Retail Establishments**.** In 2004, the Town adopted design standards, criteria and procedures of new, large retail establishments (Ord. No. 2004-1173), amended in 2005, 2006, and 2014, before becoming part of the collective Town's Land Use Code in 2021. The standards, criteria and procedures are within Chapter 15, Article VII, Large Retail Establishments. The purpose of this section is to address design characteristics and outline design solutions for retail buildings over 50,000 square feet of gross leasable area. This section of the code requires Town Board approval of a large retail establishment with the accompanying commercial site plan (Major Site Plan application).

Windsor-Severance Development Plan – Intergovernmental Agreement (IGA). In 2004, the Town and Severance adopted an IGA, as amended in 2014, concerning the future land uses, development, and design standards for the SH 392 corridor. The IGA identifies the subject area within the "Cooperative Planning Area" and the area immediately adjacent to SH 392 within the "Commercial Corridor Area". Commercial centers, retail establishments, including grocery stores and other complimentary commercial uses are identified as permitted uses. The Major Site Plan under review complies with all use, setback and other design standards, as set forth in the IGA.

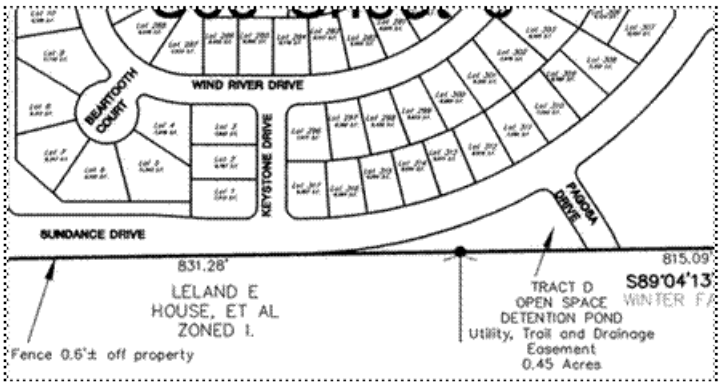
2024 Major Subdivision and Major Site Plan submittal. In 2024, the subject application was submitted. The subdivision and site plan layout had the large retail building oriented towards the east and parking lot areas adjacent to Sundance Drive, with a proposed relocation of a high-pressure gas line that traverses the property. While this layout could have functioned, staff and the applicant recognized that there were factors that were more impactful to the neighborhood than if the building could be reoriented to today's proposal (2025 modified application).
Elements of the 2024 proposal's layout:

- Due to the physical constraints of the property, Sundance Drive was the primary access point leading to the site because the only (acceptable) signalized intersection was Sundance Drive and Hollister Lake Road.
- The location of the access point on SH 392 was too close to the intersection of SH 392 and Hollister Lake Road to allow for a signalized intersection. As such, semi-truck deliveries would have entered from SH 392 from the east and used Sundance Drive to exit the site.
- A double-left turn lane from Sundance Drive onto Hollister Lake Road would have accommodated the semi-trucks and additional traffic.
- The connectivity to the commercial center to the south (East Pointe) was limited to the intersection of SH 392 and SH 257/Hollister Lake Road.

Staff and the applicant recognized that alternatives needed to be explored towards minimizing traffic impacts and utility conflicts on the neighborhood street. Staff, the applicant and adjacent property owner to the east worked towards a layout that would keep the semi-truck traffic off and reduce the impacts on Sundance Drive, including the additional property to the east within the proposed subdivision. An updated submittal was made in 2025 and includes the following:

- This layout maintains a neighborhood-scale roadway, more conducive to the adjacent single-family residential.
- A 63 to 76-foot landscape buffer provided adjacent to the neighborhood between Sundance Drive and the proposed retail store. The previous proposal included parking lots in this area (and reduced landscape buffer).
- The retail pad site sits lower than previous layout had proposed, reducing the impact of the height of the building.
- The Pagosa Drive (new collector road) access on SH 392 was accepted by CDOT with conditions.
    - There will be a new signal at this intersection.
    - This intersection will align with Pointe Plaza Drive to the south.
    - Delivery trucks will enter from a signalized intersection at SH 392 and use Pagosa Drive.
- Sundance/Pagosa will have a stop sign (see attached Transportation Circulation Exhibit).
- Right-in, right-out for pad site on SH 392
- ¾ turn on Hollister Lake Rd from pad site, leading to an internal east-west connection.
- Sundance & Hollister Lake Rd signal exists.
- SH 392 & Hollister Lake signalization exists.

The Winter Farm Annexation and Master Plan (2000) / Winter Farm Subdivision 1st Filing (Peak View) Subdivision (2004), located to the north of the subject property, was developed in 2005. A collector roadway stub from Sundance Drive to the south was platted with the Winter Farm Subdivision 1st Filing and constructed with Winter Farm in 2005, allowing for a future north-south connection to the Windsor Industrial Park Annex property and SH 392.



Windsor Industrial Park Subdivision will tie into Pagosa Drive, providing this collector roadway to SH 392. The intersection of SH 392 and Pagosa Drive will be signalized and provide connectivity to the East Pointe commercial subdivision to the south. The applicant and Town staff have worked with the East Pointe developer to develop improvement plans on the south side of this intersection, to be developed by the applicant.

Major Subdivision Proposal

Proposed Major Subdivision Characteristics

- ~46 acres
- 13 commercial lots (varying lot sizes, not less than 20,000 s.f. in size)
    - Improvement plans for the overall development
    - Specific improvement plans for the Large Retail Establishment Major Site Plan submittal (grocery store) and site plan for a fueling center.
- 20% open space required for individual commercial lots.
- Tract A: 3.099 acres for drainage, water quality pond, trail access.
- Primary access points and circulation (also see attached Transportation Circulation Exhibit):
    - Pagosa Dr from Sundance Dr to Main St (SH 392)
    - Sundance Dr from Hollister Lake Rd to Pagosa Dr
    - Signalized intersection – Pagosa Drive and Main Street, including crosswalks
    - Main Street from intersection of Hollister Lake Rd/Main St to Pagosa Dr/Sundance Dr
    - Hollister Lake Rd from intersection of Main St/Hollister Lake Rd to Sundance Dr, including turn lanes; maintaining bike lane, 10-foot trail along Hollister Lake Rd
    - Intersection improvements – Hollister Lake Rd and Main St (porkchop, striping)
    - Regional trail connections along Main St and Hollister Lake Rd to east side of property, then an interim off-site trail connection to the regional Great Western Trail.
    - Internal drives and sidewalk connections.
    - A right-in/right-out access point between Main St/Hollister Lake Rd and Pagosa Dr.
    - A ¾-turning movement access point on Hollister Lake Rd between Main St/Hollister Lake Rd and Sundance Dr.

The commercial lot to the east of Pagosa Drive may need to be subdivided in the future to serve additional commercial development. There will be connectivity to Pagosa Drive for future development to the east.

Major Subdivision Criteria
The major subdivision application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code. As noted in the executive summary, the application either meets or exceeds the requirements of the Municipal Code, Sec. 14-2-60, review criteria:

1. The proposal complies with the Comprehensive Plan's goals and objectives, the Municipal Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and the applicable utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision Street Standards in Chapter 17, Design Criteria and Construction Specifications, Transportation Master Plan, Trails Master Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to lot placement and orientation, transitions in density, screening, and/or landscape buffers.
7. A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision. This application is for a combined Preliminary-Final Major Subdivision application.

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1. The proposal complies with the Comprehensive Plan's goals and objectives, the Municipal Code, the applicable Master Plan, and all other applicable adopted plans or policies.
Comprehensive Plan. The application is consistent with the Comprehensive Plan, particularly the following:

Chapter 5 – Growth & Regional Collaboration
Goal 1: Manage new development to be fiscally responsible and environmentally sensitive.
Policy 1: When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.

Staff comment: The proposed subdivision is bordered on two sides by existing development within the town. The development will enhance local services, addressing long-standing concerns from residents about the town's primary grocery store. Studies show that Windsor residents often shop for groceries and retail items elsewhere, resulting in fiscal losses. This new store aims to reduce that leakage and support the town financially.

According to the 10-year net fiscal benefit analysis from the Town’s Economic Development staff, the 10-year net fiscal benefit of the grocery store (King Soopers) to the Town will be $22,561,483. The pad sites would add an additional benefit to the Town of $6,417,341 for this period. There was an incentive agreement approved by the Town Board for this development. The analysis states that the incentive payoff for the grocery store (King Soopers) would be completed in two years and eleven months; and five years and one month for the pad sites.

The Town’s Economic Development staff have provided additional information on the incentive background and fiscal benefit to the Town. Please refer to the attached staff presentation and Economic Development Appendix.

Goal 2: Align the pace of new development with investment in infrastructure, amenities, and services.

Policy 1: Ensure all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections
Policy 2: Continue coordinating the creation and expansion of schools, libraries, and other community resources with projected population growth and new private development.
Policy 3: Proactively anticipate local and regional traffic demands with new development and ensure road infrastructure and design can accommodate future increase in traffic flow.

Staff comment: The subdivision proposes a shopping center with thirteen lots, including a site plan for a large retail establishment under review (King Soopers) for Lot 1, a fueling center (Lot 7), retail building (Lot 12) and future commercial pad sites. The investment in infrastructure is substantial, including transportation and utility improvements that will benefit the town and surrounding area.

As stated herein, the subdivision improvements will include modifying and improving regional drainage to support the town's overall drainage approach. On-street bicycle lanes, off-street trail and sidewalk connections are planned along the arterial roadway corridors (Main St/SH 392 and Hollister Lake Road), the new collector roadway (Pagosa Drive), and throughout the property. The regional trail, per the Town's Master Trails Plan, will connect to the Great Western Trail (part of the Federal Rails-to-Trails Program). This trail will connect the adjacent residential neighborhood, Village East Subdivision, to this development.

Goal 3: Coordinate planning efforts regionally with other jurisdictions, agencies, and districts.
Policy 1: Coordinate future land use and development with adjacent municipalities to meet evolving community needs and land use demand.
Policy 3: Ensure new development and land uses are consistent with applicable area and regional plans and regulations.
Staff comment: Windsor and the Town of Severance have an intergovernmental agreement (IGA) identifying the SH 392 commercial corridor area for general commercial uses that will serve and benefit both municipalities. The proposed land uses are consistent with those identified in the IGA.

Chapter 5 – Economic Development
Goal 1: Foster a balanced local economy with a range of employment, service, commercial, and industrial uses.
Policy 1: Diversify commercial, light industrial, and employment uses to insulate the Town's fiscal base from economic downturns.

Staff comment: The subdivision proposes a large grocery/retail anchor with a fueling site and future commercial sites. Despite economic downturns, groceries are a necessity. The proximity of the store to residential and employment in the community encourages those who live and/or work in town, as well as those passing through town, to shop in Windsor.

Goal 3: Cultivate commercial development that provides increased choices and services.
Policy 1: Support and retain existing businesses, local businesses, and small businesses.
Policy 3: Promote public and private partnerships to enable proactive investments that support the long-term vibrancy and viability of commercial centers and corridors.
Policy 4: Ensure that appropriate transitions/buffers are provided between residential and nonresidential uses.

Staff comment: King Soopers existing store will remain, and this will be an additional site for the business. Residents have expressed the need for improved grocery store services and options. This development of approximately 46 acres retains an existing business and offers opportunities for other businesses to locate in this center. Commercial tracts east of Pagosa Drive offer future subdivision opportunities. The proposal includes substantial investment in the Town's infrastructure, promoting public and private partnerships that support the long-term vibrancy and viability of commercial centers

and corridors.

The subject property was zoned industrial prior to the adjacent neighborhood land being annexed, zoned and developed. The residential development provided an east-west collector roadway (Sundance Drive) between the properties, also developing a segment of the north-south collector (Pagosa Drive) to tie into a future industrial or commercial property (the subject property). The applicant and staff have worked towards a commercial development layout that reduces traffic, especially semi-truck traffic, from utilizing the neighborhood street. A 63-foot to 76-foot landscape buffer between Sundance Drive and commercial activity to the south, as well as the building site having a lower elevation than the neighborhood street, will help mitigate impacts.

Chapter 5 – Transportation & Mobility
Goal 1: Implement a connected and safe bicycle and pedestrian network that provides connections to key destinations, convenient access to transit, helps relieve congestion, and provides alternative transportation options.

Policy 1: Promote connectivity and efficient travel through roadway extensions, sidewalk construction, on-street bike facilities, and trail expansion projects.
Policy 3: Encourage complete streets and a connected, comprehensive low-stress pedestrian/bicycle network to improve safety and comfort.

Goal 2: Support multimodal connectivity and safety and reflect the community character of Windsor as a part of new developments and growth.
Policy 1: Use roadway standards and cross sections in the construction of the new roadways that consider complete streets, maintenance needs, and reflect the context in which they are located.

Staff comment: The proposed subdivision promotes multimodal connectivity by adding two significant sections of the ten-foot regional trail connection along the arterial roadways with an interim off-site gravel connection to the Great Western Trail, an additional collector road connection with detached sidewalks and bicycle lanes, maintaining existing and adding bicycle lanes on arterial roadways, internal (to the site) sidewalk connections, and providing an accessible, pedestrian-friendly design.

Pagosa Drive was designed with the Town's Complete Streets Manual, providing wide, detached walks, bicycle lanes on both sides, and connections to the trail system.

Chapter 5 – Parks, Recreation, Open Space & Trails
Goal 1: Create equitable access to parks, open spaces, and trails to promote community identity and quality of life.
Policy 3: Continue to enhance regional trail connectivity through Windsor and to adjacent communities.
Policy 4: Create local trail connectivity to new open spaces, parks, schools, and neighborhoods, and to service existing unconnected neighborhoods

Staff comment: The subdivision proposes a north-south trail along the east side of Hollister Lake Road, and an east-west trail along the north side of Main Street to the eastern edge of the property, then providing an off-site interim connection along the Main Street right-of-way to the Great Western Trail. The trail will provide a connection between the commercial center and existing trail improvements in the Village East neighborhood. These new trails promote connectivity to adjacent subdivisions, services, schools, parks, and open spaces.

Municipal Code. The proposal is consistent with the Town's Municipal Code Major Subdivision criteria, as explained within this memorandum and supporting documents.

Master Plans. The proposal is consistent with the Town's Transportation Master Plan and Trails System Master Plan. A site-specific master plan was not approved at the time of annexation or rezone in 1987.

2. Infrastructure
Extension of public utilities will be the responsibility of the applicant, subject to reimbursement for improvements to Hollister Lake Road and Main Street associated with traffic beyond that associated with the development. Public sidewalks and the trail system within the subject development will be built and maintained by the developer or a business association. An off-site interim connection to the Great Western Trail will be built with the development and improved when the adjacent property to the east develops or by the Town.

3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and the applicable utility capacity studies.
Zoning and Comp Plan Land Use Plan
The property is zoned Limited Industrial and the Town's 2024 Comprehensive Plan identifies the future land use category for the property as "General Commercial" and "Commercial Mixed Use" on the Future Land Use Map. This map identifies the preferred uses that would align with existing zoning in Windsor and most suitable to reflect the community's vision and goals for the future. The density of the proposed shopping center is consistent with the applicable capacity studies, as noted herein.

Utilities
There is adequate public infrastructure to serve the proposed development. The development will tie into the existing Town infrastructure, including water, sewer, and stormwater. Other key utility infrastructure improvements for this site include:

- Historic Davis Drain Tile – Relocation to accommodate the site layout (clay pipe to PVC).
- Preserving and accommodating existing stormwater conveyance and subsurface drain system in Winter Farm (Peakview) Subdivision.
- See utility exhibit (full-sized drawing) in application material attachments.

Adequate Water. The applicant will be contributing cash-in-lieu for raw water for the subdivision.
Flood plain. The applicant has received approval of a conditional letter of map revision through FEMA for the site. The letter of map revision will follow to show their floodplain model. After the letter of map revision is received, the Town will issue a floodplain permit. The map revision will not impact surrounding properties and homes.

4. Transportation Improvements and relationship to Town plans.
Relation to Major Transportation System
The subject subdivision transportation network and internal connectivity is consistent with the approved Transportation Master Plan (2020). The north-south connection from Pagosa Drive is depicted on this Plan. Extension of this road will provide connectivity from the existing residential subdivision (Winter Farm/Peakview) and the proposed commercial development to Main Street and Pointe Plaza Drive (East Pointe commercial development), which will be a new signalized intersection.

Phasing
The subdivision and associated transportation improvements will be constructed in phases, dependent on traffic warrants and CDOT approvals. Windsor staff and the applicant will continue working with CDOT on the initial improvements through ultimate buildout of Main St/SH 392 and adjacent improvements.

The initial improvements to be constructed with the overall subdivision and Major Site Plan improvements for the grocery store include the following (also see exhibit following these bullet points):

- Sundance Drive.
    - Replace six-foot-wide sidewalk with 8-foot-wide sidewalk.
    - 63 to 76-foot landscape buffer along south side of Sundance Drive, adjacent to large retail establishment site.
    - Mailbox area along Sundance Drive will be relocated to a safer location where the traffic flow will not be impeded. The applicant, staff, and post office have identified an area adjacent to Northern Lights Park.
- Extend Pagosa Drive to SH 392, a collector roadway, adding north-south connection.
    - Eight-foot detached sidewalk on west side and five-foot detached walk on the east side of roadway, on-street bike lanes on both sides of roadway.
- Median in Hollister Lake Road will be added.
    - On-street six-foot bike lane (to remain), eight-foot detached off-street sidewalk.
- Median in Main (SH 392) will be added.
    - On-street 8-foot bike lane
    - 10-foot detached off-street trail to extend along property boundary to east, off-site interim gravel connection to Great Western Trail.
- Main St (SH 392)/Hollister Lake Road
    - Right turn lane will be modified, along with porkchop.
- Signalized intersection improvements at Main St/ Pagosa, with improvements to south leg of intersection on Point Plaza Drive (adding crosswalk, sidewalk connections)
    - Signal will be completed prior to grocery store opening.
- Speed reduction on Main Street (SH 392) from 45 to 35 mph.

Future transportation improvements will be completed in phases. The applicant and staff are coordinating with CDOT on the phasing and SH 392 widening:

- Currently analyzing the southern leg of this intersection, roundabout and surrounding road network with CDOT.
- Main St (SH 392) will be widened and improvements made to the intersection of Hollister Lake Rd/Main St.

Trail System

The ten-foot-wide regional trail will parallel Main Street (SH 392) and Hollister Lake Road, consistent with the Town's Trail System Master Plan. In addition, the developer will provide an off-site interim 10-foot-wide gravel trail connection from the eastern boundary of the property along Main Street (SH 392) to the Great Western Trail. Please see full-sized exhibit included in the application materials exhibits.

5. Provision of utilities to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.

The subdivision can be adequately served by utilities. The subdivision’s utilities will tie into and expand the existing infrastructure and are proposed in accordance with Town Design Criteria and Construction Specifications, and other utility provider requirements.

6. Compatibility with adjacent uses.

Adjacent Zoning

The subject subdivision is zoned LI (Limited Industrial). The proposed subdivision includes 13 commercial lots with tracts for future development, open space, and open space/drainage, to be maintained by a business association. Zoning and uses for abutting properties include the following:

	Zoning	Current Use
North	SF-1 (Single Family Residential-One)	Single family residential – Winter Farm 1st Filing (Peakview)
East	LI (Limited Industrial)	Undeveloped
South	GC (General Commercial)	Commercial center – East Pointe Subdivision
West	GC	Commercial center – Greenspire Subdivision (under construction)

The Large Retail Establishment Major Site Plan land use application outlines the site-specific characteristics that demonstrate compatibility between the commercial and residential neighborhood to the north, as well as compatibility with the commercial developments to the west and south, and undeveloped industrially zoned property to the east.

Transportation improvements, as described within this memorandum, have been designed for compatibility between adjacent properties and uses, as well as compatibility with the surrounding community.

7. Compatibility with preliminary major subdivision. This criterion is not applicable to this application because the preliminary-final major subdivision application was combined, as permitted for commercial and industrial subdivision applications.

Notifications

Mineral Rights Notification. Notifications to the mineral rights interests were mailed by the applicant, in accordance with C.R.S., requiring a 30-day notification prior to the public hearing for the initial development application (Major Subdivision).

- January 30, 2026 – Affidavit of mailing to mineral rights owners (30-day notification of public hearing).

Town Municipal Code. Notifications for the Major Subdivision public hearing were as follows:

- February 18, 2026 - Affidavit of mailing to property owners within 500 feet
- January 31, 2026 – Legal ad published in the Greeley Tribune newspaper
- February 20, 2026 - Signs posted on the property
- January 30, 2026 – Notice posted to Town's website

Financial Impact:

The proposed subdivision is bordered on three sides by existing development within the town. The development will enhance local services, addressing long-standing concerns from residents about the town's primary grocery store. Studies show that Windsor residents often shop for groceries and retail items elsewhere, resulting in fiscal losses. This new store aims to reduce that leakage and support the town financially.

According to the 10-year net fiscal benefit analysis from the Town's Economic Development staff, the 10-year net fiscal benefit of the grocery store (King Soopers) to the Town will be $22,561,483. The pad sites would add an additional benefit to the Town of $6,417,341 for this period.

Relationship to Strategic Plan:

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

The application is also consistent with the Strategic Plan's guiding principles, particularly the following:

- ***Fiscal Responsibility*** *— Windsor is committed to sound fiscal management and transparency in all decision-making. We plan for future generations through adequate allocation of resources that will allow for operations and maintenance of our facilities and land. We consistently evaluate our resources to maintain a healthy balance of programs and services.*

Staff Comment: The subdivision improvements will be constructed by the developer and improvements made that are above and beyond the impacts created by the development may be eligible for reimbursement from the Town. The roadway, trail, bicycle, and sidewalk connections provide essential connections to adjacent existing infrastructure. These connections are components of the Town's long-range plans for future generations, such as the Town's Transportation Master Plan and Trails System Master Plan.

- ***Quality of Life*** *— Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources. We take pride in our well-connected and involved community that truly cares about each other demonstrated by the exceptional customer service of our workforce and the self-respect reflected through the attractiveness of our town.*

Staff comment: The subdivision adds vehicle, bicycle, and pedestrian connectivity to this undeveloped segment of land within the Town. The development will add improved infrastructure such as bicycle lanes, sidewalks, crosswalks, and regional trail connections to increase residents' quality of life by connecting residents to adjacent commercial services, neighborhoods, and recreational opportunities.

Recommendation:
Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval for the Windsor Industrial Park Major Subdivision as presented, subject to any outstanding Planning Commission, referral agency and staff comments being addressed.

CC:
Nathan Abbott, Galloway & Company, applicant
Scott Ballstadt, Director of Planning
Omar Herrera, Director of Engineering
Evan Wendlandt, Director of Economic Development
Doug Roth, Civil Engineer IV; Kelsey Lutch, Senior Planner; and Scott Pearson, Transportation Engineer - ComDev Team
Kim Mihm, Deputy Town Attorney

Attachments:
1. PC Staff Presentation - Windsor Industrial Park Major Sub
2. PC Applicant Presentation
3. Applicant's Project Narrative - Windsor Industrial Park Major Subdivision
4. Econ Dev Appendix - Incentive Background
5. Subdivision-Site Plan Rendering
6. Major Subdivision Plat Exhibits

Preliminary- Final Major Subdivision

Windsor Industrial Park Major Subdivision

Carlin Malone, Planning Manager

Planning Commission ~ March 4, 2026

Subdivision

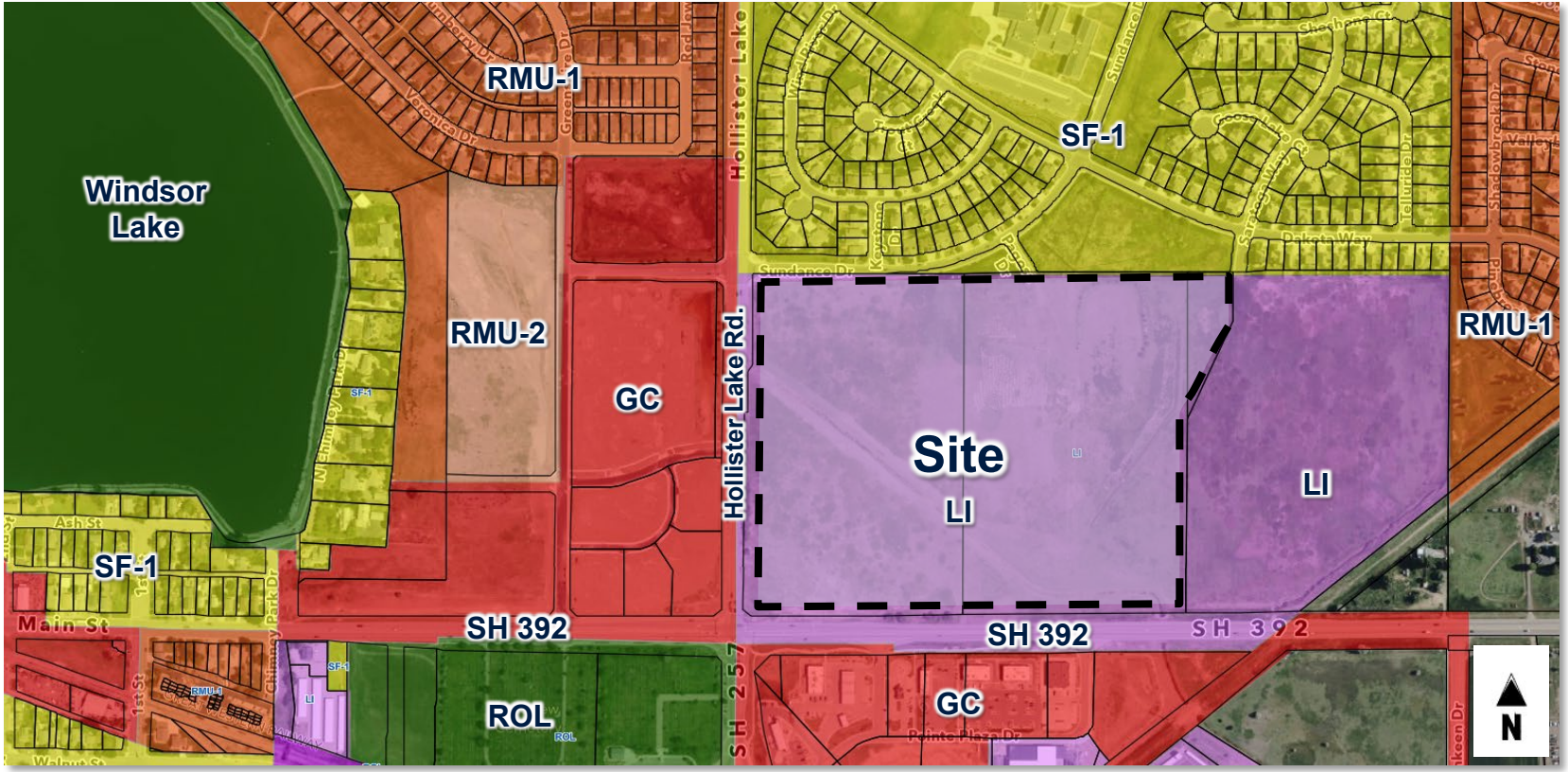
Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Major Subdivision. Any subdivision not eligible for a minor subdivision shall require a major subdivision. Final subdivision plat approval may be sought for all or a portion of the land area included in an approved preliminary subdivision plat. Review of a final subdivision plat may be done concurrently with an application for preliminary subdivision plat approval for commercial or industrial projects.

Site Vicinity Map



Zoning Map


RMU-1
SF-1
Windsor Lake
RMU-2
GC
Hollister Lake Rd.
Site
LI
LI
RMU-1
SF-1
Main St
SH 392
SH 392
SH 392
SH 257
ROL
GC
N

Subdivision Review Criteria

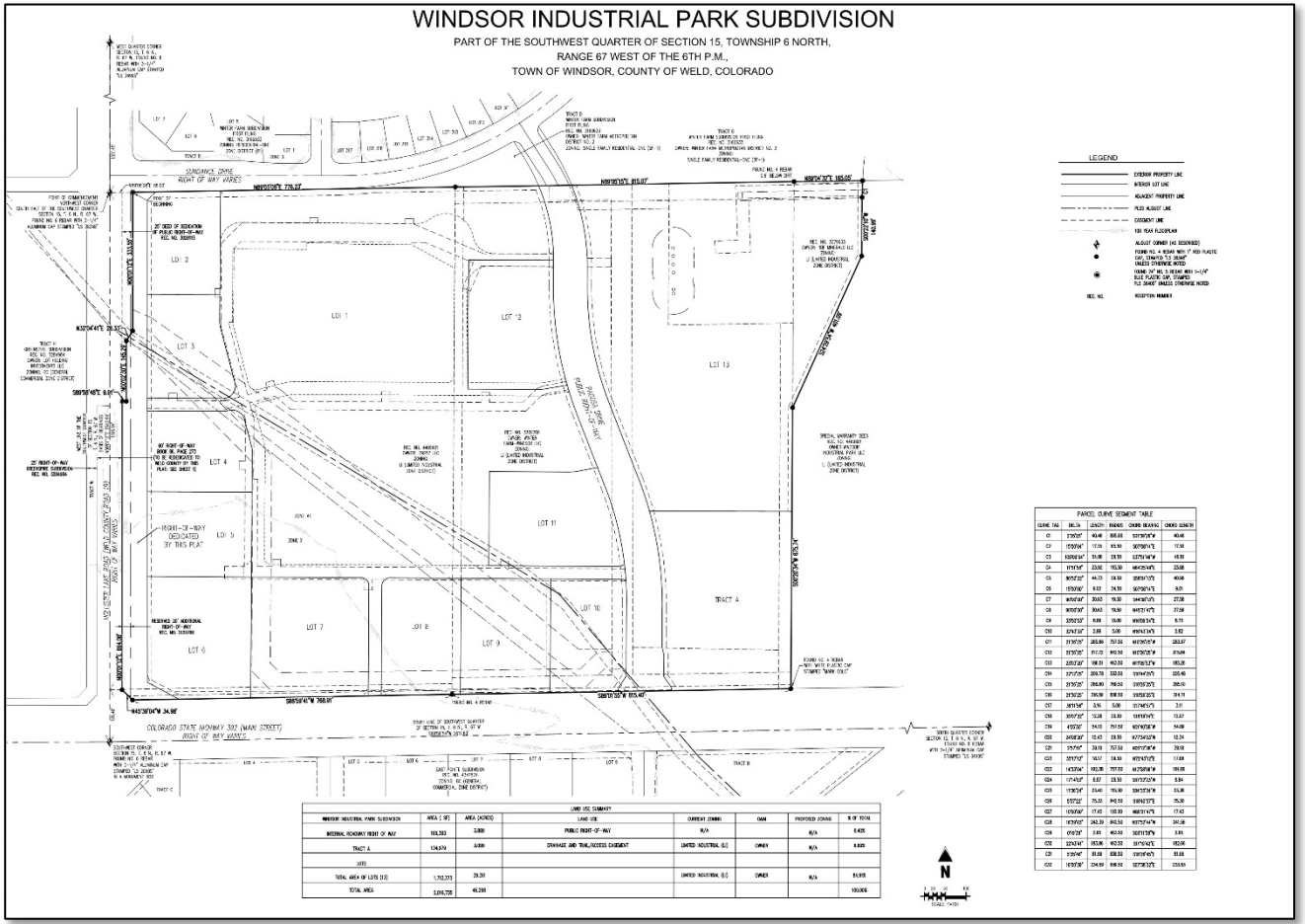
1. The proposal complies with the Comprehensive Plan's goals and policies, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.
7. A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision.

Plat

Plat characteristics:

~46.3 acres total

- 13 proposed lots (39.11 acres)
- 3.1-acre tract ~ drainage and trail/access easement
- 3.89 acres public right-of-way
- Primary access points along SH 392 / Hollister Lake Rd / Pagosa Dr



Major Subdivision & Site Plan

- A Large Retail Establishment Major Site Plan application was submitted concurrently with the Major Subdivision. Large retail establishments of more than fifty thousand (50,000) square feet of GLA require site plan approval by the Town Board – separate agenda / action item.

- The Major Subdivision *does not* include requirements for architecture and other design elements, such as number of parking spaces, that are site-specific requirements of a site plan application.

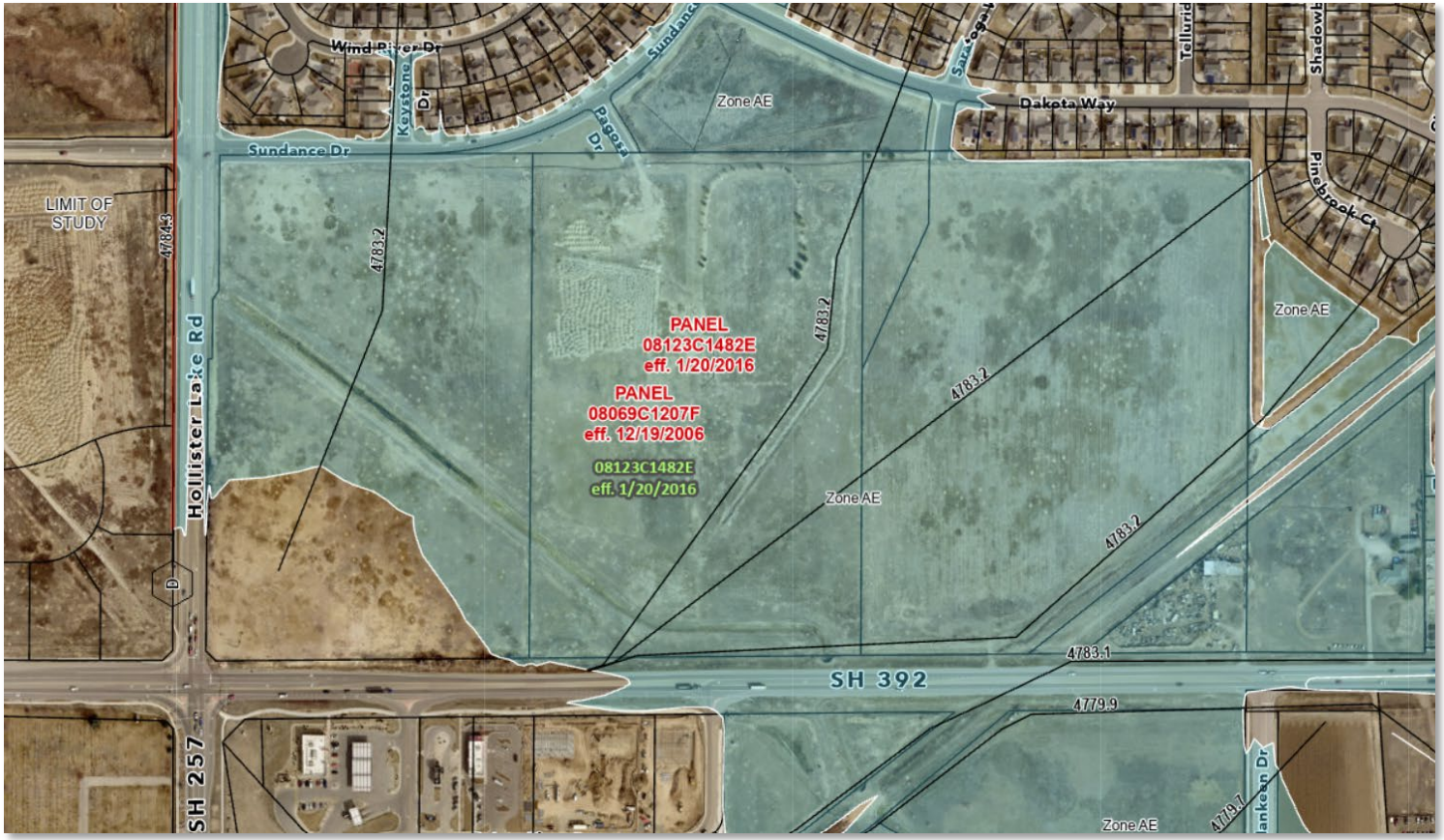
- The Major Subdivision *does* include pedestrian, vehicular and parking design, which are also included in the Large Retail Establishment Site Plan Criteria:
  - Pedestrian flows and amenities required, such as 8-ft sidewalks, crosswalks, and multiple building entrances
  - Parking screening and landscaping requirements

- The Major Subdivision proposes a commercial center, to be maintained by a business association.

Phasing

- Transportation improvements will be constructed in phases, dependent on traffic warrants and CDOT approvals.
- The Applicant team and Windsor Staff are working with CDOT to coordinate and evaluate additional phased improvements and the widening of Main St/SH 392.
- Applicant and staff are evaluating the southern leg of the Main St/SH 392 & Pagosa Dr intersection, the roundabout, and surrounding road network.
- Main St/SH 392 will be widened and improvements made to the intersection of Hollister Lake Rd/Main St.
- The initial phase will occur at the same time as the large retail establishment site plan improvements.

Pre-Project Floodplain



Landscaping

- 13 proposed lots (39.11 acres)
- 20% landscape requirement for individual commercial lots.
- 3.1-acre tract ~ drainage and trail/access easement + water quality



Comprehensive Plan Conformance

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

Chapter 5 – Goals & Policies - *Growth & Regional Collaboration*

Goal 1: *Manage new development to be fiscally responsible and environmentally sensitive.*

- **Policy 1:** *When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.*

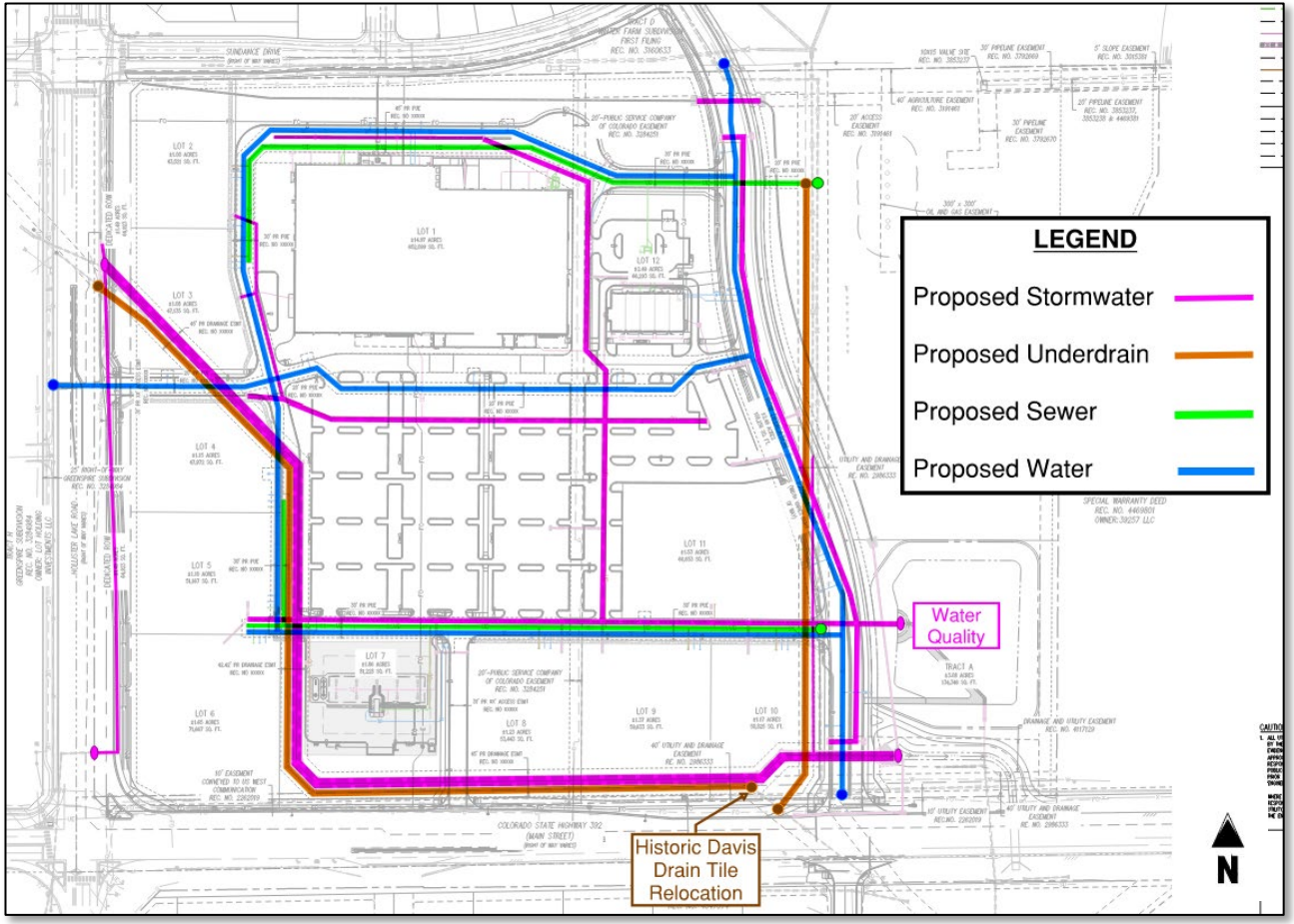
Goal 2: *Align the pace of new development with investment in infrastructure, amenities, and services.*

- **Policy 1:** *Ensure all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections*
- **Policy 3:** *Proactively anticipate local and regional traffic demands with new development and ensure road infrastructure and design can accommodate future increases in traffic flow.*

Goal 3: Coordinate planning efforts regionally with other jurisdictions, agencies, and districts.

- ***Policy 1:*** *Coordinate future land use and development with adjacent municipalities to meet evolving community needs and land use demand.*
- ***Policy 3:*** *Ensure new development and land uses are consistent with applicable area and regional plans and regulations.*

Site Utilities



Comprehensive Plan Conformance

Chapter 5 – Goals & Policies – *Economic Development*

Goal 1: Foster a balanced local economy with a range of employment, service, commercial, and industrial uses.

- ***Policy 1:*** *Diversify commercial, light industrial, and employment uses to insulate the Town's fiscal base from economic downturns.*

Goal 3: Cultivate commercial development that provides increased choices and services.

- ***Policy 1:*** *Support and retain existing businesses, local businesses, and small businesses.*
- ***Policy 3****: Promote public and private partnerships to enable proactive investments that support the long-term vibrancy and viability of commercial centers and corridors.*
- ***Policy 4:*** *Ensure that appropriate transitions/buffers are provided between residential and nonresidential uses.*
  - ❖ Studies show fiscal losses with Windsor residents shopping elsewhere. The center will help address long-standing concerns from residents about limited grocery store and retail shopping options.
  - ❖ According to the 10-year net fiscal benefit analysis:
    - ➢ Grocery store (King Soopers) ~ $22,561,483
    - ➢ Pad sites ~ $6,417,341

King Soopers Shopping Center

Store

- Total Project Investment: $43,000,000
- 375 new jobs, average salary $50,000
- Operational by 2027

10-year Net Fiscal Benefit to the Town
$22,561,483

Pad Sites

- Total Project Investment: $20,000,000
- 128 new jobs, average salary $44,000
- Restaurant sales tax reimbursement begins at King Soopers grocery store Certificate of Occupancy (CO)
- Offsite Improvements (traffic signal) Reimbursement due after installation is completed.

10-year Net Fiscal Benefit to the Town
$6,417,341

Comprehensive Plan Conformance

Chapter 5 – Goals & Policies – *Transportation and Mobility*

Goal 1: *Implement a connected and safe bicycle and pedestrian network that provides connections to key destinations, convenient access to transit, helps relieve congestion, and provides alternative transportation options.*

- **Policy 1:** *Promote connectivity and efficient travel through roadway extensions, sidewalk construction, on-street bike facilities, and trail expansion projects.*
- **Policy 3:** *Encourage complete streets and a connected, comprehensive low-stress pedestrian/bicycle network to improve safety and comfort.*

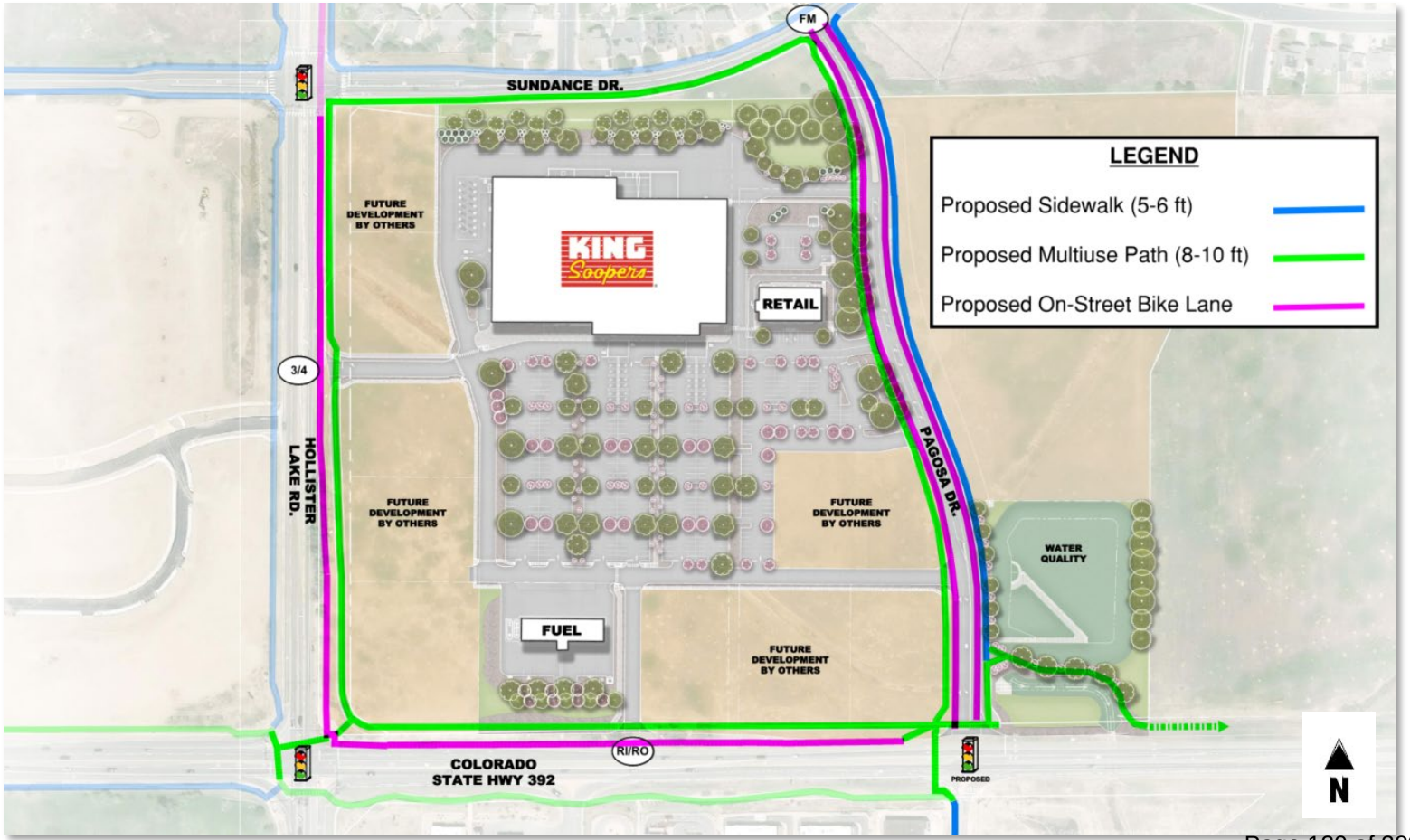
Goal 2: *Support multimodal connectivity and safety and reflect the community character of Windsor as a part of new developments and growth.*

- **Policy 1:** *Use roadway standards and cross sections in the construction of the new roadways that consider complete streets, maintenance needs, and reflect the context in which they are located.*

Vehicular Connectivity



Pedestrian/Bicycle Connectivity



Comprehensive Plan Conformance

Chapter 5 – Goals & Policies – *Parks, Recreation, Open Space & Trails*

Goal 1: *Create equitable access to parks, open spaces, and trails to promote community identity and quality of life.*

- **Policy 3***: Continue to enhance regional trail connectivity through Windsor and to adjacent communities.*
- **Policy 4***: Create local trail connectivity to new open spaces, parks, schools, and neighborhoods, and to service existing unconnected neighborhoods*

Strategic Plan Conformance

The application is consistent with the Strategic Plan Mission Statement, Fisal Responsibility Guiding Principle, and Quality of Life Guiding Principle:

Mission Statement: *The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.*

Guiding Principles:

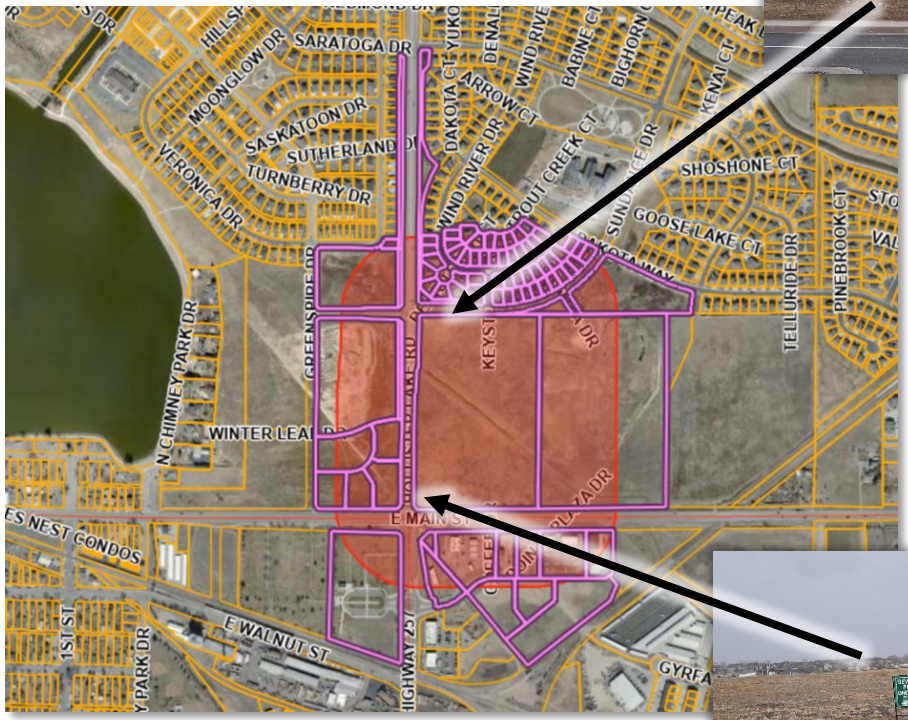
- **Fiscal Responsibility** — Windsor is committed to sound fiscal management and transparency in all decision-making. We plan for future generations through adequate allocation of resources that will allow for operations and maintenance of our facilities and land. We consistently evaluate our resources to maintain a healthy balance of programs and services.
- **Quality of Life** - Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources. We take pride in our well-connected and involved community that truly cares about each other demonstrated by the exceptional customer service of our workforce and the self-respect reflected through the attractiveness of our town.

Mineral Rights & Public Notification

Notifications for this hearing were provided as follows:

- January 30, 2026 – Affidavit of mailing to mineral rights owners (30-day notification required)

- January 30, 2026 – posted on Town's website
- January 31, 2026– published ad in newspaper
- February 18, 2026 - Affidavit of mailing to property owners within 500 feet
- February 20, 2026 – Signs posted on property







Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval for the Windsor Industrial Park Major Subdivision as presented, subject to any outstanding Planning Commission, referral agency, and staff comments being addressed.

Record

Staff requests that the following be entered into the record:

- Final Major Subdivision
- Staff memorandum and supporting documents
- Public hearing testimony
- Staff recommendation

Subdivision Review Criteria (Recap)

1. The proposal complies with the Comprehensive Plan's goals and policies, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.
7. A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision.

Thank You

Questions?



Galloway

King Soopers Marketplace Major Subdivision & Site Plan Approval for a Large Retail Establishment

TOWN OF WINDSOR PLANNING COMMISSION HEARING

MARCH 4, 2026

Team

- Dillon Companies, LLC *(Kroger/King Soopers)*
  - Nick Tompkins, Senior Asset Manager
  - Jose Cervantes, Assistant Asset Manager
  - Rebecca Mullenix PE, Construction Manager

- Galloway & Company, Inc. *(Entitlements, Civil & Traffic Engineering, Landscape Design, Water Resources)*
  - Nate Abbott LEED AP – Sr. Development Services PM
  - Phil Dalrymple, PE – Sr. Civil Engineer PM
  - Erland Mowinckel, PE – Sr. Civil Project Engineer
  - Brian Horan, PE, PTOE – Sr. Traffic Engineer
  - Chris Pauley, PE, CFM – Water Resources Engineer

- Naos *(Architect)*
  - Marc Breetz, Architect, NCARB Certified - Principal
  - Chad Gleason, Architect, NCARB Certified – Project Manager
  - Brian Young, LEED AP, NCARB Certified Senior Architect / Director of Studio

Request

- Major Subdivision Plat approval
- Site Plan approval for a Large Retail Establishment

KING SOOPERS

Major Subdivision Plat

Major Subdivision Plat

- Three existing lots that will be subdivided in order to create 13 lots as Windsor Industrial Park Subdivision.
- Easements will be created
- ROW will be dedicated for Pagosa Drive & Hollister Lake Road



Approval Criteria for Major Subdivision Approval

Major Subdivisions shall be reviewed according to the following criteria:

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and the applicable utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria and Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.

Approval Criteria for Major Subdivision Approval

The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.

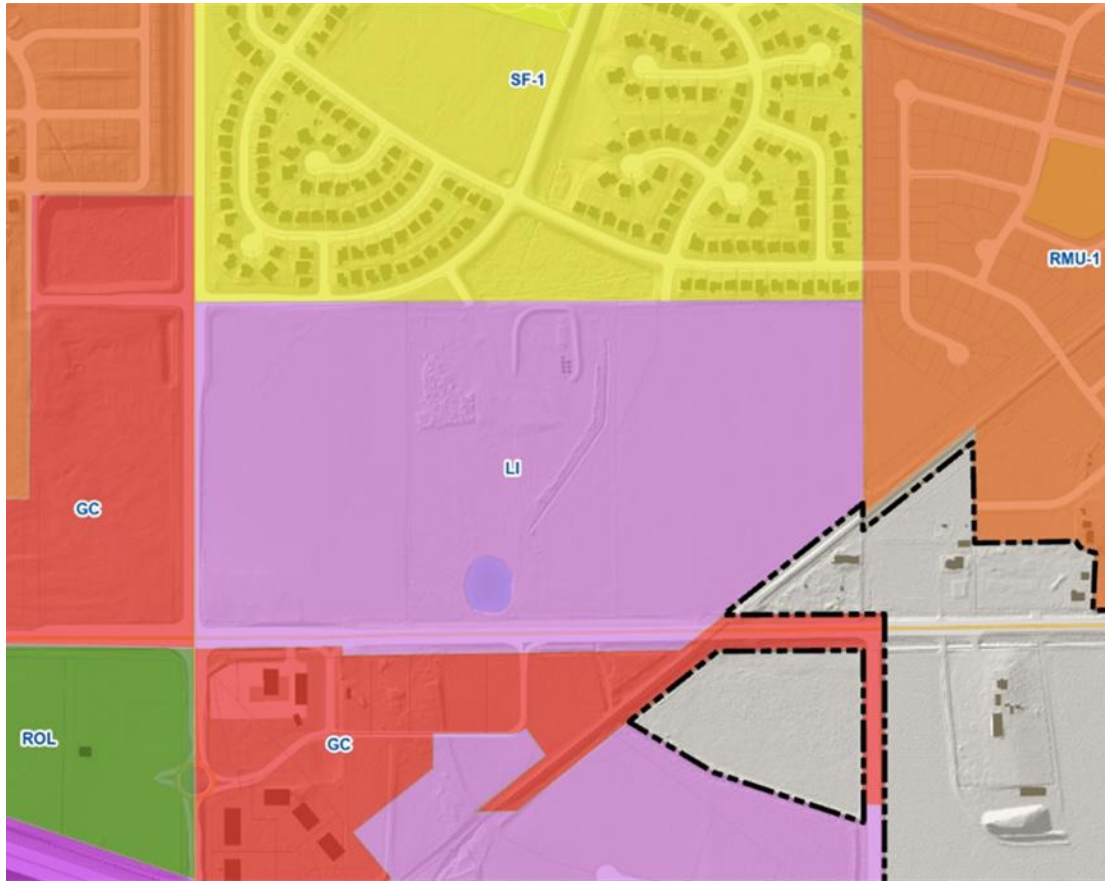
The Application is consistent with the Comprehensive Plan and the Town’s Strategic Plan’s Mission Statement & Guiding Principles

- Growth & Regional Collaboration
- Coordinated Planning Efforts
- Economic Development
- Cultivate Commercial Development that Provides Increased Choices and Services
- Transportation & Mobility
- Fiscal Responsibility
- Quality of Life

Approval Criteria for Major Subdivision Approval

Zoning:

- Limited Industrial (LI) zone district
    - All uses permitted in the General Commercial (GC) zone district are permitted as a use by right.
    - Grocery stores and supermarkets and gasoline service stations are a principal use by right in the GC zone district.



Approval Criteria for Major Subdivision Approval

The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

Major infrastructure improvements are being proposed with this development in order to mitigate any impacts, to include:

- Raising the site out of the floodplain
- Large underground pipes to convey flood waters across the site
- Improvements to the Davis Seepage underdrain (~100-year-old clay tile pipe system)
- Public roadway extension of Pagosa Drive in order to build out Town's Transportation Master Plan
- Signalized intersection at Pagosa Drive and SH392 to include improvements to Pointe Plaza Drive south of SH392
- Widening and additional lanes along SH392 and Hollister Lake Drive
- Wider sidewalk along Sundance Drive and addition of sidewalk/multi-use path along Hollister Lake Drive and SH392

Approval Criteria for Major Subdivision Approval

Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and the applicable utility capacity studies.

Table 16-1-130(b): LI District Lot Development Standards	
Vehicular Access Types Permitted	
General Parking Lot or Dispersed Parking Lot General Parking Lot is prohibited within Commercial Corridors	
Lot Standards	
Minimum Lot Area (square feet)	20,000
Minimum Lot Width	100'[1]
Maximum Lot Coverage	n/a
Minimum Setbacks	
Front	30'
Side/Side Adjacent to residential use or zone	20'/ 30'
Rear/Rear Adjacent to residential use or zone	20'/ 30'
Building Height	
Maximum Height	75'
[1] Reduced lot width may be approved with concurrent site plan demonstrating adequate width is provided.	

Approval Criteria for Major Subdivision Approval

Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria and Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.

- Public roadway extension of Pagosa Drive in order to build out Town's Transportation Master Plan
- Roadway improvements to SH392 and Hollister Lake Road
- Signalized Intersection at Pagosa Drive and SH392
- Speed reduction request along SH392 frontage (45 MPH – 35 MPH)
- Public Sidewalks along Sundance Drive, Pagosa Drive, SH392/Main St. and Hollister Lake Road
- Bike Lanes
- Future trail connection to the Great Western Trail at the SEC of our site

Approval Criteria for Major Subdivision Approval

Provision of utilities to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.

- There is adequate public infrastructure to serve the proposed development. The development will tie into the existing Town infrastructure, including water, sewer, and stormwater.
- Cash-in-lieu will be contributed for raw water for the subdivision

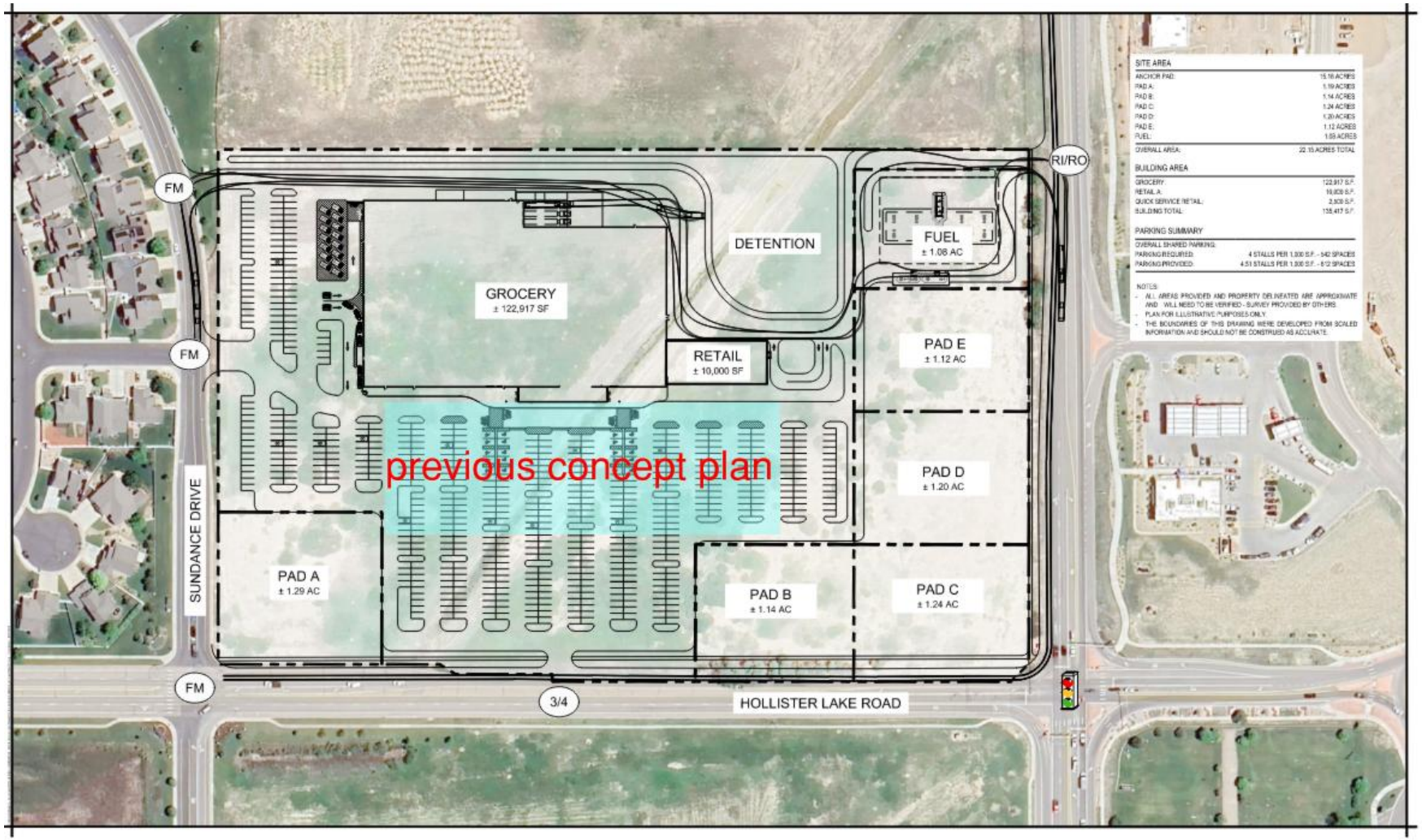
Approval Criteria for Major Subdivision Approval

The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.

Careful consideration was paid to assure compatibility with the neighborhood to the north by:

- Revised site plan to orient the King Soopers store building placement to limit traffic onto Sundance Drive
- Increased the required setback and landscape buffer on the north side by up to 46-feet in some areas
- Twelve-foot CMU screen wall along the rear of the store in order to screen loading and trash
- Proposed building height 30-feet below allowed height

Approval Criteria for Major Subdivision Approval



Site Plan


FM
SUNDANCE DR.
FUTURE DEVELOPMENT BY OTHERS
KING Soopers
RETAIL
FUTURE DEVELOPMENT BY OTHERS
3/4
HOLLISTER LAKE RD.
FUTURE DEVELOPMENT BY OTHERS
FUTURE DEVELOPMENT BY OTHERS
PAGOSA DR.
WATER QUALITY
FUEL
FUTURE DEVELOPMENT BY OTHERS
RI/RO
COLORADO STATE HWY 392
PROPOSED

KING SOOPERS

Large Retail Establishment

Large Retail Establishments

ARTICLE VII Large Retail Establishments

- Applies to establishments occupying more than fifty thousand (50,000) square feet of gross leasable area (GLA).

- All retail establishments of more than fifty thousand (50,000) square feet of GLA shall require site plan approval by the Town Board and shall not be eligible for administrative approval.

- Design standards established for the building and site

Site Plan


FM
SUNDANCE DR.
FUTURE DEVELOPMENT BY OTHERS
KING Soopers
RETAIL
FUTURE DEVELOPMENT BY OTHERS
3/4
HOLLISTER LAKE RD.
FUTURE DEVELOPMENT BY OTHERS
FUTURE DEVELOPMENT BY OTHERS
PAGOSA DR.
WATER QUALITY
FUEL
FUTURE DEVELOPMENT BY OTHERS
RI/RO
COLORADO STATE HWY 392
PROPOSED

Elevations –
King Soopers

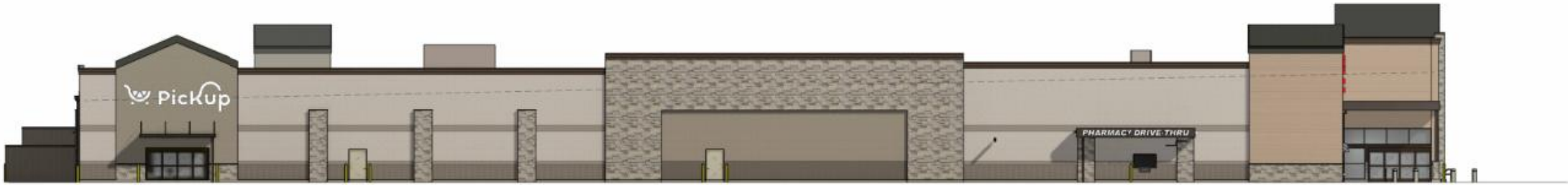


① FRONT (SOUTH) ELEVATION - KING SOOPERS
1/16" = 1'-0"

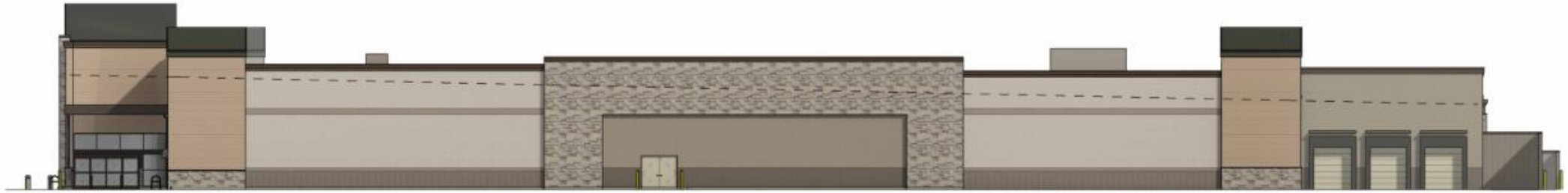


② BACK (NORTH) ELEVATION - KING SOOPERS
1/16" = 1'-0"

Elevations –
King Soopers



③ LEFT (WEST) ELEVATION - KING SOOPERS
1/16" = 1'-0"

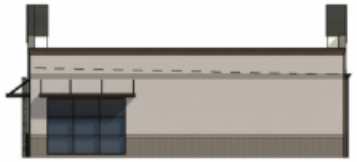


④ RIGHT (EAST) ELEVATION - KING SOOPERS
1/16" = 1'-0"

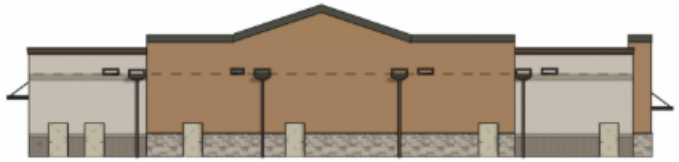
Elevations – Retail



FRONT (SOUTH) ELEVATION - RETAIL BUILDING
1/16" = 1'-0"



RIGHT (EAST ELEVATION - RETAIL BUILDING
1/16" = 1'-0"



BACK (NORTH) ELEVATION - RETAIL BUILDING
1/16" = 1'-0"



LEFT (WEST) ELEVATION - RETAIL BUILDING
1/16" = 1'-0"



TRASH ENCLOSURE FRONT (SOUTH) ELEVATION
1/16" = 1'-0"



TRASH ENCLOSURE RIGHT (EAST) ELEVATION
1/16" = 1'-0"

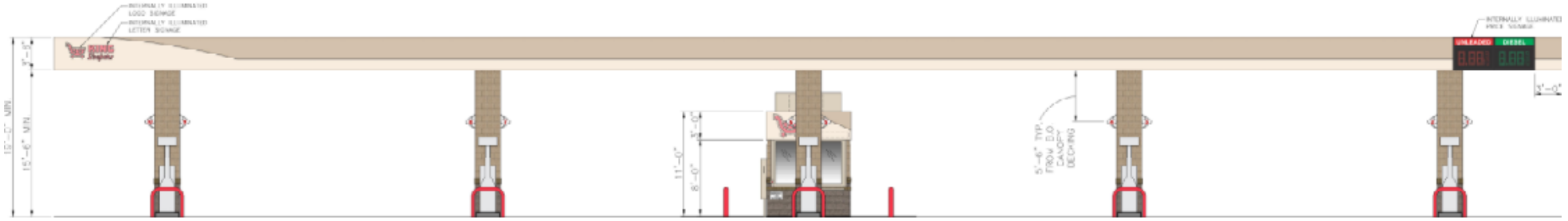


TRASH ENCLOSURE REAR (NORTH) ELEVATION
1/16" = 1'-0"

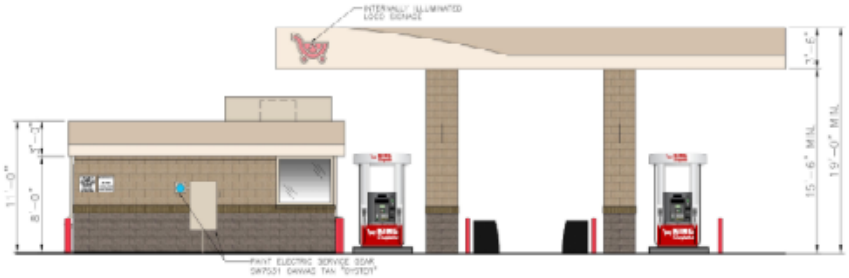


TRASH ENCLOSURE LEFT (WEST) ELEVATION
1/16" = 1'-0"

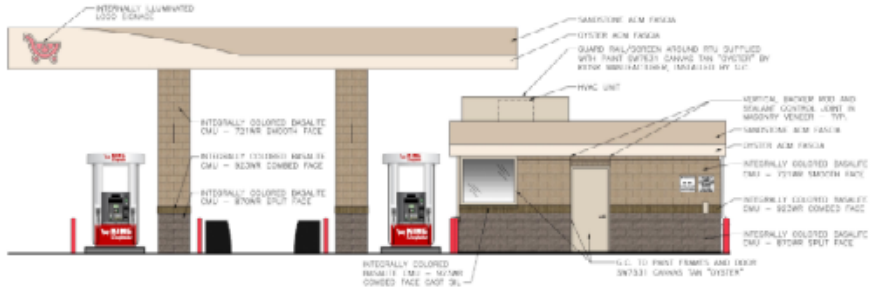
Elevations – Fuel



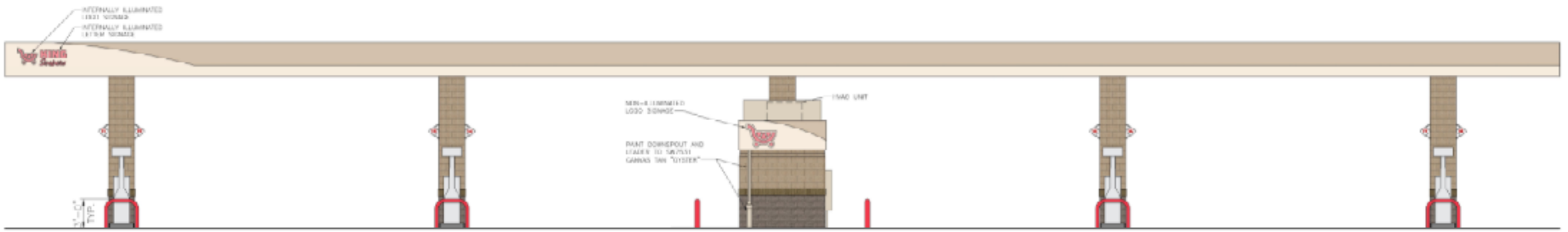
1 FRONT (NORTH) ELEVATION



2 LEFT (EAST) ELEVATION



3 RIGHT (WEST) ELEVATION



4 REAR (SOUTH) ELEVATION

King Soopers Perspective



King Soopers Perspective



King Soopers Perspective



King Soopers Perspective



Conclusion

Based on the information provided in the Staff Report and presented tonight, we respectfully request that the Planning Commission forward to the Town Board a recommendation of approval for the Windsor Industrial Park Major Subdivision and the Windsor Industrial Large Retail Establishment Major Site Plan as presented.



Galloway

Thank you

TOWN OF WINDSOR PLANNING COMMISSION HEARING
MARCH 4, 2026

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

May 23, 2025

John Thornhill, Director
Town of Windsor, Colorado
Community Development
301 Walnut St., Windsor, CO 80550

RE: Windsor Marketplace – Project Narrative: Site Plan and Subdivision Plat initial submittal

The subject property is comprised of three parcels (080715300008,080715000056 and 080715300006) totaling approximately 47.531 acres on undeveloped land at the northeast corner of Hollister Lake Road and Colorado State Highway 392 (Main Street). The subject properties are located within the Town of Windsor and are zoned Limited Industrial (LI). Per Section 16-1-130 of the Town of Windsor Municipal Code ("Code"), any use otherwise permitted in the General Commercial (GC) District is a permitted use by right in the LI zone district. According to Section 16-1-120.C.1 of the Code a number of uses are permitted by right within the GC zone district including, but not limited to, grocery stores and supermarkets, gasoline service stations and drive-in restaurants. Per Section 15-7-10 of the Code, large retail establishments occupying more than 50,000 square feet shall require the approval by the Town Board in compliance with Article VII of the Code.

The proposed development will bring a much-needed grocery store to the area along with anticipated retail and food-service options to the neighboring communities. An approximately 124,000 square foot grocery store + drive-up pharmacy is being proposed along with an approximately 10,000 square-foot retail building with a drive-through window and associated drive-through lane. Additionally, a retail fuel station with nine (9) multi-product dispensers and small employee-only pay kiosk is proposed along CO-392.

The proposed development will tie into the anticipated infrastructure improvements to include water, wastewater stormwater and power and gas extensions. Site access is proposed via a signalized full-movement access on CO-392 at the existing ¾ movement access for the development to the south, a right-in/right-out (RIRO) access on CO-392, a ¾ access on Hollister Lake Rd, and a full movement access on Sundance Dr at Pagosa Dr.

Concurrent with the Site Plan application, a subdivision plat application is being submitted for review. In addition to the grocery store, drive-through retail building and retail fuel station, nine (9) outlots are being proposed as part of the subdivision process and will allow for future retail growth within the overall project. Right of way shall be dedicated along the proposed Pagosa Drive extension. Tract C shall be reserved for a stormwater detention facility. Lots 13 and 14 as shown on the subdivision plat will either be platted as individual lots, or a Tract to be subdivided and developed in the future.

John Law Ditch – West Tributary (JLD-WT) runs from west to east through the subject property. Galloway has provided hydraulic analyses in support of a Conditional Letter of Map Revision (CLOMR) to the Federal Emergency Management Agency (FEMA) for the reach of JLD-WT within the development site. Galloway is currently working with FEMA on their review of FEMA Case#24-08-0627R.

We look forward to working with the Town of Windsor on a successful project. Please don't hesitate to contact me directly with any questions.

Sincerely,
GALLOWAY

Nathan Abbott
Principal, Sr. Development Services PM
NathanAbbott@GallowayUS.com

cc: Phil Dalrymple PE, Erland Mowinckel PE, Reade Roselles PLS

Appendix Slides

Economic Development Incentive Background

King Soopers Site Plan Approval

	2025 Year 1	2026 Year 2	2027 Year 3	2028 Year 4	2029 Year 5	2030 Year 6	2031 Year 7	2032 Year 8	2033 Year 9	Total
Net Fiscal Benefit										
(Gov't Revenues less Gov't Costs)										
Construction	$888,675	$0	$0	$0	$0	$0	$0	$0	$0	$888,675
Business Operations	$0	$2,730,522	$2,729,245	$2,729,245	$2,729,245	$2,729,245	$2,729,245	$2,729,245	$2,729,245	$21,835,236
On-Site Residents	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Off-Site Employees	$0	($25,427)	($13,572)	($13,572)	($13,572)	($13,572)	($13,572)	($13,572)	($13,572)	($162,423)
Visitor Impacts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Annual Net Fiscal Benefit	**$888,675**	**$2,705,095**	**$2,709,673**	**$2,709,673**	**$2,709,673**	**$2,709,673**	**$2,709,673**	**$2,709,673**	**$2,709,673**	**$22,561,483**
Cumulative Net Fiscal Benefit	**$888,675**	**$3,593,770**	**$6,303,443**	**$9,013,116**	**$11,722,789**	**$14,432,463**	**$17,142,136**	**$19,851,809**	**$22,561,483**	

10-year Net Fiscal Benefit to the Town $22,561,483

Incentive Payoff: 2 years, 11 months

Windsor Industrial Park Subdivision – Pad Site Approvals

Net Fiscal Benefit (Gov't Revenues less Gov't Costs)	2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	Total
Construction											
Business Operations	$392,208	$0	$0	$0	$0	$0	$0	$0	$0	$0	$392,208
On-Site Residents	($65,225)	$690,702	$690,582	$690,582	$690,582	$690,582	$690,582	$690,582	$690,582	$690,582	$6,150,130
Off-Site Employees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Visitor Impacts	($15,156)	($12,205)	($12,205)	($12,205)	($12,205)	($12,205)	($12,205)	($12,205)	($12,205)	($12,205)	($124,996)
Total Annual Net Fiscal Benefit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cumulative Net Fiscal Benefit	**$311,827**	**$678,498**	**$678,377**	**$678,377**	**$678,377**	**$678,377**	**$678,377**	**$678,377**	**$678,377**	**$678,377**	**$6,417,341**
	$311,827	**$990,325**	**$1,668,702**	**$2,347,079**	**$3,025,456**	**$3,703,833**	**$4,382,210**	**$5,060,587**	**$5,738,964**	**$6,417,341**	

10-year Net Fiscal Benefit to the Town $6,417,341

Estimated Incentive Payoff: 5 years, 1 month



Galloway

KING SOOPERS CITY MARKET

WINDSOR, CO

SITE PLAN RENDERING

02.06.2026

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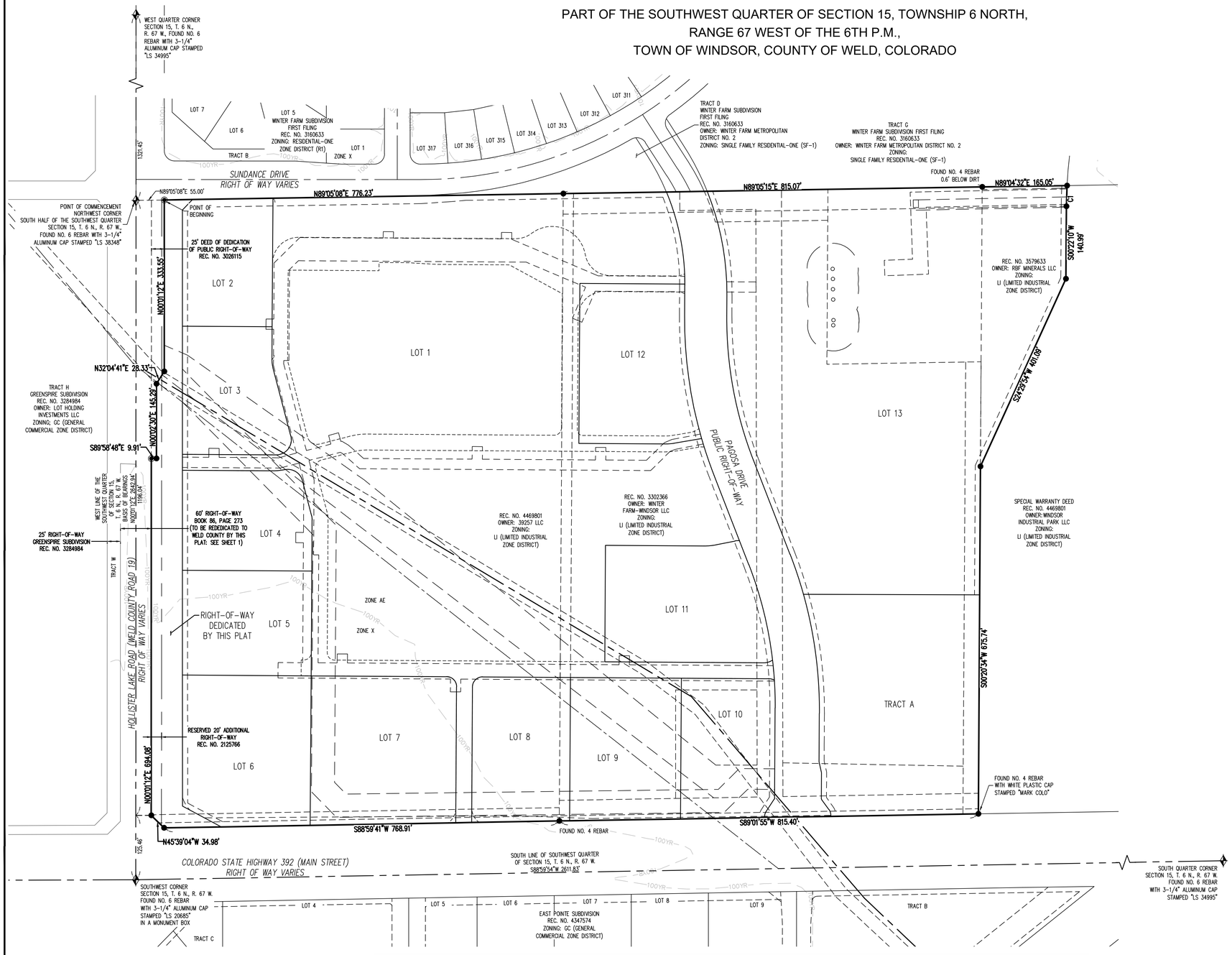
0' 80' 160' 400'

SCALE: 1" = 80'-0"

N

WINDSOR INDUSTRIAL PARK SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO



LEGEND

- EXTERIOR PROPERTY LINE
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- PLSS ALIQUOT LINE
- EASEMENT LINE
- 100YR 100 YEAR FLOODPLAIN
- ALIQUOT CORNER (AS DESCRIBED)
- FOUND NO. 4 REBAR WITH 1" RED PLASTIC CAP, STAMPED "LS 38348" UNLESS OTHERWISE NOTED
- FOUND 24" NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP, STAMPED PLS 38405" UNLESS OTHERWISE NOTED
- REC. NO. RECEPTION NUMBER

LAND USE SUMMARY							
WINDSOR INDUSTRIAL PARK SUBDIVISION	AREA (SF)	AREA (ACRES)	LAND USE	CURRENT ZONING	O&M	PROPOSED ZONING	% OF TOTAL
INTERNAL ROADWAY RIGHT OF WAY	169,383	3.889	PUBLIC RIGHT-OF-WAY	N/A		N/A	8.40%
TRACT A	134,979	3.099	DRAINAGE AND TRAIL/ACCESS EASEMENT	LIMITED INDUSTRIAL (LI)	OWNER	N/A	6.69%
LOTS							
TOTAL AREA OF LOTS (13)	1,712,373	39.311		LIMITED INDUSTRIAL (LI)	OWNER	N/A	84.91%
TOTAL AREA	2,016,735	46.298					100.00%

PARCEL CURVE SEGMENT TABLE					
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	2°35'25"	40.46	895.00	S01°39'26"W	40.46
C2	15°00'04"	17.15	65.50	S07°08'14"E	17.10
C3	105°00'04"	54.06	29.50	S37°51'46"W	46.81
C4	11°51'58"	23.92	115.50	N84°25'49"E	23.88
C5	86°52'22"	44.73	29.50	S58°04'13"E	40.56
C6	15°00'00"	9.03	34.50	S07°08'14"E	9.01
C7	90°00'00"	30.63	19.50	S44°38'13"E	27.58
C8	90°00'00"	30.63	19.50	N45°21'47"E	27.58
C9	33°50'53"	8.86	15.00	N16°09'54"E	8.73
C10	32°43'33"	2.86	5.00	N16°43'34"E	2.82
C11	21°36'25"	285.66	757.50	N10°26'25"W	283.97
C12	21°36'25"	317.72	842.50	N10°26'25"W	315.84
C13	23°03'20"	186.51	463.50	N11°09'53"W	185.26
C14	22°12'25"	206.78	533.50	S10°44'25"E	205.48
C15	21°36'25"	286.80	760.50	S10°26'25"E	285.10
C16	21°36'25"	316.59	839.50	S10°26'25"E	314.71
C17	36°11'56"	3.16	5.00	S17°46'57"E	3.11
C18	35°07'22"	12.26	20.00	S18°19'14"E	12.07
C19	4°05'30"	54.10	757.50	N01°40'58"W	54.09
C20	24°08'20"	12.43	29.50	N77°34'03"W	12.34
C21	2°57'51"	39.19	757.50	N05°12'38"W	39.18
C22	35°17'12"	18.17	29.50	N72°43'12"E	17.88
C23	14°33'04"	192.38	757.50	N13°58'06"W	191.86
C24	17°14'03"	8.87	29.50	S87°22'23"W	8.84
C25	11°36'24"	23.40	115.50	S84°33'34"W	23.36
C26	5°07'22"	75.33	842.50	S18°40'57"E	75.30
C27	10°00'00"	17.45	100.00	N85°21'47"E	17.43
C28	16°29'03"	242.39	842.50	N07°52'44"W	241.56
C29	0°19'39"	2.65	463.50	S00°11'58"W	2.65
C30	22°43'41"	183.86	463.50	S11°19'42"E	182.66
C31	5°35'46"	81.99	839.50	S18°28'45"E	81.96
C32	16°00'39"	234.59	839.50	S07°58'32"E	233.83

N

0 20 50 100

SCALE: 1"=100'

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970.800.3300
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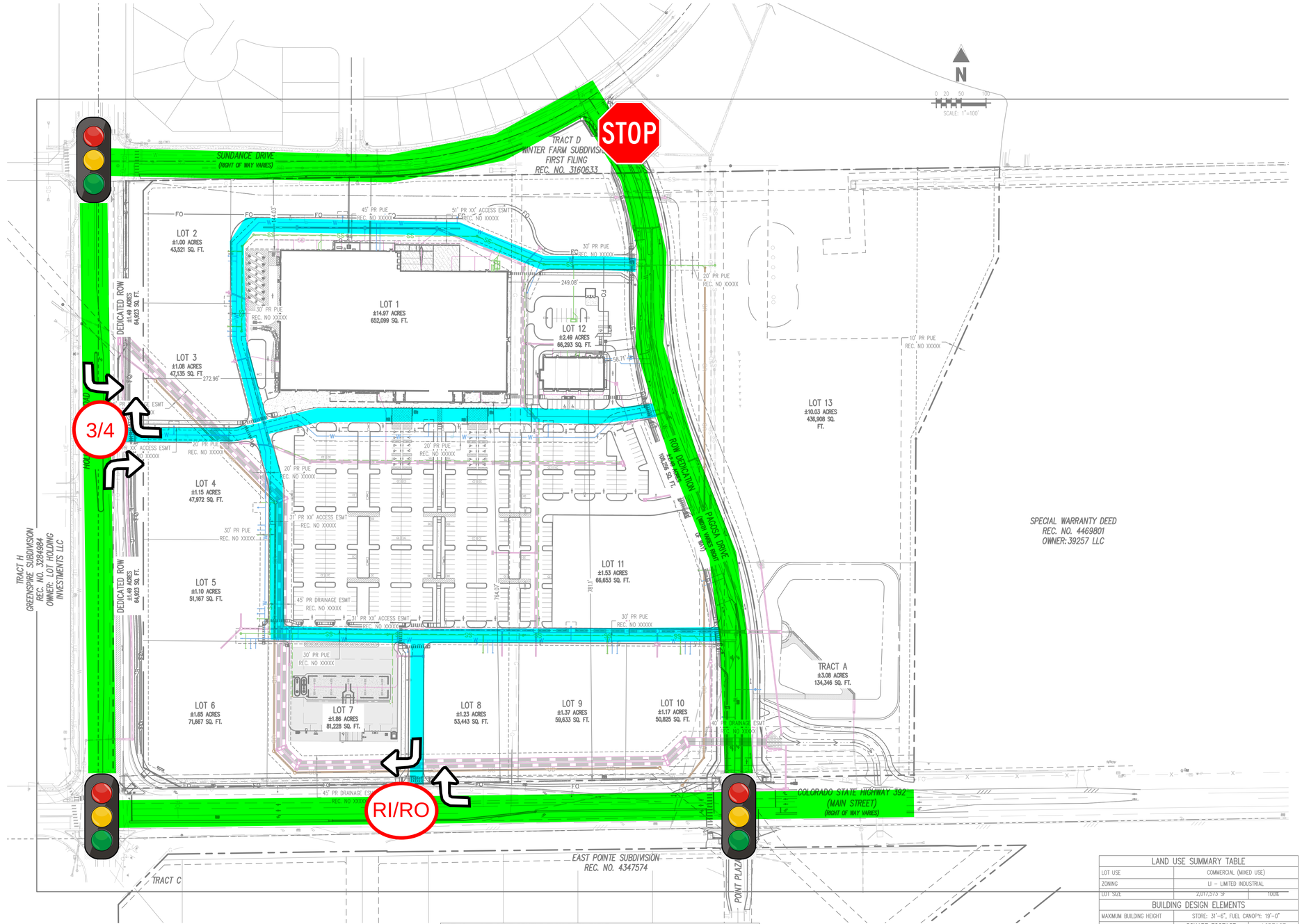
WINDSOR INDUSTRIAL PARK SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

#	Date	Issue / Description	Init.
1	10/17/2025	ADDRESSED TOWN COMMENTS	AN
2	2/09/2026	ADDRESSED TOWN COMMENTS	AN

Project No:	KSS000164.10
Drawn By:	AN
Checked By:	RCR
Date:	5/20/2025

W:\Kling Dropbox - City Markets\CO_Windsor - KSS000164 - 360 & Hollister Lake Road\05\01 CAD\Plan\KSS164-Plat-Cover.dwg, Annotate Model, 2/9/2026



SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING RIGHT OF WAY BOUNDARY LINE
- PROPOSED RIGHT OF WAY BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED SWALE
- SITE TRIANGLE
- ADA PATH OF TRAVEL
- EXISTING BOUNDARY SECTION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CURB AND GUTTER (SPILL)
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED POND MAINTENANCE ACCESS ROAD
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PARKING COUNT
- PROPOSED BIKE LANE SYMBOL
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- PROPOSED CART CORRAL
- PROPOSED BIKE RACK
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- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED GREASE TRAP
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- EXISTING STORM SEWER INLET
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- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER FLARED END SECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE

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5. CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND ARCHITECT PRIOR TO STAKING BUILDING COORDINATES.

LOT 1 – SITE DEVELOPMENT PLAN DATA TABLE			
PARKING CALCULATIONS			
USE: RETAIL – 1 SPACE PER 250 SF OF GLA			
LOT (SF)	BLDG (SF)	REQUIRED	PROVIDED
LOT 1 (652,099 SF)	123,000 SF	STANDARD = 483 SPACES	487 SPACES
		HC = 9 SPACES	24 SPACES
		PICKUP = NO REQ	15 SPACES
		TOTAL (1/250 GLA) = 492 SPACES	526 SPACES
		CART CORRAL (1/100 PARKING STALLS = 5 CART CORRALS. NOT INCLUDED IN PROVIDED PARKING CALCULATION	29 CART CORRALS
		BICYCLE = NO REQ	12 SPACES
LAND USE			
BUILDING & TRASH ENCLOSURE		123,000 SF	18.86%
SIDEWALK & PATIO		24,924 SF	3.82%
PARKING & DRIVE AREA		367,089 SF	56.29%
PRIVATE STREET		0 SF	0.00%
LANDSCAPE AREA		137,136 SF	21.03%

LOT 12 – SITE DEVELOPMENT PLAN DATA TABLE			
PARKING CALCULATIONS			
USE: RETAIL – 1 SPACE PER 250 SF OF GLA			
LOT (SF)	BLDG (SF)	REQUIRED	PROVIDED
LOT 12 (66,293 SF)	8,240 SF	STANDARD = 31 SPACES	22 SPACES
		HC = 2 SPACES	2 SPACES
		PICKUP = NO REQ	0 SPACES
		TOTAL (1/250 GLA) = 33 SPACES	24 SPACES (OVERPARKING FROM LOT 1 TO BE UTILIZED TO MEET REQUIREMENT)
		CART CORRAL (1/100 PARKING STALLS = 1 CART CORRAL. NOT INCLUDED IN PROVIDED PARKING CALCULATION	0 CART CORRALS (CART CORRALS TO BE SHARED WITH LOT 1 TO MEET REQUIREMENT)
		BICYCLE = NO REQ	0 SPACES
LAND USE			
BUILDING & TRASH ENCLOSURE		8,240 SF (BUILDING) + 273 SF (TRASH ENCLOSURE) = 8,513 SF	12.84%
SIDEWALK & PATIO		2,708 SF	4.08%
PARKING & DRIVE AREA		23,090 SF	34.83%
PRIVATE STREET		0 SF	0.00%
LANDSCAPE AREA		31,982 SF	48.25%

LOT 7 – SITE DEVELOPMENT PLAN DATA TABLE			
PARKING CALCULATIONS			
USE: RETAIL – 1 SPACE PER 250 SF OF GLA			
LOT (SF)	BLDG (SF)	REQUIRED	PROVIDED
LOT 7 (81,228 SF)	173 SF	STANDARD = 1 SPACES	3 SPACES
		HC = 1 SPACES	1 SPACES
		PICKUP = NO REQ	0 SPACES
		TOTAL (1/250 GLA) = 2 SPACES	4 SPACES
		CART CORRAL – NO REQ, NOT INCLUDED IN PROVIDED PARKING CALCULATION	0 CART CORRALS
		BICYCLE = NO REQ	0 SPACES
LAND USE			
BUILDING & TRASH ENCLOSURE		173 SF (KIOSK) + 133 SF (TRASH ENCLOSURE) = 241 SF	0.30%
SIDEWALK & PATIO		1,454 SF	1.79%
PARKING & DRIVE AREA		41,374 SF	50.93%
PRIVATE STREET		0 SF	0.00%
LANDSCAPE AREA		38,159 SF	46.97%

LAND USE SUMMARY TABLE		
LOT USE	COMMERCIAL (MIXED USE)	
ZONING	LI – LIMITED INDUSTRIAL	
LOT SIZE	2,017,573 SF	100%
BUILDING DESIGN ELEMENTS		
MAXIMUM BUILDING HEIGHT	STORE: 31'-6", FUEL CANOPY: 19'-0"	
	SQUARE FOOTAGE	ACREAGE
LOT 1	652,099	14.97
LOT 2	43,521	1.00
LOT 3	47,135	1.08
LOT 4	47,972	1.15
LOT 5	51,167	1.10
LOT 6	71,667	1.65
LOT 7	81,228	1.86
LOT 8	53,443	1.23
LOT 9	59,633	1.37
LOT 10	50,825	1.17
LOT 11	66,653	1.53
LOT 12	66,293	1.52
LOT 13	436,908	10.03
DEDICATED ROW	64,923	1.49
DEDICATED ROW	64,923	1.49
TRACT A	134,346	3.08
ROW DEDICATION (PAGOSA DRIVE)	108,256	2.49
TOTAL	2,017,574	46.32
PUBLIC ROAD IMPROVEMENTS		
	TOTAL LINEAR FEET OF NEW ROAD CONSTRUCTION	
PAGOSA DRIVE	1,495 FEET	

CAUTION – NOTICE TO CONTRACTOR

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WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164
SITE PLAN

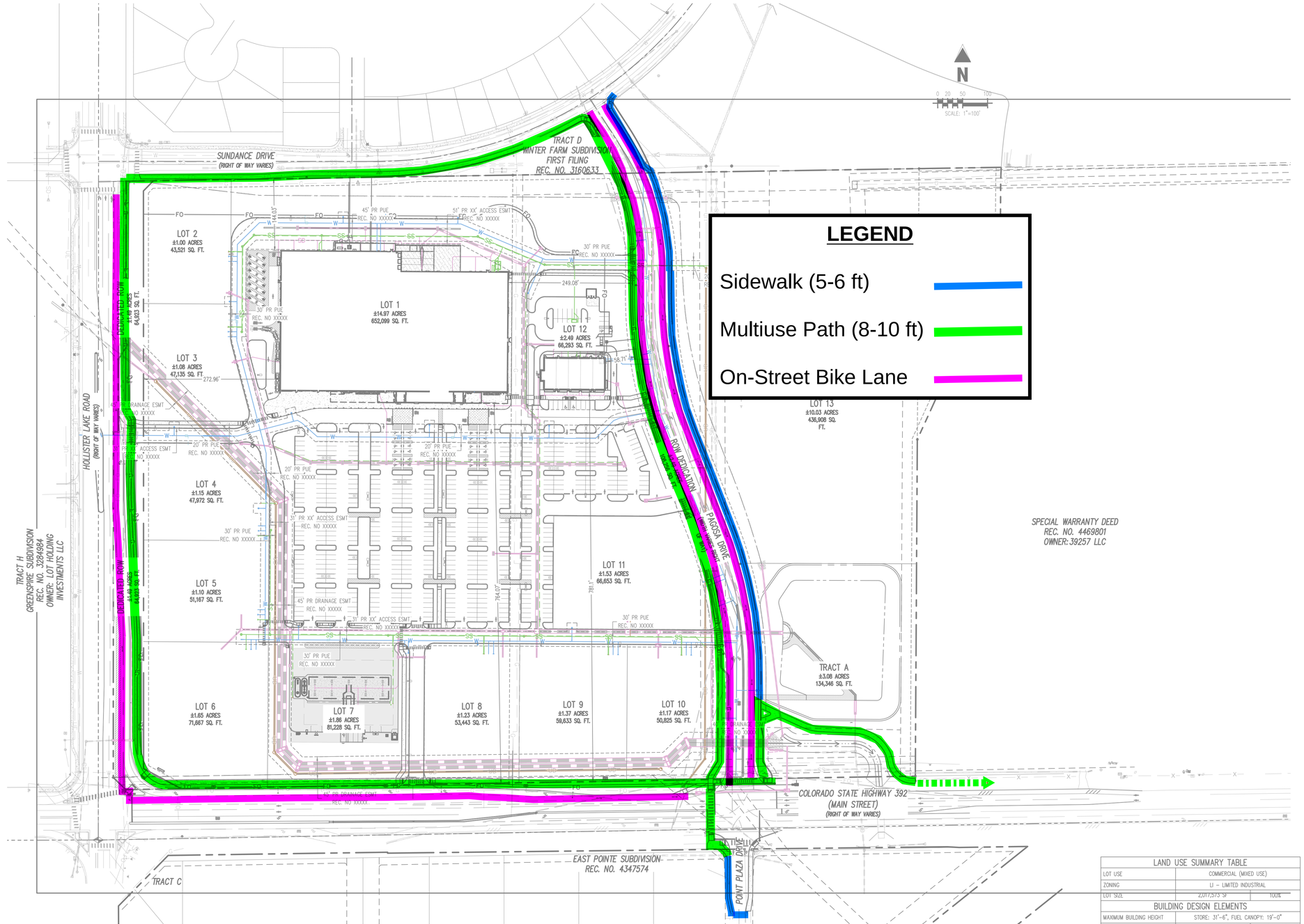
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	CJM
Checked By:	PJD
Date:	10/10/2025

OVERALL SITE PLAN

C2.0
SHEET 14 OF 172



LEGEND

- Sidewalk (5-6 ft)
- Multiuse Path (8-10 ft)
- On-Street Bike Lane

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING RIGHT OF WAY BOUNDARY LINE
- PROPOSED RIGHT OF WAY BOUNDARY LINE
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		CART CORRAL (1/100 PARKING STALLS = 5 CART CORRALS. NOT INCLUDED IN PROVIDED PARKING CALCULATION	29 CART CORRALS
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LAND USE			
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WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164
SITE PLAN

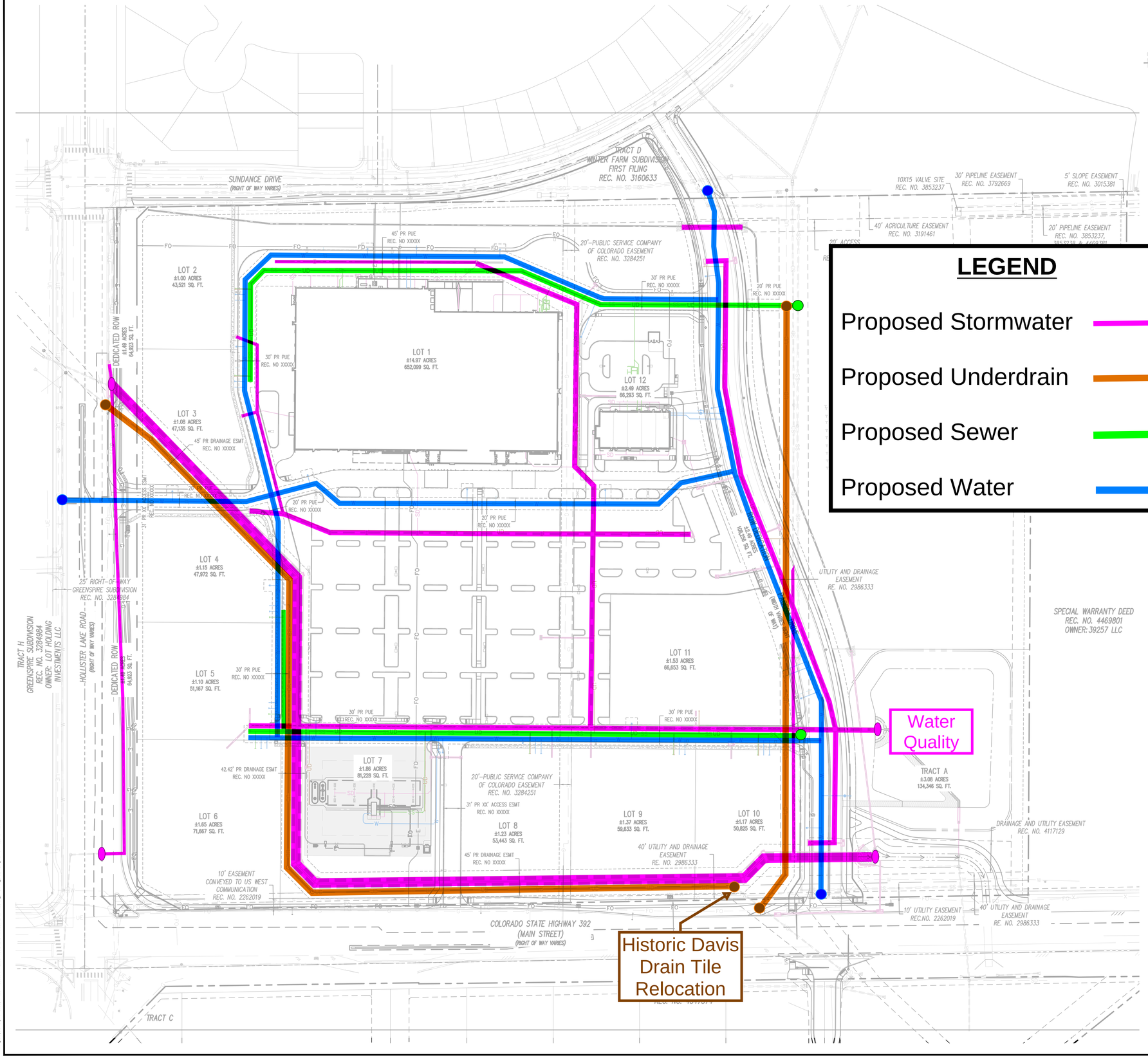
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	CJM
Checked By:	PJD
Date:	10/10/2025

OVERALL SITE PLAN

C2.0
SHEET 14 OF 172



LEGEND

Proposed Stormwater

Proposed Underdrain

Proposed Sewer

Proposed Water

UTILITY LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING RIGHT OF WAY BOUNDARY LINE
- PROPOSED RIGHT OF WAY BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING BOUNDARY SECTION
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERDRAIN
- PROPOSED UNDERDRAIN
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED SITE LIGHT
- EXISTING ELECTRIC SIGNAL CABINET
- EXISTING ELECTRIC RECEIVER
- EXISTING ELECTRIC METER
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING FIBER SIGNAL CABINET
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER SIGNAL VAULT
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE SIGNAL CABINET
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED GREASE TRAP
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER FLARED END SECTION
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER FLARED END SECTION
- EXISTING IRRIGATION METER
- EXISTING IRRIGATION MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED UNDERDRAIN CLEANOUT

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

TOWN OF WINDSOR
DRAWING APPROVAL

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

BY:_____ DATE:_____
DIRECTOR OF ENGINEERING

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164
SITE PLAN

HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	CJM
Checked By:	PJD
Date:	10/10/2025

OVERALL UTILITY PLAN

C5.0
Sheet 49 of 172

MEMORANDUM

Date: March 4, 2026
To: Planning Commission
From: Carlin Malone, Planning Manager
Re: Recommendation to Town Board - Preliminary-Final Major Subdivision - Windsor Industrial Park Subdivision - Dillon Companies LLC, owner; Nathan Abbott, Galloway & Company LLC, applicant
Item #: C.4.

Background / Discussion:
Please refer to public hearing item materials.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:
Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval for the Windsor Industrial Park Major Subdivision as presented, subject to any outstanding Planning Commission, referral agency and staff comments being addressed.

CC:
Nathan Abbott, Galloway & Company, applicant
Scott Ballstadt, Director of Planning
Omar Herrera, Director of Engineering
Evan Wendlandt, Director of Economic Development
Doug Roth, Civil Engineer IV; Kelsey Lutch, Senior Planner; and Scott Pearson, Transportation Engineer - ComDev Team
Kim Mihm, Deputy Town Attorney

Attachments:

MEMORANDUM

Date: March 4, 2026
To: Planning Commission
From: Carlin Malone, Planning Manager
Re: Recommendation to Town Board - Large Retail Establishment Major Site Plan – Windsor Industrial Park Subdivision – King Sooper's Marketplace - Dillon Companies LLC, owner; Nathan Abbott, Galloway & Company LLC, applicant
Item #: C.5.

Background / Discussion:

Executive Summary

The applicant's representative, Nathan Abbott, Galloway & Company, has submitted an application on behalf of Dillon Companies LLC, for a Large Retail Establishment Major Site Plan for a grocery store (King Soopers) within an industrially zoned property known as Windsor Industrial Park Annexation or Windsor Industrial Park Subdivision, Lot 1. The subject property is located north of Main Street (State Highway 392), east of Hollister Lake Road, and south of Sundance Drive.

A separate land use application for a major subdivision is being reviewed concurrently for the subject site. The two applications require separate approvals from the Town Board.

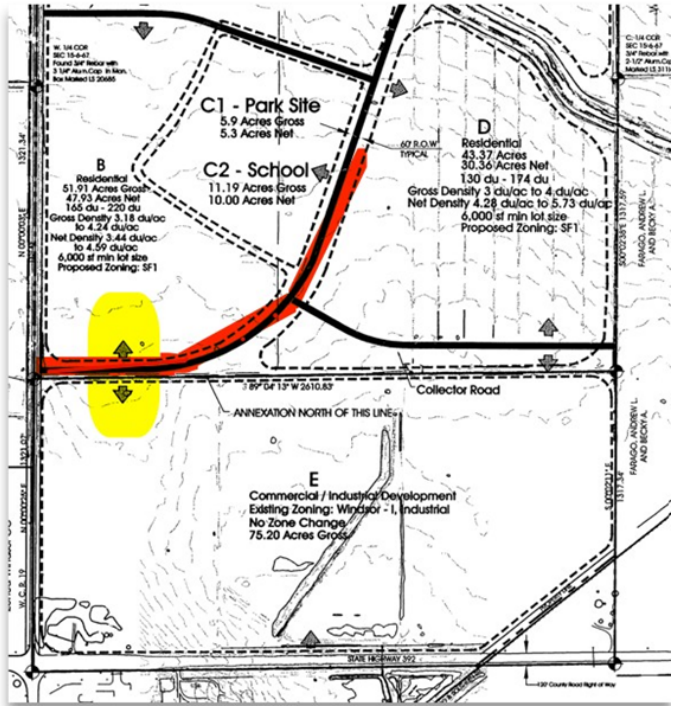
The major subdivision application has been reviewed in accordance with Chapter 15, Article VII, of the Town Municipal Code concerning design criteria for Large Retail Establishments (retail buildings over 50,000 square feet of gross leasable area). The application meets or exceeds these requirements.

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the Large Retail Establishment Major Site Plan, as stated below in the recommendation section.

Background

Annexation and Zoning. The subject property was annexed into the Town in 1987 (Windsor Industrial Park Annex) with the establishment of zoning of "I" (Industrial) [Ord. 1987-745]. A master plan was not included with annexation and establishment of zoning. The zone district name was later changed to I-L and then LI (Light Industrial). Industrial zoning allows all uses within the GC (General Commercial) zone district.

In 2000, the property to the north of the subject property was annexed to the Town of Windsor (Winter Farm Annexation), zoned for single-family and master planned. The master plan included the collector roadway (Sundance Drive) and illustrated a future north-south connection from the Winter Farm property to Windsor Industrial Park (Pagosa Drive). See following exhibit.



Large Retail Establishments. In 2004, the Town adopted design standards, criteria and procedures of new, large retail establishments (Ord. No. 2004-1173), amended in 2005, 2006, and 2014, before becoming part of the collective Town's Land Use Code in 2021. The standards, criteria and procedures are within Chapter 15, Article VII, Large Retail Establishments. The purpose of this section is to address design characteristics and outline design solutions for retail buildings over 50,000 square feet of gross leasable area. This section of the code requires Town Board approval of a large retail establishment with the accompanying commercial site plan (Major Site Plan application).

Windsor-Severance Development Plan – Intergovernmental Agreement (IGA). In 2004, the Town and Severance adopted an IGA, as amended in 2014, concerning the future land uses, development, and design standards for the SH 392 corridor. The IGA identifies the subject area within the "Cooperative Planning Area" and the area immediately adjacent to SH 392 within the "Commercial Corridor Area". Commercial centers, retail establishments, including grocery stores and other complimentary commercial uses are identified as permitted uses. The subject Major Site Plan complies with all use, setback and other design standards, as set forth in the IGA.

Windsor Commercial Corridor Plan (CCP). In 2010, the Town adopted this commercial corridor plan to address design standards for properties adjacent to Main Street (SH 392). The subject site is within the "East Main Street" portion of the CCP. Commercial centers, retail establishments, including grocery stores and other complimentary commercial uses are identified as permitted uses. The design standards within the CCP are generally the same as those in the Windsor-Severance IGA, such as building heights. The Major Site Plan under review complies with all use, setbacks and other design standards outlined within this commercial corridor plan.

2024 Major Subdivision and Major Site Plan submittal. In 2024, the subject application was submitted. The subdivision and site plan layout had the large retail building oriented towards the east and parking lot areas adjacent to Sundance Drive, with a proposed relocation of a high-pressure gas line that traverses the property. While this layout could have functioned, staff and the applicant recognized that there were factors that were more impactful on the neighborhood than if the building could be reoriented to today's proposal (2025 modified application).
Elements of the 2024 proposal's layout:

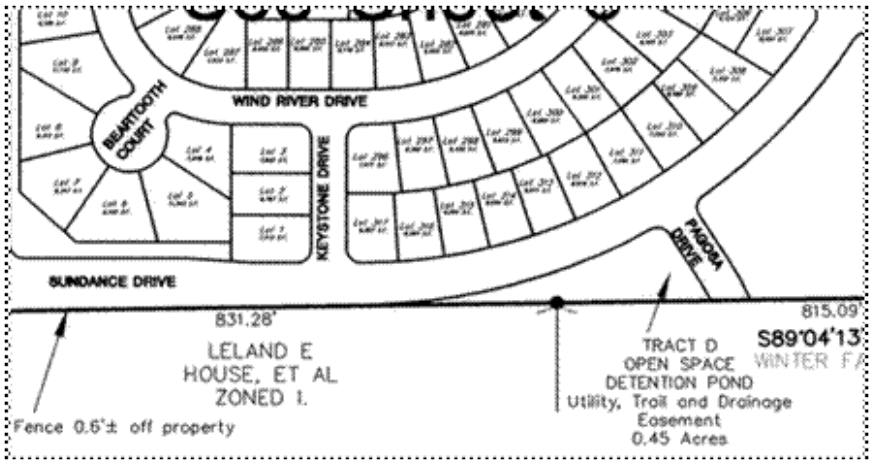
- Due to the physical constraints of the property, Sundance Drive was the primary access point leading to the site because the only (acceptable) signalized intersection was Sundance Drive and Hollister Lake Road.
- The location of the access point on SH 392 was too close to the intersection of SH 392 and Hollister Lake Road to allow for a signalized intersection. As such, semi-truck deliveries would have entered from SH 392 from the east and used Sundance Drive to exit the site.
- A double-left turn lane from Sundance Drive onto Hollister Lake Road would have accommodated the semi-trucks and additional traffic.
- The connectivity to the commercial center to the south (East Pointe) was limited to the intersection of SH 392 and SH 257/Hollister Lake Road.

Staff and the applicant recognized that alternatives needed to be explored towards minimizing traffic impacts and utility conflicts on the neighborhood street. Staff, the applicant and adjacent property owner to the east worked towards a layout that would keep the semi-truck traffic off and reduce the impacts on Sundance Drive, including the additional property to the east within the proposed subdivision. An updated submittal was made in 2025 and includes the following:

- This layout maintains a neighborhood-scale roadway, more conducive to the adjacent single-family residential.
- A 63-foot to 76-foot landscape buffer will be provided adjacent to the neighborhood between Sundance Drive and the proposed retail establishment. The previous proposal included parking lot in this area.
- The retail pad site sits lower than the previous layout had proposed, reducing the impact of the height of the building and helping with mitigating noise impacts.
- The Pagosa Drive (new collector road) access on SH 392 was accepted by CDOT with conditions.
    - There will be a new signal at this intersection.
    - This intersection will align with Pointe Plaza Drive to the south.
    - Delivery trucks will enter from a signalized intersection at SH 392 and use Pagosa Drive.

- Sundance/Pagosa will have a stop sign (see transportation graphic, attached).
- Right-in, right-out for pad site on SH 392.
- ¾ turn on Hollister Lake Rd from subject site, with an internal east-west connection.
- Sundance & Hollister Lake Rd signal exists.
- 392 & Hollister Lake signalization exists.

The Winter Farm Annexation and Master Plan (2000) / Winter Farm Subdivision 1st Filing (Peak View) Subdivision (2004), located to the north of the subject property, was developed in 2005. A collector roadway stub from Sundance Drive to the south was platted with the Winter Farm Subdivision 1st Filing and constructed with Winter Farm in 2005, allowing for a future north-south connection to the Windsor Industrial Park Annex property and SH 392.



Windsor Industrial Park Subdivision will tie into Pagosa Drive, providing this collector roadway to SH 392. The intersection of SH 392 and Pagosa Drive will be signalized and provide connectivity to the East Pointe commercial subdivision to the south. The applicant and Town staff have worked with the East Pointe developer to develop improvement plans on the south side of this intersection, to be developed by the applicant. These improvements will be completed with the large retail establishment.

Adjacent Zoning

The subject site is zoned LI (Limited Industrial). Zoning and uses for abutting properties include the following:

	Zoning	Current Use
North	SF-1 (Single Family Residential-One)	Single family residential – Winter Farm 1st Filing (Peakview)
East	LI (Limited Industrial)	Undeveloped
South	GC (General Commercial)	Commercial center – East Pointe Subdivision
West	GC	Commercial center – Greenspire Subdivision (under construction)

Comprehensive Plan – Future Land Use Map

The Town's 2024 Comprehensive Plan identifies the future land use category for the property as "General Commercial" and "Commercial Mixed Use" on the Future Land Use Map. This map identifies the preferred uses that would align with existing zoning in Windsor and most suitable to reflect the community's vision and goals for the future.

Large Retail Establishment Major Site Plan

A Major Site Plan for a Large Retail Establishment was reviewed concurrently with the subdivision application, in accordance with Chapter 15, Article VII, which provides criteria and design standards for retail buildings over 50,000 square feet gross leasable area. The grocery store site is located south of Sundance Drive and west of Pagosa Drive. The proposed large retail establishment major site plan complies with or exceeds the standards set forth in the Town's Land Use Code.

Key elements of the site and building include:

- Approximately 123,000-square-foot grocery store.
- The building height ranges from 25'-4" to 40'. The building is generally 29'-4" or below in height with architectural features extending from 30-40 feet.
    - The Commercial Corridor Plan architectural elements allow up to 40 feet in height.
    - The building height also complies with the Windsor-Severance IGA design criteria, also allowing a maximum height of 40 feet.

- Note: The maximum building height in the adjacent single-family residential zone districts is 40 feet.

LOT 1 – SITE DEVELOPMENT PLAN DATA TABLE				
PARKING CALCULATIONS				
USE: RETAIL – 1 SPACE PER 250 SF OF GLA				
LOT (SF)	BLDG (SF)	REQUIRED	PROVIDED	
LOT 1 (652,099 SF)	123,000 SF	STANDARD = 483 SPACES	487 SPACES	
		HC = 9 SPACES	24 SPACES	
		PICKUP = NO REQ	15 SPACES	
		TOTAL (1/250 GLA) = 492 SPACES	526 SPACES	
		CART CORRAL (1/100 PARKING STALLS = 5 CART CORRALS. NOT INCLUDED IN PROVIDED PARKING CALCULATION	29 CART CORRALS	
		BICYCLE = NO REQ	12 SPACES	
LAND USE				
BUILDING & TRASH ENCLOSURE			123,000 SF	18.86%
SIDEWALK & PATIO			24,924 SF	3.82%
PARKING & DRIVE AREA			367,089 SF	56.29%
PRIVATE STREET			0 SF	0.00%
LANDSCAPE AREA			137,136 SF	21.03%

- The number of parking spaces exceeds code requirements with 34 additional spaces: 15 spaces for pickup customers and an additional 15 accessible spaces.
- The percent of open space / landscaping exceeds code requirements by one percent.
- A varying roof line, columns, awnings, windows, a variety of building materials and colors, architectural treatments, and screening of roof-top mechanical units are all elements included with the required architectural building elevations.
- Architectural treatment for walls over 50-foot in length (i.e., no blank walls).
- The lot includes a 63-foot to 76-foot buffer with screen walls along the north side of the grocery store, adjacent to Sundance Drive.
    - This exceeds the Light Industrial zone district requirement of a 30-foot setback when adjacent to existing residential or a residential zone district (see table below). The CCP and Windsor-Severance IGA also require a 30-foot setback.

Table 16-1-130(b): LI District Lot Development Standards	
Vehicular Access Types Permitted	
General Parking Lot or Dispersed Parking Lot General Parking Lot is prohibited within Commercial Corridors	
Lot Standards	
Minimum Lot Area (square feet)	20,000
Minimum Lot Width	100' [1]
Maximum Lot Coverage	n/a
Minimum Setbacks	
Front	30'
Side/Side Adjacent to residential use or zone	20'/ 30'
Rear/Rear Adjacent to residential use or zone	20'/ 30'
Building Height	
Maximum Height	75'
[1] Reduced lot width may be approved with concurrent site plan demonstrating adequate width is provided.	

- The building, loading area, trash enclosure and accompanying screen walls are situated lower than the adjacent neighborhood and Sundance Drive, providing less visual impact.
- Screen walls are provided around the loading areas, trash enclosure and trash compactor areas, and help complement the landscape buffer. These treatments also help mitigate the impacts of noise.
- Parking areas and accompanying lighting are situated in front or to the side of the building, further away from the neighborhood, focusing on providing landscape buffer area adjacent to the neighborhood. Keeping the parking lot areas further away from the residential area to the north also helps reduce the impact of parking lot lighting.
- The six-foot sidewalk along Sundance Drive will be replaced with an eight-foot sidewalk (required sidewalk width adjacent to Large Retail Establishments). Pagosa Drive will also have a detached eight-foot walk along the west side and a five-foot detached walk along the east side. Hollister Lake Road and Main Street will both have detached, 10-foot paved trails, except for the off-site interim gravel connection leading to the Great Western Trail.

A summary of key design criteria for Large Retail Establishments (Chapter 15, Article VII) include:

- Architecture
    - Facades should be articulated to reduce the massive scale and the uniform, impersonal appearances of large retail buildings and provide visual interest consistent with the community's identity, character, and scale
    - Variations in roof lines should be used to add interest to and reduce the massive scale of large buildings
    - Include aesthetically pleasing materials and colors, including brick, wood, sandstone, etc.
    - Entryway design elements and variations should give orientation and aesthetically pleasing character to the building.
- Pedestrian, Vehicular, and Parking requirements
    - Pedestrian flows and amenities shall be provided, including multiple entrances, 8-

foot sidewalks, continuous pedestrian walkways, and crosswalks
    - No more than 85% of the off-street parking area for the lot shall be located between the front façade and abutting streets. If the applicant proposes more than eighty-five percent (85%) of the parking to be located in the front parking area and, in the determination of the Planning Commission and Town Board, the applicant's proposal is equal to or better than the parking lot configuration which meets the eighty-five-percent standard, the Planning Commission may make a recommendation regarding the alternative proposal to the Town Board for final determination.
    - Staff comment: This site has more than 85% off-street parking area between the front façade and abutting streets because a better design has been proposed. Parking lot areas were shifted away from the neighborhood, providing a greater buffer and more landscaping between the site and the neighborhood. A landscape buffer varying from 63 to 75 feet has been provided along the northern boundary of the site. With the parking lots located further away from the adjacent residential, parking lot lighting will also be less impactful.

  - All off-street parking areas shall be screened from all streets and adjacent properties.
  - Landscape islands required at the end of all parking rows and at intervals no greater than 20 parking stalls in a row.
  - Parking stall quantities may not exceed the Town's minimum parking stall requirement by more than 20%.
  - Cart returns must be provided for every 100 parking stalls.

- Miscellaneous requirements:
  - No trailers, semi-trailers, outdoor containers, etc. shall be stored on site.
  - Various methods of noise mitigation may be determined to be necessary to protect surrounding neighborhoods.
  - Exterior display areas are permitted only where clearly depicted on the approved site plan.
  - All large retail establishments shall be regularly maintained with a neat and orderly appearance.

Relationship to the Comprehensive Plan

The application is consistent with the Comprehensive Plan, particularly the following:

Chapter 5 – Growth & Regional Collaboration

Goal 1: *Manage new development to be fiscally responsible and environmentally sensitive.*

Policy 1: *When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.*

Staff comment: The proposed site plan is bordered on three sides by existing residential and commercial development within the town. Extension of infrastructure on this site will allow for future development to the east (undeveloped industrially zoned land). The development will enhance local services, addressing long-standing concerns from residents about the town's primary grocery store. Studies show that Windsor residents often shop for groceries and retail items elsewhere, resulting in fiscal losses. This new store aims to reduce that leakage and support the town financially.

According to the 10-year net fiscal benefit analysis from the Town's Economic Development staff, the 10-year net fiscal benefit of the grocery store (King Soopers) to the Town will be $22,561,483. The pad sites would add an additional benefit to the Town of $6,417,341 for this period. There was an incentive agreement approved by the Town Board for this development. The analysis states that the incentive payoff for the grocery store (King Soopers) would be completed in two years and eleven months; and five years and one month for the pad sites.

The Town's Economic Development staff have provided additional information on the presentation slides. Please refer to the staff presentation.

Goal 2: *Align the pace of new development with investment in infrastructure, amenities, and services.*
Policy 1: *Ensure all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections*
Policy 2: *Continue coordinating the creation and expansion of schools, libraries, and other community resources with projected population growth and new private development.*
Policy 3: *Proactively anticipate local and regional traffic demands with new development and ensure road infrastructure and design can accommodate future increase in traffic flow.*

Staff comment: The site plan proposes an anchor grocery store within a shopping center with thirteen lots (Windsor Industrial Park Subdivision). Future pad sites will require administrative site plan reviews and approvals. The investment in infrastructure is substantial, including transportation and utility improvements that will benefit the town and surrounding area.

As stated herein, the site plan improvements, as part of the subdivision improvements, will include modifying and improving regional drainage to support the town's overall drainage approach. On-street bicycle lanes, off-street trail and sidewalk connections are planned along the arterial roadway corridors (Main St and Hollister Lake Road), the new collector roadway (Pagosa Drive), and throughout the property. The regional trail, per the Town's Master Trails Plan, will connect to the Great Western Trail (part of the Federal Rails-to-Trails Program). This trail will connect adjacent residential neighborhood, Village East Subdivision, to this development.

Goal 3: Coordinate planning efforts regionally with other jurisdictions, agencies, and districts.
Policy 1: *Coordinate future land use and development with adjacent municipalities to meet evolving community needs and land use demand.*
Policy 3: *Ensure new development and land uses are consistent with applicable area and regional plans and regulations.*

Staff comment: Windsor and the Town of Severance have an intergovernmental agreement (IGA) identifying the SH 392 commercial corridor area for general commercial uses that will serve and benefit both municipalities. The proposed land use of a large retail establishment is a permitted land use in the IGA.

Chapter 5 – Economic Development
Goal 1: Foster a balanced local economy with a range of employment, service, commercial, and industrial uses.
Policy 1: *Diversify commercial, light industrial, and employment uses to insulate the Town's fiscal base from economic downturns.*

Staff comment: The site plan proposes a large retail establishment (grocery) anchor. Despite economic downturns, groceries are a necessity. The proximity of the store to residential and employment in the community encourages those who live and/or work in town, as well as those passing through town, to shop in Windsor.

Goal 3: Cultivate commercial development that provides increased choices and services.
Policy 1: *Support and retain existing businesses, local businesses, and small businesses.*
Policy 3*: Promote public and private partnerships to enable proactive investments that support the long-term vibrancy and viability of commercial centers and corridors.*
Policy 4: *Ensure that appropriate transitions/buffers are provided between residential and nonresidential uses.*

Staff comment: King Soopers existing store will remain, and this will be an additional site for the business. Residents have expressed the need for improved grocery store services and options. This development will retain an existing business (King Soopers), offer a location for expansion of another larger store, and with the development of the new store, other businesses will be encouraged to develop and/or locate in this

center. The proposal includes substantial investment in the Town's infrastructure, promoting public and private partnerships that support the long-term vibrancy and viability of commercial centers and corridors.

The subject property was zoned industrial prior to the adjacent neighborhood land being annexed, zoned and developed. The residential development provided an east-west collector roadway (Sundance Drive) between the properties, also developing a segment of the north-south collector (Pagosa Drive) to tie into a future industrial or commercial property (the subject property). The applicant and staff have worked towards a commercial development layout that reduces traffic, especially semi-truck traffic, from utilizing the neighborhood street. A 63-foot to 76-foot landscape buffer between Sundance Drive and commercial activity to the south, as well as the building site having a lower elevation than the neighborhood street, will help mitigate visibility and potential noise impacts.

Chapter 5 – Transportation & Mobility
Goal 1: ***Implement a connected and safe bicycle and pedestrian network that provides connections to key destinations, convenient access to transit, helps relieve congestion, and provides alternative transportation options.***

Policy 1: *Promote connectivity and efficient travel through roadway extensions, sidewalk construction, on-street bike facilities, and trail expansion projects.*
Policy 3: *Encourage complete streets and a connected, comprehensive low-stress pedestrian/bicycle network to improve safety and comfort.*

Goal 2: ***Support multimodal connectivity and safety and reflect the community character of Windsor as a part of new developments and growth.***
Policy 1: *Use roadway standards and cross sections in the construction of the new roadways that consider complete streets, maintenance needs, and reflect the context in which they are located.*

> Staff comment: The proposed site plan improvements will include connections that promote multimodal connectivity by adding two significant sections of the ten-foot regional trail connection along the arterial roadways with an interim off-site gravel connection to the Great Western Trail, an additional collector road connection with detached sidewalks and bicycle lanes, maintaining existing and adding bicycle lanes on arterial roadways, internal (to the site) sidewalk connections, and providing an accessible, pedestrian-friendly design.
>
> Pagosa Drive was designed with the Town's Complete Streets Manual, providing wide, detached walks, bicycle lanes on both sides, and connections to the trail system.

Chapter 5 – Parks, Recreation, Open Space & Trails
Goal 1: *Create equitable access to parks, open spaces, and trails to promote community identity and quality of life.*
> **Policy 3***: Continue to enhance regional trail connectivity through Windsor and to adjacent communities.*
> **Policy 4***: Create local trail connectivity to new open spaces, parks, schools, and neighborhoods, and to service existing unconnected neighborhoods*

Staff comment: The large retail establishment site plan will require the north-south trail along the east side of Hollister Lake Road, and an east-west trail along the north side of Main Street to the eastern edge of the property, then providing an off-site interim connection along the Main Street right-of-way to the Great Western Trail. The trail will provide a connection between the commercial center and existing trail improvements in the Village East neighborhood (Great Western Trail). These new trail connections promote connectivity to adjacent subdivisions, services, schools, parks, and open spaces.

Infrastructure
Extension of public utilities will be the responsibility of the applicant, subject to reimbursement for improvements to Hollister Lake Road and Main Street associated with traffic beyond that associated with the development. Public sidewalks and the trail system within the subject development will be built and

maintained by the developer or a business association. An off-site interim connection to the Great Western Trail will be built with the development and improved when the adjacent property to the east develops or by the Town.

Relation to Major Transportation System
The subject transportation network and internal connectivity is consistent with the approved Transportation Master Plan (2020). The north-south connection from Pagosa Drive is depicted on this Plan. Extension of this road will provide connectivity from the existing residential subdivision (Winter Farm/Peakview) and the proposed commercial development to Main Street and Pointe Plaza Drive (East Pointe commercial development), which will be a new signalized intersection.

Phasing
The large retail establishment and associated transportation improvements will be constructed in phases, dependent on traffic warrants and CDOT approvals. Windsor staff and the applicant will continue working with CDOT on the initial improvements through ultimate buildout of SH 392 and adjacent improvements.

The initial improvements to be constructed with the large retail establishment grocery store include the following:

- Sundance Drive.
    - Replace six-foot-wide sidewalk with 8-foot-wide sidewalk.
    - 63 to 76-foot landscape buffer along south side of Sundance Drive, adjacent to large retail establishment site.
- Extend Pagosa Drive to SH 392, a collector roadway, adding north-south connection. Eight-foot detached sidewalk on west side, five-foot detached walk on the east side of roadway, and on-street bike lanes on both sides of roadway.
- Median in Hollister Lake Road will be added. On-street six-foot bike lane (to remain), eight-foot detached off-street sidewalk.
- Median in Main (SH 392) will be added. On-street 8-foot bike lane and 10-foot detached off-street trail to extend along property boundary to east, off-site interim gravel connection to Great Western Trail.
- Main St (SH 392)/Hollister Lake Road. Right turn lane will be modified, along with porkchop.
- Signalized intersection improvements at Main St/ Pagosa, with improvements to south leg of intersection on Point Plaza Drive (adding crosswalk, sidewalk connections). Signal will be completed prior to grocery store opening.
- Speed reduction on Main Street (SH 392) from 45 to 35 mph.

Future transportation improvements (post-grocery store development) will be completed in phases. The applicant and staff are coordinating with CDOT on the phasing and SH 392 widening:

1. Currently analyzing the southern leg of this intersection, roundabout and surrounding road network with CDOT.
2. Main St (SH 392) will be widened and improvements made to the intersection of Hollister Lake Rd/Main St.

Trail System
The ten-foot-wide regional trail will parallel Main Street (SH 392) and Hollister Lake Road, consistent with the Town's Trail System Master Plan. In addition, the developer will provide an off-site interim 10-foot-wide gravel trail connection from the eastern boundary of the property along Main Street (SH 392) to the Great Western Trail.

Utilities

There is adequate public infrastructure to serve the proposed development. The development will tie into

the existing Town infrastructure, including water, sewer, and stormwater. Other key utility infrastructure improvements for this site include:

1. Historic Davis Drain Tile – Relocation to accommodate the site layout (clay pipe to PVC).
2. Preserving and accommodating existing stormwater conveyance and subsurface drain system in Winter Farm (Peakview) Subdivision.

Adequate Water. The applicant will be contributing cash-in-lieu for raw water for the subdivision, which includes the subject site.

Flood plain. The applicant has received approval of a conditional letter of map revision through FEMA for the site. The letter of map revision will follow to show their floodplain model. After the letter of map revision is received, the Town will issue a floodplain permit. The map revision will not impact surrounding properties and homes.

Notifications

The Large Retail Establishment Major Site Plan does not require a public hearing; however, the public hearing mailing to surrounding property owners for the Major Subdivision application did include information regarding the proposed King Soopers store.

Financial Impact:

Studies show that Windsor residents often shop for groceries and retail items elsewhere, resulting in fiscal losses. This new store aims to reduce that leakage and support the town financially.

According to the 10-year net fiscal benefit analysis from the Town's Economic Development staff, the 10-year net fiscal benefit of the grocery store (King Soopers) to the Town will be $22,561,483. With the development of the grocery store anchor, pad site development would be promoted. Pad site developments add an additional benefit to the Town of $6,417,341 for this period. There was an incentive agreement approved by the Town Board for this development. The analysis states that the incentive payoff for the grocery store (King Soopers) would be completed in two years and eleven months; and five years and one month for the pad sites.

Relationship to Strategic Plan:

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

The application is also consistent with the Strategic Plan's guiding principles, particularly the following:

- ***Fiscal Responsibility*** *— Windsor is committed to sound fiscal management and transparency in all decision-making. We plan for future generations through adequate allocation of resources that will allow for operations and maintenance of our facilities and land. We consistently evaluate our resources to maintain a healthy balance of programs and services.*

  Staff Comment: The subdivision improvements will be constructed by the developer and improvements made that are above and beyond the impacts created by the development may be eligible for reimbursement from the Town. The roadway, trail, bicycle, and sidewalk connections provide essential connections to adjacent existing infrastructure. These connections are components of the Town's long-range plans for future generations, such as the Town's Transportation Master Plan and Trails System Master Plan.

- ***Quality of Life*** *— Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources. We take pride in our well-connected and involved community that truly cares about each*

other demonstrated by the exceptional customer service of our workforce and the self-respect reflected through the attractiveness of our town.

Staff comment: The subdivision adds vehicle, bicycle, and pedestrian connectivity to this undeveloped segment of land within the Town. The development will add improved infrastructure such as bicycle lanes, sidewalks, crosswalks, and regional trail connections to increase residents' quality of life by connecting residents to adjacent commercial services, neighborhoods, and recreational opportunities.

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval for the Windsor Industrial Park Large Retail Establishment Major Site Plan as presented, subject to any outstanding Planning Commission, referral agency, and staff comments being addressed.

CC:

Nathan Abbott, Galloway & Company, applicant
Scott Ballstadt, Director of Planning
Omar Herrera, Director of Engineering
Evan Wendlandt, Director of Economic Development
Doug Roth, Civil Engineer IV; Kelsey Lutch, Senior Planner; and Scott Pearson, Transportation Engineer - ComDev Team
Kim Mihm, Deputy Town Attorney

Attachments:

1. PC Staff Presentation - LRE_SP - King Soopers
2. Applicant's Project Narrative
3. Overall Site Exhibit
4. Site Plan Exhibit
5. Landscaping Exhibit
6. Building Elevations Exhibit

Large Retail Establishment – Site Plan

Windsor Industrial Park Subdivision, Lot 1

Carlin Malone, Planning Manager

Planning Commission, March 4, 2026

Large Retail Establishment Site Plan

Article VII of Chapter 15 of the Municipal Code outlines the purpose and procedures of the Large Retail Establishment Site Plan process, including:

Sec. 15-7-30. – Procedure. All retail establishments of more than fifty thousand (50,000) square feet of GLA shall require site plan approval by the Town Board and shall not be eligible for administrative approval.

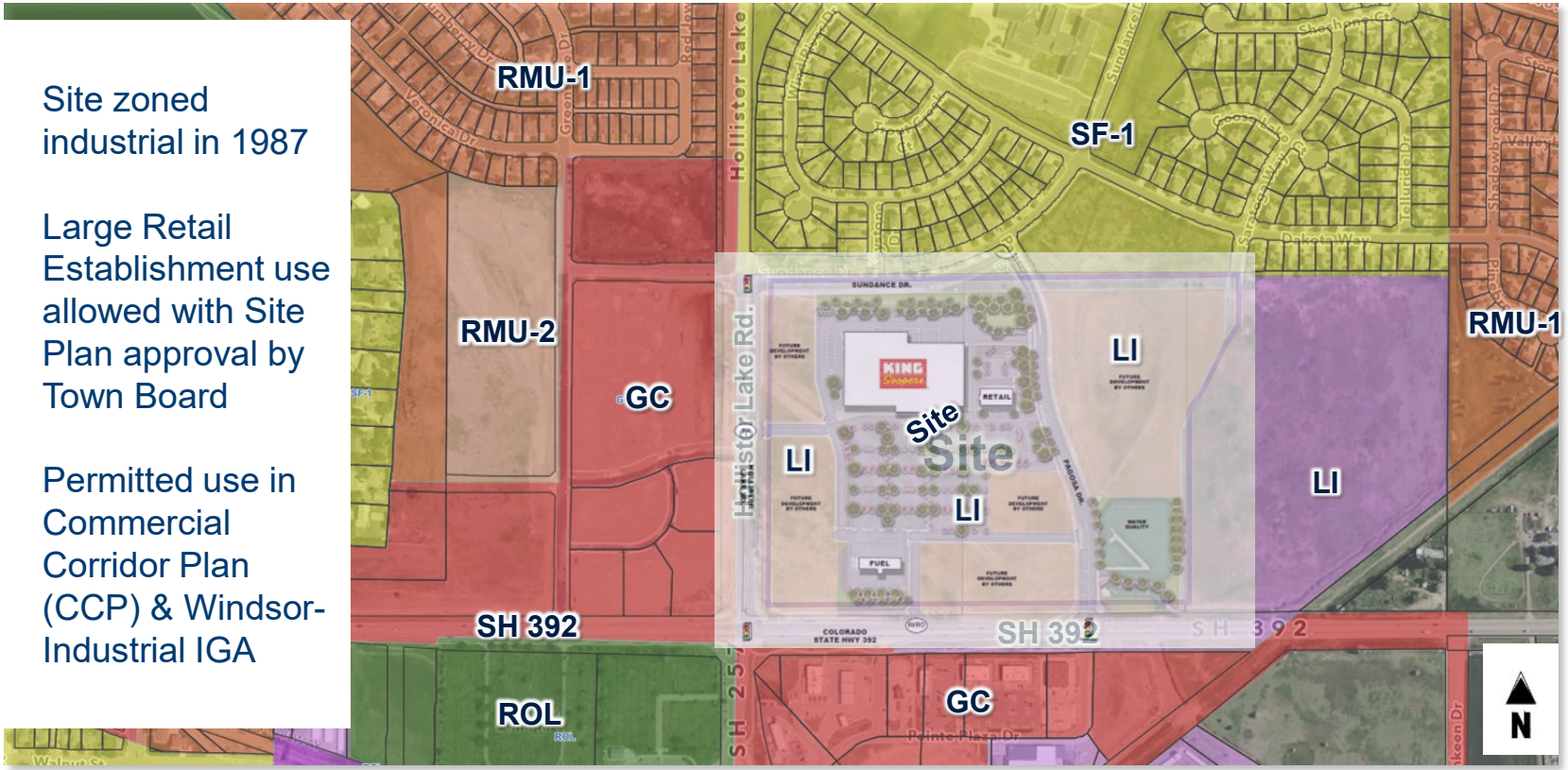
Site Vicinity Map

- Site annexed in 1987
- Plans consistent with Town's long-range plans
- Comp Plan land use designation of General Commercial and Mixed Use Commercial



Zoning Map

- Site zoned industrial in 1987
- Large Retail Establishment use allowed with Site Plan approval by Town Board
- Permitted use in Commercial Corridor Plan (CCP) & Windsor-Industrial IGA



Site

- Primary access points along SH 392 / Hollister Lake Rd. & SH 392 / Pagosa Drive

LOT 1 – SITE DEVELOPMENT PLAN DATA TABLE				
PARKING CALCULATIONS				
USE: RETAIL – 1 SPACE PER 250 SF OF GLA				
LOT (SF)	BLDG (SF)	REQUIRED	PROVIDED	
LOT 1 (652,099 SF)	123,000 SF	STANDARD = 483 SPACES	487 SPACES	
		HC = 9 SPACES	24 SPACES	
		PICKUP = NO REQ	15 SPACES	
		TOTAL (1/250 GLA) = 492 SPACES	526 SPACES	
		CART CORRAL (1/100 PARKING STALLS = 5 CART CORRALS. NOT INCLUDED IN PROVIDED PARKING CALCULATION	29 CART CORRALS	
		BICYCLE = NO REQ	12 SPACES	
LAND USE				
BUILDING & TRASH ENCLOSURE			123,000 SF	18.86%
SIDEWALK & PATIO			24,924 SF	3.82%
PARKING & DRIVE AREA			367,089 SF	56.29%
PRIVATE STREET			0 SF	0.00%
LANDSCAPE AREA			137,136 SF	21.03%



Large Retail Establishment Criteria

- All retail establishments of more than fifty thousand (50,000) square feet of GLA shall require site plan approval by the Town Board and shall not be eligible for administrative approval.

- Architectural Criteria
  - Articulated facades, variations in roof lines, aesthetically pleasing materials and colors, entryway design elements, etc.

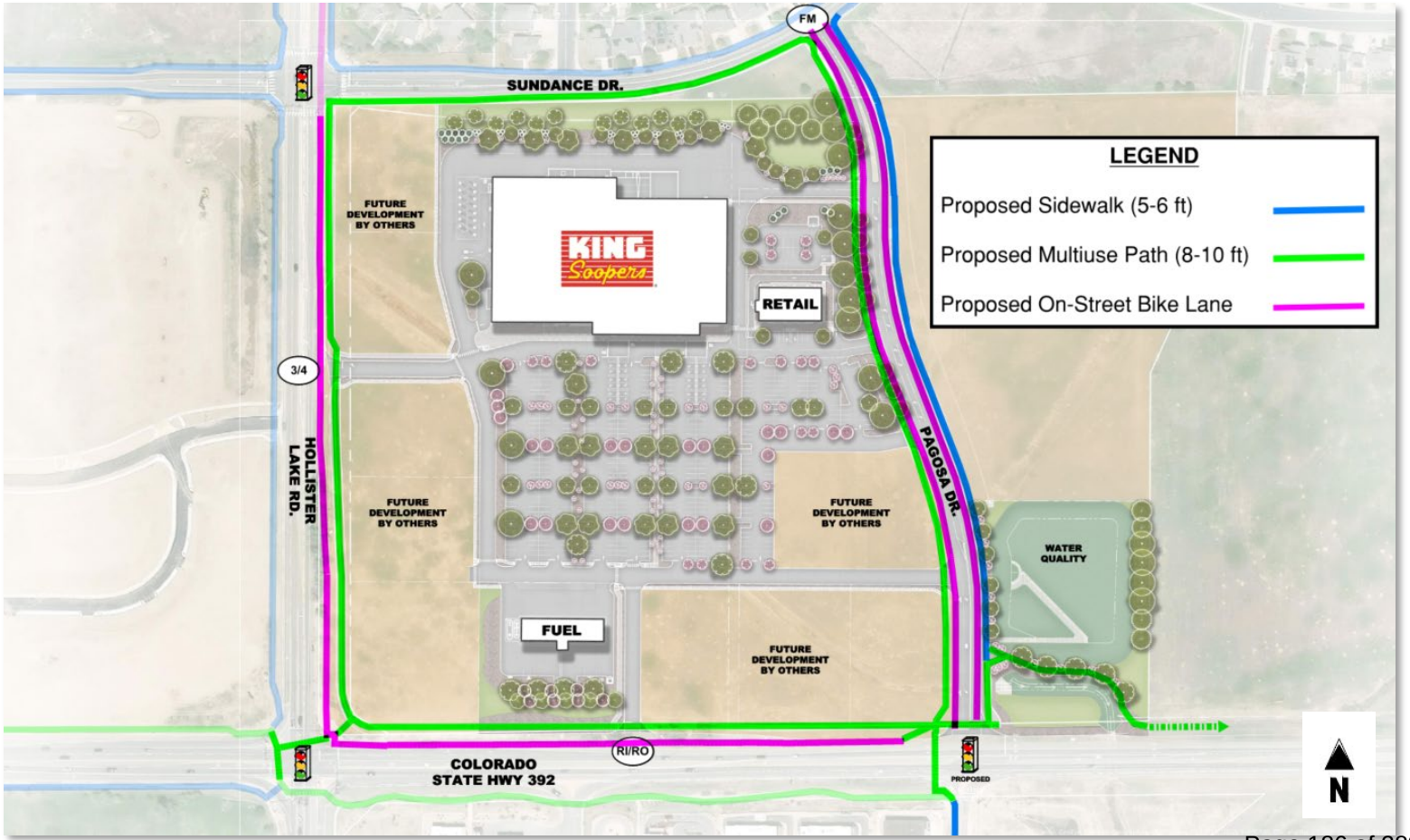
- Pedestrian, Vehicular and Parking Criteria
  - Pedestrian flows and amenities required, such as 8-ft sidewalks, crosswalks, and multiple building entrances
  - Parking screening and landscaping requirements
  - Specific quantity requirements for parking stalls and cart return

- Trailers, semi-trailers, outdoor containers, etc. shall not be stored on site
- Noise mitigation may be required (such as landscape buffers)
- Ongoing maintenance and neat and orderly appearance required

Vehicular Connectivity



Pedestrian/Bicycle Connectivity



Phasing

- Transportation improvements will be constructed in phases, dependent on traffic warrants and CDOT approvals
- Applicant team and Windsor Staff are working with CDOT to coordinate and evaluate additional phased improvements and 392 widening
- Applicant and staff are evaluating the southern leg of the 392/Pagosa intersection, the roundabout, and surrounding road network.
- Main St (SH 392) will be widened and improvements made to the intersection of Hollister Lake Rd/Main St.

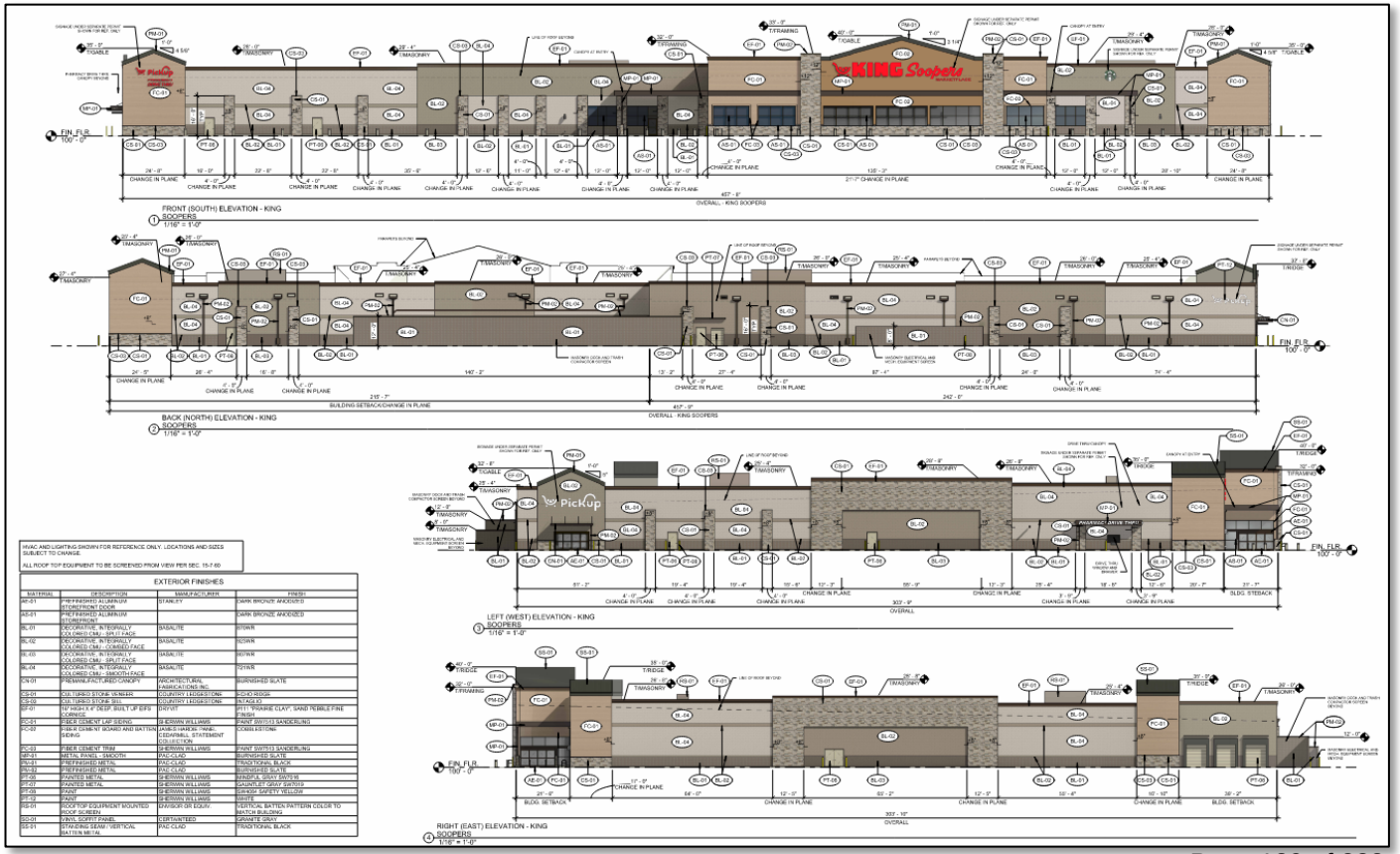
Landscaping

- 63’ – 76’ setback / landscape buffer & screen walls along north (30’ required)
- Unloading area & trash area screen walls
- Site at lower elevation than Sundance Dr.
- Parking lots further away from neighborhood



Building Elevations

- 123,000 s.f. bldg.
- 25-4” - 40’ bldg height
- Compliance with Windsor-Severance IGA
- Compliance with Commercial Corridor Plan (CCP)



Comprehensive Plan Conformance

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

Chapter 5 – Goals & Policies - *Growth & Regional Collaboration*

Goal 1: *Manage new development to be fiscally responsible and environmentally sensitive.*

- **Policy 1:** *When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.*

Goal 2: *Align the pace of new development with investment in infrastructure, amenities, and services.*

- **Policy 1:** *Ensure all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections*
- **Policy 2:** *Continue coordinating the creation and expansion of schools, libraries, and other community resources with projected population growth and new private development.*
- **Policy 3:** *Proactively anticipate local and regional traffic demands with new development and ensure road infrastructure and design can accommodate future increase in traffic flow.*

Goal 3: Coordinate planning efforts regionally with other jurisdictions, agencies, and districts.

- ***Policy 1:*** *Coordinate future land use and development with adjacent municipalities to meet evolving community needs and land use demand.*
- ***Policy 3:*** *Ensure new development and land uses are consistent with applicable area and regional plans and regulations.*

Comprehensive Plan Conformance

Chapter 5 – Goals & Policies – *Economic Development*

Goal 1: Foster a balanced local economy with a range of employment, service, commercial, and industrial uses.

- ***Policy 1:*** *Diversify commercial, light industrial, and employment uses to insulate the Town's fiscal base from economic downturns.*

Goal 3: Cultivate commercial development that provides increased choices and services.

- ***Policy 1:*** *Support and retain existing businesses, local businesses, and small businesses.*
- ***Policy 3****: Promote public and private partnerships to enable proactive investments that support the long-term vibrancy and viability of commercial centers and corridors.*
- ***Policy 4:*** *Ensure that appropriate transitions/buffers are provided between residential and nonresidential uses.*

❖ Studies show fiscal losses with Windsor residents shopping elsewhere. The center will help address long-standing concerns from residents about limited grocery store and retail shopping options.

❖ According to the 10-year net fiscal benefit analysis:

➢ Grocery store (King Soopers) ~ $22,561,483

➢ Pad sites ~ $6,417,341

King Soopers & Shopping Center

Store

- Total Project Investment: $43,000,000
- 375 new jobs, average salary $50,000
- Operational by 2027

10-year Net Fiscal Benefit to the Town
$22,561,483

Pad Sites

- Total Project Investment: $20,000,000
- 128 new jobs, average salary $44,000
- Restaurant sales tax reimbursement begins at King Soopers grocery store Certificate of Occupancy (C.O.)
- Offsite Improvements (traffic signal) Reimbursement due after installation is completed.

10-year Net Fiscal Benefit to the Town
$6,417,341

Comprehensive Plan Conformance

Chapter 5 – Goals & Policies – *Transportation and Mobility*

Goal 1: ***Implement a connected and safe bicycle and pedestrian network that provides connections to key destinations, convenient access to transit, helps relieve congestion, and provides alternative transportation options.***

- **Policy 1:** *Promote connectivity and efficient travel through roadway extensions, sidewalk construction, on-street bike facilities, and trail expansion projects.*
- **Policy 3:** *Encourage complete streets and a connected, comprehensive low-stress pedestrian/bicycle network to improve safety and comfort.*

Goal 2: ***Support multimodal connectivity and safety and reflect the community character of Windsor as a part of new developments and growth.***

- **Policy 1:** *Use roadway standards and cross sections in the construction of the new roadways that consider complete streets, maintenance needs, and reflect the context in which they are located.*

Comprehensive Plan Conformance

Chapter 5 – Goals & Policies – *Parks, Recreation, Open Space & Trails*

Goal 1: *Create equitable access to parks, open spaces, and trails to promote community identity and quality of life.*

- **Policy 3***: Continue to enhance regional trail connectivity through Windsor and to adjacent communities.*
- **Policy 4***: Create local trail connectivity to new open spaces, parks, schools, and neighborhoods, and to service existing unconnected neighborhoods*

Strategic Plan Conformance

The application is consistent with the Strategic Plan Mission Statement, Fisal Responsibility Guiding Principle, and Quality of Life Guiding Principle:

Mission Statement: *The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.*

Guiding Principles:

- **Fiscal Responsibility** — Windsor is committed to sound fiscal management and transparency in all decision-making. We plan for future generations through adequate allocation of resources that will allow for operations and maintenance of our facilities and land. We consistently evaluate our resources to maintain a healthy balance of programs and services.
- **Quality of Life** - Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources. We take pride in our well-connected and involved community that truly cares about each other demonstrated by the exceptional customer service of our workforce and the self-respect reflected through the attractiveness of our town.

Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval for the Windsor Industrial Park Large Retail Establishment Major Site Plan as presented, subject to any outstanding Planning Commission, referral agency, and staff comments being addressed with the condition that the Windsor Industrial Park Major Subdivision is approved.

Record

Staff requests that the following be entered into the record:

- Large Retail Establishment Major Site Plan application
- Staff memorandum and supporting documents
- Public comment
- Staff recommendation

Thank You

Questions?

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

August 7, 2024

John Thornhill, Director
Town of Windsor, Colorado
Community Development
301 Walnut St., Windsor, CO 80550

RE: Windsor Marketplace – Project Narrative: Site Plan, Civil CDs, Subdivision and CLOMR initial submittal

The subject property is an approximately 22-acre undeveloped lot located at the northeast corner of Hollister Lake Road and Colorado State Highway 392 (Main Street). The subject property is located within the Town of Windsor and is zoned Limited Industrial (LI). Per Section 16-1-130 of the Town of Windsor Municipal Code ("Code"), any use otherwise permitted in the General Commercial (GC) District is a permitted use by right in the LI zone district. According to Section 16-1-120.C.1 of the Code a number of uses are permitted by right within the GC zone district including, but not limited to, grocery stores and supermarkets, gasoline service stations and drive-in restaurants.

The proposed development will bring a much need grocery store to the area along with anticipated retail and food-service options to the neighboring communities. An approximately 124,000 square foot grocery store + drive-up pharmacy is being proposed along with an approximately 10,000 square foot retail building with a drive-through window and associated drive-through lanes. Additionally, a retail fuel station with nine (9) multi-product dispensers and small employee-only pay kiosk is proposed along SH 392. Five (5) outlots are being proposed as part of the subdivision process and will allow for future retail growth within the overall project.

The proposed development will tie into the anticipated infrastructure improvements to include water, wastewater stormwater and power and gas extensions. Access into the site is being proposed off of SH 392 to the south, Hollister Lake Drive to the west and Sundance Drive to the north. Future access to the undeveloped property to the east is contemplated as shown on the enclosed site plan.

John Law Ditch – West Tributary (JLD-WT) runs from west to east through the subject property. Enclosed as part of our application, Galloway has provided hydraulic analyses in support of a Conditional Letter of Map Revision (CLOMR) to the Federal Emergency Management Agency (FEMA) for the reach of JLD-WT within the development site. More details can be found in the enclosed CLOMR as part of this submission.

We look forward to working with the Town of Windsor on a successful project. Please don't hesitate to contact me directly with any questions.

Sincerely,
GALLOWAY

Nathan Abbott
Principal, Sr. Development Services PM
NathanAbbott@GallowayUS.com

cc: Kyle Pollock, PE, RJ Barnes, Suleyman Akalin, PhD, PE, CFM



KING SOOPERS CITY MARKET

WINDSOR, CO

SITE PLAN RENDERING

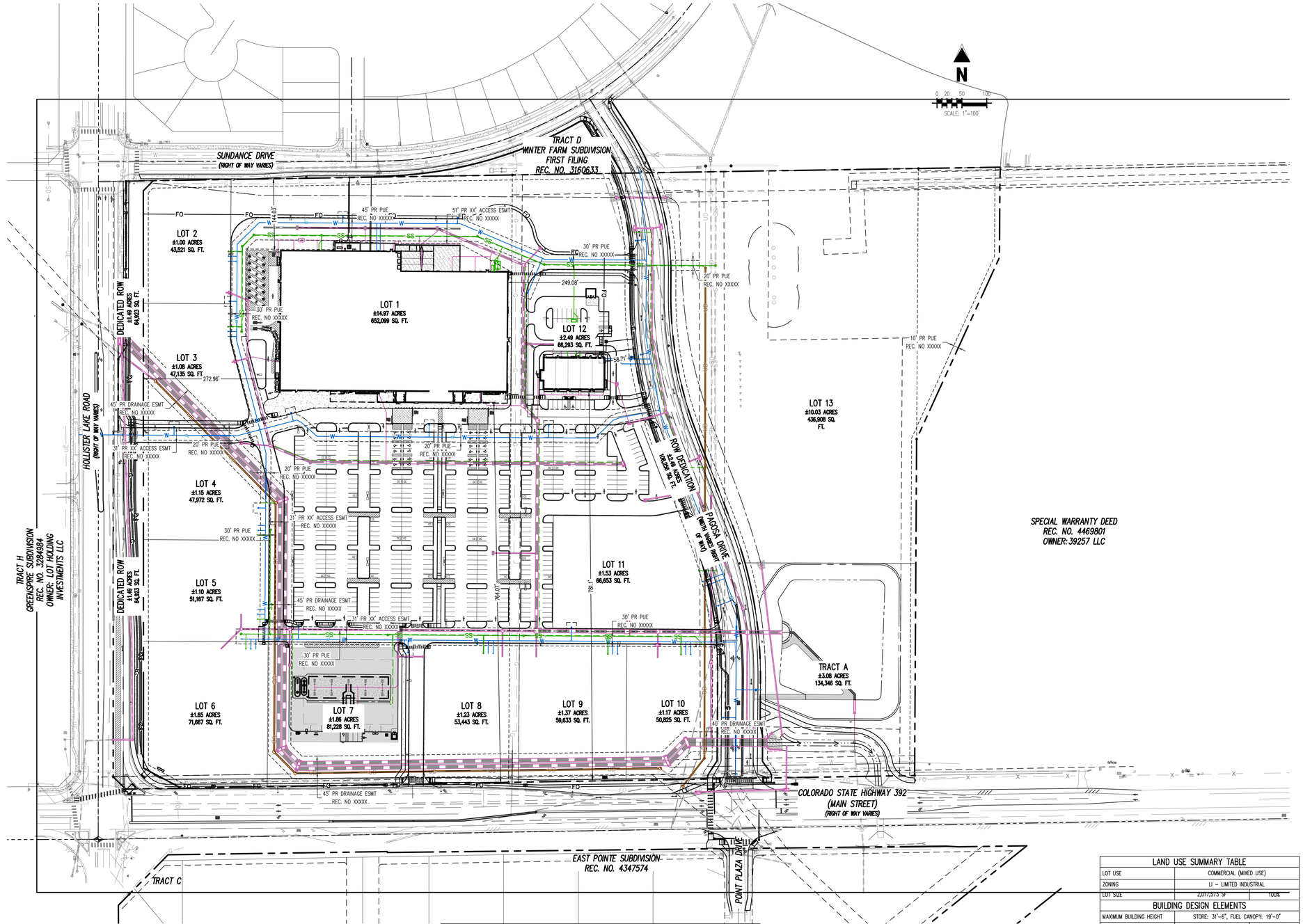
02.06.2026

0' 80' 160' 400'

SCALE: 1" = 80'-0"

N

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SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING RIGHT OF WAY BOUNDARY LINE
- PROPOSED RIGHT OF WAY BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED SWALE
- SITE TRIANGLE
- ADA PATH OF TRAVEL
- EXISTING BOUNDARY SECTION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CURB AND GUTTER (SPILL)
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED POND MAINTENANCE ACCESS ROAD
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PARKING COUNT
- PROPOSED BIKE LANE SYMBOL
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- PROPOSED CART CORRAL
- PROPOSED BIKE RACK
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED SITE LIGHTING
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED GREASE TRAP
- EXISTING STORM SEWER STRUCTURE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER FLARED END SECTION
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER FLARED END SECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE

NOTE:

1. THE SIZE, TYPE, AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO LANDSCAPE PLANS FOR STREET TREE INFORMATION, AND SURVEY DOCUMENTS FOR ADDITIONAL RIGHT-OF-WAY, EASEMENT AND ROADWAY CENTERLINE INFORMATION.
3. BUILDING POINTS ARE AT CORNERS OF NOMINAL BUILDING FOOTPRINTS. CONTRACTOR SHALL CONFIRM ALL BUILDING CORNERS AND DIMENSIONS WITH ARCHITECT PRIOR TO CALLING FOR STAKES.
4. ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING OR PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
5. CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND ARCHITECT PRIOR TO STAKING BUILDING COORDINATES.

LOT 1 – SITE DEVELOPMENT PLAN DATA TABLE			
PARKING CALCULATIONS			
USE: RETAIL – 1 SPACE PER 250 SF OF GLA			
LOT (SF)	BLDG (SF)	REQUIRED	PROVIDED
LOT 1 (652,099 SF)	123,000 SF	STANDARD = 483 SPACES	487 SPACES
		HC = 9 SPACES	24 SPACES
		PICKUP = NO REQ	15 SPACES
		TOTAL (1/250 GLA) = 492 SPACES	526 SPACES
		CART CORRAL (1/100 PARKING STALLS = 5 CART CORRALS. NOT INCLUDED IN PROVIDED PARKING CALCULATION	29 CART CORRALS
		BICYCLE = NO REQ	12 SPACES

LAND USE			
BUILDING & TRASH ENCLOSURE		123,000 SF	18.86%
SIDEWALK & PATIO		24,924 SF	3.82%
PARKING & DRIVE AREA		367,089 SF	56.29%
PRIVATE STREET		0 SF	0.00%
LANDSCAPE AREA		137,136 SF	21.03%

LOT 12 – SITE DEVELOPMENT PLAN DATA TABLE			
PARKING CALCULATIONS			
USE: RETAIL – 1 SPACE PER 250 SF OF GLA			
LOT (SF)	BLDG (SF)	REQUIRED	PROVIDED
LOT 12 (66,293 SF)	8,240 SF	STANDARD = 31 SPACES	22 SPACES
		HC = 2 SPACES	2 SPACES
		PICKUP = NO REQ	0 SPACES
		TOTAL (1/250 GLA) = 33 SPACES	24 SPACES (OVERPARKING FROM LOT 1 TO BE UTILIZED TO MEET REQUIREMENT)
		CART CORRAL (1/100 PARKING STALLS = 1 CART CORRAL. NOT INCLUDED IN PROVIDED PARKING CALCULATION	0 CART CORRALS (CART CORRALS TO BE SHARED WITH LOT 1 TO MEET REQUIREMENT)
		BICYCLE = NO REQ	0 SPACES

LAND USE			
BUILDING & TRASH ENCLOSURE		8,240 SF (BUILDING) + 273 SF (TRASH ENCLOSURE) = 8,513 SF	12.84%
SIDEWALK & PATIO		2,708 SF	4.08%
PARKING & DRIVE AREA		23,090 SF	34.83%
PRIVATE STREET		0 SF	0.00%
LANDSCAPE AREA		31,982 SF	48.25%

LOT 7 – SITE DEVELOPMENT PLAN DATA TABLE			
PARKING CALCULATIONS			
USE: RETAIL – 1 SPACE PER 250 SF OF GLA			
LOT (SF)	BLDG (SF)	REQUIRED	PROVIDED
LOT 7 (81,228 SF)	173 SF	STANDARD = 1 SPACES	3 SPACES
		HC = 1 SPACES	1 SPACES
		PICKUP = NO REQ	0 SPACES
		TOTAL (1/250 GLA) = 2 SPACES	4 SPACES
		CART CORRAL – NO REQ, NOT INCLUDED IN PROVIDED PARKING CALCULATION	0 CART CORRALS
		BICYCLE = NO REQ	0 SPACES

LAND USE			
BUILDING & TRASH ENCLOSURE		173 SF (KIOSK) + 133 SF (TRASH ENCLOSURE) = 241 SF	0.30%
SIDEWALK & PATIO		1,454 SF	1.79%
PARKING & DRIVE AREA		41,374 SF	50.93%
PRIVATE STREET		0 SF	0.00%
LANDSCAPE AREA		38,159 SF	46.97%

LAND USE SUMMARY TABLE		
LOT USE	COMMERCIAL (MIXED USE)	
ZONING	LI – LIMITED INDUSTRIAL	
LOT SIZE	2,017,573 SF	100%
BUILDING DESIGN ELEMENTS		
MAXIMUM BUILDING HEIGHT	STORE: 31'-6", FUEL CANOPY: 19'-0"	
	SQUARE FOOTAGE	ACREAGE
LOT 1	652,099	14.97
LOT 2	43,521	1.00
LOT 3	47,135	1.08
LOT 4	47,972	1.15
LOT 5	51,167	1.10
LOT 6	71,667	1.65
LOT 7	81,228	1.86
LOT 8	53,443	1.23
LOT 9	59,633	1.37
LOT 10	50,825	1.17
LOT 11	66,653	1.53
LOT 12	66,293	1.52
LOT 13	436,908	10.03
DEDICATED ROW	64,923	1.49
DEDICATED ROW	64,923	1.49
TRACT A	134,346	3.08
ROW DEDICATION (PAGOSA DRIVE)	108,256	2.49
TOTAL	2,017,574	46.32
PUBLIC ROAD IMPROVEMENTS		
	TOTAL LINEAR FEET OF NEW ROAD CONSTRUCTION	
PAGOSA DRIVE	1,495 FEET	

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164
SITE PLAN

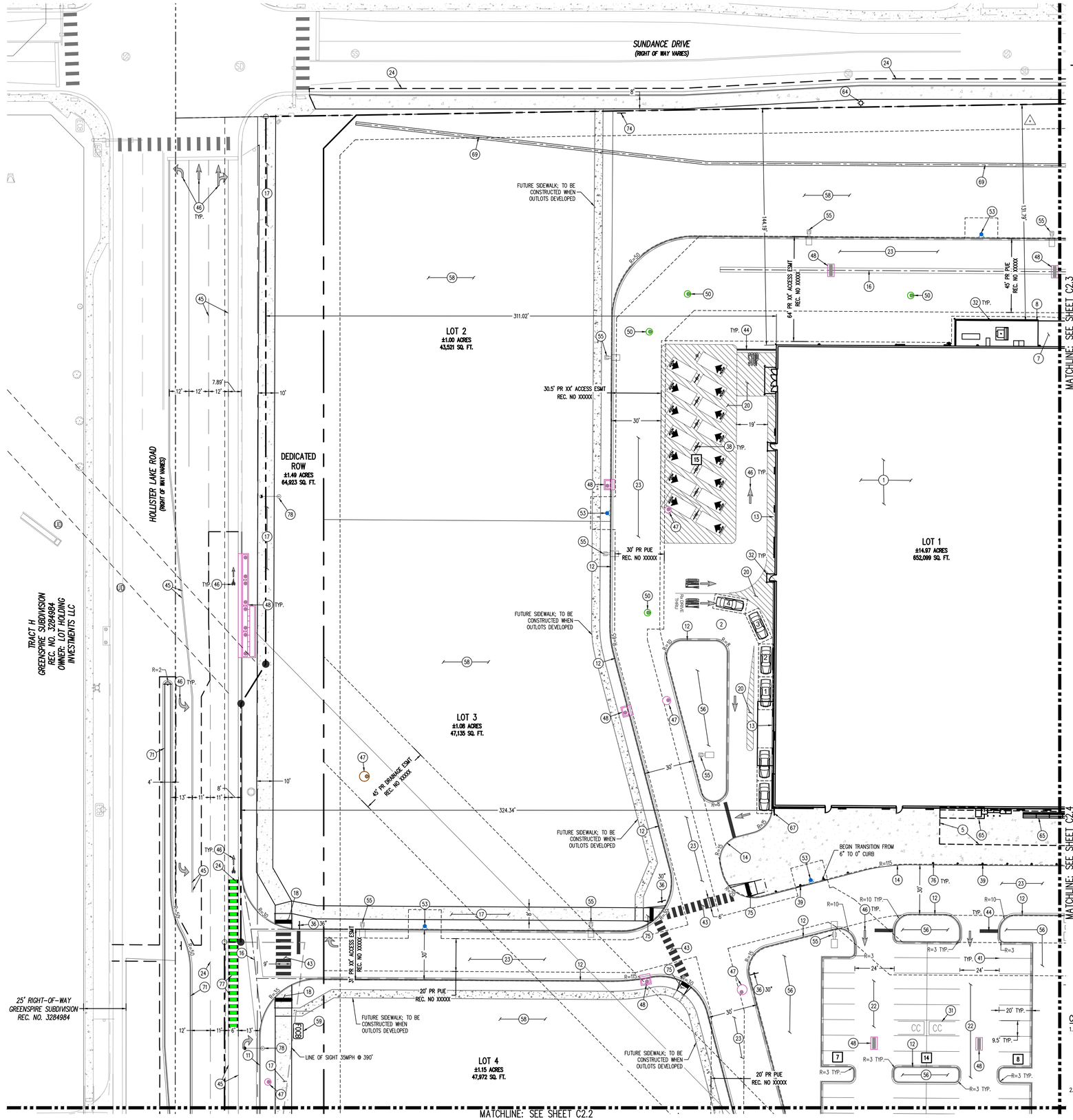
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	CJM
Checked By:	PJD
Date:	10/10/2025

OVERALL SITE PLAN

C2.0
SHEET 14 OF 172



SITE SCHEDULE

1. PROPOSED 123,000 SF KING SOOPERS MARKETPLACE STORE; REF. ARCH. PLANS
2. PROPOSED PHARMACY DRIVE THRU CANOPY AND DRIVE LANES; REF. ARCH. PLANS
3. PROPOSED CONCRETE LOADING DOCK, REF ARCH PLANS
4. PROPOSED VESTIBULE
5. PROPOSED OUTDOOR SALES AREA
6. PROPOSED MASONRY SCREEN WALL AT TRUCK DOCK; REF. ARCH. PLANS
7. PROPOSED MECHANICAL ENCLOSURE AREA
8. PROPOSED SCREEN WALL
9. PROPOSED TRASH COMPACTOR
10. PROPOSED TRASH ENCLOSURE
11. PROPOSED 6" CURB AND 24" GUTTER, REF DET, SHT C2.10
12. PROPOSED 6" CURB AND 12" GUTTER, REF DET, SHT C2.10
13. PROPOSED 6" CURB
14. PROPOSED 0" CURB
15. PROPOSED CURB CHASE
16. PROPOSED CONCRETE CROSSPAN, REF DET, SHT C2.10
17. PROPOSED SIDEWALK, REF DET ON SHT C2.10 & DET 18 ON SHT C2.12
18. PROPOSED ADA ACCESSIBLE RAMP WITH DETECTABLE WARNINGS (PUBLIC); REF DET ON SHT C2.10
19. PROPOSED POND MAINTENANCE ACCESS ROAD W/ MOUNTABLE CURB AND GUTTER; REF DET 5 ON SHT C6.33 & ROADWAY PLANS
20. PROPOSED 4" STRIPING @ 45° 2' O.C.
21. PROPOSED STANDARD DUTY CONCRETE PAVING; REF DET 14 ON SHT C2.11
22. PROPOSED STANDARD DUTY ASPHALT PAVING; REF DET 15 ON SHT C2.11
23. PROPOSED HEAVY DUTY ASPHALT PAVING; REF DET 15 ON SHT C2.11
24. PROPOSED SAWCUT
25. *PROPOSED HEAVY DUTY CONCRETE FUEL PAD
26. *PROPOSED 6,880 SF FUELING CANOPY
27. *PROPOSED 173 SF FUEL KIOSK
28. *PROPOSED UNDERGROUND FUEL STORAGE TANKS
29. *PROPOSED MFD FUEL DISPENSER W/BOLLARDS
30. PROPOSED 8,240 SF RETAIL BUILDING
31. PROPOSED CART CORRAL; REF DET 20 ON SHT C2.12
32. PROPOSED SITE BOLLARD; REF DET 24 ON SHT C2.12
33. PROPOSED BIKE RACK; REF DET 25 ON SHT C2.12
34. PROPOSED ADA ACCESSIBLE PARKING SIGN; REF DET 2 ON SHT C2.11
35. PROPOSED ADA VAN ACCESSIBLE PARKING SIGN; REF DET 4 ON SHT C2.11
36. PROPOSED STOP SIGN; SIZE PER PLAN, REF DET, SHT C2.10
37. PROPOSED DO NOT ENTER SIGN; REF DET 7 ON SHT C2.11
38. PROPOSED GROCERY STORE PICKUP SIGN; REF DET 9 ON SHT C2.11
39. PROPOSED FIRE LANE-NO PARKING SIGN; REF DET 8 ON SHT C2.11
40. PROPOSED MONUMENT SIGN, BY SEPARATE PERMIT
41. PROPOSED PARKING STRIPING; REF DET 10 ON SHT C2.11
42. PROPOSED ADA PARKING SYMBOL; REF DET 13 ON SHT C2.11
43. PROPOSED PAINTED PEDESTRIAN CROSSWALK, LENGTH PER PLAN; REF DET 12 ON SHT C2.11
44. PROPOSED STOP BAR; REF DET 12 ON SHT C2.11
45. PROPOSED STRIPING; REF DET ON SHT R5.0
46. PROPOSED DIRECTIONAL ARROWS; REF DET 12 ON SHT C2.11
47. PROPOSED STORM MANHOLE; REF. UTILITY PLANS
48. PROPOSED STORM INLET; REF. UTILITY PLANS
49. PROPOSED STORM FLARED END SECTION; REF. UTILITY PLANS
50. PROPOSED SANITARY MANHOLE; REF. UTILITY PLANS
51. PROPOSED SANITARY CLEANOUT; REF. UTILITY PLANS
52. PROPOSED GREASE INTERCEPTOR; REF. UTILITY PLANS
53. PROPOSED FIRE HYDRANT; REF. UTILITY PLANS
54. PROPOSED TRANSFORMER; REF. UTILITY PLANS
55. PROPOSED SITE LIGHT; REF. SHT PP1.1-PP1.2 AND DETS 21 & 22 ON SHT C2.12
56. PROPOSED LANDSCAPING; REF. LANDSCAPE PLANS
57. PROPOSED IRRIGATION METER; REF. UTILITY PLANS
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62. PROPOSED CONCRETE FOREBAY
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64. PROPOSED STREET LIGHT; POLE MOUNTED; REF SHT PP1.3
65. PROPOSED PROPANE & MISC. VENDING AREA
66. PROPOSED DETENTION POND SAFETY SIGNAGE; REF DETS ON SHT C6.33
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69. PROPOSED CONCRETE DRAIN PAN; REF DET 1 ON SHT C2.11
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76. PROPOSED BOLLARD, AT 0" CURB; REF DET 23 ON SHT C2.12
77. PROPOSED GREEN, CONFLICT PAVEMENT MARKINGS FOR BICYCLES
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79. PROPOSED TRENCH DRAIN, REF SHT C6.30

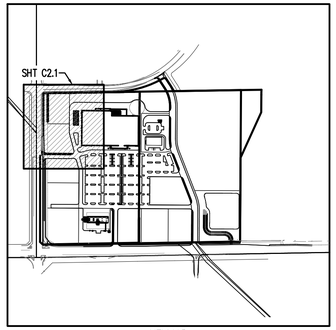
NOTE:

1. THE SIZE, TYPE, AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
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5. CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND ARCHITECT PRIOR TO STAKING BUILDING COORDINATES.

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.



KEYMAP
SCALE: N.T.S.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
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- PROPOSED RIGHT OF WAY BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED SWALE
- SITE TRIANGLE
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- EXISTING BOUNDARY SECTION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CURB AND GUTTER (SPILL)
- EXISTING EDGE OF ASPHALT
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- PROPOSED SIDEWALK
- PROPOSED POND MAINTENANCE ACCESS ROAD
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
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- PROPOSED BIKE RACK
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- EXISTING STORM SEWER STRUCTURE
- EXISTING STORM SEWER INLET
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- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER FLARED END SECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE

TOWN OF WINDSOR DRAWING APPROVAL

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

BY:_____ DATE:_____
DIRECTOR OF ENGINEERING

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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NOT FOR CONSTRUCTION

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WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164
SITE PLAN

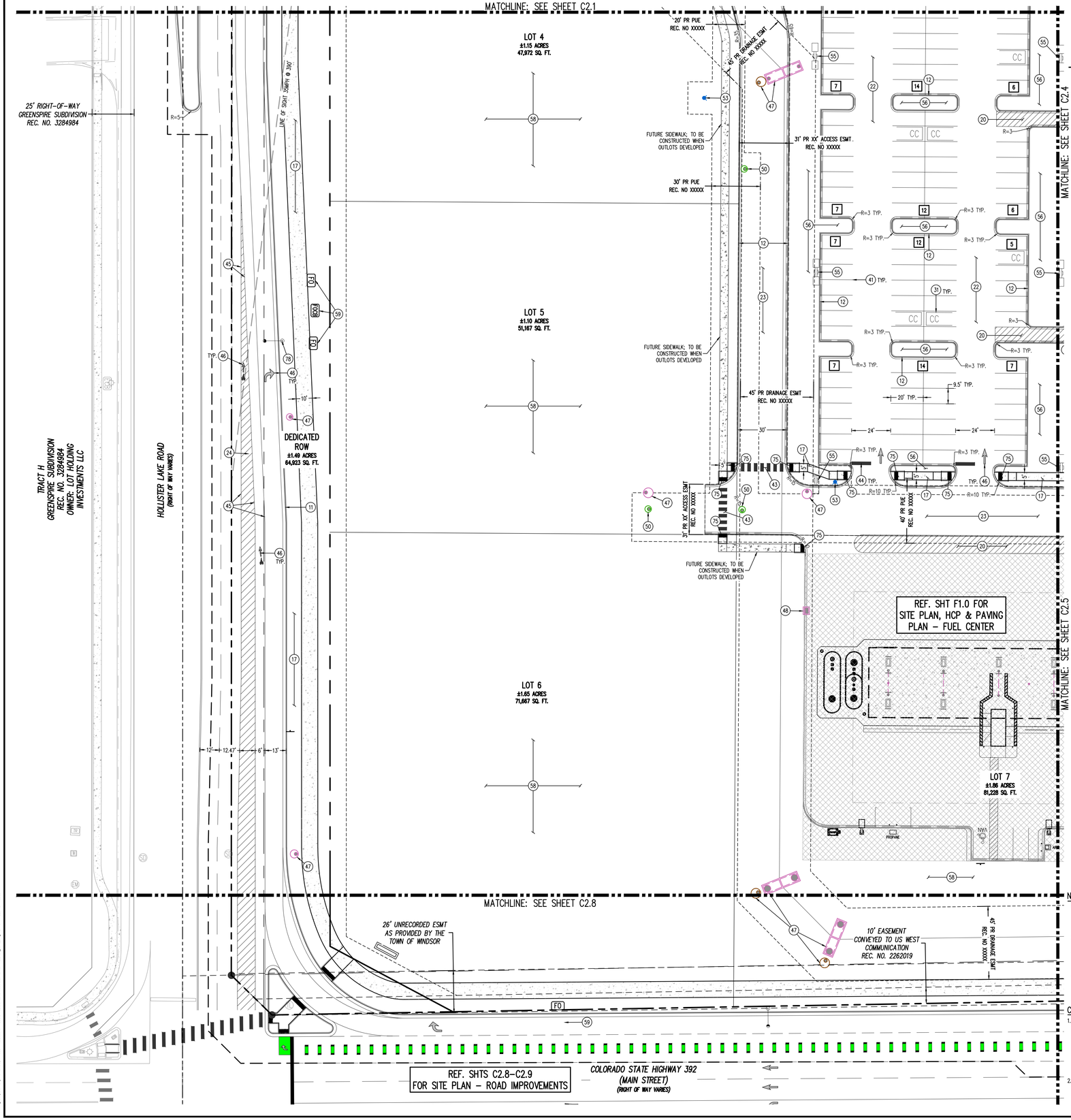
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

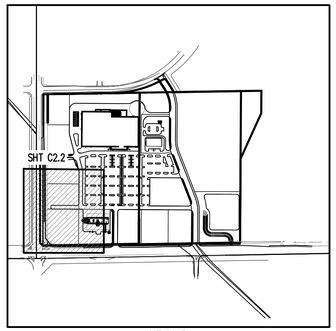
#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	CJM
Checked By:	PJD
Date:	10/10/2025

SITE PLAN

C2.1
Sheet 15 of 172





KEYMAP
SCALE: N.T.S.

SITE SCHEDULE

1. PROPOSED 123,000 SF KING SOOPERS MARKETPLACE STORE; REF. ARCH. PLANS
2. PROPOSED PHARMACY DRIVE THRU CANOPY AND DRIVE LANES; REF. ARCH. PLANS
3. PROPOSED CONCRETE LOADING DOCK, REF ARCH PLANS
4. PROPOSED VESTIBULE
5. PROPOSED OUTDOOR SALES AREA
6. PROPOSED MASONRY SCREEN WALL AT TRUCK DOCK; REF. ARCH. PLANS
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8. PROPOSED SCREEN WALL
9. PROPOSED TRASH COMPACTOR
10. PROPOSED TRASH ENCLOSURE
11. PROPOSED 6" CURB AND 24" GUTTER, REF DET, SHT C2.10
12. PROPOSED 6" CURB AND 12" GUTTER, REF DET, SHT C2.10
13. PROPOSED 6" CURB
14. PROPOSED 0" CURB
15. PROPOSED CURB CHASE
16. PROPOSED CONCRETE CROSSPAN, REF DET, SHT C2.10
17. PROPOSED SIDEWALK, REF DET ON SHT C2.10 & DET 18 ON SHT C2.12
18. PROPOSED ADA ACCESSIBLE RAMP WITH DETECTABLE WARNINGS (PUBLIC); REF DET ON SHT C2.10
19. PROPOSED POND MAINTENANCE ACCESS ROAD W/ MOUNTABLE CURB AND GUTTER; REF DET 5 ON SHT C6.33 & ROADWAY PLANS
20. PROPOSED 4" STRIPING @ 45° 2' O.C.
21. PROPOSED STANDARD DUTY CONCRETE PAVING; REF DET 14 ON SHT C2.11
22. PROPOSED STANDARD DUTY ASPHALT PAVING; REF DET 15 ON SHT C2.11
23. PROPOSED HEAVY DUTY ASPHALT PAVING; REF DET 15 ON SHT C2.11
24. PROPOSED SAWCUT
25. *PROPOSED HEAVY DUTY CONCRETE FUEL PAD
26. *PROPOSED 6,880 SF FUELING CANOPY
27. *PROPOSED 173 SF FUEL KIOSK
28. *PROPOSED UNDERGROUND FUEL STORAGE TANKS
29. *PROPOSED MFD FUEL DISPENSER W/BOLLARDS
30. PROPOSED 8,240 SF RETAIL BUILDING
31. PROPOSED CART CORRAL; REF DET 20 ON SHT C2.12
32. PROPOSED SITE BOLLARD; REF DET 24 ON SHT C2.12
33. PROPOSED BIKE RACK; REF DET 25 ON SHT C2.12
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35. PROPOSED ADA VAN ACCESSIBLE PARKING SIGN; REF DET 4 ON SHT C2.11
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41. PROPOSED PARKING STRIPING; REF DET 10 ON SHT C2.11
42. PROPOSED ADA PARKING SYMBOL; REF DET 13 ON SHT C2.11
43. PROPOSED PAINTED PEDESTRIAN CROSSWALK, LENGTH PER PLAN; REF DET 12 ON SHT C2.11
44. PROPOSED STOP BAR; REF DET 12 ON SHT C2.11
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TOWN OF WINDSOR DRAWING APPROVAL

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BY:_____ DATE:_____
DIRECTOR OF ENGINEERING

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WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164
SITE PLAN

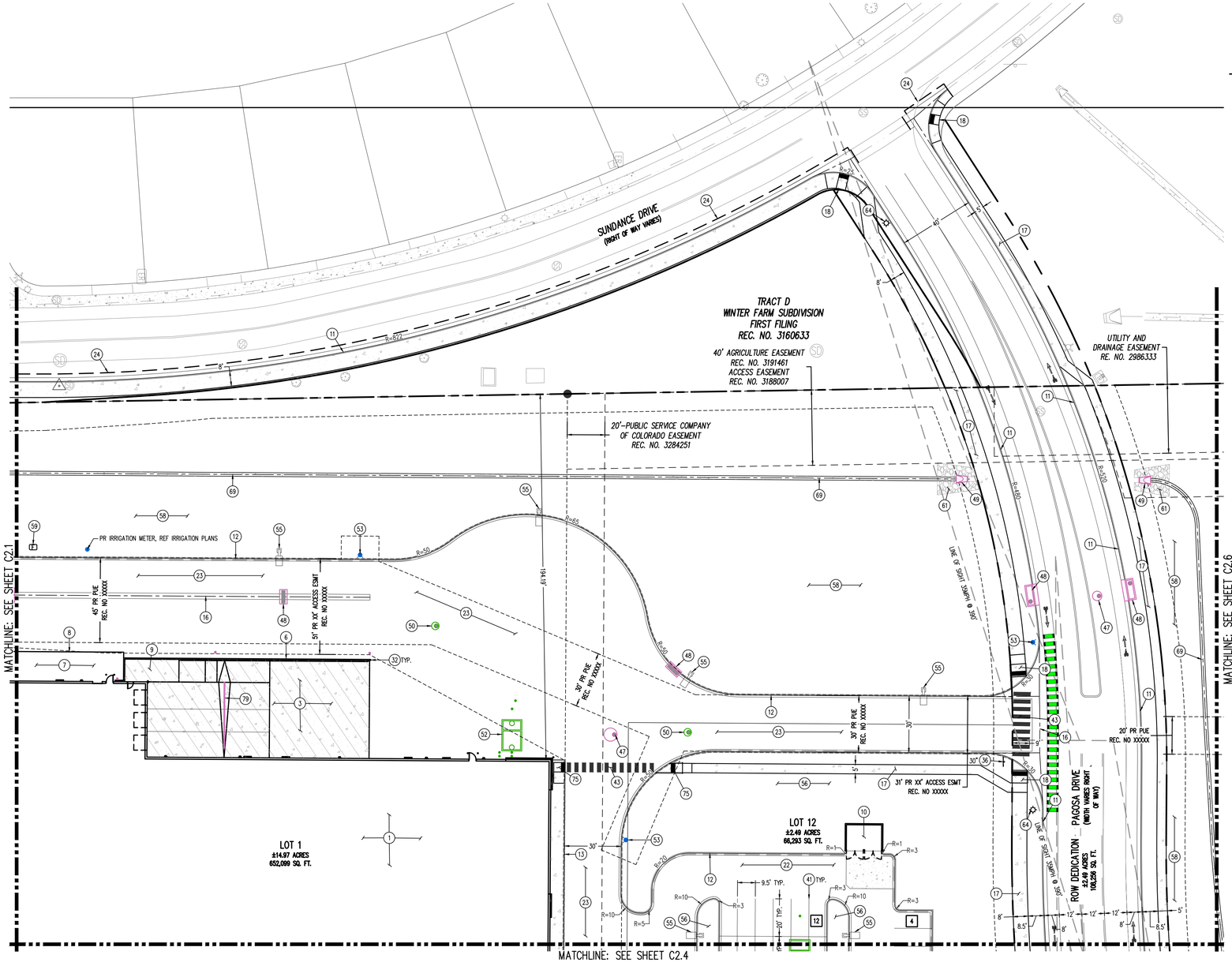
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	CJM
Checked By:	PJD
Date:	10/10/2025

SITE PLAN

C2.2
Sheet 16 of 172



N

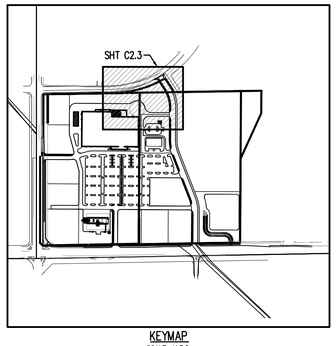
0 15 30

SCALE: 1"=30'

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KEYMAP
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SITE LEGEND

- PROPERTY BOUNDARY LINE
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- EXISTING EDGE OF ASPHALT
- EXISTING FENCE
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- EXISTING SIGN
- PROPOSED SIGN
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- EXISTING TREE TO BE REMOVED
- PARKING COUNT
- PROPOSED BIKE LANE SYMBOL
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- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED GREASE TRAP
- EXISTING STORM SEWER STRUCTURE
- EXISTING STORM SEWER INLET
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- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER FLARED END SECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE

NOTE:

1. THE SIZE, TYPE, AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. REFER TO LANDSCAPE PLANS FOR STREET TREE INFORMATION, AND SURVEY DOCUMENTS FOR ADDITIONAL RIGHT-OF-WAY, EASEMENT AND ROADWAY CENTERLINE INFORMATION.
3. BUILDING POINTS ARE AT CORNERS OF NOMINAL BUILDING FOOTPRINTS. CONTRACTOR SHALL CONFIRM ALL BUILDING CORNERS AND DIMENSIONS WITH ARCHITECT PRIOR TO CALLING FOR STAKES.
4. ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING OR PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
5. CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND ARCHITECT PRIOR TO STAKING BUILDING COORDINATES.

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

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

TOWN OF WINDSOR
DRAWING APPROVAL

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

BY:_____ DATE:_____
DIRECTOR OF ENGINEERING

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
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WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164
SITE PLAN

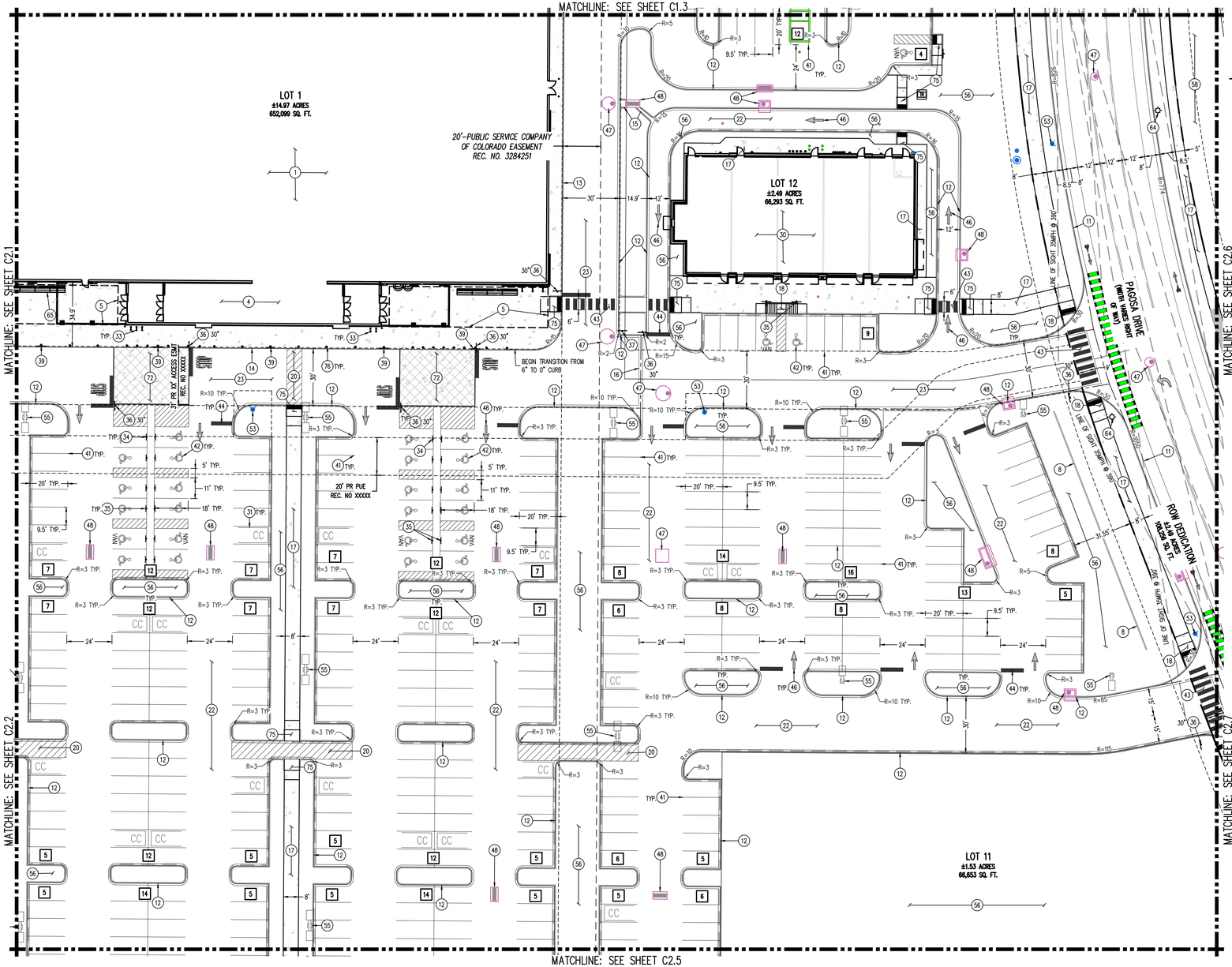
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	CJM
Checked By:	PJD
Date:	10/10/2025

SITE PLAN

C2.3
Sheet 17 of 172



KEYMAP
SCALE: N.T.S.

SITE SCHEDULE

1. PROPOSED 123,000 SF KING SOOPERS MARKETPLACE STORE; REF. ARCH. PLANS
2. PROPOSED PHARMACY DRIVE THRU CANOPY AND DRIVE LANES; REF. ARCH. PLANS
3. PROPOSED CONCRETE LOADING DOCK, REF ARCH PLANS
4. PROPOSED VESTIBULE
5. PROPOSED OUTDOOR SALES AREA
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8. PROPOSED SCREEN WALL
9. PROPOSED TRASH COMPACTOR
10. PROPOSED TRASH ENCLOSURE
11. PROPOSED 6" CURB AND 24" GUTTER, REF DET, SHT C2.10
12. PROPOSED 6" CURB AND 12" GUTTER, REF DET, SHT C2.10
13. PROPOSED 6" CURB
14. PROPOSED 0" CURB
15. PROPOSED CURB CHASE
16. PROPOSED CONCRETE CROSSPAN, REF DET, SHT C2.10
17. PROPOSED SIDEWALK, REF DET ON SHT C2.10 & DET 18 ON SHT C2.12
18. PROPOSED ADA ACCESSIBLE RAMP WITH DETECTABLE WARNINGS (PUBLIC); REF DET ON SHT C2.10
19. PROPOSED POND MAINTENANCE ACCESS ROAD W/ MOUNTABLE CURB AND GUTTER; REF DET 5 ON SHT C6.33 & ROADWAY PLANS
20. PROPOSED 4" STRIPING @ 45° 2' O.C.
21. PROPOSED STANDARD DUTY CONCRETE PAVING; REF DET 14 ON SHT C2.11
22. PROPOSED STANDARD DUTY ASPHALT PAVING; REF DET 15 ON SHT C2.11
23. PROPOSED HEAVY DUTY ASPHALT PAVING; REF DET 15 ON SHT C2.11
24. PROPOSED SAWCUT
25. *PROPOSED HEAVY DUTY CONCRETE FUEL PAD
26. *PROPOSED 6,880 SF FUELING CANOPY
27. *PROPOSED 173 SF FUEL KIOSK
28. *PROPOSED UNDERGROUND FUEL STORAGE TANKS
29. *PROPOSED MFD FUEL DISPENSER W/BOLLARDS
30. PROPOSED 8,240 SF RETAIL BUILDING
31. PROPOSED CART CORRAL; REF DET 20 ON SHT C2.12
32. PROPOSED SITE BOLLARD; REF DET 24 ON SHT C2.12
33. PROPOSED BIKE RACK; REF DET 25 ON SHT C2.12
34. PROPOSED ADA ACCESSIBLE PARKING SIGN; REF DET 2 ON SHT C2.11
35. PROPOSED ADA VAN ACCESSIBLE PARKING SIGN; REF DET 4 ON SHT C2.11
36. PROPOSED STOP SIGN; SIZE PER PLAN, REF DET, SHT C2.10
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44. PROPOSED STOP BAR; REF DET 12 ON SHT C2.11
45. PROPOSED STRIPING; REF DET ON SHT R5.0
46. PROPOSED DIRECTIONAL ARROWS; REF DET 12 ON SHT C2.11
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49. PROPOSED STORM FLARED END SECTION; REF. UTILITY PLANS
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52. PROPOSED GREASE INTERCEPTOR; REF. UTILITY PLANS
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55. PROPOSED SITE LIGHT; REF. SHT PP1.1–PP1.2 AND DETS 21 & 22 ON SHT C2.12
56. PROPOSED LANDSCAPING; REF. LANDSCAPE PLANS
57. PROPOSED IRRIGATION METER; REF. UTILITY PLANS
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65. PROPOSED PROPANE & MISC. VENDING AREA
66. PROPOSED DETENTION POND SAFETY SIGNAGE; REF DETS ON SHT C6.33
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76. PROPOSED BOLLARD, AT 0" CURB; REF DET 23 ON SHT C2.12
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SITE LEGEND

- PROPERTY BOUNDARY LINE
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- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- CC — PROPOSED CART CORRAL
- PROPOSED BIKE RACK
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED SITE LIGHTING
- TR — EXISTING PAD MOUNTED TRANSFORMER
- SS — EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED GREASE TRAP
- SD — EXISTING STORM SEWER STRUCTURE
- EXISTING STORM SEWER INLET
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BY:_____ DATE:_____
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WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164
SITE PLAN

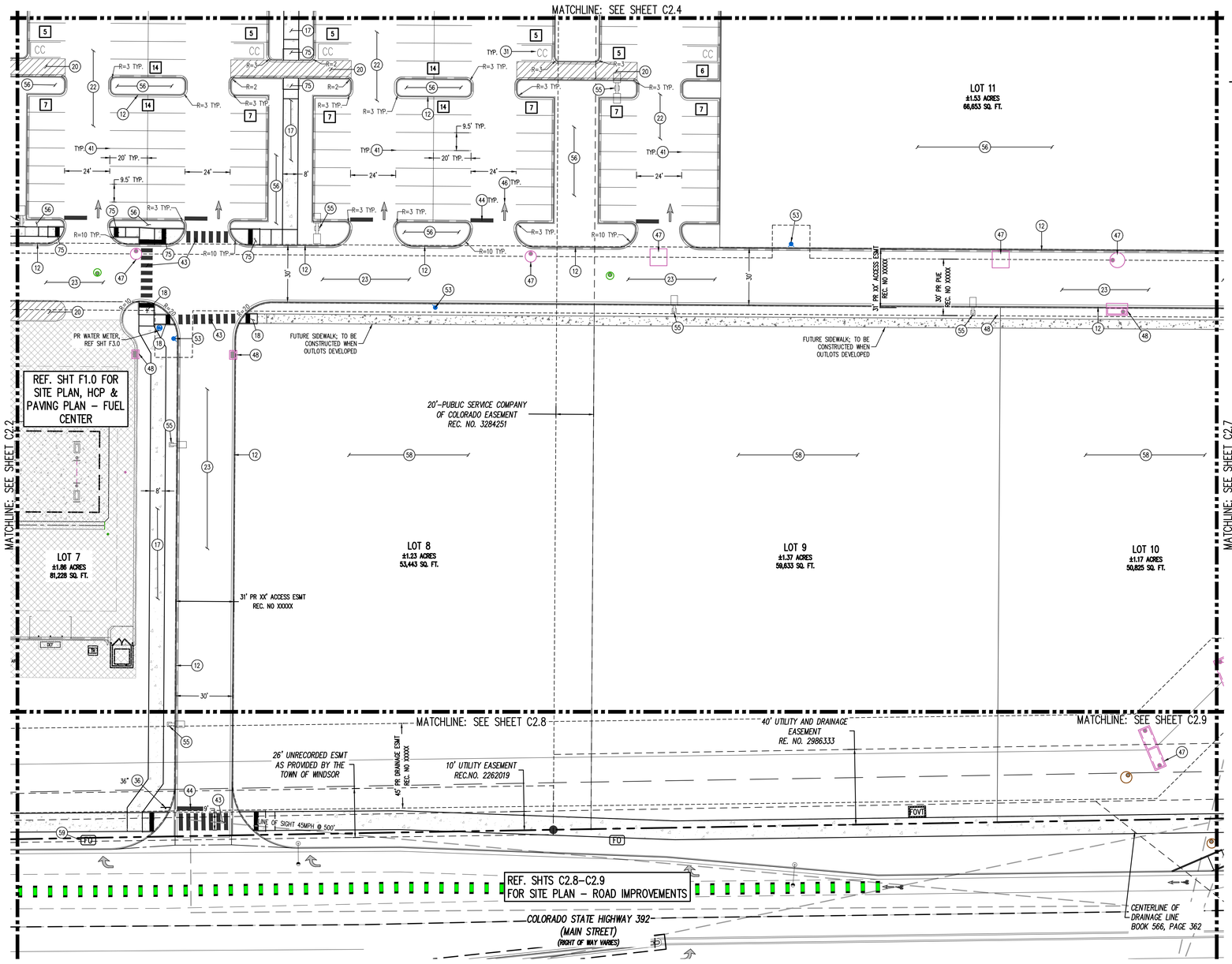
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	CJM
Checked By:	PJD
Date:	10/10/2025

SITE PLAN

C2.4
Sheet 18 of 172



N

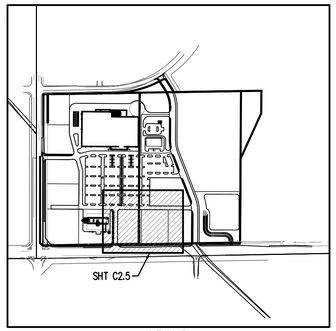
0 15 30

SCALE: 1"=30'

SITE SCHEDULE

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*NOTE: FOR SCHEDULE CALLOUTS 25–29, REF FUEL CENTER SITE PLAN ON SHT F1.0



KEYMAP
SCALE: N.T.S.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
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WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164
SITE PLAN

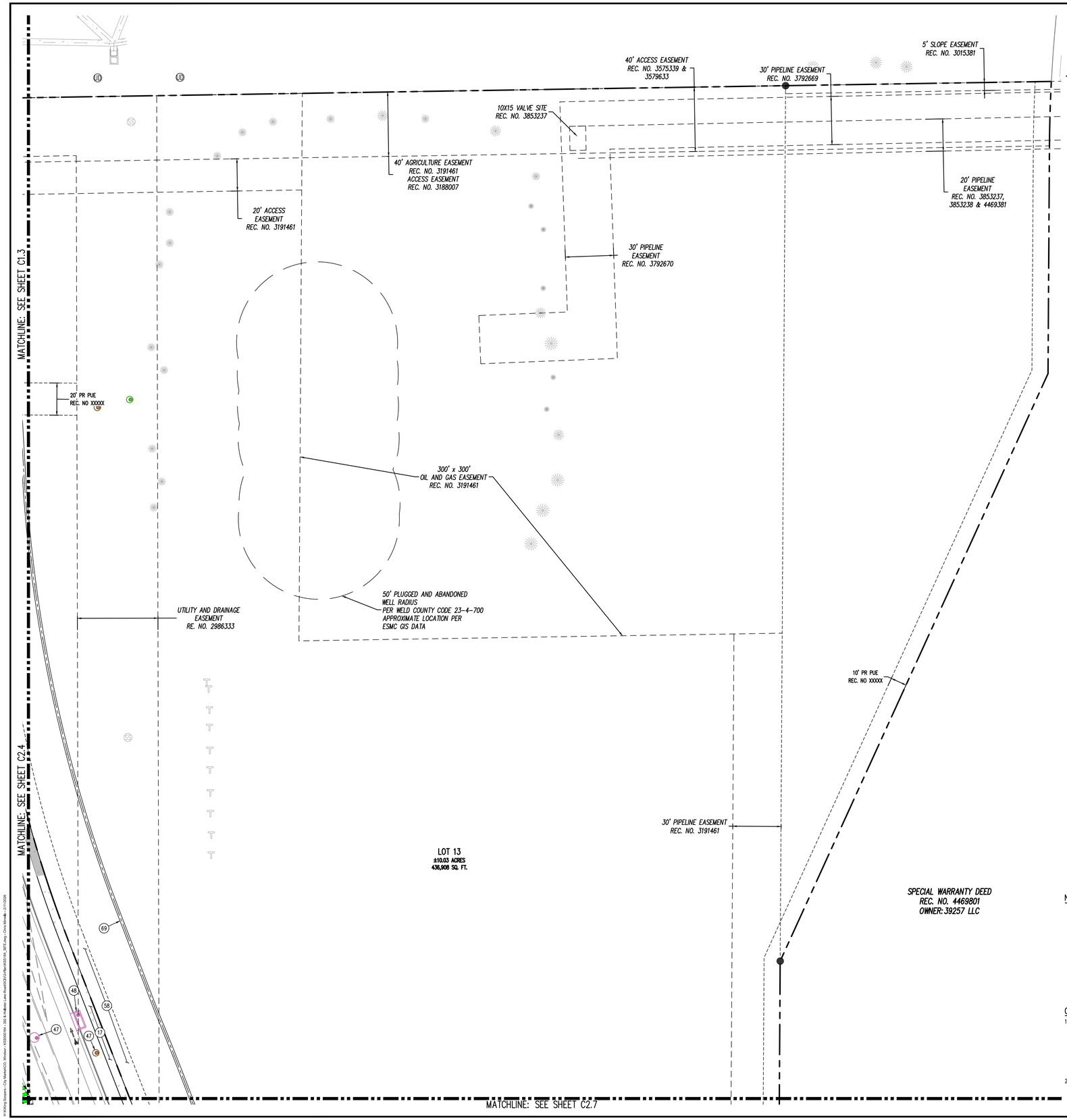
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	CJM
Checked By:	PJD
Date:	10/10/2025

SITE PLAN

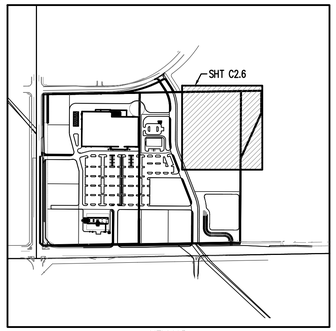
C2.5
Sheet 19 of 172



*NOTE: FOR SCHEDULE CALLOUTS 25-29, REF FUEL CENTER SITE PLAN ON SHT F1.0

SITE SCHEDULE

1. PROPOSED 123,000 SF KING SOOPERS MARKETPLACE STORE; REF. ARCH. PLANS
2. PROPOSED PHARMACY DRIVE THRU CANOPY AND DRIVE LANES; REF. ARCH. PLANS
3. PROPOSED CONCRETE LOADING DOCK, REF ARCH PLANS
4. PROPOSED VESTIBULE
5. PROPOSED OUTDOOR SALES AREA
6. PROPOSED MASONRY SCREEN WALL AT TRUCK DOCK; REF. ARCH. PLANS
7. PROPOSED MECHANICAL ENCLOSURE AREA
8. PROPOSED SCREEN WALL
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10. PROPOSED TRASH ENCLOSURE
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12. PROPOSED 6" CURB AND 12" GUTTER, REF DET, SHT C2.10
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14. PROPOSED 0" CURB
15. PROPOSED CURB CHASE
16. PROPOSED CONCRETE CROSSPAN, REF DET, SHT C2.10
17. PROPOSED SIDEWALK, REF DET ON SHT C2.10 & DET 18 ON SHT C2.12
18. PROPOSED ADA ACCESSIBLE RAMP WITH DETECTABLE WARNINGS (PUBLIC); REF DET ON SHT C2.10
19. PROPOSED POND MAINTENANCE ACCESS ROAD W/ MOUNTABLE CURB AND GUTTER; REF DET 5 ON SHT C6.33 & ROADWAY PLANS
20. PROPOSED 4" STRIPING @ 45° 2' O.C.
21. PROPOSED STANDARD DUTY CONCRETE PAVING; REF DET 14 ON SHT C2.11
22. PROPOSED STANDARD DUTY ASPHALT PAVING; REF DET 15 ON SHT C2.11
23. PROPOSED HEAVY DUTY ASPHALT PAVING; REF DET 15 ON SHT C2.11
24. PROPOSED SAWCUT
25. *PROPOSED HEAVY DUTY CONCRETE FUEL PAD
26. *PROPOSED 6,880 SF FUELING CANOPY
27. *PROPOSED 173 SF FUEL KIOSK
28. *PROPOSED UNDERGROUND FUEL STORAGE TANKS
29. *PROPOSED MFD FUEL DISPENSER W/BOLLARDS
30. PROPOSED 8,240 SF RETAIL BUILDING
31. PROPOSED CART CORRAL; REF DET 20 ON SHT C2.12
32. PROPOSED SITE BOLLARD; REF DET 24 ON SHT C2.12
33. PROPOSED BIKE RACK; REF DET 25 ON SHT C2.12
34. PROPOSED ADA ACCESSIBLE PARKING SIGN; REF DET 2 ON SHT C2.11
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46. PROPOSED DIRECTIONAL ARROWS; REF DET 12 ON SHT C2.11
47. PROPOSED STORM MANHOLE; REF. UTILITY PLANS
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49. PROPOSED STORM FLARED END SECTION; REF. UTILITY PLANS
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55. PROPOSED SITE LIGHT; REF. SHT PP1.1–PP1.2 AND DETS 21 & 22 ON SHT C2.12
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78. PROPOSED STREET LIGHT, COBRA HEAD; REF SHT PP1.4–PP1.6
79. PROPOSED TRENCH DRAIN, REF SHT C6.30



KEYMAP
SCALE: N.T.S.

SITE LEGEND

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- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING RIGHT OF WAY BOUNDARY LINE
- PROPOSED RIGHT OF WAY BOUNDARY LINE
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- SITE TRIANGLE
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- PROPOSED CURB AND GUTTER
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- EXISTING FENCE
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5. CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND ARCHITECT PRIOR TO STAKING BUILDING COORDINATES.

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Know what's below. Call before you dig.

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TOWN OF WINDSOR
DRAWING APPROVAL

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

BY:_____ DATE:_____
DIRECTOR OF ENGINEERING

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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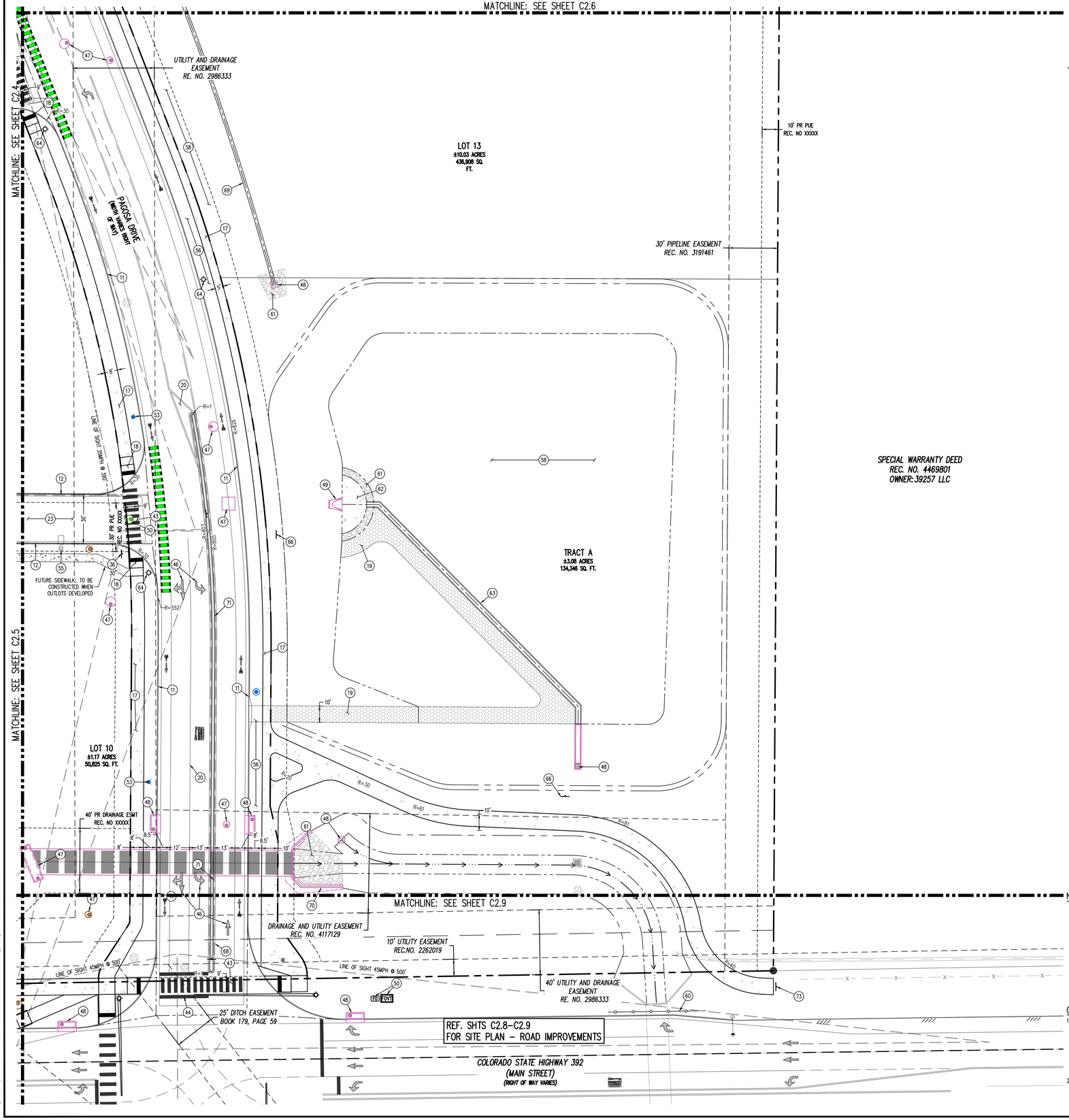
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SITE PLAN

C2.6
Sheet 20 of 172



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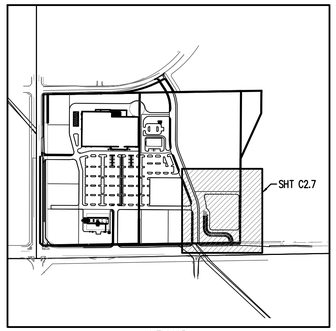
0 15 30

SCALE: 1"=30'

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BY:_____ DATE:_____
DIRECTOR OF ENGINEERING

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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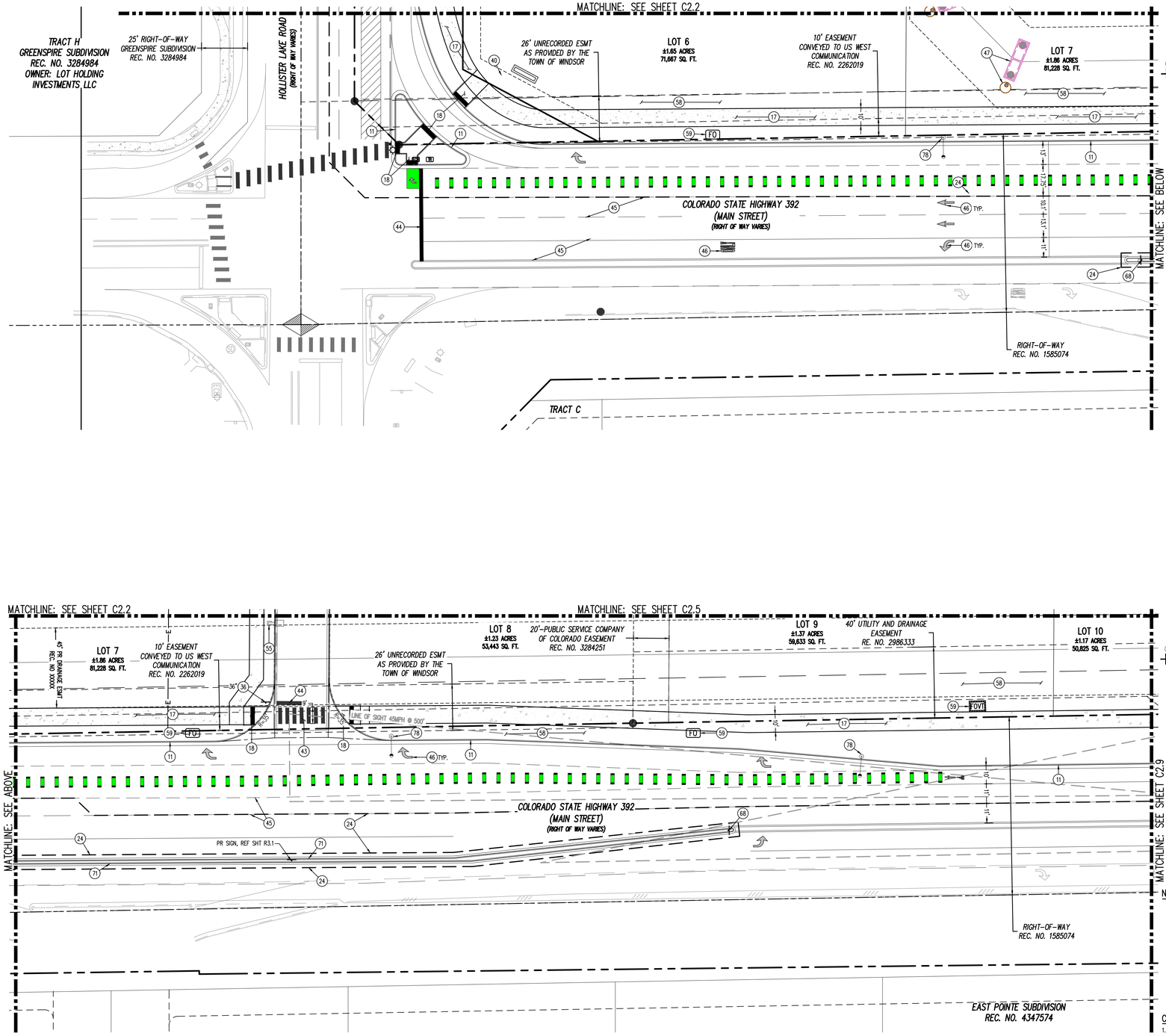
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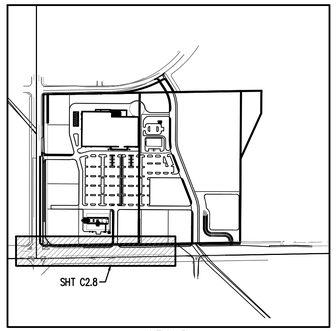
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21. PROPOSED STANDARD DUTY CONCRETE PAVING; REF DET 14 ON SHT C2.11
22. PROPOSED STANDARD DUTY ASPHALT PAVING; REF DET 15 ON SHT C2.11
23. PROPOSED HEAVY DUTY ASPHALT PAVING; REF DET 15 ON SHT C2.11
24. PROPOSED SAWCUT
25. *PROPOSED HEAVY DUTY CONCRETE FUEL PAD
26. *PROPOSED 6,880 SF FUELING CANOPY
27. *PROPOSED 173 SF FUEL KIOSK
28. *PROPOSED UNDERGROUND FUEL STORAGE TANKS
29. *PROPOSED MFD FUEL DISPENSER W/BOLLARDS
30. PROPOSED 8,240 SF RETAIL BUILDING
31. PROPOSED CART CORRAL; REF DET 20 ON SHT C2.12
32. PROPOSED SITE BOLLARD; REF DET 24 ON SHT C2.12
33. PROPOSED BIKE RACK; REF DET 25 ON SHT C2.12
34. PROPOSED ADA ACCESSIBLE PARKING SIGN; REF DET 2 ON SHT C2.11
35. PROPOSED ADA VAN ACCESSIBLE PARKING SIGN; REF DET 4 ON SHT C2.11
36. PROPOSED STOP SIGN; SIZE PER PLAN, REF DET, SHT C2.10
37. PROPOSED DO NOT ENTER SIGN; REF DET 7 ON SHT C2.11
38. PROPOSED GROCERY STORE PICKUP SIGN; REF DET 9 ON SHT C2.11
39. PROPOSED FIRE LANE–NO PARKING SIGN; REF DET 8 ON SHT C2.11
40. PROPOSED MONUMENT SIGN, BY SEPARATE PERMIT
41. PROPOSED PARKING STRIPING; REF DET 10 ON SHT C2.11
42. PROPOSED ADA PARKING SYMBOL; REF DET 13 ON SHT C2.11
43. PROPOSED PAINTED PEDESTRIAN CROSSWALK, LENGTH PER PLAN; REF DET 12 ON SHT C2.11
44. PROPOSED STOP BAR; REF DET 12 ON SHT C2.11
45. PROPOSED STRIPING; REF DET ON SHT R5.0
46. PROPOSED DIRECTIONAL ARROWS; REF DET 12 ON SHT C2.11
47. PROPOSED STORM MANHOLE; REF. UTILITY PLANS
48. PROPOSED STORM INLET; REF. UTILITY PLANS
49. PROPOSED STORM FLARED END SECTION; REF. UTILITY PLANS
50. PROPOSED SANITARY MANHOLE; REF. UTILITY PLANS
51. PROPOSED SANITARY CLEANOUT; REF. UTILITY PLANS
52. PROPOSED GREASE INTERCEPTOR; REF. UTILITY PLANS
53. PROPOSED FIRE HYDRANT; REF. UTILITY PLANS
54. PROPOSED TRANSFORMER; REF. UTILITY PLANS
55. PROPOSED SITE LIGHT; REF. SHT PP1.1–PP1.2 AND DETS 21 & 22 ON SHT C2.12
56. PROPOSED LANDSCAPING; REF. LANDSCAPE PLANS
57. PROPOSED IRRIGATION METER; REF. UTILITY PLANS
58. PROPOSED SEEDING AND MULCHING; REF. LANDSCAPE PLANS
59. PROPOSED FIBER OPTIC BOX
60. PROPOSED GUARD RAIL; REF DET ON SHT R5.0
61. PROPOSED RIPRAP
62. PROPOSED CONCRETE FOREBAY
63. PROPOSED CONCRETE TRICKLE CHANNEL; REF DET 4 ON SHT C6.33
64. PROPOSED STREET LIGHT; POLE MOUNTED; REF SHT PP1.3
65. PROPOSED PROPANE & MISC. VENDING AREA
66. PROPOSED DETENTION POND SAFETY SIGNAGE; REF DETS ON SHT C6.33
67. 36" WIDE X 32" HIGH RAIL AND POST, REF. BLDG PLANS
68. PROPOSED PLOWABLE MEDIAN NOSE W/ OM3–L AND R4–7 SIGNS
69. PROPOSED CONCRETE DRAIN PAN; REF DET 1 ON SHT C2.11
70. PROPOSED CHANNEL OUTLET STRUCTURE; REF DET 10 ON SHT C6.34
71. PROPOSED CDOT IB CURB AND GUTTER; REF DET ON SHT R5.0
72. PROPOSED COLORED AND SCORED CONCRETE CROSSWALK
73. PROPOSED "TRAIL ENDS" SIGNAGE
74. RELOCATED SPEED LIMIT SIGN
75. PROPOSED ACCESSIBLE RAMP (PRIVATE); REF DETS 16 & 17 ON SHT C2.11
76. PROPOSED BOLLARD, AT 0" CURB; REF DET 23 ON SHT C2.12
77. PROPOSED GREEN, CONFLICT PAVEMENT MARKINGS FOR BICYCLES
78. PROPOSED STREET LIGHT, COBRA HEAD; REF SHT PP1.4–PP1.6
79. PROPOSED TRENCH DRAIN, REF SHT C6.30

*NOTE: FOR SCHEDULE CALLOUTS 25–29, REF FUEL CENTER SITE PLAN ON SHT F1.0



KEYMAP
SCALE: N.T.S.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING RIGHT OF WAY BOUNDARY LINE
- PROPOSED RIGHT OF WAY BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED SWALE
- SITE TRIANGLE
- ADA PATH OF TRAVEL
- EXISTING BOUNDARY SECTION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CURB AND GUTTER (SPILL)
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED POND MAINTENANCE ACCESS ROAD
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PARKING COUNT
- PROPOSED BIKE LANE SYMBOL
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- PROPOSED CART CORRAL
- PROPOSED BIKE RACK
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED SITE LIGHTING
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED GREASE TRAP
- EXISTING STORM SEWER STRUCTURE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER FLARED END SECTION
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER FLARED END SECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE

NOTE:

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4. ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING OR PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
5. CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND ARCHITECT PRIOR TO STAKING BUILDING COORDINATES.

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Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

TOWN OF WINDSOR
DRAWING APPROVAL

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

BY:_____ DATE:_____
DIRECTOR OF ENGINEERING

Galloway
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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164
SITE PLAN

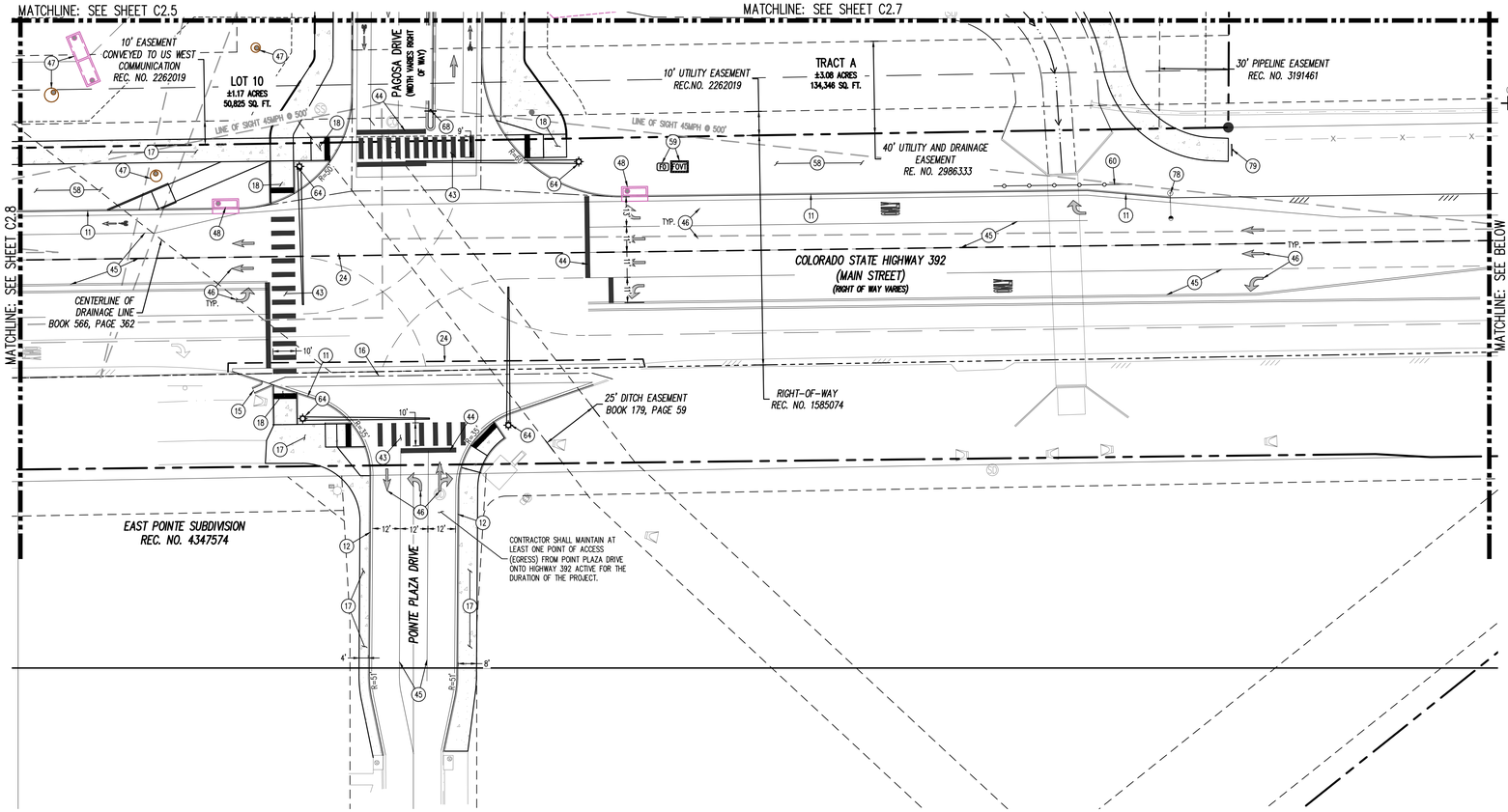
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

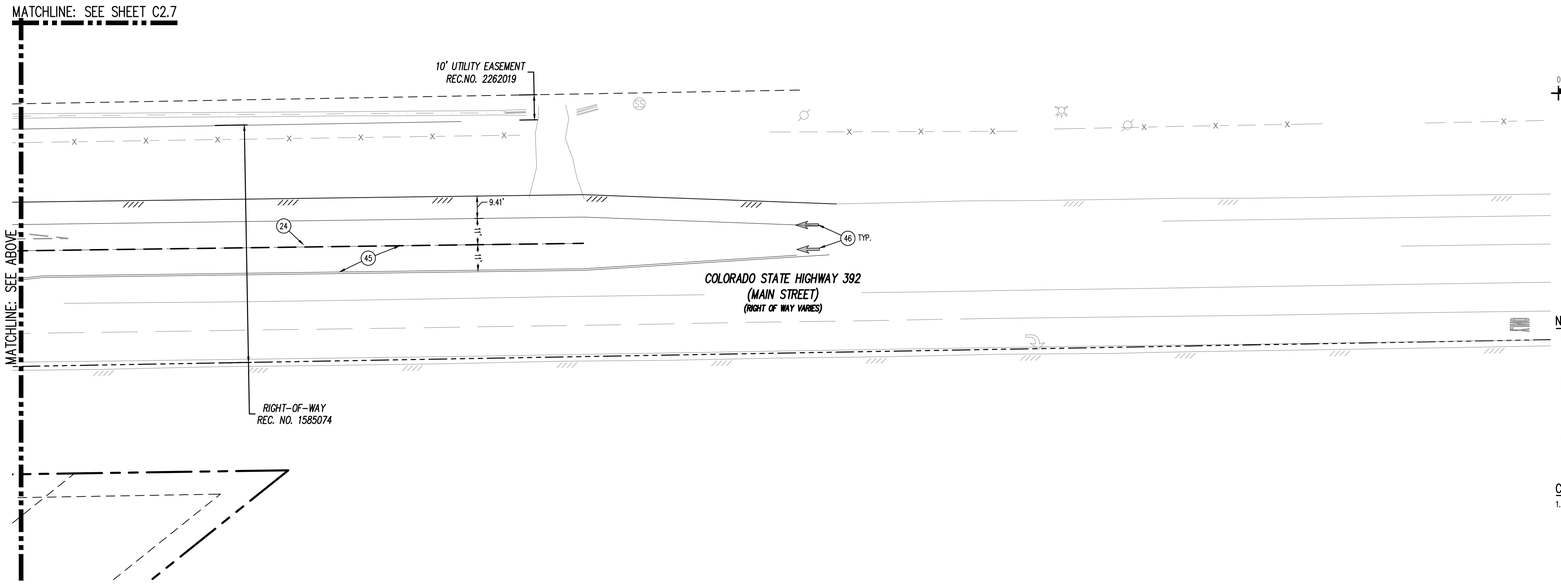
#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	CJM
Checked By:	PJD
Date:	10/10/2025

SITE PLAN - ROAD IMPROVEMENTS

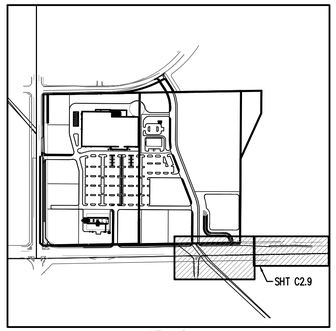
C2.8
Sheet 22 of 172





SITE SCHEDULE

1. PROPOSED 123,000 SF KING SOOPERS MARKETPLACE STORE; REF. ARCH. PLANS
2. PROPOSED PHARMACY DRIVE THRU CANOPY AND DRIVE LANES; REF. ARCH. PLANS
3. PROPOSED CONCRETE LOADING DOCK, REF ARCH PLANS
4. PROPOSED VESTIBULE
5. PROPOSED OUTDOOR SALES AREA
6. PROPOSED MASONRY SCREEN WALL AT TRUCK DOCK; REF. ARCH. PLANS
7. PROPOSED MECHANICAL ENCLOSURE AREA
8. PROPOSED SCREEN WALL
9. PROPOSED TRASH COMPACTOR
10. PROPOSED TRASH ENCLOSURE
11. PROPOSED 6" CURB AND 24" GUTTER, REF DET, SHT C2.10
12. PROPOSED 6" CURB AND 12" GUTTER, REF DET, SHT C2.10
13. PROPOSED 6" CURB
14. PROPOSED 0" CURB
15. PROPOSED CURB CHASE
16. PROPOSED CONCRETE CROSSPAN, REF DET, SHT C2.10
17. PROPOSED SIDEWALK, REF DET ON SHT C2.10 & DET 18 ON SHT C2.12
18. PROPOSED ADA ACCESSIBLE RAMP WITH DETECTABLE WARNINGS (PUBLIC); REF DET ON SHT C2.10
19. PROPOSED POND MAINTENANCE ACCESS ROAD W/ MOUNTABLE CURB AND GUTTER; REF DET 5 ON SHT C6.33 & ROADWAY PLANS
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TOWN OF WINDSOR
DRAWING APPROVAL

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BY: _____ DATE: _____
DIRECTOR OF ENGINEERING

Galloway
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WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164
SITE PLAN

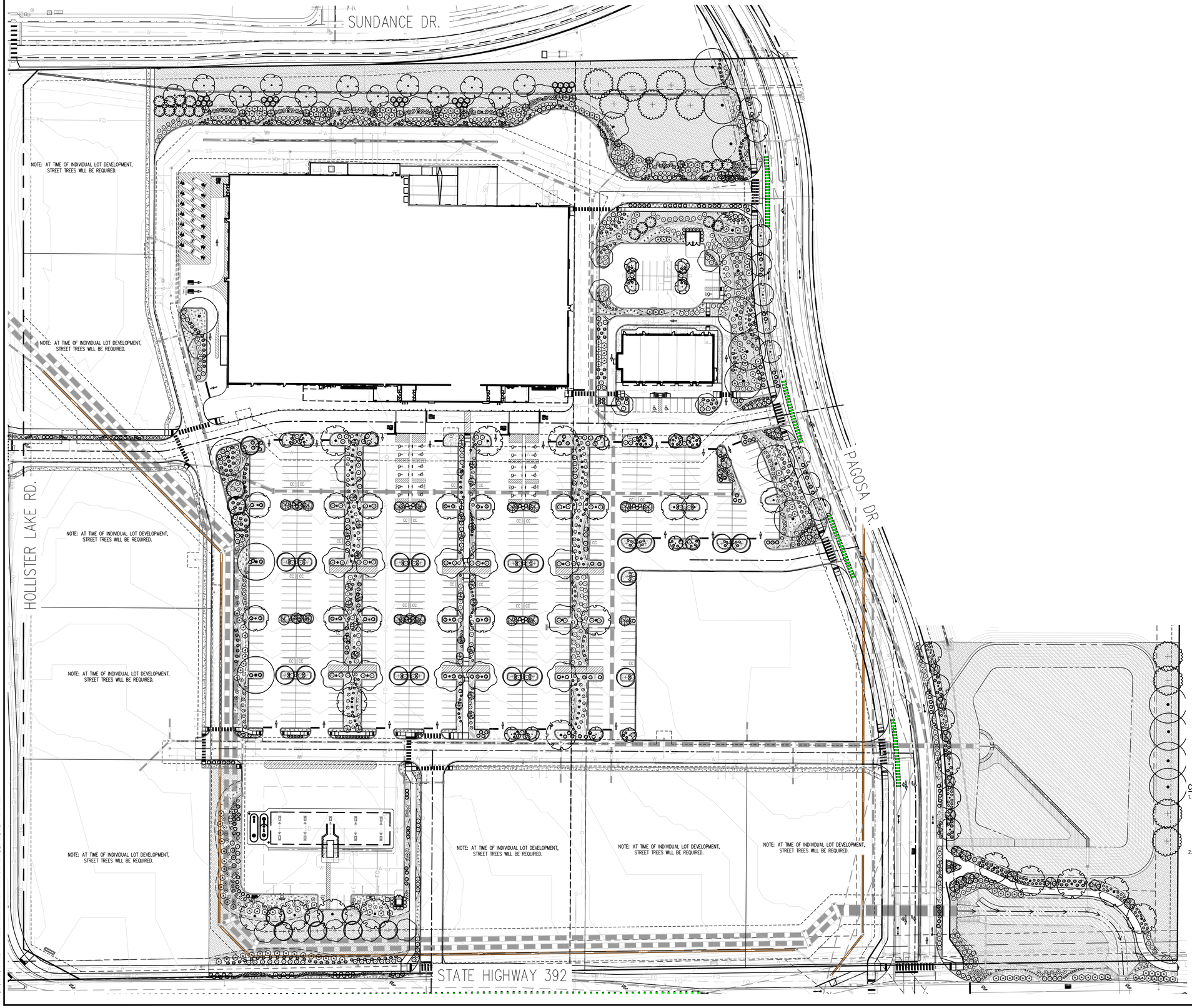
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	CJM
Checked By:	PJD
Date:	10/10/2025

SITE PLAN - ROAD IMPROVEMENTS

C2.9
Sheet 23 of 172



N

SCALE: 1"=60'

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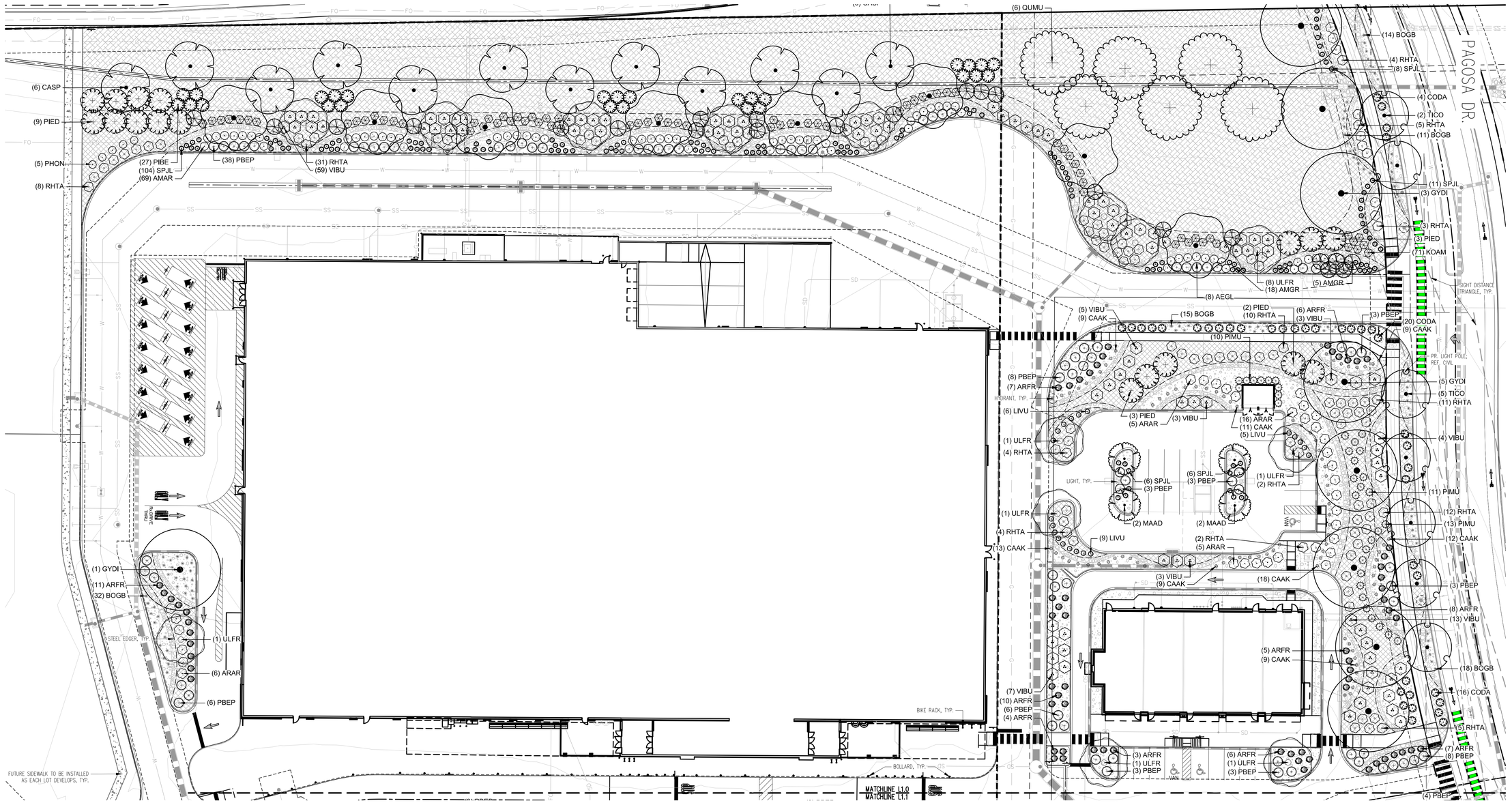
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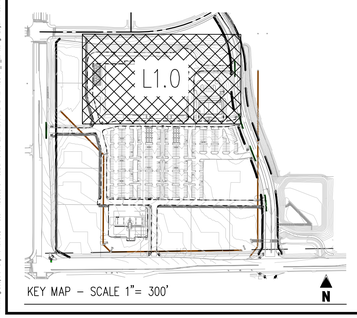
#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	LJP
Checked By:	KR
Date:	10/10/2025

OVERALL LANDSCAPE PLAN

L0.2
Sheet 154 of 172





PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
DECIDUOUS TREES		
	AEGL	OHIO BUCKEYE
	CASP	NORTHERN CATALPA
	GLTS	SHADEMASTER HONEY LOCUST
	GYDI	KENTUCKY COFFEETREE
	QUMU	CHINKAPIN OAK
	QURU	RED OAK
	TICO	LITTLELEAF LINDEN
	ULFR	FRONTIER ELM
EVERGREEN TREES		
	PIBE	BABY BLUE EYES COLORADO BLUE SPRUCE
	PIED	PINYON PINE
ORNAMENTAL TREES		
	AMGR	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	CECA	EASTERN REDBUD
	KOPA	GOLDEN RAIN TREE
	MAAD	ADAMS CRABAPPLE
DECIDUOUS SHRUBS		
	AMAR	REGENT SERVICEBERRY
	ARAR	BRILLIANT RED CHOKEBERRY
	ARFR	FRINGED SAGE
	CACL	BLUE MIST SPIREA
	KOAM	BEAUTY BUSH
	LIVU	LODENSE PRIVET
	PHMI	LITTLELEAF MOCKORANGE
	PHON	DWARF NINEBARK
	PBEP	PAWNEE BUTTES SAND CHERRY
	RHTA	AUTUMN AMBER SUMAC
	SPJL	LITTLE PRINCESS JAPANESE SPIREA
	SYPA	MISS KIM KOREAN LILAC
	VIBU	BURKWOOD VIBURNUM
VERGREEN SHRUBS		
	CODA	CORAL BEAUTY COTONEASTER
	PIMU	BIG TUNA MUGO PINE
ORNAMENTAL GRASSES		
	BOGB	BLONDE AMBITION BLUE GRAMA
	CAAK	KARL FOERSTER FEATHER REED GRASS
MULCH		
	RMULCH2	1"-2" ROCK COBBLE MULCH
	RMULCH	3/4" ROCK COBBLE MULCH
	WMULCH	WOOD MULCH
SOD/SEED		
	SEED1	LOW GROW NATIVE SEED
	SEED4	RIPARIAN/DETENTION NATIVE SEED

CAUTION – NOTICE TO CONTRACTOR

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KING SOOPERS MARKETPLACE #164
SITE PLAN

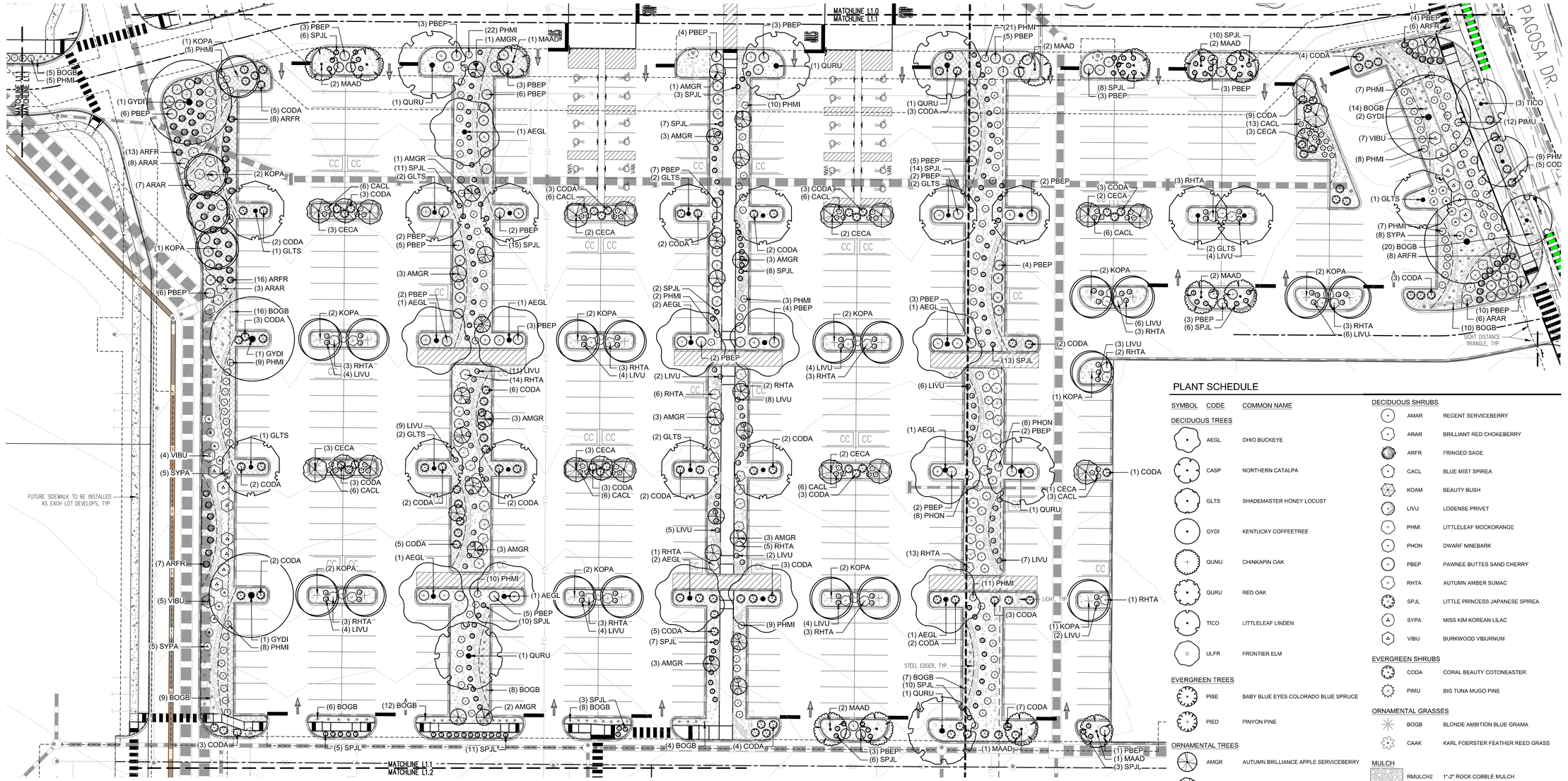
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.

Project No:	KSS0164
Drawn By:	LJP
Checked By:	KR
Date:	10/10/2025

LANDSCAPE PLAN

L1.0
Sheet 155 of 172



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
DECIDUOUS TREES		
	AEGL	OHIO BUCKEYE
	CASP	NORTHERN CATALPA
	GLTS	SHADEMASTER HONEY LOCUST
	GYDI	KENTUCKY COFFEETREE
	QUMU	CHINKAPIN OAK
	QURU	RED OAK
	TICO	LITTLELEAF LINDEN
	ULFR	FRONTIER ELM
EVERGREEN TREES		
	PIBE	BABY BLUE EYES COLORADO BLUE SPRUCE
	PIED	PINYON PINE
ORNAMENTAL TREES		
	AMGR	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	CECA	EASTERN REDBUD
	KOPA	GOLDEN RAIN TREE
	MAAD	ADAMS CRABAPPLE

DECIDUOUS SHRUBS		
	AMAR	REGENT SERVICEBERRY
	ARAR	BRILLIANT RED CHOKEBERRY
	ARFR	FRINGED SAGE
	CACL	BLUE MIST SPIREA
	KOAM	BEAUTY BUSH
	LIVU	LODENSE PRIVET
	PHMI	LITTLELEAF MOCKORANGE
	PHON	DWARF NINEBARK
	PBEP	PAWNEE BUTTES SAND CHERRY
	RHTA	AUTUMN AMBER SUMAC
	SPJL	LITTLE PRINCESS JAPANESE SPIREA
	SYPA	MISS KIM KOREAN LILAC
	VIBU	BURKWOOD VIBURNUM
EVERGREEN SHRUBS		
	CODA	CORAL BEAUTY COTONEASTER
	PIMU	BIG TUNA MUGO PINE
ORNAMENTAL GRASSES		
	BOGB	BLONDE AMBITION BLUE GRAMA
	CAAK	KARL FOERSTER FEATHER REED GRASS
MULCH		
	RMULCH2	1"-2" ROCK COBBLE MULCH
	RMULCH	3/4" ROCK COBBLE MULCH
	WMULCH	WOOD MULCH
SOD/SEED		
	SEED1	LOW GROW NATIVE SEED
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KING SOOPERS MARKETPLACE #164
SITE PLAN

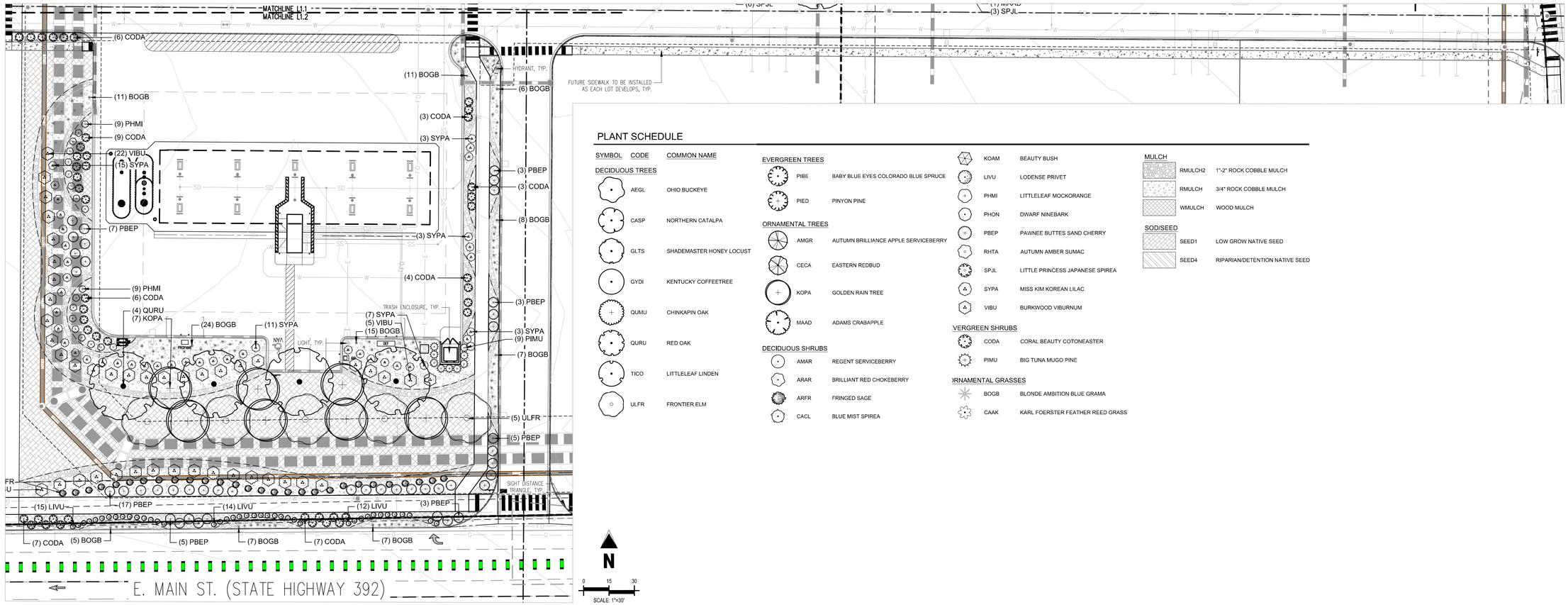
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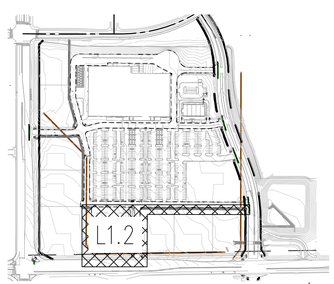
LANDSCAPE PLAN

L1.1
Sheet 156 of 172



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
DECIDUOUS TREES		
	AEGL	OHIO BUCKEYE
	CASP	NORTHERN CATALPA
	GLTS	SHADEMASTER HONEY LOCUST
	GYDI	KENTUCKY COFFEETREE
	QUMU	CHINKAPIN OAK
	QURU	RED OAK
	TICO	LITTLELEAF LINDEN
	ULFR	FRONTIER ELM
EVERGREEN TREES		
	PIBE	BABY BLUE EYES COLORADO BLUE SPRUCE
	PIED	PINYON PINE
ORNAMENTAL TREES		
	AMGR	AUTUMN BRILLIANCE APPLE SERVICEBERRY
	CECA	EASTERN REDBUD
	KOPA	GOLDEN RAIN TREE
	MAAD	ADAMS CRABAPPLE
DECIDUOUS SHRUBS		
	AMAR	REGENT SERVICEBERRY
	ARAR	BRILLIANT RED CHOKEBERRY
	ARFR	FRINGED SAGE
	CACL	BLUE MIST SPIREA
	KOAM	BEAUTY BUSH
	LIVU	LODENSE PRIVET
	PHMI	LITTLELEAF MOCKORANGE
	PHON	DWARF NINEBARK
	PBEP	PAWNEE BUTTES SAND CHERRY
	RHTA	AUTUMN AMBER SUMAC
	SPJL	LITTLE PRINCESS JAPANESE SPIREA
	SYPA	MISS KIM KOREAN LILAC
	VIBU	BURKWOOD VIBURNUM
EVERGREEN SHRUBS		
	CODA	CORAL BEAUTY COTONEASTER
	PIMU	BIG TUNA MUGO PINE
ORNAMENTAL GRASSES		
	BOGB	BLONDE AMBITION BLUE GRAMA
	CAAK	KARL FOERSTER FEATHER REED GRASS
MULCH		
	RMULCH2	1"-2" ROCK COBBLE MULCH
	RMULCH	3/4" ROCK COBBLE MULCH
	WMULCH	WOOD MULCH
SOD/SEED		
	SEED1	LOW GROW NATIVE SEED
	SEED4	RIPARIAN/DETENTION NATIVE SEED



KEY MAP – SCALE 1"= 300'

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SITE PLAN

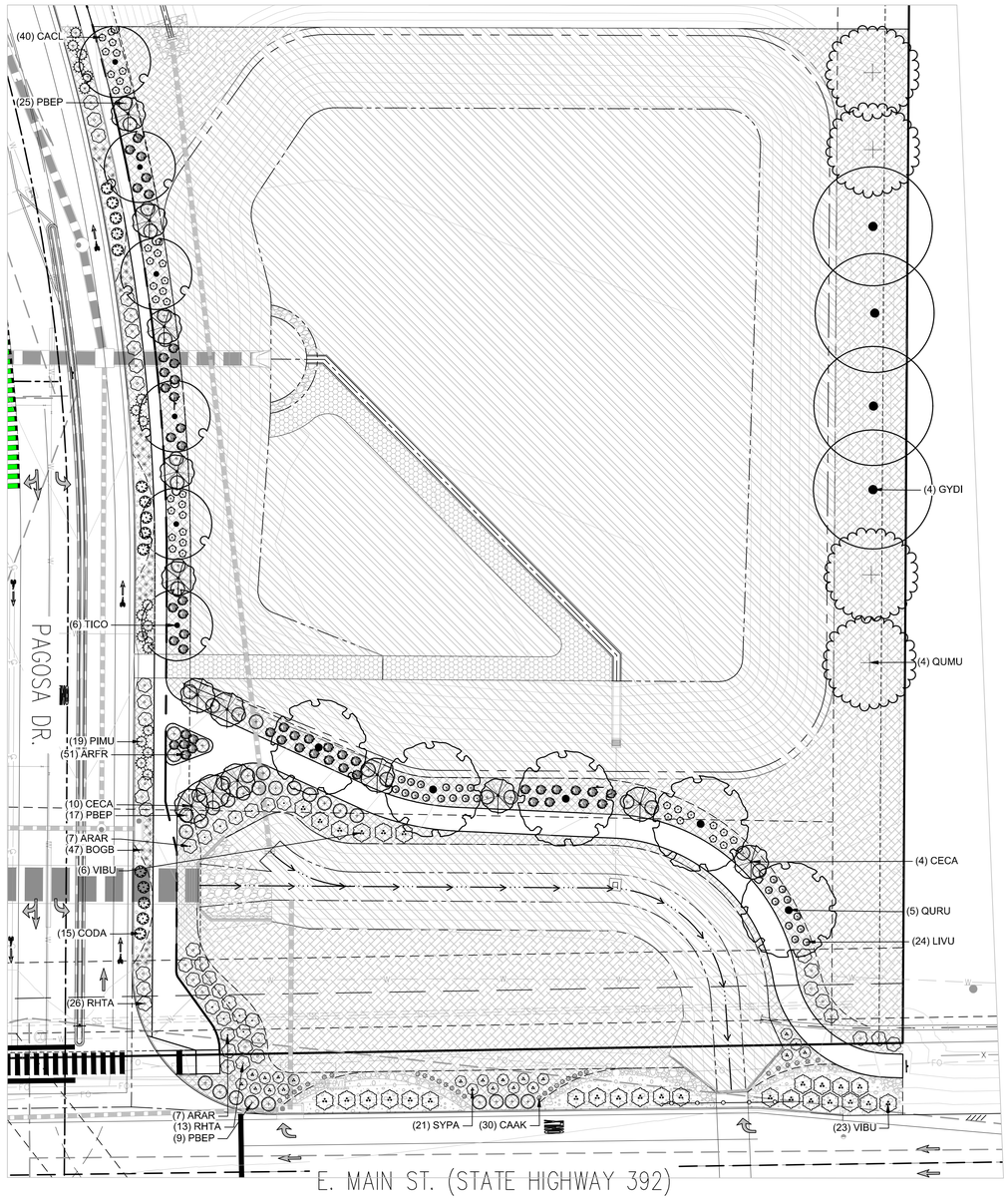
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.

Project No:	KSS0164
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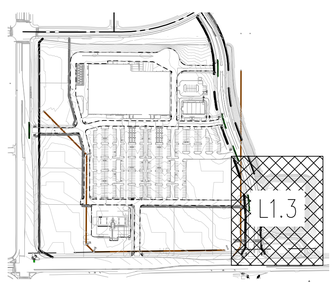
LANDSCAPE PLAN

L1.2
Sheet 157 of 172



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
DECIDUOUS TREES		
	AEGL	OHIO BUCKEYE
	CASP	NORTHERN CATALPA
	GLTS	SHADEMASTER HONEY LOCUST
	GYDI	KENTUCKY COFFEETREE
	QUMU	CHINKAPIN OAK
	QURU	RED OAK
	TICO	LITTLELEAF LINDEN
	ULFR	FRONTIER ELM
EVERGREEN TREES		
	PIBE	BABY BLUE EYES COLORADO BLUE SPRUCE
	PIED	PINYON PINE
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	SYPA	MISS KIM KOREAN LILAC
	VIBU	BURKWOOD VIBURNUM
EVERGREEN SHRUBS		
	CODA	CORAL BEAUTY COTONEASTER
	PIMU	BIG TUNA MUGO PINE
ORNAMENTAL GRASSES		
	BOGB	BLONDE AMBITION BLUE GRAMA
	CAAK	KARL FOERSTER FEATHER REED GRASS
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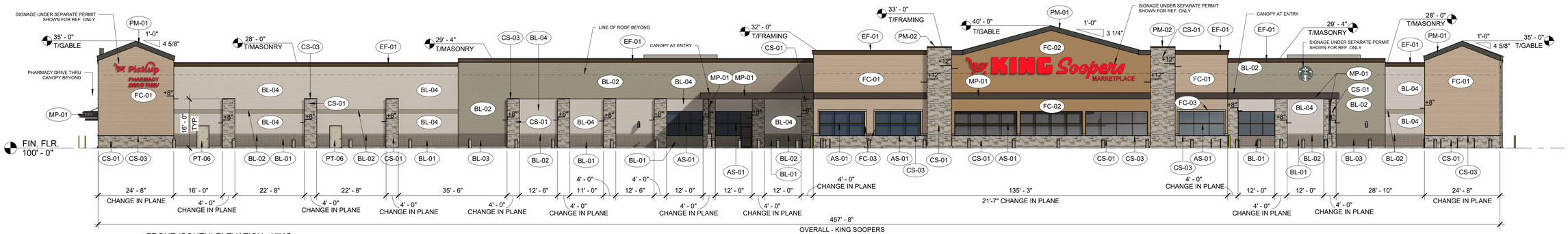
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.

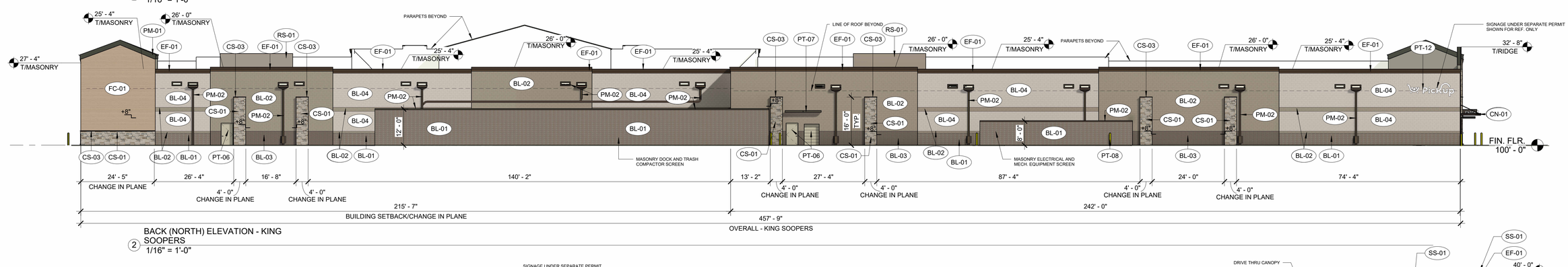
Project No:	KSS0164
Drawn By:	LJP
Checked By:	KR
Date:	10/10/2025

LANDSCAPE PLAN

L1.3
Sheet 158 of 172



1 FRONT (SOUTH) ELEVATION - KING SOOPERS
1/16" = 1'-0"



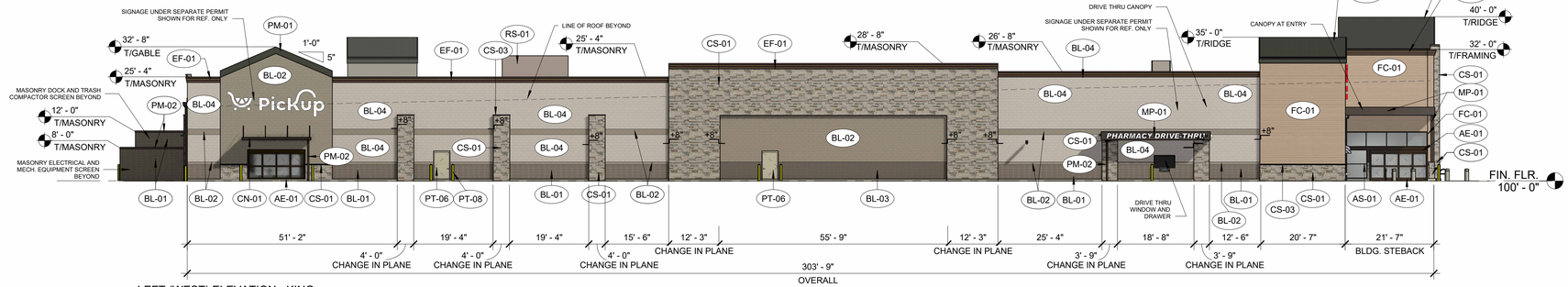
2 BACK (NORTH) ELEVATION - KING SOOPERS
1/16" = 1'-0"

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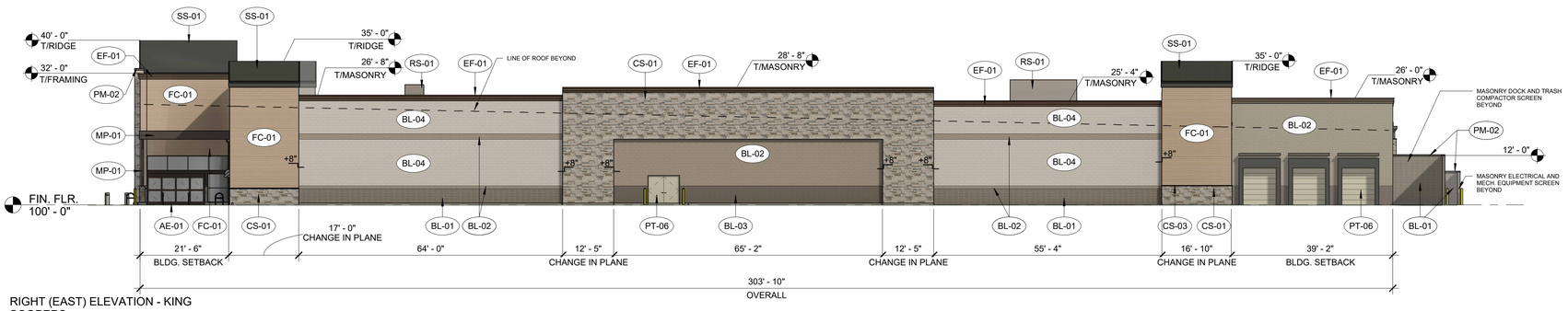
ALL ROOF TOP EQUIPMENT TO BE SCREENED FROM VIEW PER SEC. 15-7-60

EXTERIOR FINISHES

MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AE-01	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	DARK BRONZE ANODIZED
AS-01	PREFINISHED ALUMINUM STOREFRONT		DARK BRONZE ANODIZED
BL-01	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	870WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE	BASALITE	923WR
BL-03	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	807WR
BL-04	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE	BASALITE	721WR
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	BURNISHED SLATE
CS-01	CULTURED STONE VENEER	COUNTRY LEDGESTONE	ECHO RIDGE
CS-03	CULTURED STONE SILL	COUNTRY LEDGESTONE	INTAGLIO
EF-01	16" HIGH X 4" DEEP, BUILT UP EIFS CORNICE	DRYVIT	#111 "PRAIRIE CLAY", SAND PEBBLE FINE FINISH
FC-01	FIBER CEMENT LAP SIDING	SHERWIN WILLIAMS	PAINT SW7513 SANDERLING
FC-02	FIBER CEMENT BOARD AND BATTEN SIDING	JAMES HARDIE PANEL CEDARMILL, STATEMENT COLLECTION	COBBLESTONE
FC-03	FIBER CEMENT TRIM	SHERWIN WILLIAMS	PAINT SW7513 SANDERLING
MP-01	METAL PANEL - SMOOTH	PAC-CLAD	BURNISHED SLATE
PM-01	PREFINISHED METAL	PAC-CLAD	TRADITIONAL BLACK
PM-02	PREFINISHED METAL	PAC-CLAD	BURNISHED SLATE
PT-06	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016
PT-07	PAINTED METAL	SHERWIN WILLIAMS	GAUNTLET GRAY SW7019
PT-08	PAINT	SHERWIN WILLIAMS	SW4084 SAFETY YELLOW
PT-12	PAINT	SHERWIN WILLIAMS	WHITE
RS-01	ROOFTOP EQUIPMENT MOUNTED ROOF SCREEN	ENVISOR OR EQUIV.	VERTICAL BATTEN PATTERN COLOR TO MATCH BUILDING
SO-01	VINYL SOFFIT PANEL	CERTAINTEED	GRANITE GRAY
SS-01	STANDING SEAM / VERTICAL BATTEN METAL	PAC-CLAD	TRADITIONAL BLACK



3 LEFT (WEST) ELEVATION - KING SOOPERS
1/16" = 1'-0"



4 RIGHT (EAST) ELEVATION - KING SOOPERS
1/16" = 1'-0"

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4949 S. SYRACUSE STREET
SUITE 460
DENVER, COLORADO 80237
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www.naosdg.com

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KING SOOPERS MARKETPLACE #164

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WELD COUNTY, CO 80550

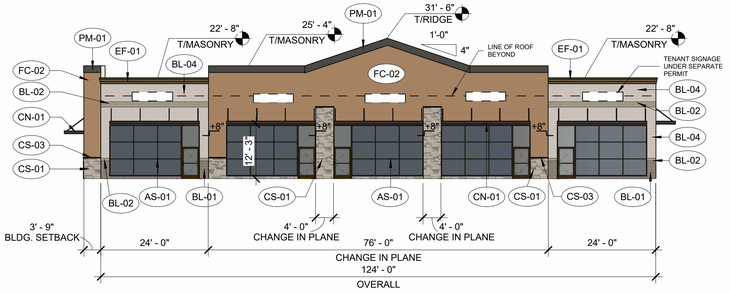
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JOB #: 2024166 **DATE:** 01.30.2026

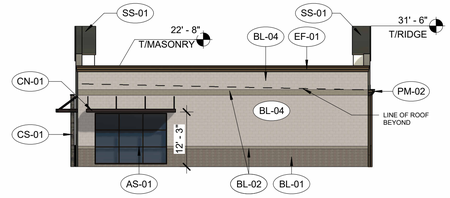
SCALE: 1/16" = 1'-0"

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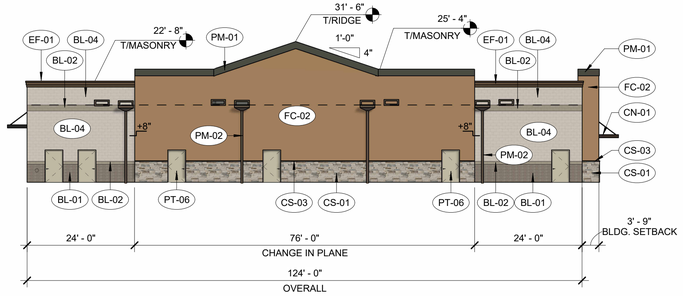
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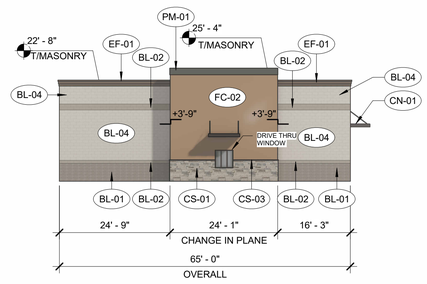
FRONT (SOUTH) ELEVATION - RETAIL BUILDING
1/16" = 1'-0"



RIGHT (EAST ELEVATION - RETAIL BUILDING
1/16" = 1'-0"



BACK (NORTH) ELEVATION - RETAIL BUILDING
1/16" = 1'-0"



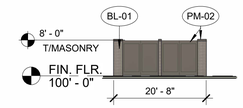
LEFT (WEST) ELEVATION - RETAIL BUILDING
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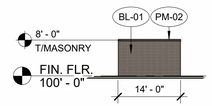
ALL ROOF TOP EQUIPMENT TO BE SCREENED FROM VIEW PER SEC. 15-7-60

EXTERIOR FINISHES

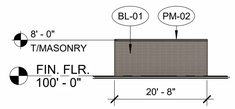
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AS-01	PREFINISHED ALUMINUM STOREFRONT		DARK BRONZE ANODIZED
BL-01	DECORATIVE, INTEGRALLY COLORED CMU - SPLIT FACE	BASALITE	870WR
BL-02	DECORATIVE, INTEGRALLY COLORED CMU - COMBED FACE	BASALITE	923WR
BL-04	DECORATIVE, INTEGRALLY COLORED CMU - SMOOTH FACE	BASALITE	721WR
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	BURNISHED SLATE
CS-01	CULTURED STONE VENEER	COUNTRY LEDGESTONE	ECHO RIDGE
CS-03	CULTURED STONE SILL	COUNTRY LEDGESTONE	INTAGLIO
EF-01	16" HIGH X 4" DEEP, BUILT UP EIFS CORNICE	DRYVIT	#111 "PRAIRIE CLAY", SAND PEBBLE FINE FINISH
FC-02	FIBER CEMENT BOARD AND BATTEN SIDING	JAMES HARDIE PANEL CEDARMILL, STATEMENT COLLECTION	COBBLESTONE
PM-01	PREFINISHED METAL	PAC-CLAD	TRADITIONAL BLACK
PM-02	PREFINISHED METAL	PAC-CLAD	BURNISHED SLATE
PT-06	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016
SS-01	STANDING SEAM / VERTICAL BATTEN METAL	PAC-CLAD	TRADITIONAL BLACK



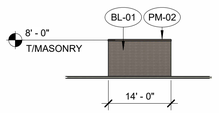
TRASH ENCLOSURE FRONT (SOUTH) ELEVATION
1/16" = 1'-0"



TRASH ENCLOSURE RIGHT (EAST) ELEVATION
1/16" = 1'-0"



TRASH ENCLOSURE REAR (NORTH) ELEVATION
1/16" = 1'-0"



TRASH ENCLOSURE LEFT (WEST) ELEVATION
1/16" = 1'-0"

Naos Design Group, LLC
4949 S. SYRACUSE STREET
SUITE 460
DENVER, COLORADO 80237
(p) 303.759.5777 (f) 720.360.4281
www.naosdg.com

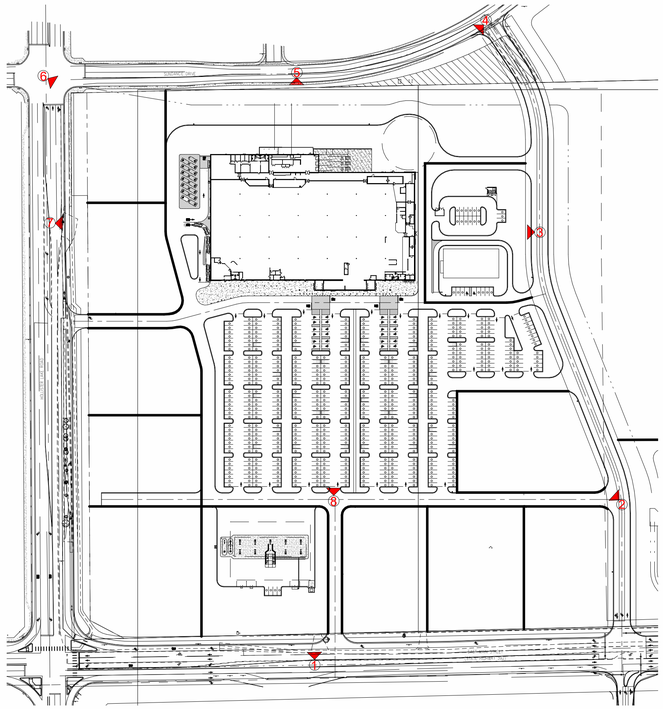
WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164

HWY 392 AND HOLLISTER LAKE RD
WELD COUNTY, CO 80550

A2.1
JOB #: 2024166 **DATE:** 01.30.2026
SCALE: 1/16" = 1'-0"

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11 SIGHT LINE STUDY SITE PLAN - FFE 4787
1" = 160'-0"

NORTH



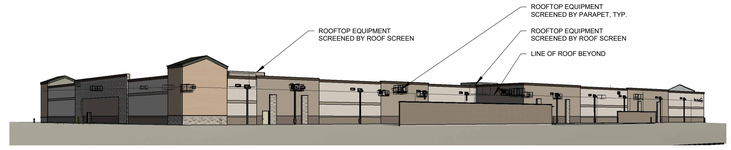
1 SOUTH SIDE FROM HWY 392 - ELEV. 4790



2 SOUTHEAST CORNER - ELEV. 4785



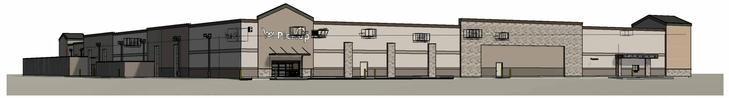
3 EAST SIDE - ELEV. 4786



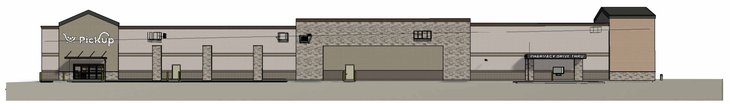
4 NORTHEAST CORNER - ELEV. 4785



5 NORTH SIDE - ELEV. 4782



6 NORTHWEST CORNER - ELEV. 4785



7 WEST SIDE - ELEV. 4783



8 SOUTH SIDE INTERIOR - ELEV. 4790

HVAC AND LIGHTING SHOWN FOR REFERENCE ONLY. LOCATIONS AND SIZES SUBJECT TO CHANGE.

ALL ROOF TOP EQUIPMENT TO BE SCREENED FROM VIEW PER SEC. 15-7-60

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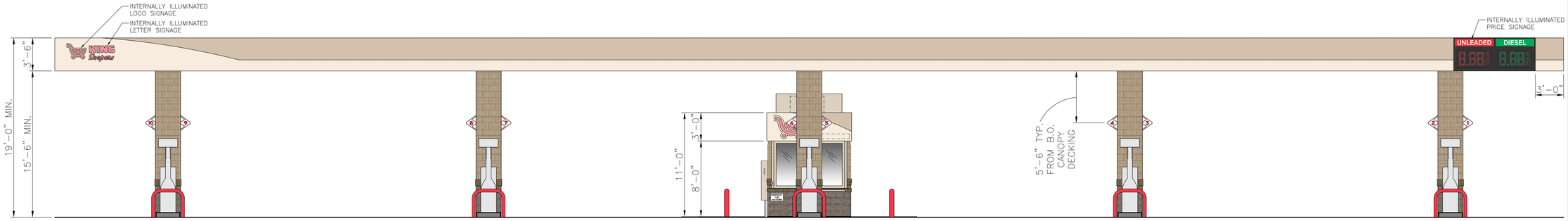
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A2.2
JOB #: 2024166 **DATE:** 01.30.2026
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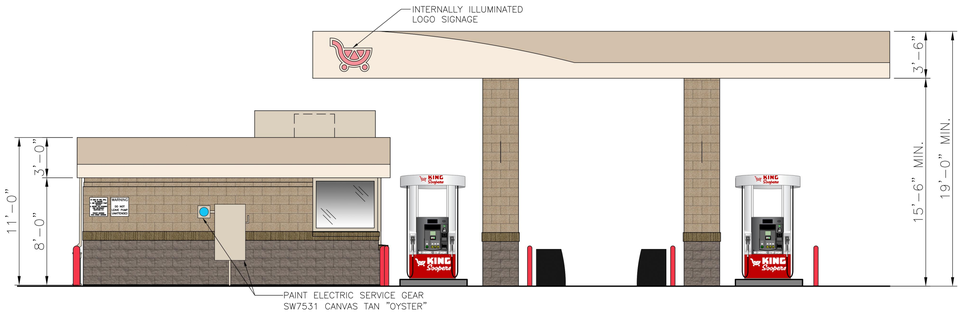
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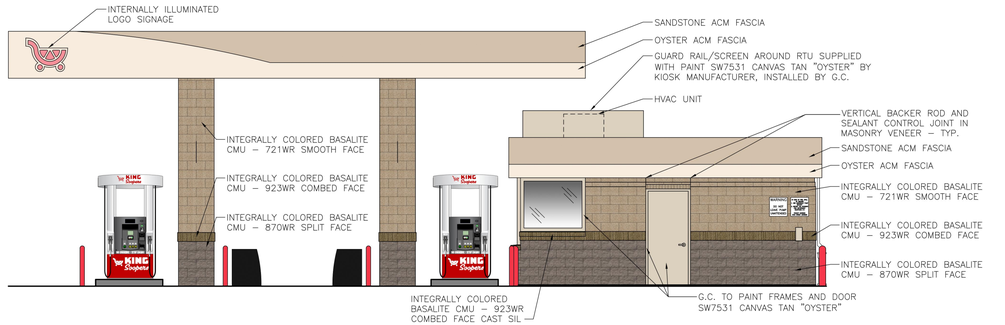
1 FRONT (NORTH) ELEVATION

SCALE: 3/16"=1'-0"



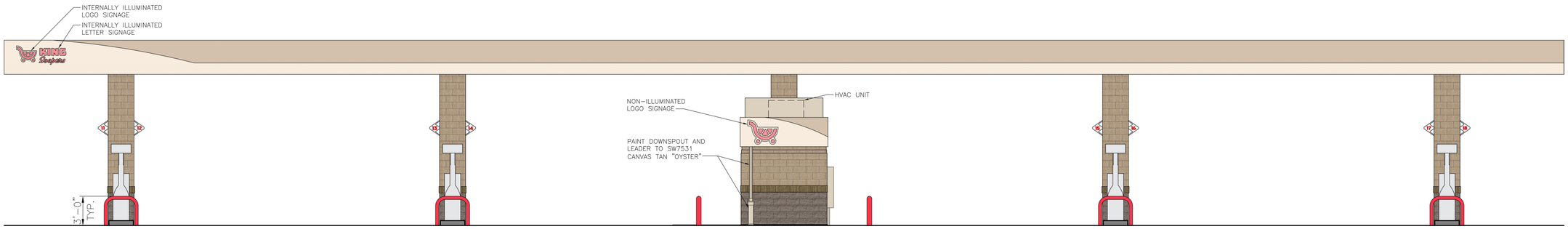
2 LEFT (EAST) ELEVATION

SCALE: 3/16"=1'-0"



3 RIGHT (WEST) ELEVATION

SCALE: 3/16"=1'-0"



4 REAR (SOUTH) ELEVATION

SCALE: 3/16"=1'-0"

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Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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The Kroger Co.
Supermarket Petroleum Group
Denver, CO 80239
Phone: (303) 715-5901
Fax: (303) 715-5905

KING Soopers

COLOR ELEVATION
9 (GD) 1RR

SH 392 & HOLLISTER LAKE ROAD
WINDSOR, COLORADO

#	Date	Issue / Description	Init.
-			

Project No:	KSS000164
Drawn By:	CFS
Checked By:	DLJ
Date:	MAY, 2025

FUEL CENTER
EXTERIOR COLOR ELEVATIONS
& SIGNAGE

A0.0

H:\PWorkg Soopers - City Market\CO\ Windsor - KSS000164 - 392 & Hollister Lake Road\CAD\LDP\LAYOUTS\A0.0_Color ELEV.dwg - Chandler Saunders - 12/8/2025

MEMORANDUM

Date: March 4, 2026
To: Planning Commission
From: Kimberly Lambrecht, Long Range Planner
Re: Comprehensive Plan 2025 Recap
Item #: D.3.a.

Background / Discussion:

Executive Summary

This Comprehensive Plan Recap will outline the events of 2025 that contributed to implementation of several components 2024 Comprehensive Plan (Comp Plan). Over the course of the last 12 months or so, Staff has engaged with various departments, agencies and outside consultants to foster work towards alignment and implementation of the goals and policies of the Comp Plan.

Background

Comprehensive Plans serve as a long range (15-20 years) guide for the physical development of a community. Comp Plans encompass the ultimate proposed land area of the community, and incorporate all functions that serve the community, including land uses, transportation, recreation, utilities and economic development. Through the development of a vision, guiding principles and goals, the community's development, character and design are set forth. Again, the Comp Plan is a guiding document (not regulatory) that remains fluid throughout its life, with updates occurring every 5-8 years. The Comp Plan resides under the purview of the Planning Commission.

A key component of the Comp Plan (and statutory requirement) is the presentation of a 3-mile planning area, which is designated by that area which extends no more than three (3) miles beyond the existing municipal boundary. This sets the area that a municipality would intend to annex toward and ultimately commit to providing adequate services (roads, utilities, public safety, recreation, etc.). The 3-mile planning area does not include land incorporated by adjacent municipalities. Because the Town of Windsor 3-mile planning area is generally bounded on all sides by the GMA or 3-mile plan of other municipalities, Windsor's 3-mile planning area will remain fixed and will serve as the Town's Growth Management Area (GMA).

While the Comp Plan specifically calls for a framework for development of the Town of Windsor, because the Town's GMA extends out towards neighboring communities, Intergovernmental Agreements (IGA) are often used to ensure that the development visions and goals between neighboring communities are in alignment. The Town of Windsor has several IGAs in place with our neighbors, most of which operate in conjunction with the Land Use Code. However, the Town is currently in discussions with the Town of Johnstown and the City of Greeley on two items impacting the Town's GMA.

The Town of Johnstown has an error in their GMA boundary that overlaps the Town of Windsor GMA. Discussions have occurred with Johnstown, and they are actively working towards correcting the error.

The City of Greeley has received an annexation petition proposing to annex a portion of the former Kodak property, which is located entirely within the Town's GMA. While not an actual enclave, the property is almost entirely surrounded by the Town (minus a 20-foot wide strip of land). The property has been a part of the Town's GMA for many years, and in that time, has been contemplated for inclusion into the Town's municipal boundary. In order to annex the property, the applicant is using a

method known as a ‘serial annexation’, which breaks the entirety of the property into smaller parcels that are annexed in a sequential order to achieve the necessary contiguity in steps. The City of Greeley referred the project to the Town of Windsor. Staff has presented several concerns to the City of Greeley (refer to attached response letter, dated October 14, 2025), and is waiting for a response.

Comprehensive Plan Action/Implementation Items:
Beyond continuing to monitor and engage with our neighboring communities to ensure that the intent of the IGAs continues to be met under the framework of the Comp Plan, Staff has also worked towards implementation of several other Comp Plan Action Items.

- Central Business (CB) zone district - updated code section approved and implemented.
- Updated ADU code section - based on State legislation.
- Updated Landscape Standards - based on State legislation.
- Addition of Electric Vehicle (EV) charging station permitting process - based on State legislation.
- Downtown Parking Master Plan approved.
- Hill/Mayflower property acquired for Open Space.

Additionally, several elements of the Comp Plan are in progress, ongoing or an annual effort:

- Housing Needs Assessment and Housing Action Plan
    - Working with project consultant (Matrix).
    - Data collection and public engagement
    - Required by State legislation
    - Received a grant to assist in efforts.
- Down Payment Assistance Program
    - Received grant to fund hiring a consultant to develop a program
- Sign Code Update
- Downtown Parking Master Plan
- Annual data collection
- Evaluation of implementation options

There have also been a couple of updates to the Town’s Zoning Map since 2024:

- Overland 368 PUD - from PUD zoning to RMU-2 zoning
- Water Valley Subdivision 13th Filing - from General Commercial (GC) to GC with a PUD Overlay

Finally, Staff has contemplated several items from the Comp Plan to be considered for next steps in the implementation efforts:

- Assessing Housing Needs Action Plan items.
- Development of a Commercial Mixed Use zone district
- Further improvements to the Landscape section of the Municipal Code (Phase 2)
- Wildfire mitigation strategies in conjunction with State mandated plan.
- Open Space acquisition - and how to manage the available sewer capacity
- Trail system expansion
- Accessible routes and transit opportunities
- Understanding ongoing water resources policies
- Annual updates to elected and appointed officials.

Summary
In summary, the 2024 Comprehensive Plan has had little time to collect dust over the last two years. Efforts to implement those action items that were deemed important by Staff, elected and appointed officials, and the community continue to be at the forefront of the Planning team's efforts.

Financial Impact:
N/A

Relationship to Strategic Plan:
Correlations to each Guiding Principle of the Strategic Plan (Community Safety, Fiscal Responsibility, Quality of Life, and Small Town Feel) can be found woven throughout the elements of the 2024 Comprehensive Plan. The Comp Plan is one of many of the Town's plans, policies and activities that seek to manifest the Vision and Mission of the Town such as:
- Town Board direction to create land use policies to direct growth and density to appropriate areas
- Create policies related to population and land use, infrastructure capacities and reduce obligated demand.

Recommendation:
N/A

CC:
Scott Ballstadt, Director of Planning
Carlin Malone, Planning Manager

Attachments:
1. 25-10-14 SBallstadt GWIP Serial Annex Referral
2. PC - Staff Presentation _Comp Plan Recap_2025

October 14, 2025

Michael Franke, AICP, Planner III
City of Greeley Community Development
1100 10th Street
Greeley, CO 80631

Subject: Great Western Industrial Park Serial Annexations

Dear Mr. Franke,

Thank you for the opportunity to provide comments regarding the Great Western Industrial Park Serial Annexations proposing to annex approximately 325 acres with nine meandering annexations. As you may be aware, the proposed annexations include areas of overlap with Windsor's corporate limits, Growth Management Area, Windsor-owned property and also conflict with several other adopted plans, agreements and statutes as outlined herein.

Contiguity
As stated in the application materials: "The subject parcels are currently outside of the City of Greeley growth boundaries and thus do not have a Future Land Use designation in the Imagine Greeley Comprehensive Plan". Conversely, the vast majority of the proposed acreage has been within Windsor's Growth Management Area (GMA) for decades and has a land use depiction of Heavy Industrial, Employment/Flex Industrial and Parks and Open Space.

It appears that the subject annexations rely on contiguity that includes annexation of property owned by the Town of Windsor (see attached Deed of Dedication for Right-of-Way recorded with the Weld County Clerk and Recorder at 4565823 on 2/11/2020). As property owner, **the Town of Windsor does not consent to Greeley's annexation of this property.** Additionally, other aspects of proposed contiguity along the Cache la Poudre River appear to overlap Town of Windsor existing municipal boundaries and Windsor does not consent to annexation of any property that overlaps its corporate boundaries.

It is not clear why the annexation does not include the entire 20-foot width of the proposed "flagpole". Windsor respectfully requests clarification regarding why only a 10-foot wide tract of land is proposed to be annexed, leaving a strip of unincorporated property out of the annexation. Similarly, the annexation appears to exclude an enclave labeled as "Subdivision Exemption SE-1099", leaving an enclave of unincorporated property in Weld County. Please also clarify the reason and intent behind the creation of this enclave.

Basic land use planning principles discourage leapfrog development and flagpole annexation for obvious reasons of inefficient provision of services, emergency response and overlapping jurisdictions and regulations. The proposed creation of a disconnected Greeley enclave to be surrounded by Windsor is contrary to logical land use planning.

Growth Management Area
The Great Western properties proposed for annexation have been within the Town of Windsor's Growth Management Area (GMA) for more than 25 years, and the Town has worked cooperatively with the surrounding property owners to plan and develop the Great Western Industrial Park and future mixed-use development in the area. Decades of land use and infrastructure planning and investment have been based on the land within the GMA annexing to Windsor and utilizing Windsor municipal services and infrastructure. The subject area is adjacent to Windsor utilities and transportation network.

NFRWQPA Section 208 Boundary
The Areawide Water Quality Management Plan (Regional Plan) adopted by the North Front Range Water Quality Planning Association (NFRWQPA) details the regional considerations for the protection of water quality. In so doing, it projects growth and development trends in the area and establishes a rational plan for accommodating growth. A plan objective is to avoid unacceptable adverse environmental impacts, which might be caused by allowing wastewater services to be provided through numerous entities for facilities in an uncoordinated fashion. NFRWQPA identifies the Great Western properties as part of the Town of Windsor's 208 Plan Boundary and excludes the site from Greeley's 208 Plan Boundary (please see attached).

Windsor-Greeley Intergovernmental Agreement
The Town of Windsor and City of Greeley have a long history of cooperation regarding land use planning, having entered into multiple intergovernmental agreements over the past 25 years. However, the Great Western properties were not even identified as part of the Cooperative Planning Area as defined in the Windsor-Greeley intergovernmental agreement due to the fact that the properties are for all intents and purposes an enclave surrounded by Windsor's incorporated boundary. The subject properties have been within Windsor's GMA for decades.

Colorado Statutes Regarding Annexation
The legislative intent of a three mile planning area is to promote orderly growth and logical land use patterns and to discourage practices such as "flagpole" annexations. The Great Western properties are surrounded on all sides by the Town of Windsor's incorporated limits having over 99% contiguity with Windsor and minimal contiguity with Greeley.

The proposed annexations would essentially use the Cache la Poudre River corridor to create an extreme example of a flagpole annexation that is inconsistent with annexation statutes. The proposed annexations specifically contradict the following legislative declarations:

31-12-102. Legislative declaration.
(1) The general assembly hereby declares that the policies and procedures in this part 1 are necessary and desirable for the orderly growth of urban communities in the state of Colorado, and to these ends this part 1 shall be liberally construed. The general assembly further declares that it is the purpose of this part 1:
(a) ***To encourage natural and well-ordered development of municipalities of the state;*** **(emphasis added)**
(b) ***To distribute fairly and equitably the costs of municipal services among those persons who benefit therefrom;*** **(emphasis added)**
(c) ***To extend municipal government, services, and facilities to eligible areas which form a part of the whole community;*** **(emphasis added)**
(d) ***To simplify governmental structure in urban areas;*** **(emphasis added)**
(e) ***To provide an orderly system for extending municipal regulations to newly annexed areas;*** **(emphasis added)**

(f) ***To reduce friction among contiguous or neighboring municipalities;*** **(emphasis added)**
(g) ***To increase the ability of municipalities in urban areas to provide their citizens with the services they require;*** **(emphasis added)**
Furthermore, the area proposed for annexation is currently eligible for annexation to Windsor as the property boundary has ample contiguity with Windsor's incorporated boundary and is not contiguous with Greeley.

31-12-104. Eligibility for annexation.
(1) No unincorporated area may be annexed to a municipality unless one of the conditions set forth in section 30 (1) of article II of the state constitution first has been met. An area is eligible for annexation if the provisions of section 30 of article II of the state constitution have been complied with and the governing body, at a hearing as provided in section 31-12-109, finds and determines:
(a) That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality. Contiguity shall not be affected by the existence of a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, public lands, whether owned by the state, the United States, or an agency thereof, except county-owned open space, or a lake, reservoir, stream, or other natural or artificial waterway between the annexing municipality and the land proposed to be annexed. Subject to the requirements imposed by section 31-12-105 (1)(e), contiguity may be established by the annexation of one or more parcels in a series, which annexations may be completed simultaneously and considered together for the purposes of the public hearing required by sections 31-12-108 and 31-12-109 and the annexation impact report required by section 31-12-108.5.
(b) ***That a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality.*** **(emphasis added)**
(2)(a) The contiguity required by paragraph (a) of subsection (1) of this section may not be established by use of any boundary of an area which was previously annexed to the annexing municipality if the area, at the time of its annexation, was not contiguous at any point with the boundary of the annexing municipality, was not otherwise in compliance with paragraph (a) of subsection (1) of this section, and was located more than three miles from the nearest boundary of the annexing municipality, nor may such contiguity be established by use of any boundary of territory which is subsequently annexed directly to, or which is indirectly connected through subsequent annexations to, such an area.
(b) ***Because the creation or expansion of disconnected municipal satellites, which are sought to be prohibited by this subsection*** **(emphasis added)** (2), violates both the purposes of this article as expressed in section 31-12-102 and the limitations of this article, any annexation which uses any boundary in violation of this subsection (2) may be declared by a court of competent jurisdiction to be void ab initio in addition to other remedies which may be provided. The provisions of section 31-12-116 (2) and (4) and section 31-12-117 shall not apply to such an annexation. Judicial review of such an annexation may be sought by any municipality having a plan in place pursuant to section 31-12-105 (1)(e) directly affected by such annexation, in addition to those described in section 31-12-116 (1). Such review may be, but need not be, instituted prior to the effective date of the annexing ordinance and may include injunctive relief. Such review shall be brought no later than sixty days after the effective date of the annexing ordinance or shall forever be barred.
(c) Contiguity is hereby declared to be a fundamental element in any annexation, and this subsection (2) shall not in any way be construed as having the effect of legitimizing in any way any noncontiguous annexation.

Windsor-Severance Fire Rescue (WSFR)
The annexation materials also include a petition to withdraw the subject territory from WSFR boundaries. WSFR is a Colorado Special Tax District that will submit their concerns regarding this proposal directly to the City of Greeley.

Windsor-Weld County Coordinated Planning Agreement
The proposed annexations are inconsistent with the Coordinated Planning Agreement (CPA) between Windsor and Weld County as described therein. The CPA is intended to be a Comprehensive Development Plan adopted and implemented pursuant to applicable Colorado Revised Statutes (please see attached).

Summary / Recommendation
The proposed annexations are inconsistent with numerous long range land use planning documents and agreements upon which many years and resources have been invested. Furthermore, the proposed annexations are in direct conflict with the Municipal Annexation Act of 1965; specifically:

1. The proposed annexations are neither natural nor well-ordered development of the City of Greeley attempting to use the Cache la Poudre River corridor to gain required contiguity.
2. The proposed annexations will require municipal services and facilities which are disconnected from the whole community of the City of Greeley.
3. The annexations propose to complicate the structure of the urban area by annexing an area already surrounded by the Town of Windsor and served by Windsor-Severance Fire Rescue.
4. The annexations propose a disorderly system for extending municipal regulations to overlapping areas, which will create a patchwork regulatory environment and confusion regarding overlapping utilities, services and emergency response for the area.
5. The annexations would increase friction between contiguous neighboring municipalities that have previously cooperated regarding land use planning.
6. The annexations will fragment services in the area between multiple municipalities that will result in inefficiencies and confusion.
7. There is no community of interest between the area proposed to be annexed and the City of Greeley, while the area is surrounded by the Town of Windsor's corporate limits.
8. The creation of disconnected municipal satellites is sought to be prohibited by Colorado Revised Statutes.
9. As owner of the property described in the attached Deed of Dedication for Right-of-Way recorded with the Weld County Clerk and Recorder at 4565823 on 2/11/2020, the Town of Windsor does not consent to Greeley's annexation of this property.

Therefore, based upon the aforementioned myriad conflicts and lack of consistency with basic land use planning principles, the Town of Windsor recommends denial of the proposed annexations.

Attachments
Deed of Dedication for Right-of-Way
Windsor Comprehensive Plan excerpts
NFRWQA 208 maps
Weld County Coordinated Planning Agreement – Weld County Code Ordinance 2015-15
Colorado Revised Statutes 31-12-102 & 31-12-104 Regarding Annexation

Copy
Shane Hale, Town Manager
Eric Lucas, Deputy Town Manager
Dan Money, Town Attorney
John Thornhill, Community Development Director
Chris Angermuller, Fire Chief, Windsor Severance Fire Rescue
Sandra Friedrichsen, Fire Marshal, Windsor Severance Fire Rescue
David Eisenbraun, Planning Director, Weld County
Maxwell Nader, Planning Manager, Weld County
Brian McBroom, Community Development Director, City of Greeley
Donald Threewitt, Deputy Director of Community Development, City of Greeley

4565823 02/11/2020 03:30 PM
Total Pages: 13 Rec Fee: $73.00
Carly Koppes - Clerk and Recorder, Weld County, CO

DEED OF DEDICATION FOR RIGHT OF WAY

(Portions of Crossroads Boulevard and Great Western Drive)

The undersigned, GWIP, LLC, a Colorado limited liability company and WINDSOR RENEWAL I, LLC, a Colorado limited liability company (collectively, "Grantor"), as a condition of approval of Great Western Subdivision 7th Filing and Central Oceans USA Conditional Use Grant and Site Plan Development Agreement and for other valuable consideration the receipt and sufficiency of which is hereby acknowledged, does hereby dedicate, grant, transfer and convey to the TOWN OF WINDSOR, COLORADO, a municipal corporation ("Town"), for public use as a perpetual right-of-way for roadway, utility and storm drainage purposes on, over, across, under, along and within the real property located in Sections 34 and 35 T36N, R67W of the Sixth Principal Meridian, County of Weld, State of Colorado, as more particularly depicted on the Dedication Map attached hereto as Exhibit A, and described in the legal descriptions and depictions attached hereto as Exhibit B (Great Western Drive Dedication Parcel) and Exhibit C (Crossroads Boulevard Dedication Parcels RW-3, RW-4 and RW-5) (collectively, the "Property"), incorporated herein by this reference as if set forth fully, with all appurtenances, and warrants title to the same against all and every person claiming any part thereof by, through, or under Grantor, free and clear of all liens and encumbrances, subject to all matters, reservations and exceptions of record.

Acceptance of this conveyance by the Town shall not impose upon the Town any obligation for opening, widening, installation, improvement or maintenance of improvements to the Property, which obligation shall arise, if at all, by separate action of the Windsor Town Board.

DATED this 7th day of February, 2020.

[Signatures on following pages]

GWIP, LLC, a Colorado limited liability company

By: _____
Name: Kevin J. Shuba
Title: Manager

ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss:
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 7 day of February 2020, by Kevin J. Shuba, as Manager of GWIP, LLC, a Colorado limited liability company.

Witness my official hand and seal. My commission expires 11/01/2020.

MARY J HILL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044039318
MY COMMISSION EXPIRES NOVEMBER 1, 2020

Mary J Hill
Notary Public

WINDSOR RENEWAL I, LLC, a Colorado limited liability company

By: _____
Name: Kevin J. Shuba
Title: Manager

ACKNOWLEDGEMENT

STATE OF COLORADO)
) ss:
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 7 day of February, 2020, by Kevin J. Shuba, as Manager of WINDSOR RENEWAL I, LLC, a Colorado limited liability company.

Witness my official hand and seal. My commission expires 11/01/2020.

MARY J HILL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044039318
MY COMMISSION EXPIRES NOVEMBER 1, 2020

Mary J Hill
Notary Public

ACCEPTANCE

The Town of Windsor hereby accepts the above Deed of Dedication for Right-of-Way for municipal purposes as defined herein.

Dated this 10th day of February, 2020.

TOWN OF WINDSOR, COLORADO
a Colorado municipality

Ken Bennett

~~Kristie Melendez, Mayor~~
Ken Bennett, Mayor Pro Tem

ATTEST:

Krystal Eucker, Town Clerk

~~APPROVED AS TO FORM:~~

Ian D. McCargar, Town Attorney

EXHIBIT A

(DEDICATION MAP)

[Portions of Crossroads Boulevard and Great Western Drive]

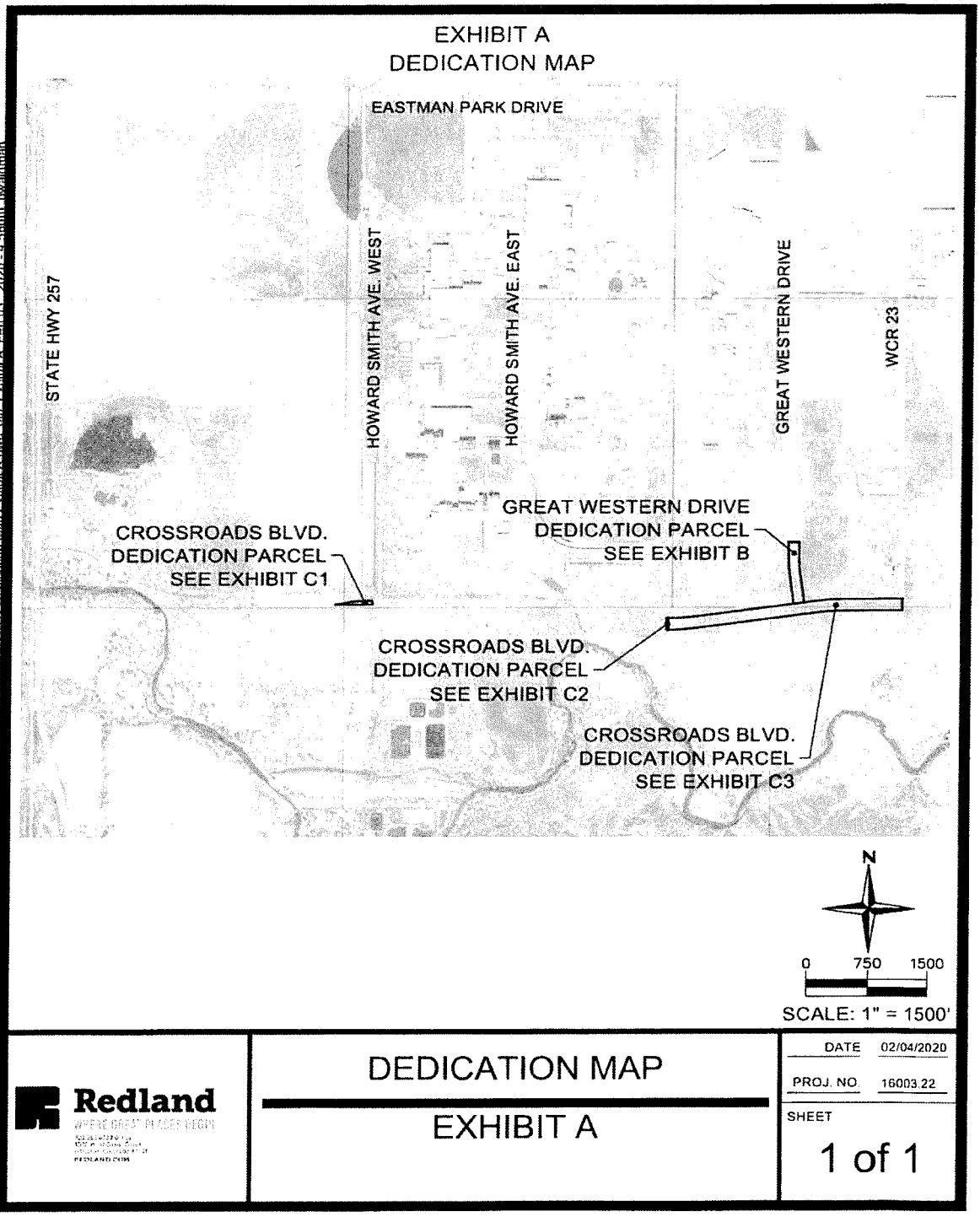


EXHIBIT B

(GREAT WESTERN DRIVE DEDICATION PARCEL)

EXHIBIT B

GREAT WESTERN DRIVE DEDICATION PARCEL

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 5, GREAT WESTERN INDUSTRIAL PARK SUBDIVISION SEVENTH FILING, RECORDED UNDER RECEPTION NO. 3849231 IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT A, OF SAID GREAT WESTERN INDUSTRIAL PARK SUBDIVISION SEVENTH FILING, WHENCE THE EASTERLY BOUNDARY OF SAID TRACT A BEARS NORTH 00°22'40" WEST, A DISTANCE OF 1876.25 FEET, WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 00°22'40" EAST, A DISTANCE OF 232.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1435.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°14'29", AN ARC LENGTH OF 181.36 FEET;

THENCE SOUTH 07°37'09" EAST, A DISTANCE OF 369.74 FEET TO THE NORTHERLY LINE OF PARCEL RW-5;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 82°22'51" WEST, A DISTANCE OF 130.00 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, NORTH 07°37'09" WEST, A DISTANCE OF 369.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1565.00 FEET;

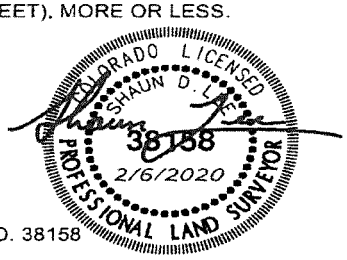
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°14'29", AN ARC LENGTH OF 197.79 FEET;

THENCE NORTH 00°22'40" WEST, A DISTANCE OF 232.62 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A;

THENCE ALONG THE SOUTHERLY BOUNDARY, NORTH 89°41'30" EAST, A DISTANCE OF 130.00 FEET TO THE **POINT OF BEGINNING**.

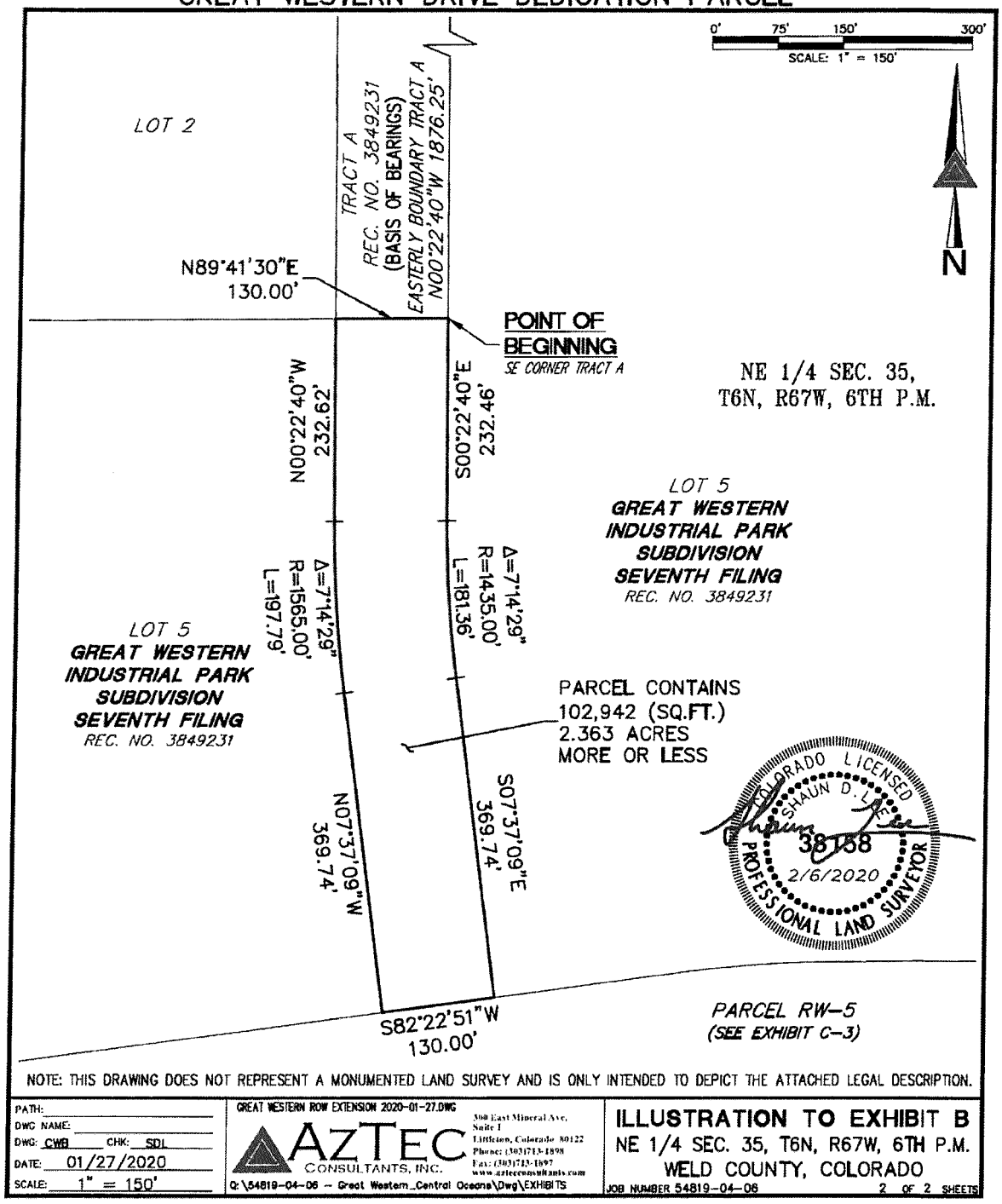
CONTAINING AN AREA OF 2.363 ACRES, (102,942 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



SHAUN D. LEE
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT B
GREAT WESTERN DRIVE DEDICATION PARCEL



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: DWG NAME: DWG: CWB CHK: SDL DATE: 01/27/2020 SCALE: 1" = 150'	GREAT WESTERN ROW EXTENSION 2020-01-27.DWG AZTEC CONSULTANTS, INC. 300 East Mineral Ave. Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com Q:\54819-04-06 - Great Western_Central Oceans\Dwg\EXHIBITS	ILLUSTRATION TO EXHIBIT B NE 1/4 SEC. 35, T6N, R67W, 6TH P.M. WELD COUNTY, COLORADO JOB NUMBER 54819-04-06 2 OF 2 SHEETS

EXHIBIT C

(CROSSROADS BOULEVARD DEDICATION PARCELS RW-3, RW-4, RW-5)

EXHIBIT C-1

CROSSROADS BOULEVARD DEDICATION PARCELS

PARCEL RW-3

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED UNDER RECEPTION NO. 3340221, IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST 1/16TH CORNER OF SAID SECTION 34, WHENCE THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34 BEARS SOUTH 89°42'23" WEST, A DISTANCE OF 1191.09 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, SOUTH 89°42'23" WEST, A DISTANCE OF 449.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1575.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 14°33'12" EAST;

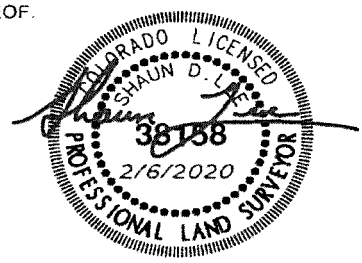
THENCE DEPARTING SAID SOUTH LINE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°15'36", AN ARC LENGTH OF 391.99 FEET;

THENCE NORTH 89°42'23" EAST, A DISTANCE OF 56.83 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34;

THENCE ALONG SAID EAST LINE, SOUTH 05°33'37" EAST, A DISTANCE OF 48.73 FEET TO THE **POINT OF BEGINNING**.

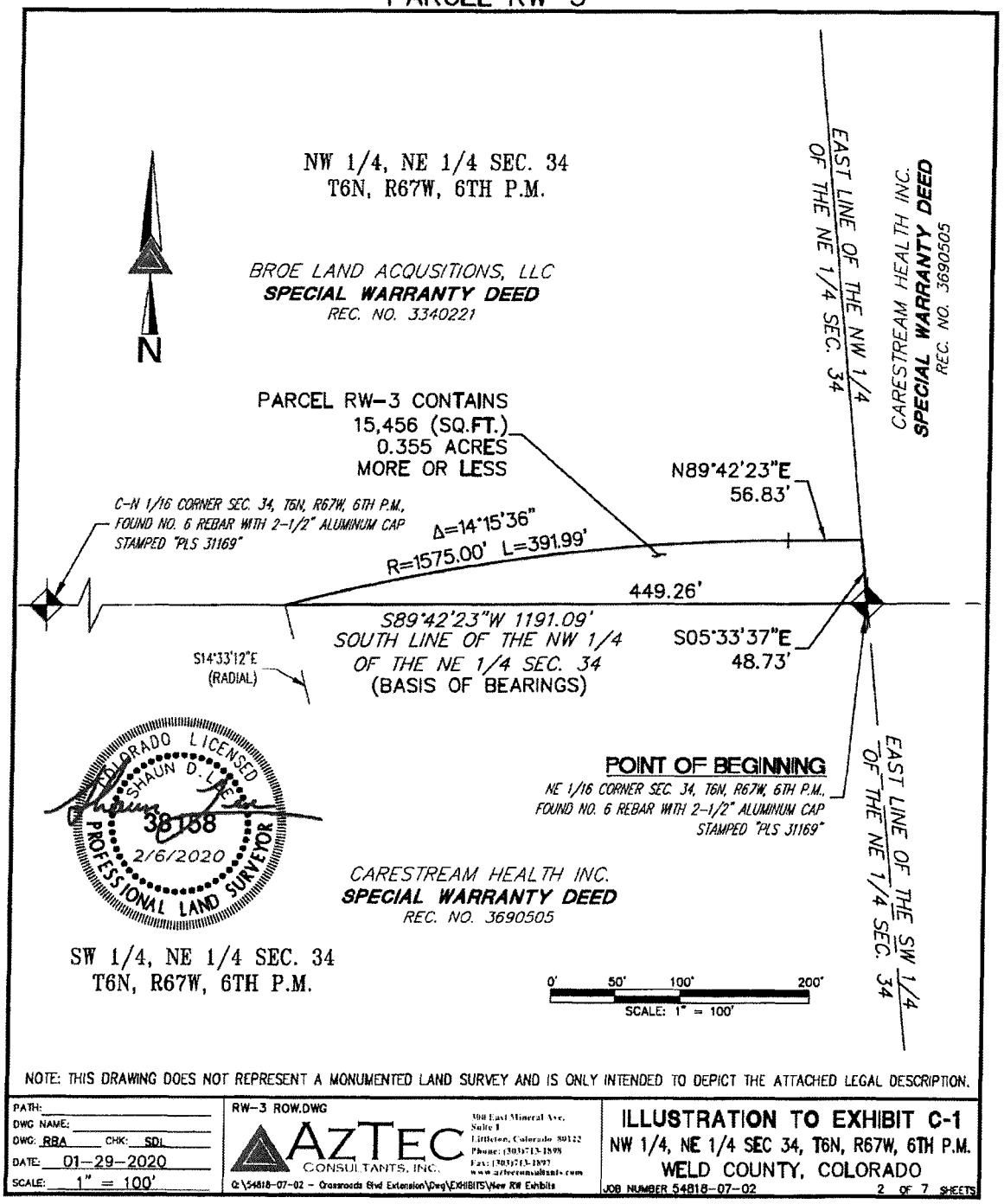
CONTAINING AN AREA OF 0.355 ACRES, (15,456 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



SHAUN D. LEE, PLS 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT C–1
PARCEL RW–3



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: DWG NAME: DWG: RBA CHK: SDL DATE: 01–29–2020 SCALE: 1" = 100'	RW–3 ROW.DWG AZTEC CONSULTANTS, INC. 308 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com G:\54818–07–02 – Crossroads Blvd Extension\Dwg\EXHIBITS\New RW Exhibits	ILLUSTRATION TO EXHIBIT C-1 NW 1/4, NE 1/4 SEC 34, T6N, R67W, 6TH P.M. WELD COUNTY, COLORADO JOB NUMBER 54818–07–02 2 OF 7 SHEETS

EXHIBIT C-2

CROSSROADS BOULEVARD DEDICATION PARCELS

PARCEL RW-4

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED UNDER RECEPTION NO. 3813465, IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 35, WHENCE THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 BEARS SOUTH 89°32'22" WEST, A DISTANCE OF 3115.62 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE NORTH 37°02'31" WEST, A DISTANCE OF 1,205.36 FEET TO THE WESTERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED, AND THE **POINT OF BEGINNING;**

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 00°04'30" WEST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2925.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°32'08" WEST;

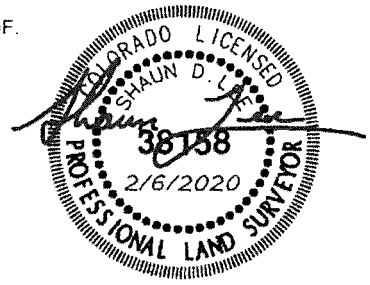
THENCE DEPARTING SAID WESTERLY BOUNDARY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'45", AN ARC LENGTH OF 10.00 FEET TO THE EASTERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°04'30" EAST, A DISTANCE OF 150.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3075.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°41'58" WEST;

THENCE DEPARTING SAID EASTERLY BOUNDARY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'11", AN ARC LENGTH OF 10.00 FEET TO THE **POINT OF BEGINNING**.

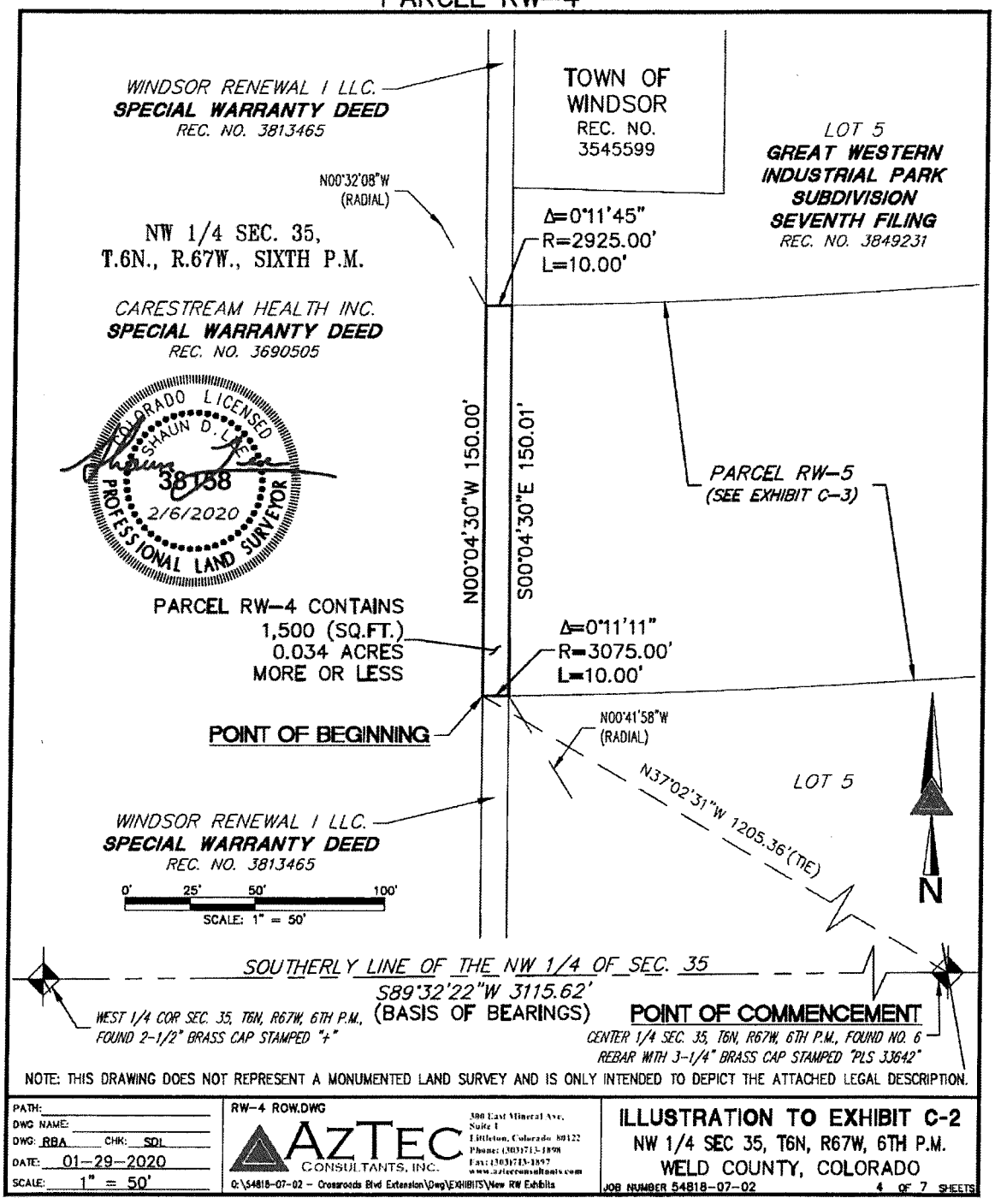
CONTAINING AN AREA OF 0.034 ACRES, (1,500 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



SHAUN D. LEE, PLS 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT C–2
PARCEL RW–4



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: DWG NAME: DWG: RBA CHK: SDL DATE: 01–29–2020 SCALE: 1" = 50'	RW–4 ROW.DWG AZTEC CONSULTANTS, INC. 300 East Mineral Ave. Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com C:\54818–07–02 – Crossroads Blvd Extension\Dwg\EXHIBITS\New RW Exhibits	ILLUSTRATION TO EXHIBIT C-2 NW 1/4 SEC 35, T6N, R67W, 6TH P.M. WELD COUNTY, COLORADO JOB NUMBER 54818–07–02 4 OF 7 SHEETS

EXHIBIT C-3

CROSSROADS BOULEVARD DEDICATION PARCELS

PARCEL RW-5

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 5, GREAT WESTERN INDUSTRIAL PARK SUBDIVISION SEVENTH FILING, RECORDED UNDER RECEPTION NO. 3849231, IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 35, WHENCE THE WEST LINE OF THE NORTHEAST QUARTER BEARS NORTH 10°47'21" WEST, A DISTANCE OF 2688.26 FEET, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE NORTH 32°46'58" WEST, A DISTANCE OF 1,322.93 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 5, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2925.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°43'53" WEST AND THE **POINT OF BEGINNING;**

THENCE DEPARTING SAID WESTERLY BOUNDARY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'15", AN ARC LENGTH OF 351.62 FEET;

THENCE NORTH 82°22'51" EAST, A DISTANCE OF 1531.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1500.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°15'57", AN ARC LENGTH OF 190.22 FEET;

THENCE NORTH 89°38'48" EAST, A DISTANCE OF 798.14 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID EAST LINE, SOUTH 00°33'48" EAST, A DISTANCE OF 150.00 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°38'48" WEST, A DISTANCE OF 798.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1350.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°15'57", AN ARC LENGTH OF 171.20 FEET;

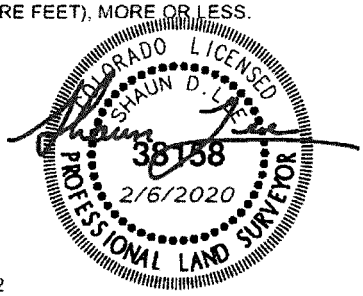
THENCE SOUTH 82°22'51" WEST, A DISTANCE OF 1531.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3075.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°55'11", AN ARC LENGTH OF 371.37 FEET TO SAID WESTERLY BOUNDARY;

THENCE ALONG SAID WESTERLY BOUNDARY, NON-TANGENT TO SAID CURVE, NORTH 00°04'30" WEST, A DISTANCE OF 150.01 FEET TO THE **POINT OF BEGINNING**.

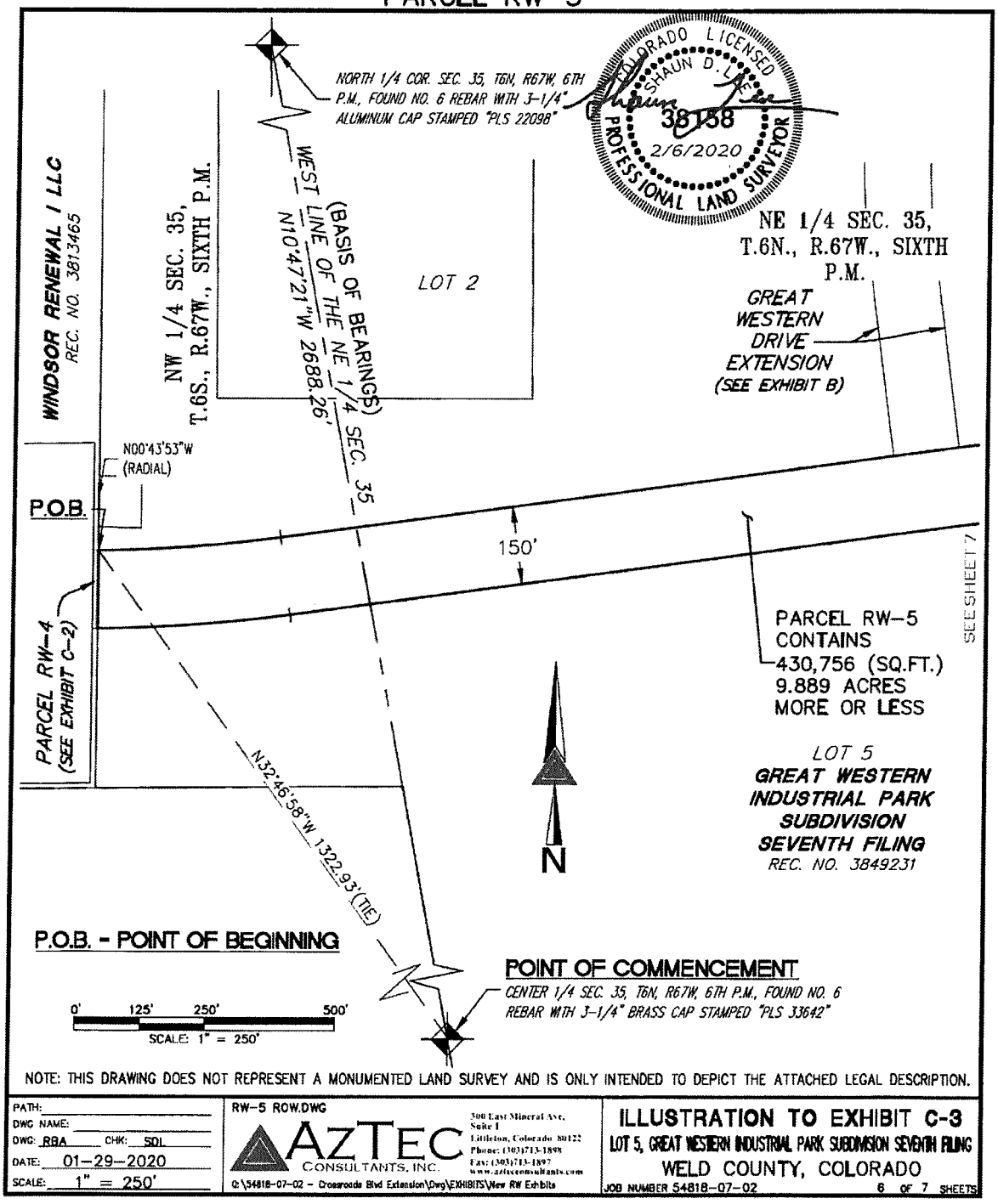
CONTAINING AN AREA OF 9.889 ACRES, (430,756 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



SHAUN D. LEE, PLS 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

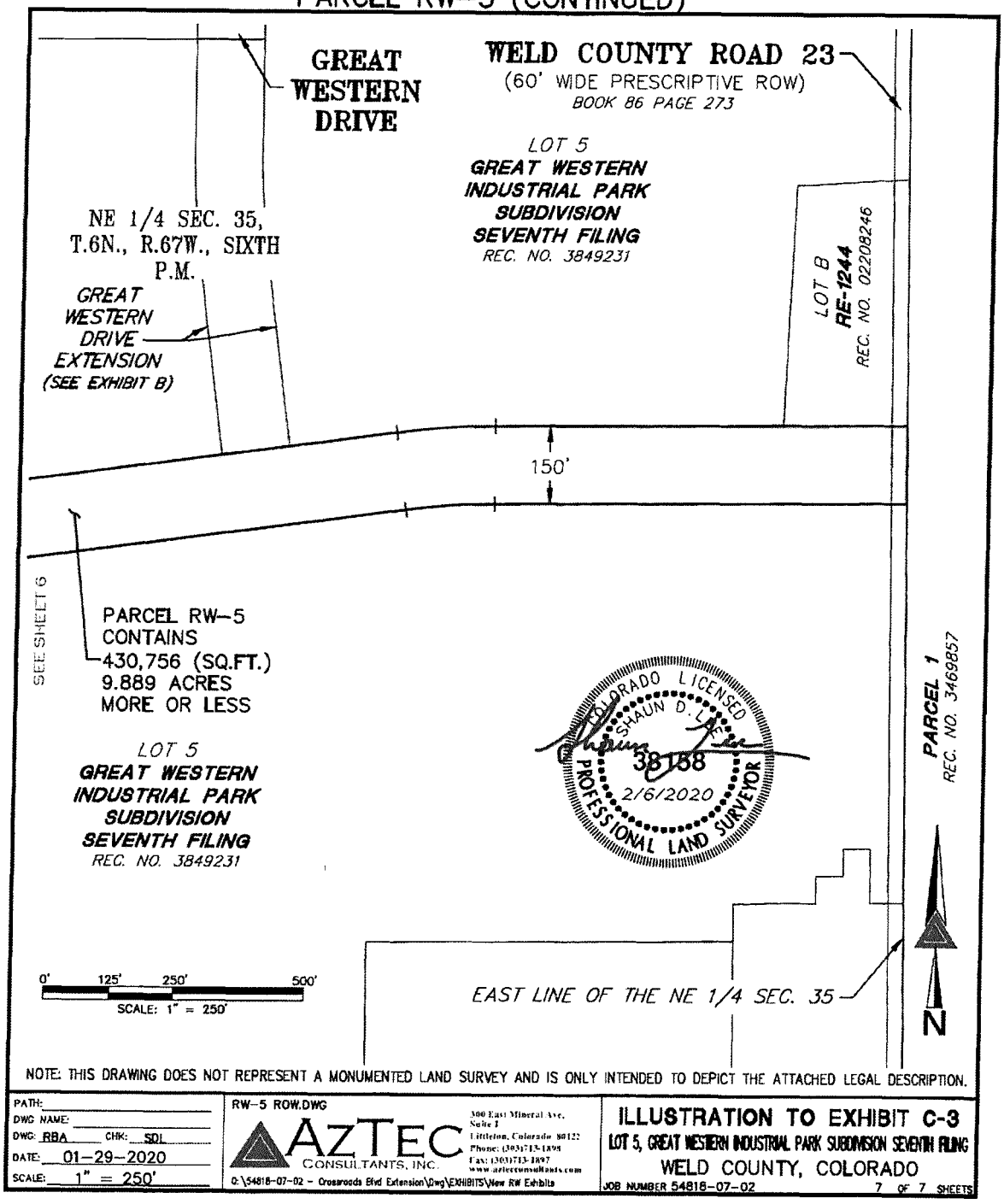
ILLUSTRATION TO EXHIBIT C–3
PARCEL RW–5



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: DWG NAME: DWG: RBA CHK: SDL DATE: 01–29–2020 SCALE: 1" = 250'	RW–5 ROW.DWG AZTEC CONSULTANTS, INC. 300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com Q:\54818–07–02 – Crossroads Blvd Extension\Dwg\EXHIBITS\New RW Exhibits	ILLUSTRATION TO EXHIBIT C–3 LOT 5, GREAT WESTERN INDUSTRIAL PARK SUBDIVISION SEVENTH FILING WELD COUNTY, COLORADO JOB NUMBER 54818–07–02 6 OF 7 SHEETS

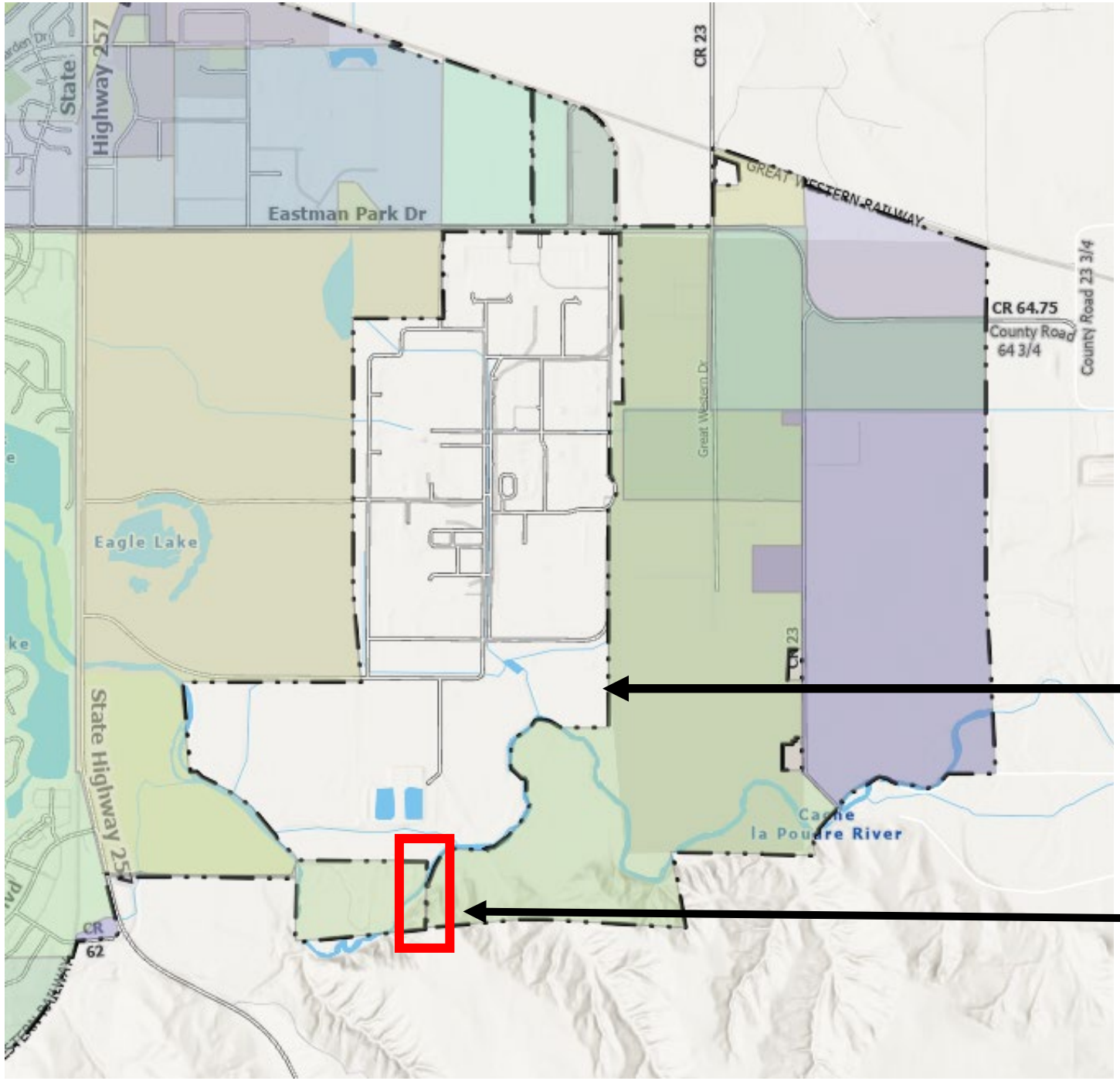
ILLUSTRATION TO EXHIBIT C-3
PARCEL RW-5 (CONTINUED)



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: DWG NAME: DWG: RBA CHK: SDL DATE: 01-29-2020 SCALE: 1" = 250'	RW-5 ROW.DWG AZTEC CONSULTANTS, INC. 300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com O:\54818-07-02 - Crossroads Blvd Extension\Dwg\EXHIBITS\New RW Exhibits	ILLUSTRATION TO EXHIBIT C-3 LOT 5, GREAT WESTERN INDUSTRIAL PARK SUBDIVISION SEVENTH FILING WELD COUNTY, COLORADO JOB NUMBER 54818-07-02 7 OF 7 SHEETS

Town of Windsor Annexations

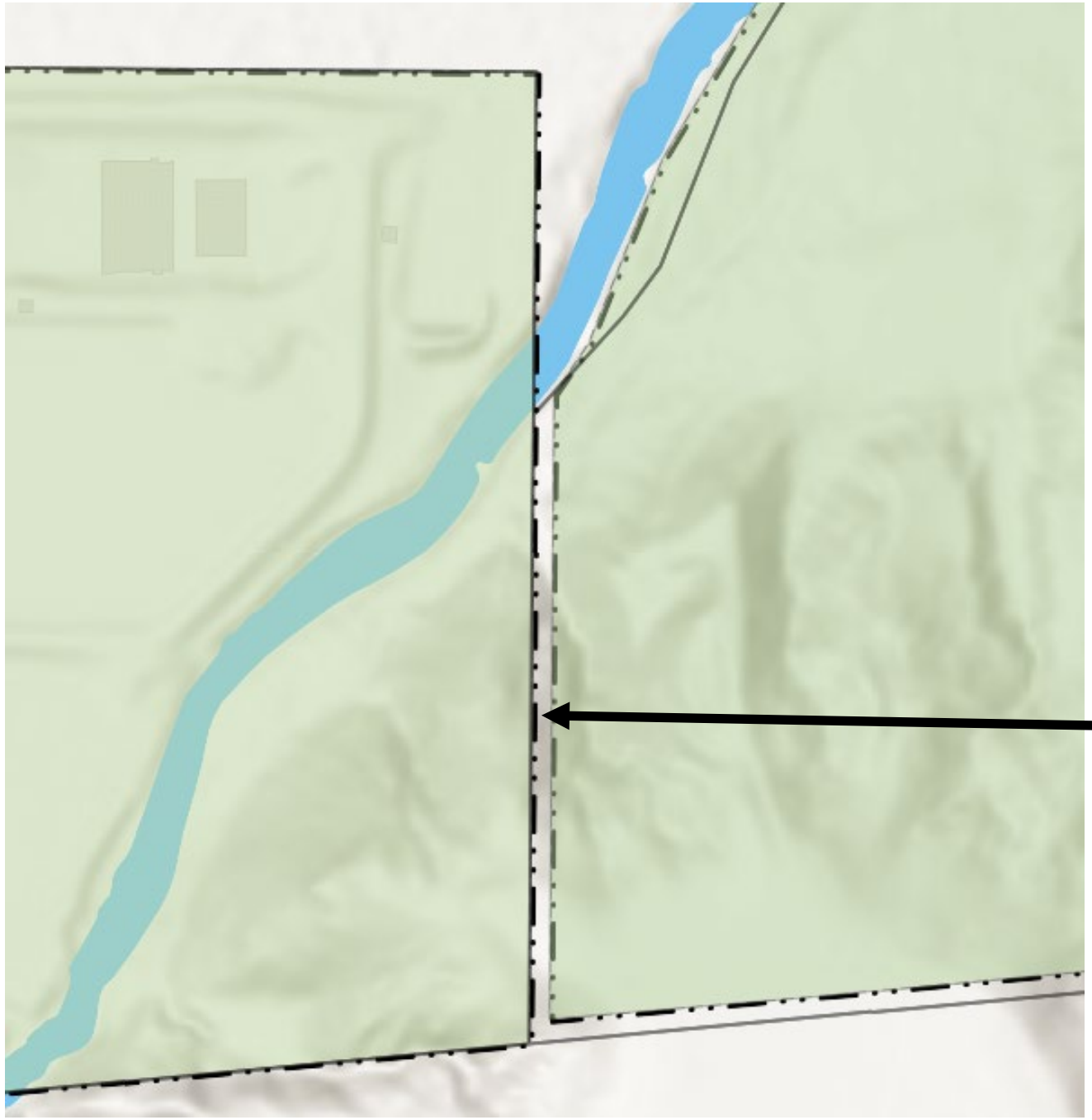


Contiguous boundary with Town of Windsor Municipal Limits:

~6.08 miles / 32,135 feet

~99.94% contiguity

See next slide for enlarged area



Town of Windsor Annexations

Contiguous boundary with Town of Windsor Municipal Limits:

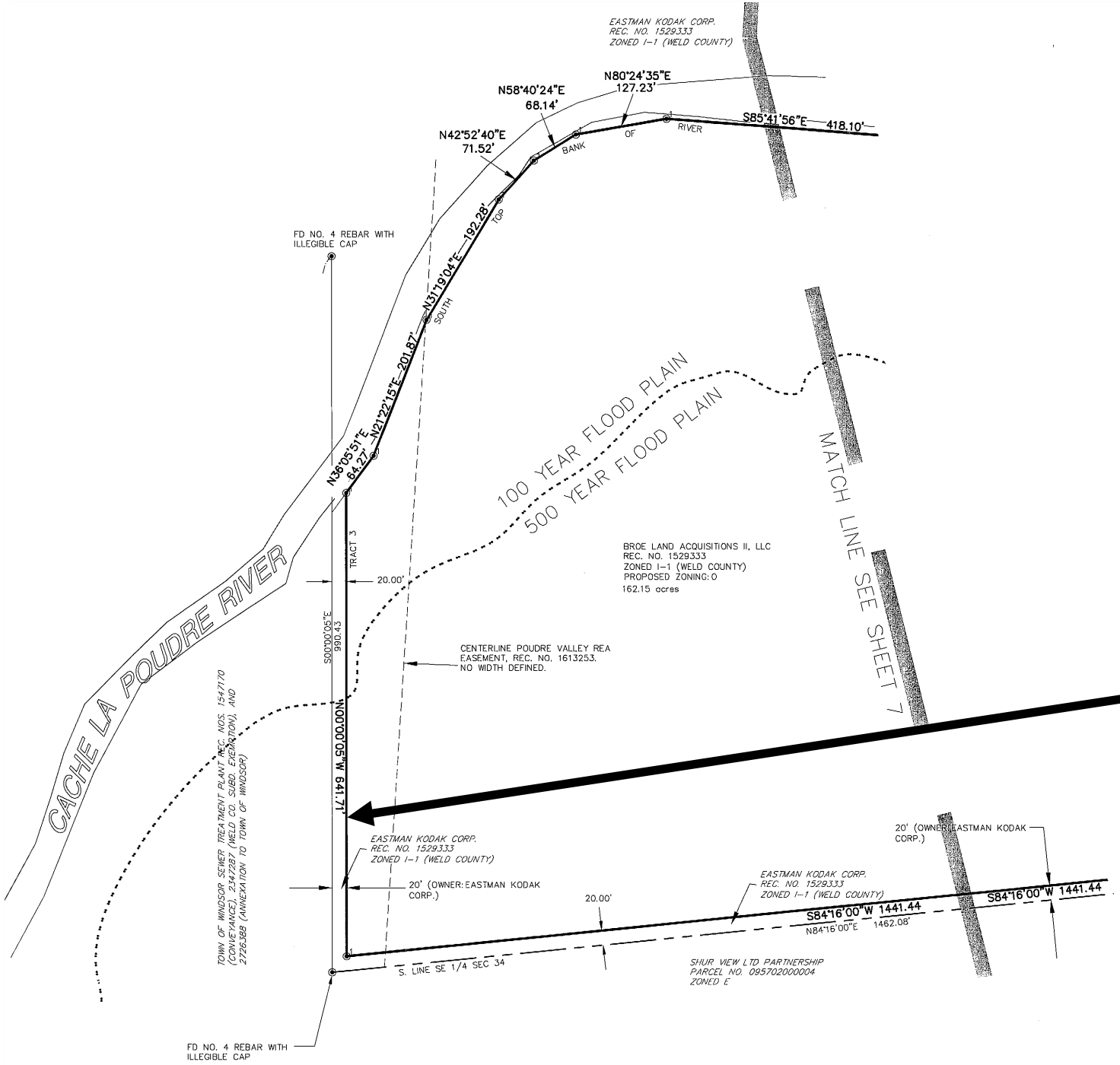
~6.08 miles / 32,135 feet

~99.94% contiguity

20-foot gap

N

Great Western 3rd Annexation



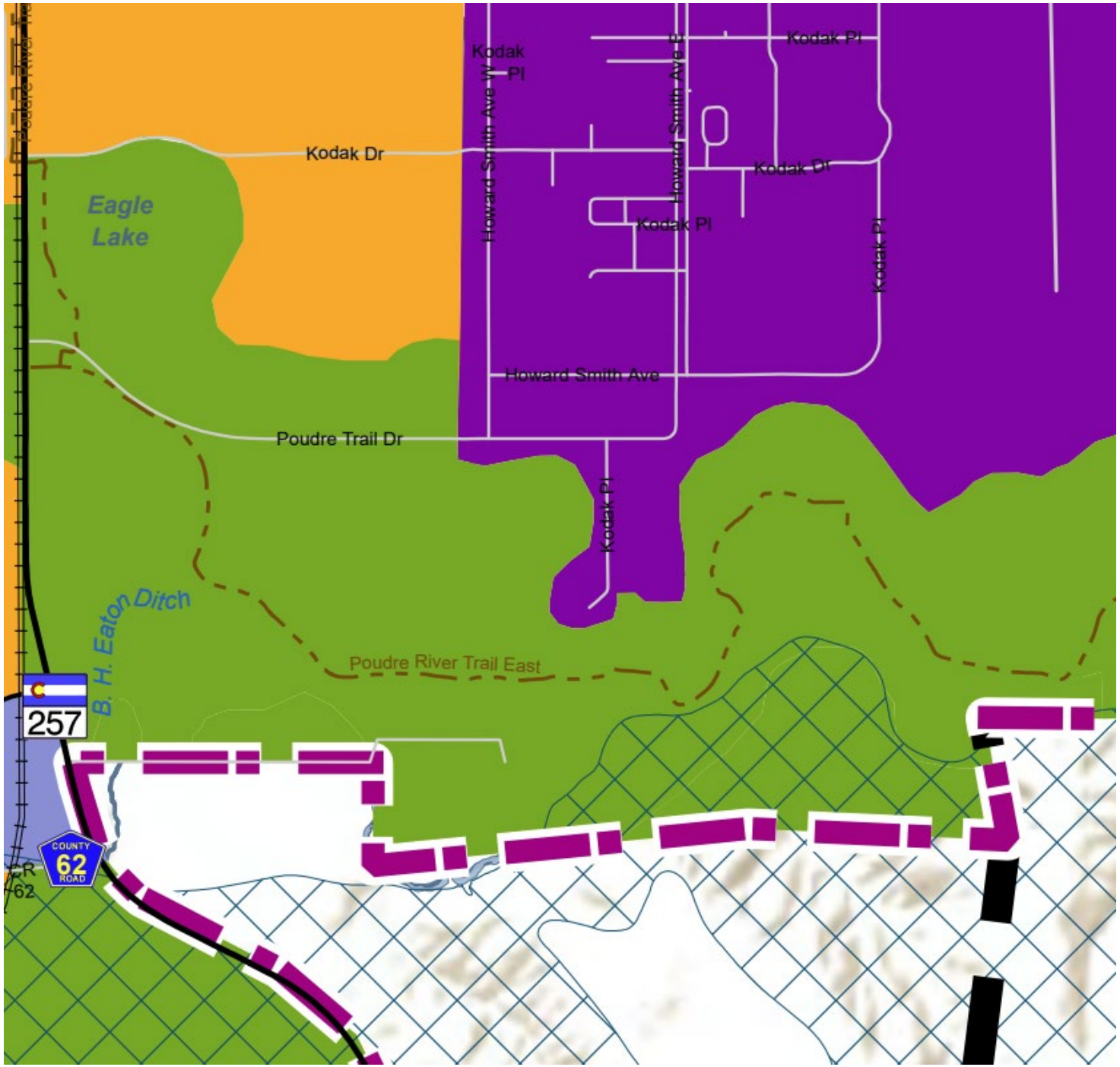
~6.08 miles / 32,135 feet

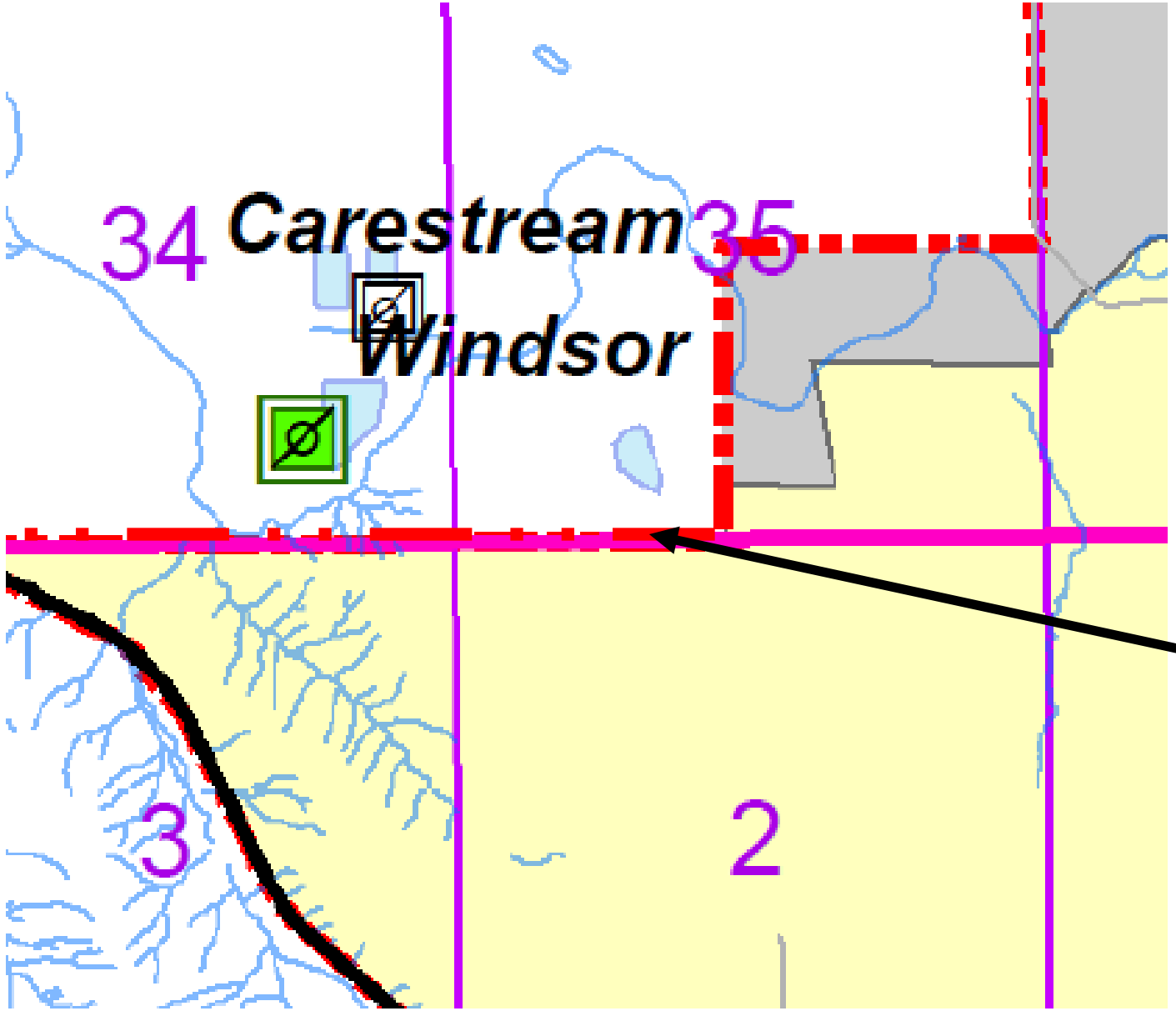
~99.94% contiguity

20-foot gap

N

Windsor Growth Management Area (GMA) Boundary





Windsor Wastewater Treatment Plant – NFRWQPA 208 Boundary

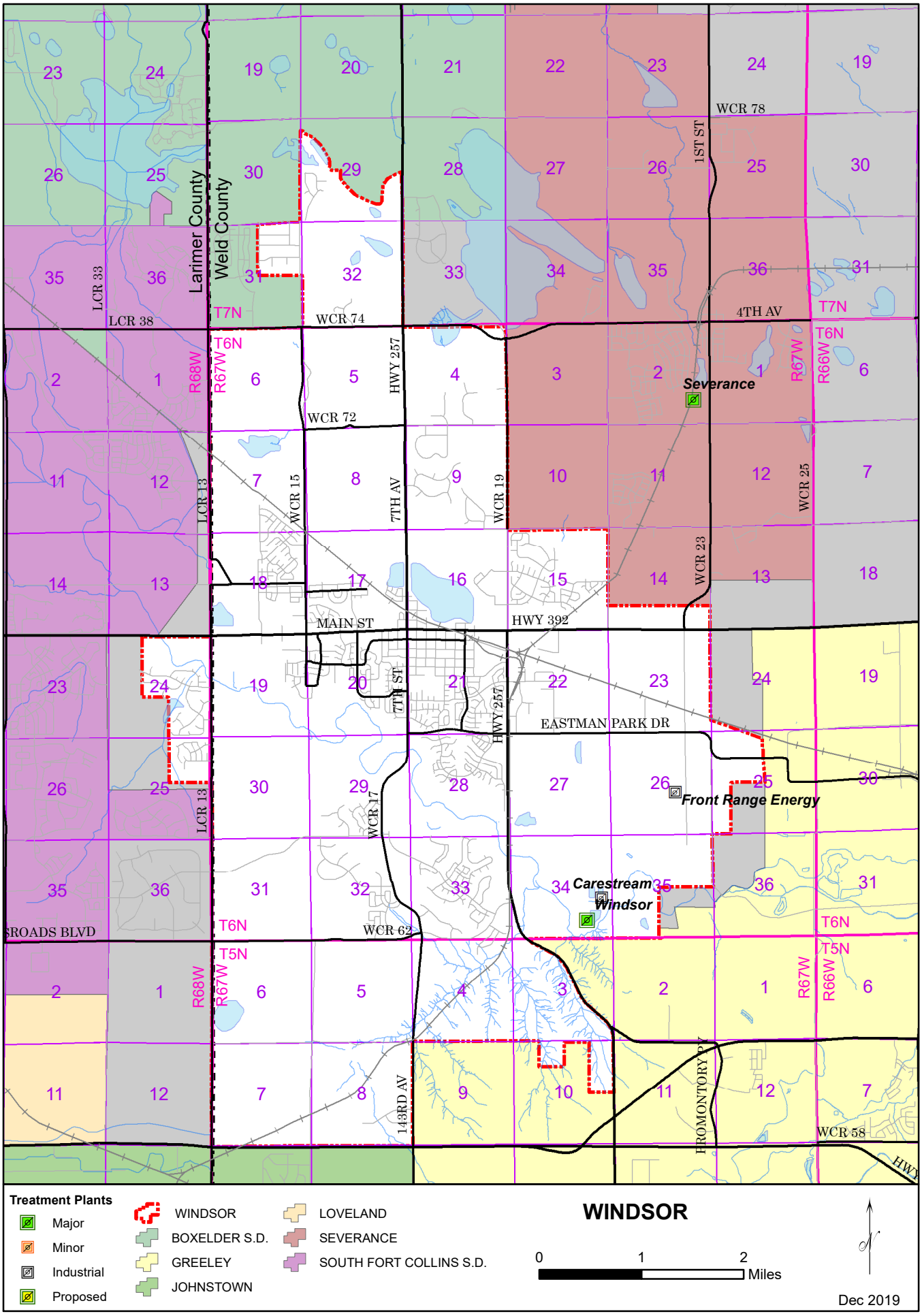
Treatment Plants

- Major
- Minor
- Industrial
- Proposed

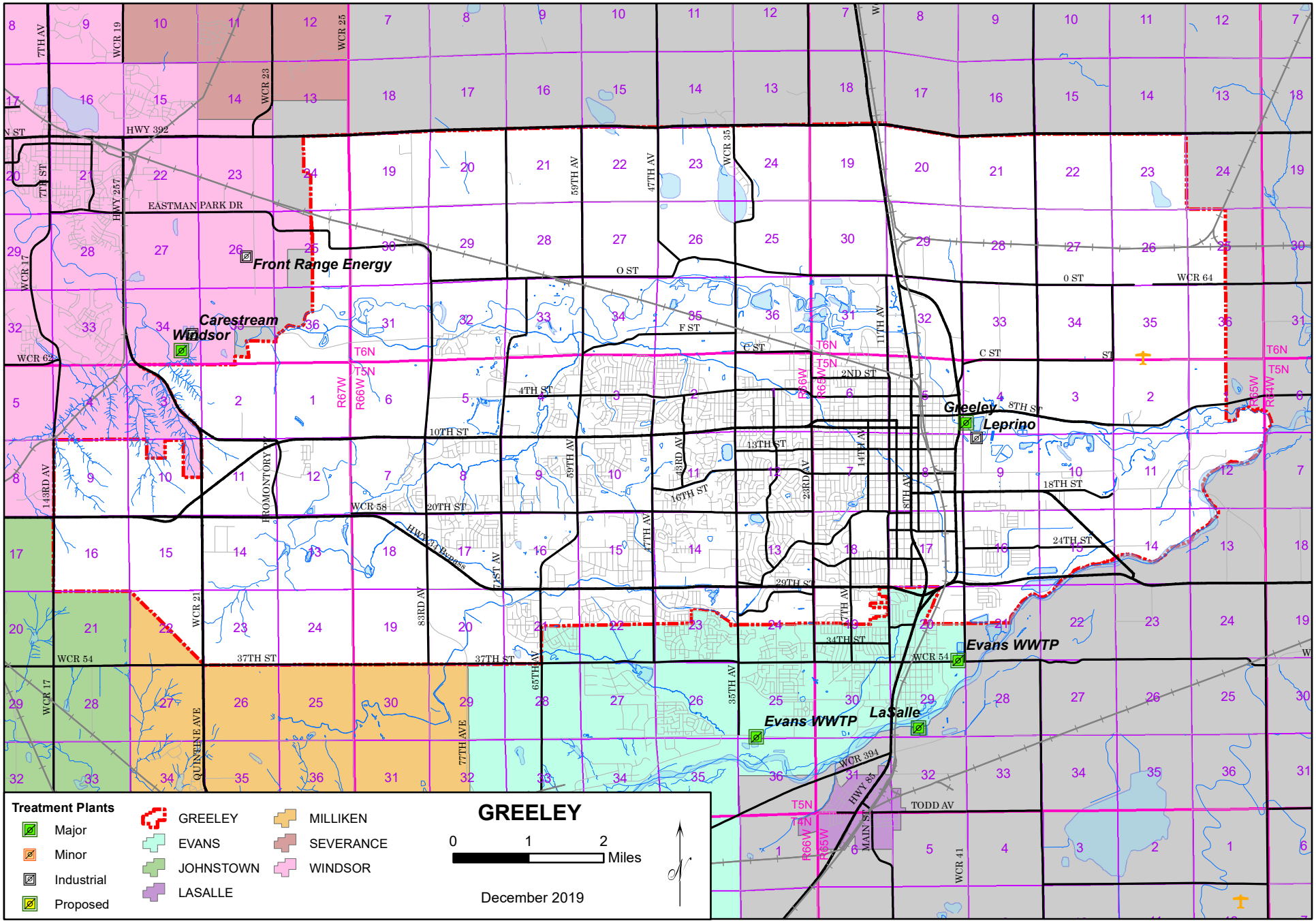
- WINDSOR
- BOXELDER S.D.
- GREELEY
- JOHNSTOWN
- LOVELAND
- SEVERANCE
- SOUTH FORT COLLINS S.D.

N

NFRWQA 208 Boundaries



NFRWQA 208 Boundaries



Colorado Statutes Regarding Annexation

31-12-102. Legislative declaration.

(1) The general assembly hereby declares that the policies and procedures in this part 1 are necessary and desirable for the orderly growth of urban communities in the state of Colorado, and to these ends this part 1 shall be liberally construed. The general assembly further declares that it is the purpose of this part 1:

(a) To encourage natural and well-ordered development of municipalities of the state;

(b) To distribute fairly and equitably the costs of municipal services among those persons who benefit therefrom;

(c) To extend municipal government, services, and facilities to eligible areas which form a part of the whole community;

(d) To simplify governmental structure in urban areas;

(e) To provide an orderly system for extending municipal regulations to newly annexed areas;

(f) To reduce friction among contiguous or neighboring municipalities;

(g) To increase the ability of municipalities in urban areas to provide their citizens with the services they require; and

(h) To respect the sovereignty of federally recognized Indian tribes with lands within the exterior boundaries of a federally recognized Indian reservation and within the exterior boundaries of the state, to reduce the jurisdictional complexities that arise when municipalities annex Indian reservation land, and to ensure cooperation and collaboration by municipalities with tribal governments.

(2) The general assembly further declares that:

(a) Section 30 of article II of the state constitution was added to the state constitution as a voter-approved ballot measure in 1980;

(b) Since its adoption, section 30 of article II of the state constitution has been in lawful force and effect. As part of the state constitution, all annexations since its enactment have been or should have been undertaken subject to its terms.

(c) By enacting House Bill 10-1259, enacted in 2010, which amends various provisions of this part 1, the general assembly does not intend to change the law governing annexations in the state but rather to better harmonize the provisions of this part 1 with those of section 30 of article II of the state constitution.

31-12-104. Eligibility for annexation.

(1) No unincorporated area may be annexed to a municipality unless one of the conditions set forth in section 30 (1) of article II of the state constitution first has been met. An area is eligible for annexation if the provisions of section 30 of article II of the state constitution have been complied with and the governing body, at a hearing as provided in section 31-12-109, finds and determines:

(a) That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality. Contiguity shall not be affected by the existence of a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, public lands, whether owned by the state, the United States, or an agency thereof, except county-owned open space, or a lake, reservoir, stream, or other natural or artificial waterway between the annexing municipality and the land proposed to be annexed. Subject to the requirements imposed by section 31-12-105 (1)(e), contiguity may be established by the annexation of one or more parcels in a series, which annexations may be completed simultaneously and considered together for the purposes of the public hearing required by

sections 31-12-108 and 31-12-109 and the annexation impact report required by section 31-12-108.5.

(b) That a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality. The fact that the area proposed to be annexed has the contiguity with the annexing municipality required by paragraph (a) of this subsection (1) shall be a basis for a finding of compliance with these requirements unless the governing body, upon the basis of competent evidence presented at the hearing provided for in section 31-12-109, finds that at least two of the following are shown to exist:

(I) Less than fifty percent of the adult residents of the area proposed to be annexed make use of part or all of the following types of facilities of the annexing municipality: Recreational, civic, social, religious, industrial, or commercial; and less than twenty-five percent of said area's adult residents are employed in the annexing municipality. If there are no adult residents at the time of the hearing, this standard shall not apply.

(II) One-half or more of the land in the area proposed to be annexed (including streets) is agricultural, and the landowners of such agricultural land, under oath, express an intention to devote the land to such agricultural use for a period of not less than five years.

(III) It is not physically practicable to extend to the area proposed to be annexed those urban services which the annexing municipality provides in common to all of its citizens on the same terms and conditions as such services are made available to such citizens. This standard shall not apply to the extent that any portion of an area proposed to be annexed is provided or will within the reasonably near future be provided with any service by or through a quasi-municipal corporation.

(2)

(a) The contiguity required by paragraph (a) of subsection (1) of this section may not be established by use of any boundary of an area which was previously annexed to the annexing municipality if the area, at the time of its annexation, was not contiguous at any point with the boundary of the annexing municipality, was not otherwise in compliance with paragraph (a) of subsection (1) of this section, and was located more than three miles from the nearest boundary of the annexing municipality, nor may such contiguity be established by use of any boundary of territory which is subsequently annexed directly to, or which is indirectly connected through subsequent annexations to, such an area.

(b) Because the creation or expansion of disconnected municipal satellites, which are sought to be prohibited by this subsection (2), violates both the purposes of this article as expressed in section 31-12-102 and the limitations of this article, any annexation which uses any boundary in violation of this subsection (2) may be declared by a court of competent jurisdiction to be void ab initio in addition to other remedies which may be provided. The provisions of section 31-12-116 (2) and (4) and section 31-12-117 shall not apply to such an annexation. Judicial review of such an annexation may be sought by any municipality having a plan in place pursuant to section 31-12-105 (1)(e) directly affected by such annexation, in addition to those described in section 31-12-116 (1). Such review may be, but need not be, instituted prior to the effective date of the annexing ordinance and may include injunctive relief. Such review shall be brought no later than sixty days after the effective date of the annexing ordinance or shall forever be barred.

(c) Contiguity is hereby declared to be a fundamental element in any annexation, and this subsection (2) shall not in any way be construed as having the effect of legitimizing in any way any noncontiguous annexation.

WELD COUNTY
CODE ORDINANCE 2015-15

IN THE MATTER OF REPEALING AND REENACTING, WITH AMENDMENTS, CHAPTER 19 COORDINATED PLANNING AGREEMENTS, OF THE WELD COUNTY CODE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WELD, STATE OF COLORADO:

WHEREAS, the Board of County Commissioners of the County of Weld, State of Colorado, pursuant to Colorado statute and the Weld County Home Rule Charter, is vested with the authority of administering the affairs of Weld County, Colorado, and

WHEREAS, the Board of County Commissioners, on December 28, 2000, adopted Weld County Code Ordinance 2000-1, enacting a comprehensive Code for the County of Weld, including the codification of all previously adopted ordinances of a general and permanent nature enacted on or before said date of adoption, and

WHEREAS, the Weld County Code is in need of revision and clarification with regard to procedures, terms, and requirements therein.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of the County of Weld, State of Colorado, that certain existing Chapters of the Weld County Code be, and hereby are, repealed and re-enacted, with amendments, and the various Chapters are revised to read as follows.

CHAPTER 19
COORDINATED PLANNING AGREEMENTS

ARTICLE VI
Windsor Plan

Sec. 19-6-10. Introduction.

This Coordinated Planning Agreement ("CPA") is made and entered into effective as of the 2nd day of November, 2015, A.D., between the Board of County Commissioners of the County of Weld, State of Colorado, whose address is 1150 O Street, Greeley, CO 80631, hereinafter called the "COUNTY," and the Town of Windsor, a Colorado municipal corporation, whose address is 301 Walnut Street, Windsor, CO 80550, hereinafter called the "MUNICIPALITY." The COUNTY and MUNICIPALITY are hereinafter sometimes referred to individually as "party" and collectively as "the parties."

Sec. 19-6-20. Recitals.

A. The COUNTY exercises governmental authority regulating land use, growth and development within the unincorporated areas of Weld County, Colorado, which areas include lands surrounding the MUNICIPALITY; and

cc: FI; Acct: CTB; R 1-20-16

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Carly Koppes, Clerk and Recorder, Weld County, CO

B. The MUNICIPALITY exercises governmental authority with respect to land use, growth, and development within its municipal boundaries and regarding its annexations, and has demonstrated the capability of providing municipal services and facilities (including water and sewer services based on the municipality's code and/or other municipal service policies) within the THREE (3) MILE AREA, as defined herein; and

C. Title 29, Article 20 of the Colorado Revised Statutes, grants broad authority to local governments to plan for and regulate development and the use of land within their respective jurisdictions, accomplishing such activities through public processes that respect, protect, and promote private property rights; and

D. Title 29, Article 20 of the Colorado Revised Statutes, authorizes and encourages local governments to cooperate and contract with each other for the purpose of planning and regulating the development of land by the joint and coordinated exercise of planning, zoning, subdivisions, building, and related regulatory powers; and

E. Pressures for growth and development in the MUNICIPALITY and COUNTY indicate that the joint and coordinated exercise by the COUNTY and MUNICIPALITY of their respective planning, zoning, subdivision, building and related regulatory powers in such areas will best promote the objectives stated in this CPA; and

F. This CPA adheres to the objectives and Policies of the Weld County Comprehensive Plan, set forth in Section 22-2-40 of the Weld County Code and, in particular, UD.Goal 2., which encourages the establishment of intergovernmental agreements concerning growth areas with each municipality in Weld County.

Sec. 19-6-30. Purposes and Objectives.

The purpose of this CPA is to establish procedures and standards pursuant to which the parties will move toward greater coordination in the exercise of their land use and related regulatory powers within unincorporated areas surrounding the MUNICIPALITY. The objectives of such efforts are to accomplish the type of development in such areas which best protects the health, safety, prosperity, and general welfare of the inhabitants of the parties and to achieve maximum efficiency and economy in the process of development. However, any action taken pursuant to this CPA that pertains to any land within the MUNICIPALITY, for incorporated areas, and within the COUNTY, for unincorporated areas, is subject to exclusive final approval by the governing body of the MUNICIPALITY or COUNTY, respectively.

Sec. 19-6-40. Definitions.

For the purposes of this CPA the following terms shall be defined as set forth herein:

Development. Any land use requiring regulatory approval by the elected governing body of the applicable party in the THREE (3) MILE AREA, except for an amendment to a plat or a down-zoning, neither of which creates any additional lots, and except for a Recorded Exemption or Subdivision Exemption. Existing agricultural uses, which are lawful uses, either as Uses-by-Right under the Weld County Code, or as legally existing non-conforming uses, are also exempt from the definition of *Development.*

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Three (3) Mile Area. The area as defined by Colorado Revised Statutes, C.R.S. 31-12-105.1.E.

Sec. 19-6-50. Planning Coordination.

This CPA is intended to be a Comprehensive Development Plan adopted and implemented pursuant to Section 29-20-105(2) C.R.S. Following the execution of this CPA by both parties, applications to the COUNTY for DEVELOPMENT within the THREE (3) MILE AREA shall be processed and determined in accordance with the following:

A. Referral. The COUNTY shall refer all proposals for DEVELOPMENT within the THREE (3) MILE AREA to the MUNICIPALITY for its review and recommendation. Such referral shall include at least a copy of the written DEVELOPMENT proposal and preliminary COUNTY staff summary of the case. The COUNTY shall allow not less than twenty-one (21) days for the MUNICIPALITY to review the referral and furnish its recommendations to the COUNTY staff prior to formulation of the COUNTY staff recommendation. If the MUNICIPALITY does not respond within such time, the COUNTY staff may proceed with its recommendation, but any comment or recommendation from the MUNICIPALITY received on or before the Thursday immediately preceding the meeting of the Board of County Commissioners or Planning Commission when the matter shall be considered shall be transmitted to the Board or Commission. If the MUNICIPALITY submits no comment or recommendation, the COUNTY may assume it has no objection to the proposal. If the MUNICIPALITY submits recommendations, the COUNTY shall either include within its written decision the reasons for any action taken contrary to the same or furnish such reasons to the MUNICIPALITY by a separate writing. The MUNICIPALITY shall be given notice of, and may appear and be heard at any hearing or other proceeding at which the COUNTY shall consider a DEVELOPMENT subject to the foregoing referral process.

B. Development within THREE (3) MILE AREA. Upon receipt of any proposal for DEVELOPMENT within the THREE (3) MILE AREA then currently eligible for voluntary annexation to the MUNICIPALITY, the COUNTY shall, in writing, at time of a pre-application with the Department of Planning Services, notify the proponent of the opportunity for annexation. The Director of Planning Services shall, in writing, notify the MUNICIPALITY's Mayor and Town Manager. The MUNICIPALITY shall have twenty-one (21) days following contact by the proponent, which shall be documented, in writing, (with a copy of the COUNTY), to notify the COUNTY, in writing, that the MUNICIPALITY and the applicant have agreed to the terms of a pre-annexation agreement. The COUNTY shall not process any application until the completion of said twenty-one (21) days, or until the COUNTY receives notification from the MUNICIPALITY that a pre-annexation agreement between the MUNICIPALITY and the applicant will not be pursued, whichever occurs sooner. If no such notification is received by the COUNTY during said twenty-one (21) days, processing of the application shall continue by the COUNTY to completion.

C. Mutuality of Impact Consideration. The parties recognize that decisions by one party regarding development may impact property outside of its jurisdiction. The parties agree that jurisdictional boundaries shall not be the basis for giving any greater or lesser weight to those impacts during the course of deliberations.

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D. Referrals to the County. The MUNICIPALITY shall refer proposals for DEVELOPMENT which lie within five hundred (500) feet of any property in unincorporated Weld County to the COUNTY for its review and recommendation. Such referral shall include at least a copy of the written DEVELOPMENT proposal. The MUNICIPALITY shall allow not less than twenty-one (21) days for the COUNTY to review same and furnish its recommendations to the MUNICIPALITY. If the COUNTY submits no comment or recommendation, the MUNICIPALITY may assume it has no objection to the proposal. If the COUNTY submits recommendations, the MUNICIPALITY shall either include within its written decision the reasons for any action taken contrary to the same or furnish such reasons to the COUNTY by a separate writing. Where the DEVELOPMENT is proposed as part of an annexation of more than ten (10) acres, the provisions of this section shall be deemed satisfied by compliance by the MUNICIPALITY with the notice and impact report provisions of the most current version of the Municipal Annexation Act then in effect. The COUNTY shall be given notice of, and may appear and be heard at, any hearing or other proceeding at which the MUNICIPALITY shall consider a DEVELOPMENT subject to the foregoing referral process.

Sec. 19-6-60. Implementation of CPA.

Following the mutual execution of this CPA, each party shall promptly enact and implement such amendments to its existing regulations as may be necessary to give effect to the provisions of Section 19-6-50. Each party shall have sole and exclusive discretion to determine such measures and any new ones enabling it to perform this CPA. Each party's land use regulations as referred to herein are ordinances whose amendment requires certain formalities, including notice and public hearings. The mutual covenants in this section and elsewhere to implement this CPA promptly are given and received with mutual recognition and understanding of the legislative processes involved, and such covenants shall be liberally construed in light thereof.

Sec. 19-6-70. Establishment of Common Development Standards.

The MUNICIPALITY and COUNTY shall, within one (1) year of the effective date of this CPA, attempt to agree to establish common development standards within designated areas, which may include areas within the MUNICIPALITY's boundaries and/or within the THREE (3) MILE AREA. Common development standards should include, but not be limited to, roadways (types, widths, horizontal design, access and spacing) and drainage (on-site, off-site, discharge, easements, and regional facilities).

Sec. 19-6-80. Miscellaneous Provisions.

A. Severability. Should any one or more sections or paragraphs of this CPA be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this CPA, the intention being that the various sections and paragraphs are severable; provided, however, that the parties shall then review the remaining provisions to determine if the CPA should continue, as modified, or if the CPA should be terminated.

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B. Termination. This CPA shall continue in effect for a period of one year from the date first written above, and shall be renewed automatically thereafter for successive one (1) year periods. Notwithstanding the foregoing, however, either party may terminate this CPA by giving at least twelve (12) months' written notice thereof to the other party.

C. Amendment. This CPA may be amended only by a writing executed by the parties and adopted according to the same procedures as the original adoption (requiring the written consent of the amendment by both parties and compliance with the procedures detailed in Sections D and E, below).

D. Adoption by the MUNICIPALITY. The MUNICIPALITY shall at public hearing(s) consider this CPA for adoption upon published notification. The MUNICIPALITY shall provide a complete record of such public hearing(s) to the COUNTY for review prior to the start of the COUNTY's adoption process detailed in Section E, below.

E. Adoption by the COUNTY. The COUNTY shall, upon published notification consider this CPA for adoption and amendment to Chapter 19 of the Weld County Code. In the course of such adoption process, the COUNTY shall review the complete record of the public hearing(s) held by the MUNICIPALITY wherein it considered this CPA for adoption. The effective date of this CPA shall be its effective date of amendment to the Weld County Code.

F. Reserved Rights. Nothing herein shall be construed to limit any procedural or substantive rights afforded a party under law respecting the matters that are the subject of this CPA, including without limitation any rights of referral, participation or judicial review related to any land use or development procedure or approval of the other party, which rights are hereby reserved to each party.

G. Enforcement. Either party may enforce this CPA by an action for specific performance, declaratory and/or injunctive relief, or other equitable relief. The parties agree the remedies for enforcement hereof are limited to non-monetary relief, and each party hereby waives any right to seek damages for any violation of this CPA. No other person or entity shall have any right to enforce the provisions of this CPA.

BE IT FURTHER ORDAINED by the Board that the Clerk to the Board be, and hereby is, directed to arrange for Colorado Code Publishing to supplement the Weld County Code with the amendments contained herein, to coincide with chapters, articles, divisions, sections, and subsections as they currently exist within said Code; and to resolve any inconsistencies regarding capitalization, grammar, and numbering or placement of chapters, articles, divisions, sections, and subsections in said Code.

BE IT FURTHER ORDAINED by the Board, if any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is for any reason held or decided to be unconstitutional, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have enacted this Ordinance in each and every section, subsection, paragraph, sentence, clause, and phrase thereof irrespective of the fact that any one or more sections, subsections, paragraphs, sentences, clauses, or phrases might be declared to be unconstitutional or invalid.

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The above and foregoing Ordinance Number 2015-15 was, on motion duly made and seconded, adopted by the following vote on the 19th day of October, A.D., 2015.

BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO

ATTEST: Esther E. Gesick
Weld County Clerk to the Board

Barbara Kirkmeyer
Barbara Kirkmeyer, Chair

Mike Freeman
Mike Freeman, Pro-Tem

BY: Rayaela A. Martinez
Deputy Clerk to the Board

S. P. C.
Sean P. Conway

APPROVED AS TO FORM:
Brent T. Ellis
County Attorney

Julie A. Cozad
Julie A. Cozad

Steve Moreno
Steve Moreno

Publication:	September 2, 2015
First Reading:	September 9, 2015
Publication:	September 16, 2015, in the Greeley Tribune
Second Reading:	September 28, 2015
Publication:	October 7, 2015, in the Greeley Tribune
Final Reading:	October 19, 2015
Publication:	October 28, 2015, in the Greeley Tribune
Effective:	November 2, 2015

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Carly Koppes, Clerk and Recorder, Weld County, CO

Windsor Plan

This Coordinated Planning Agreement ("CPA") is made and entered into effective as of the 10th day of August, 2015, between the Board of County Commissioners of the County of Weld, State of Colorado, whose address is 1150 O Street, Greeley, CO 80631, hereinafter called the "COUNTY," and the Town of Windsor, a Colorado home rule municipal corporation, whose address is 301 Walnut Street, Windsor, Colorado 80550, hereinafter called the "MUNICIPALITY." The COUNTY and MUNICIPALITY are hereinafter sometimes referred to individually as "party" and collectively as "the parties."

RECITALS

A. COUNTY exercises governmental authority regulating land use, growth and development within the unincorporated areas of Weld County, Colorado, which areas include lands surrounding MUNICIPALITY; and

B. MUNICIPALITY exercises governmental authority with respect to land use, growth, and development within its municipal boundaries and regarding its annexations, and has demonstrated the capability of providing municipal services and facilities (including water and sewer services based on the municipality's code and/or other municipal service policies) within the THREE (3) MILE AREA, as defined herein; and

C. Title 29, Article 20 of the Colorado Revised Statutes, grants broad authority to local governments to plan for and regulate development and the use of land within their respective jurisdictions, accomplishing such activities through public processes that respect, protect, and promote private property rights; and

D. Title 29, Article 20 of the Colorado Revised Statutes, authorizes and encourages local governments to cooperate and contract with each other for the purpose of planning and regulating the development of land by the joint and coordinated exercise of planning, zoning, subdivisions, building, and related regulatory powers; and

E. Pressures for growth and development in MUNICIPALITY and COUNTY indicate that the joint and coordinated exercise by COUNTY and MUNICIPALITY of their respective planning, zoning, subdivision, building and related regulatory powers in such areas will best promote the objectives stated in this CPA; and

F. This CPA adheres to the objectives and Policies of the Weld County Comprehensive Plan, set forth in Section 22-2-40 of the Weld County Code and, in particular, UD.Goal 2., which encourages the establishment of intergovernmental agreements concerning growth areas with each municipality in Weld County.

NOW THEREFORE, for and in consideration of the mutual promises and undertakings herein set forth, the parties agree as follows:

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1. PURPOSES AND OBJECTIVES. The purpose of this CPA is to establish procedures and standards pursuant to which the parties will move toward greater coordination in the exercise of their land use and related regulatory powers within unincorporated areas surrounding MUNICIPALITY. The objectives of such efforts are to accomplish the type of development in such areas which best protects the health, safety, prosperity, and general welfare of the inhabitants of the parties and to achieve maximum efficiency and economy in the process of development. However, any action taken pursuant to this CPA that pertains to any land within MUNICIPALITY, for incorporated areas, and within COUNTY, for unincorporated areas, is subject to exclusive final approval by the governing body of MUNICIPALITY or COUNTY, respectively.

2. DEFINITIONS. For the purposes of this CPA the following terms shall be defined as set forth herein:

2.1 DEVELOPMENT. Any land use requiring regulatory approval by the elected governing body of the applicable party in the THREE (3) MILE AREA, except for an amendment to a plat or a down-zoning, neither of which creates any additional lots, and except for a Recorded Exemption or Subdivision Exemption. Existing agricultural uses, which are lawful uses, either as uses-by-right under the Weld County Code, or as legally existing non-conforming uses, are also exempt from the definition of "DEVELOPMENT."

2.2. THREE (3) MILE AREA. The area as defined by Colorado Revised Statutes, C.R.S. 31-12-105.1.E.

3. PLANNING COORDINATION. This CPA is intended to be a Comprehensive Development Plan adopted and implemented pursuant to C.R.S. § 29-20-105(2). Following the execution of this CPA by both parties, applications to COUNTY for DEVELOPMENT within the THREE (3) MILE AREA shall be processed and determined in accordance with the following:

3.1 REFERRAL. COUNTY shall refer all proposals for DEVELOPMENT within the THREE (3) MILE AREA to MUNICIPALITY for its review and recommendation. Such referral shall include at least a copy of the written DEVELOPMENT proposal and preliminary COUNTY staff summary of the case. COUNTY shall allow not less than twenty-one (21) days for MUNICIPALITY to review the referral and furnish its recommendations to COUNTY staff prior to formulation of the COUNTY staff recommendation. If the MUNICIPALITY does not respond within such time, COUNTY staff may proceed with its recommendation, but any comment or recommendation from MUNICIPALITY received on or before the Thursday immediately preceding the meeting of the Board of County Commissioners or Planning Commission when the matter shall be considered shall be transmitted to the Board or Commission. If the MUNICIPALITY submits no comment or recommendation, COUNTY may assume it has no objection to the proposal. If MUNICIPALITY submits recommendations, COUNTY shall either include within its written decision the reasons for any action taken contrary to the same or furnish such reasons to MUNICIPALITY by a separate writing. MUNICIPALITY shall be given notice of, and may appear and be heard at any hearing or other

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proceeding at which COUNTY shall consider a DEVELOPMENT subject to the foregoing referral process.

3.2 DEVELOPMENT WITHIN THREE (3) MILE AREA. Upon receipt of any proposal for DEVELOPMENT within the THREE (3) MILE AREA then currently eligible for voluntary annexation to MUNICIPALITY, COUNTY shall, in writing, at time of a pre-application with the Department of Planning Services, notify the proponent of the opportunity for annexation. The Director of Planning Services shall, in writing, notify MUNICIPALITY's mayor and Town Manager. MUNICIPALITY shall have twenty-one (21) days following contact by the proponent, which shall be documented in writing (with a copy of COUNTY), to notify COUNTY in writing that MUNICIPALITY and the applicant have agreed to the terms of a pre-annexation agreement. COUNTY shall not process any application until the completion of said twenty-one (21) days, or until COUNTY receives notification from the MUNICIPALITY that a pre-annexation agreement between MUNICIPALITY and the applicant will not be pursued, whichever occurs sooner. If no such notification is received by COUNTY during said twenty-one (21) days, processing of the application shall continue by COUNTY to completion.

3.3 MUTUALITY OF IMPACT CONSIDERATION. The parties recognize that decisions by one party regarding development may impact property outside of its jurisdiction. The parties agree that jurisdictional boundaries shall not be the basis for giving any greater or lesser weight to those impacts during the course of deliberations.

3.4 REFERRALS TO COUNTY. MUNICIPALITY shall refer proposals for DEVELOPMENT which lie within 500 feet of any property in unincorporated Weld County to COUNTY for its review and recommendation. Such referral shall include at least a copy of the written DEVELOPMENT proposal. MUNICIPALITY shall allow not less than twenty-one (21) days for COUNTY to review same and furnish its recommendations to MUNICIPALITY. If COUNTY submits no comment or recommendation MUNICIPALITY may assume it has no objection to the proposal. If COUNTY submits recommendations, MUNICIPALITY shall either include within its written decision the reasons for any action taken contrary to the same or furnish such reasons to COUNTY by a separate writing. Where the DEVELOPMENT is proposed as part of an annexation of more than 10 acres, the provisions of this section shall be deemed satisfied by compliance by MUNICIPALITY with the notice and impact report provisions of the most current version of the Municipal Annexation Act then in effect. COUNTY shall be given notice of, and may appear and be heard at any hearing or other proceeding at which MUNICIPALITY shall consider a DEVELOPMENT subject to the foregoing referral process.

4. IMPLEMENTATION OF CPA. Following the mutual execution of this CPA, each party shall promptly enact and implement such amendments to its existing regulations as may be necessary to give effect to the provisions of Section 3. Each party shall have sole and exclusive discretion to determine such measures and any new ones enabling it to perform this CPA. Each party's land use regulations as referred to herein are ordinances whose amendment requires certain formalities, including notice and public hearings. The mutual covenants in this section and elsewhere to implement this CPA promptly are given and received with mutual recognition

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and understanding of the legislative processes involved, and such covenants shall be liberally construed in light thereof.

5. ESTABLISHMENT OF COMMON DEVELOPMENT STANDARDS. MUNICIPALITY and COUNTY shall, within one (1) year of the effective date of this CPA, attempt to agree to establish common development standards within designated areas, which may include areas within MUNICIPALITY's boundaries and/or within the THREE (3) MILE AREA. Common development standards should include, but not be limited to, roadways (types, widths, horizontal design, access and spacing) and drainage (on-site, off-site, discharge, easements, and regional facilities).

6. MISCELLANEOUS PROVISIONS.

6.1 Severability. Should any one or more sections or paragraphs of this CPA be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this CPA, the intention being that the various sections and paragraphs are severable; provided, however, that the parties shall then review the remaining provisions to determine if the CPA should continue, as modified, or if the CPA should be terminated.

6.2 Termination. This CPA shall continue in effect for a period of one year from the date first written above, and shall be renewed automatically thereafter for successive one (1) year periods. Notwithstanding the foregoing, however, either party may terminate this CPA by giving at least twelve (12) months' written notice thereof to the other party.

6.3 Amendment. This CPA may be amended only by a writing executed by the parties and adopted according to the same procedures as the original adoption (requiring the written consent of the amendment by both parties and compliance with the procedures detailed in Sections 6.4 and 6.5 of this CPA).

6.4 Adoption by MUNICIPALITY. MUNICIPALITY shall at public hearing(s) consider this CPA for adoption upon published notification. MUNICIPALITY shall provide a complete record of such public hearing(s) to COUNTY for review prior to the start of COUNTY's adoption process detailed in Section 6.5, below.

6.5 Adoption by COUNTY. COUNTY shall, upon published notification consider this CPA for adoption and amendment to Chapter 19 of the Weld County Code. In the course of such adoption process, COUNTY shall review the complete record of the public hearing(s) held by MUNICIPALITY wherein it considered this CPA for adoption. The effective date of this CPA shall be its effective date of amendment to the Weld County Code.

6.6 Reserved Rights. Nothing herein shall be construed to limit any procedural or substantive rights afforded a party under law respecting the matters that are the subject of this CPA, including without limitation any rights of referral, participation or judicial review related to any land use or development procedure or approval of the other party, which rights are hereby reserved to each party.

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6.7 Enforcement. Either party may enforce this CPA by an action for specific performance, declaratory and/or injunctive relief, or other equitable relief. The parties agree the remedies for enforcement hereof are limited to non-monetary relief, and each party hereby waives any right to seek damages for any violation of this CPA. No other person or entity shall have any right to enforce the provisions of this CPA.

IN WITNESS WHEREOF, the parties have executed this CPA effective as of the date first above written.

ATTEST: Esther E. Gesick
CLERK OF THE BOARD

BOARD OF COUNTY
COMMISSIONERS OF
WELD COUNTY, COLORADO

Deputy Clerk to the Board

Barbara Kirkmeyer, Chairman

ATTEST:

MUNICIPALITY
TOWN OF WINDSOR

Patti Garcia, Town Clerk

John S. Vazquez, Mayor

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Comprehensive Plan

2025 Recap

Kimberly Lambrecht, Long Range Planner
Carlin Malone, Planning Manager
Planning Commission – March 4, 2026

Comprehensive Plan

Characteristics:

1. A plan that guides the physical development of a community.
2. It is a long-range plan (15-20 years) but updated every 5-8 years.
3. It covers the entire community geographically, including all the functions that make the community work (*land uses, transportation, recreation, utilities, economic development*).
4. It includes a vision & goals for the community (*development, character, and design*).
5. It is the Planning Commission and Town Board's guide for making land use decisions.



Comprehensive Plan

Three-Mile Planning Area (C.R.S. § 31-12-105)
Requires municipalities to identify where they plan to annex property and plan for how they will provide adequate services.

The 3-mile planning area does not include land incorporated by other municipalities. Much of the Town's GMA abuts the corporate limits and/or GMA of neighboring communities so Windsor does not plan to expand the current GMA

**C.R.S. = Colorado Revised Statutes*

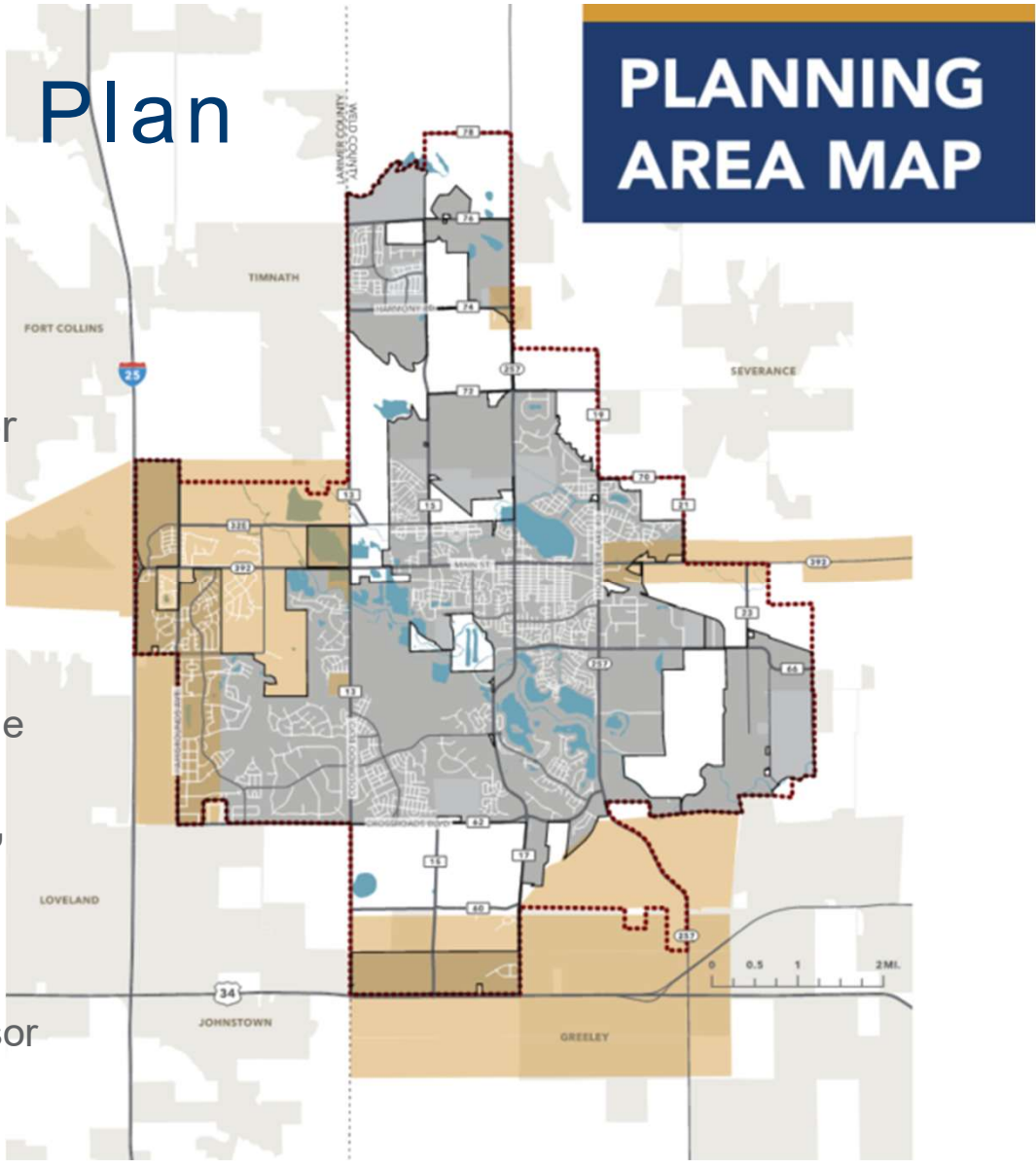
C.R.S. § 31-23-206
It is the duty of the Planning Commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to approval of the governmental body having jurisdiction thereof..

Windsor Municipal Code § 2-7-20
Planning Commission is empowered to prepare and maintain a comprehensive plan.

Comprehensive Plan

Intergovernmental Planning Areas
Windsor has entered into several land use specific Intergovernmental Agreements (IGAs) with neighboring municipalities to jointly plan for future development.

- **Currently working with the Town of Johnstown to correct an error in their GMA – which overlaps Windsor's GMA**
  - Johnstown hopes to have it taken care of by the end of Q1.
- **Currently reviewing a 'serial' annexation, which proposes to annex the former 'Kodak' property to the City of Greeley.**
  - Greeley approved a 3-Mile Plan and an update, that conflict with Windsor's GMA, despite Windsor Referral comments pointing out conflicts.

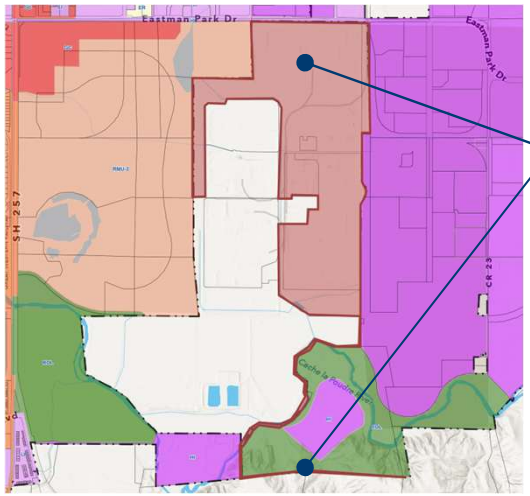


Comprehensive Plan

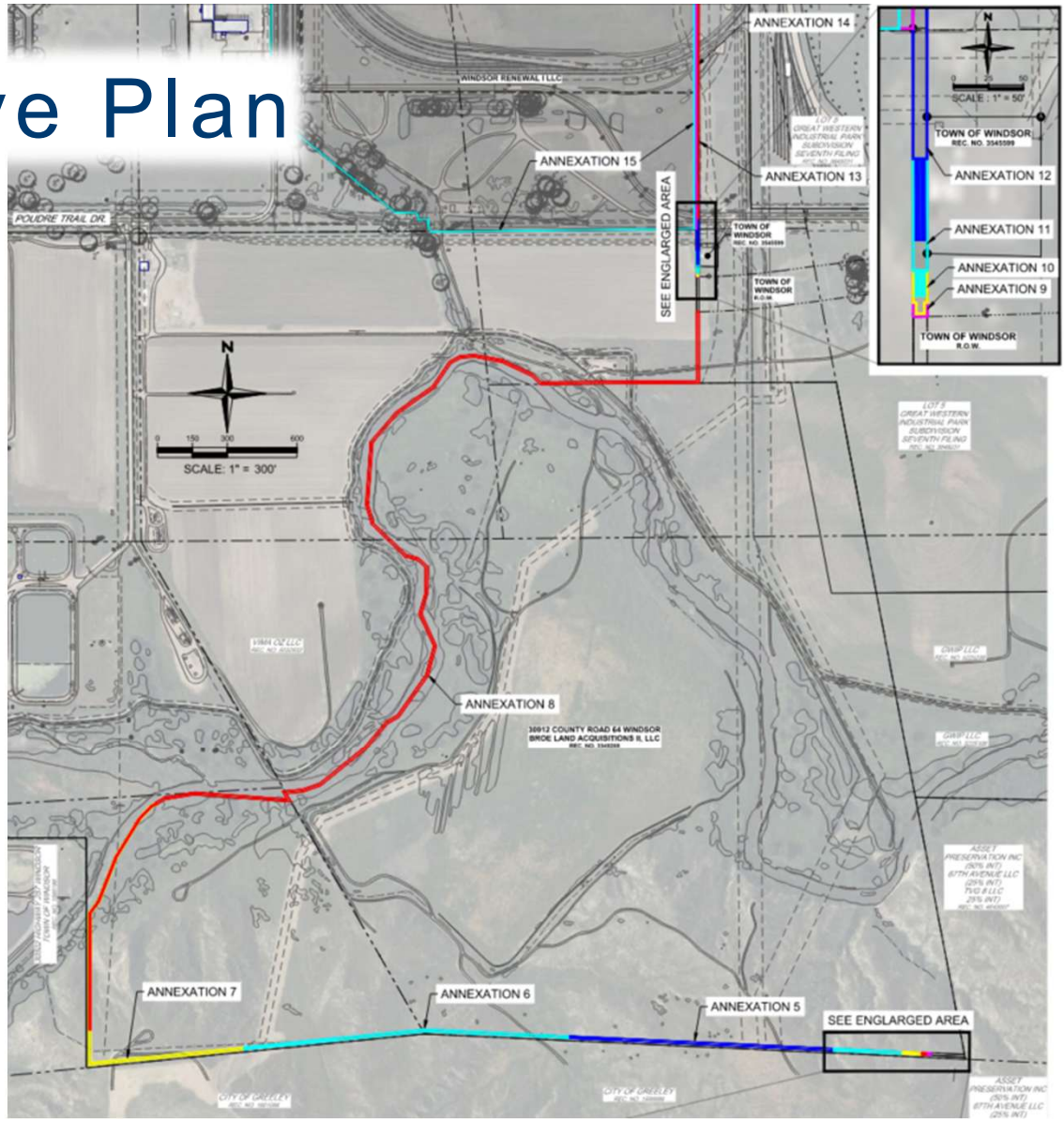
Serial Annexation:

A legal process where a municipality adds multiple, individual parcels of land in a sequential, step-by-step manner to achieve a continuous boundary.

- Often used to satisfy legal requirements that annexed land must be contiguous (touching) with existing city limits, ***even if the parcels do not initially touch the city***.



Area of proposed annexation to the City of Greeley

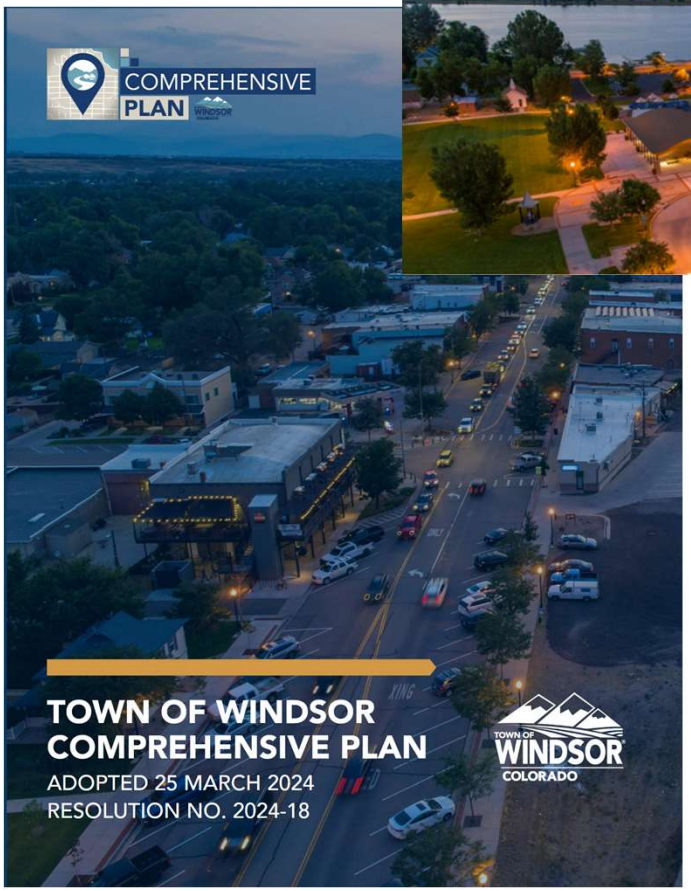


Comprehensive Plan

Serial Annexation – Town of Windsor Response (Summary):

1. The proposed annexations are ***neither natural nor well-ordered*** development of the City of Greeley attempting to use the Cache la Poudre River corridor to gain required contiguity.
2. The proposed annexations will require ***municipal services and facilities which are disconnected*** from the whole community of the City of Greeley.
3. The annexations propose to complicate the structure of the urban area by annexing an area already surrounded by the Town of Windsor and served by Windsor-Severance Fire Rescue.
4. The annexations propose a disorderly system for extending municipal regulations to overlapping areas, which will create a patchwork regulatory environment and confusion regarding overlapping utilities, services and emergency response for the area.
5. The annexations would increase friction between contiguous neighboring municipalities that have previously cooperated regarding land use planning.
6. The annexations will fragment services in the area between multiple municipalities that will ***result in inefficiencies and confusion***.
7. There is ***no community of interest*** between the area proposed to be annexed and the City of Greeley, while the area is surrounded by the Town of Windsor's corporate limits.
8. The creation of disconnected municipal satellites is sought to be prohibited by Colorado Revised Statutes.

Comprehensive Plan









Ultimately, the Town's Comprehensive Plan promotes Windsor's unique assets to preserve its "small town" charm and character and create a sustainable balance between the built and natural environment. It will guide land use and development to achieve the vision of the community for the next 15-20 years.

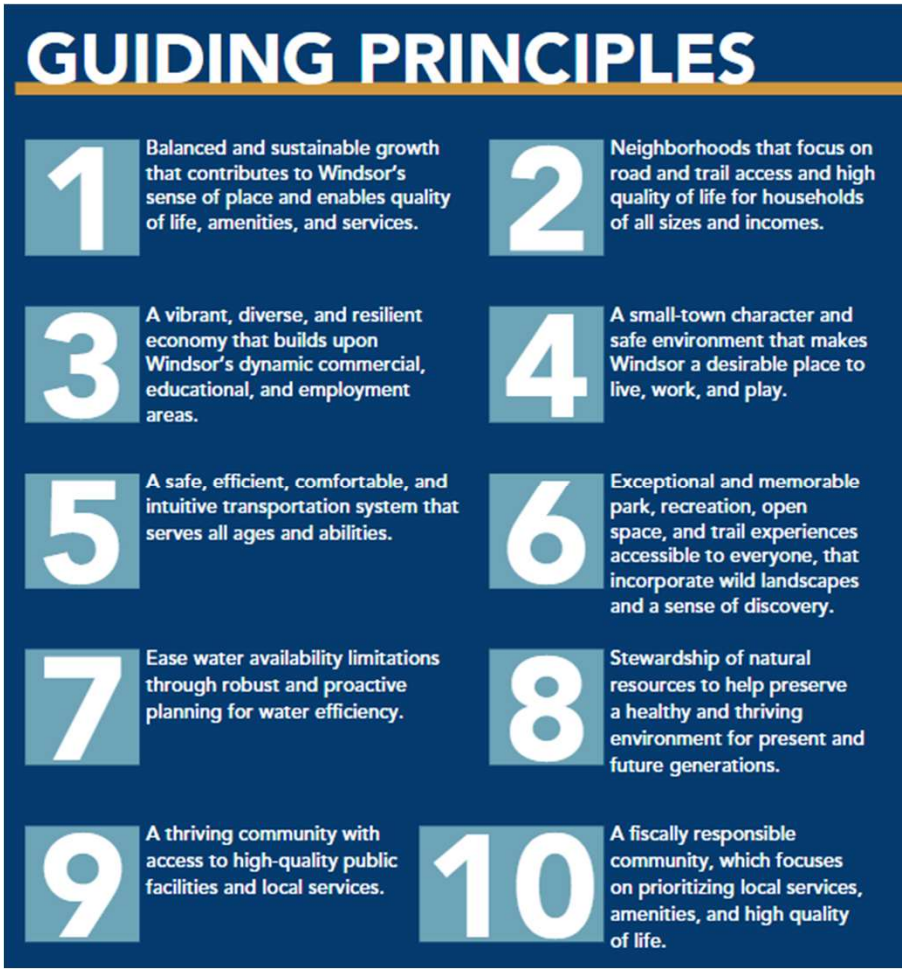
VISION

"As a community, we envision a safe, sustainable, and thriving Town that prioritizes a high quality of life through thoughtful growth and development, fostering a sense of community, and responsible stewardship of its natural resources and open space."

Comprehensive Plan

Windsor's 2024 Comprehensive Plan: Purpose

1) Provide the **framework** for future growth and development
2) Guide development decisions and **patterns of land use**
3) Help provide direction on **vehicle and pedestrian movement** patterns
4) Protect and preserve **open space and environmental** resources
5) Focus on key **economic development** areas (commercial, industrial and downtown)
6) Provide **action steps** for transitioning the plan's goals and policies into results (standards, completion of projects, etc.)

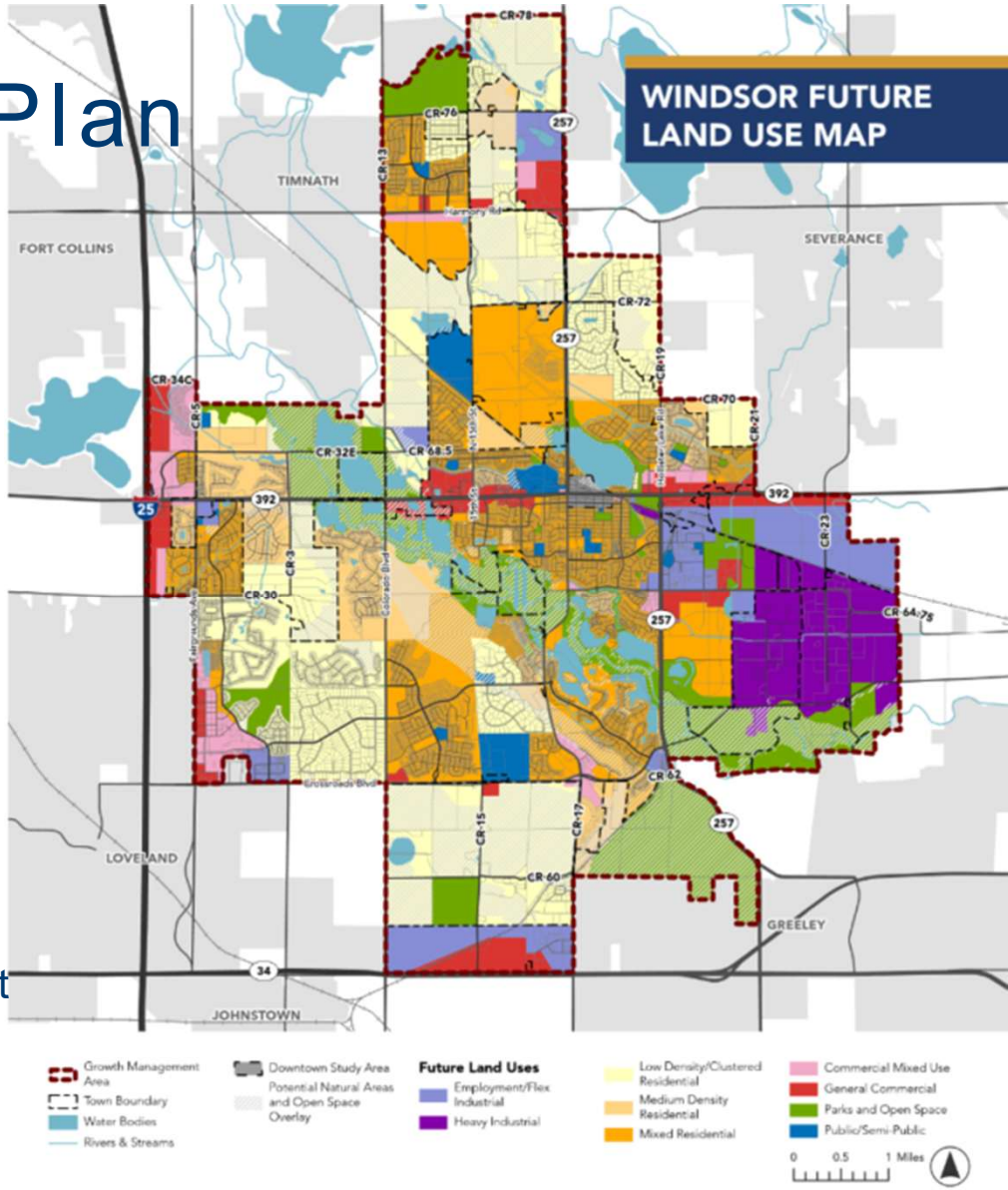


Comprehensive Plan

Windsor's 2024 Comprehensive Plan:

Land Use Map

- Physical guide for development decisions and **land use patterns**
- Provides **implementation strategy** for amendments to Town's Zoning Map (Rezoning)
- Identifies the Town's **Growth Management Area (GMA)**: the physical boundary where Windsor plans to grow

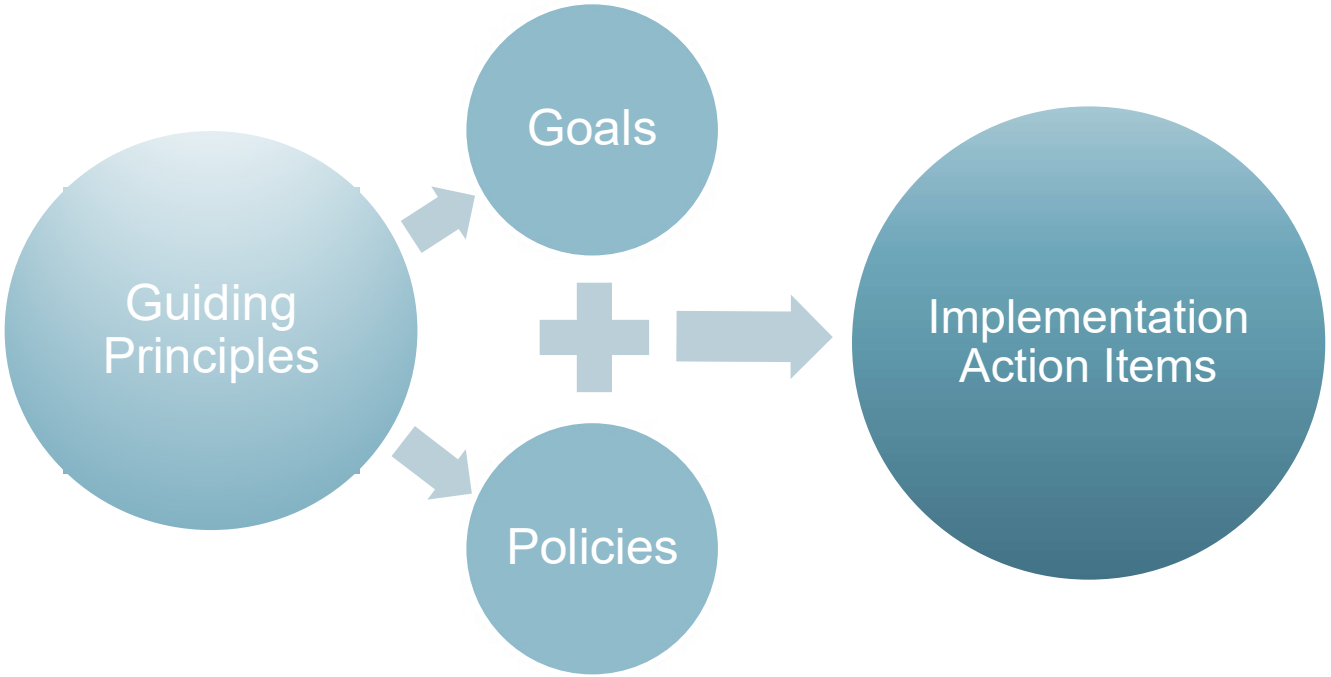


Strategic Plan:

- Town Board direction to create land use policies to direct growth and density to appropriate areas
- Create policies related to population and land use, infrastructure capacities and reduce obligated demand.

Comprehensive Plan - Vision

How the vision is structured:



Guiding Principles: 10

Town-wide GOALS: 30

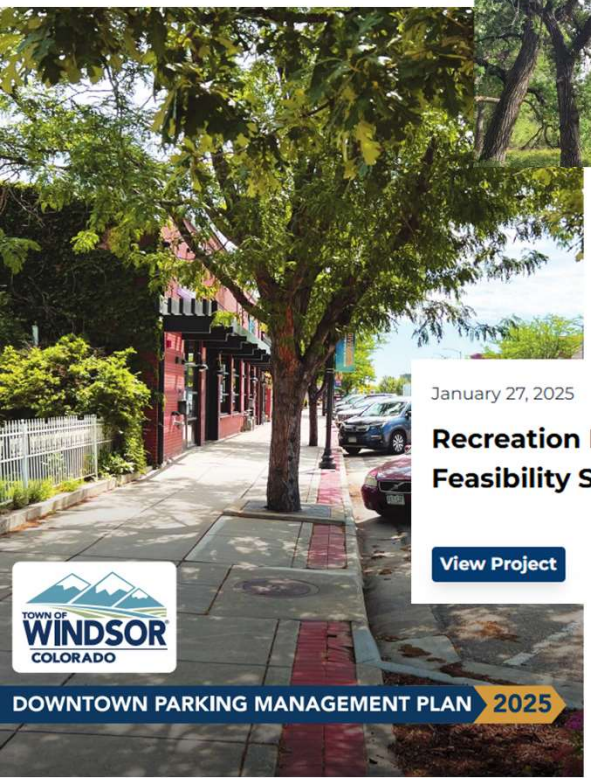
[over (8) categories]

Town-wide Policies: 121

Action items: 53

Comprehensive Plan to Date

Principles / Goals / Policies:



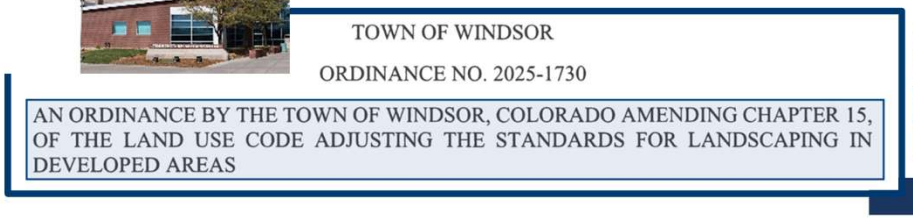


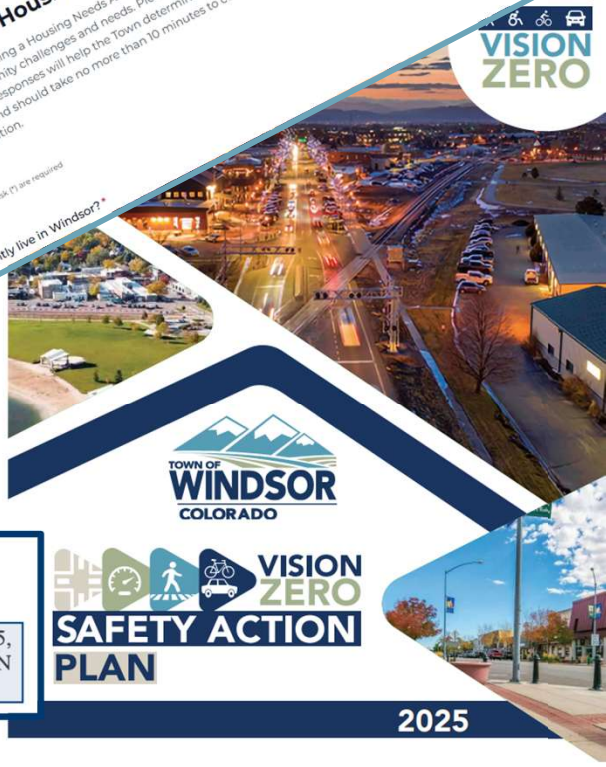












Comprehensive Plan – Action Items

Implemented in 2025:

- Central Business (CB) zone district – updated code section approved & implemented
- Updated ADU Code Section based on State legislation.
- Updated Landscape Standards – based on State legislation
- Addition of Electric Vehicle (EV) charging station permitting process – based on State legislation
- Downtown Parking Master Plan approved
- Hill/Mayflower property acquired for Open Space

Comprehensive Plan – Action Items

In progress, annual, or ongoing:

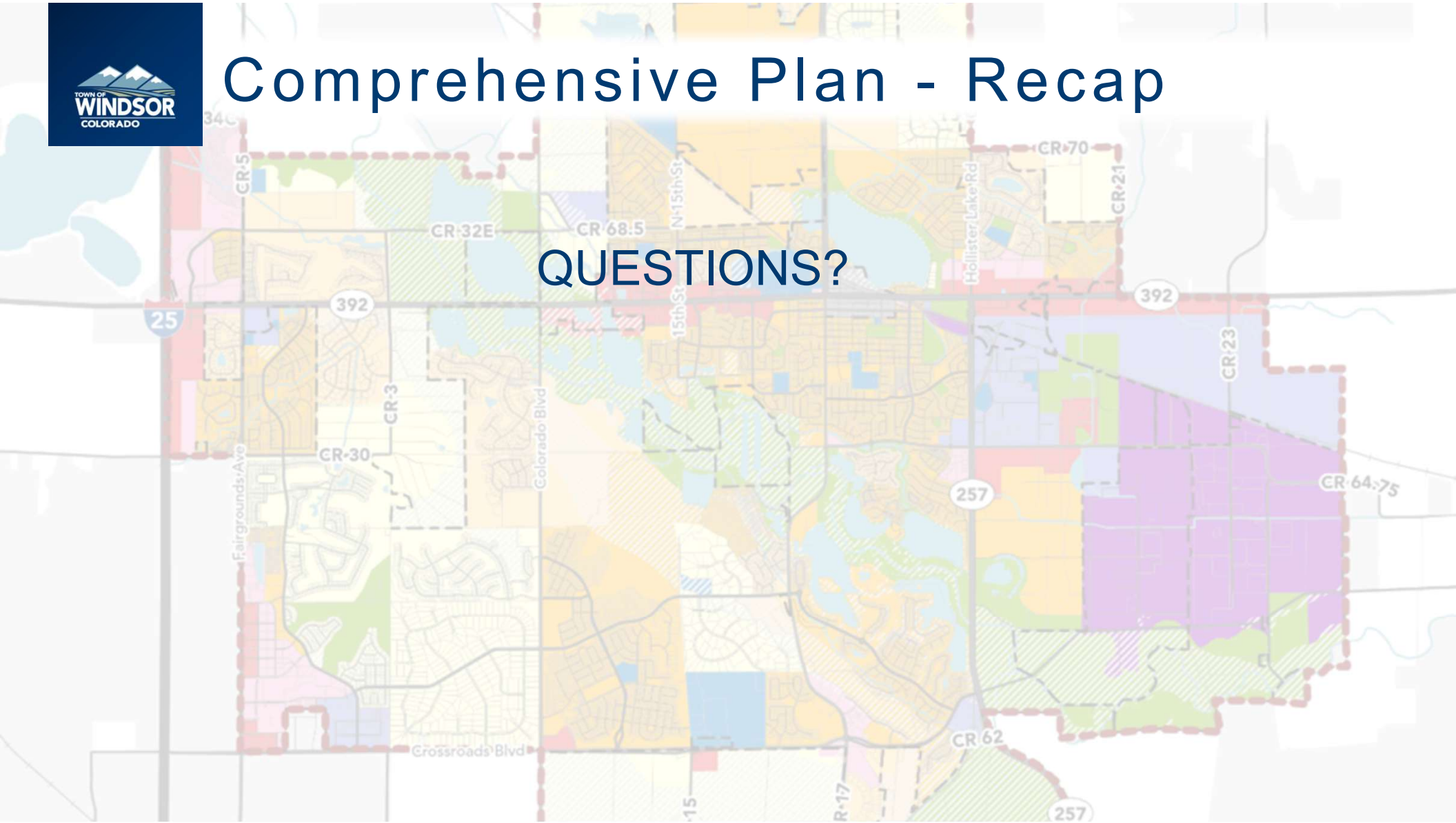
- Housing Needs Assessment and Housing Action Plan
  - Working with Matrix
  - Data collection and public engagement in progress
  - As a result of State legislation
  - Grant received to help pay for consultants
- Downpayment Assistance Program
  - Grant received to fund hiring a consultant to develop a program
- Sign Code Update
- Downtown Parking Master Plan – evaluation of implementation options
- Updates to Town's Zoning Map (2024)
  - Overland 368 PUD – from PUD zoning to RMU-2 zoning
  - Water Valley Subdivision 13th Filing – from General Commercial (GC) to GC with PUD Overlay

Comprehensive Plan – Next Steps

Potential next Implementation/Action Items to Address:

- Assessing Housing Needs Action Plan Items
- Commercial Mixed Use Zone District
- Further improvements to Landscape Code (Phase 2)
- Wildfire mitigation strategies and State mandated plan.
- Open Space acquisition – manage available sewer capacity
- Trail system expansion
- Accessible routes and transit opportunities
- Understanding ongoing water resources policies
- Annual updates to elected / appointed officials - ongoing

Comprehensive Plan - Recap



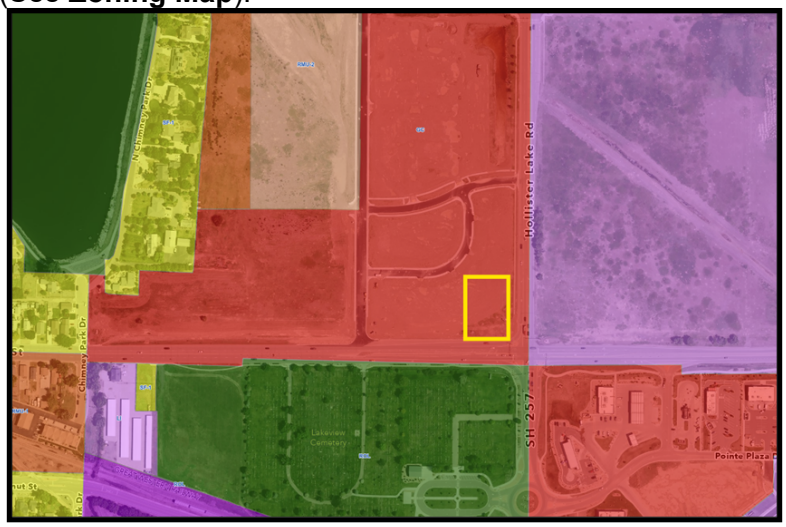
QUESTIONS?

MEMORANDUM

Date: March 4, 2026
To: Planning Commission
From: Kelsey Lutsch, Senior Planner
Re: Major Site Plan- Greenspire Subdivision 8th Filing Lot 4 - Sherwin Williams Paint - K. Lutsch, Senior Planner
Item #: D.3.b.

Background / Discussion:
The applicant, EVC-WDG Windsor, LLC, and Owner, Lot Holding Investments, LLC have submitted a Major Site Plan application for Greenspire Subdivision 8th Filing, Lot 4. The subject property is located at the northwest corner of Highway 392 and Hollister Lake Road. The property was originally master planned and zoned in 2005.

The property is zoned General Commercial and is surrounded by the following zoning and land uses (See **Zoning Map**):



North and West: General Commercial
East: Limited Industrial
South: Recreation & Open Lands

This project consists of the construction of a new 4,840-SF retail building (Sherwin-Williams) and parking lot on an existing vacant lot of 0.73 acres. The project provides 23 parking stalls located predominantly on the west half of the site.

Overall Development Characteristics

- Total Lot Area: 0.73 Acres
- Proposed Building Coverage: 4,840 SF (16%)
- Paved Site Areas (Parking, Access, etc): 11,864 SF (38%)
- Landscaped Areas: 15,190 SF (46%)
- Zoning: General Commercial

Building Characteristics:

- The building is a 1-story structure with a maximum height of 24.5-ft.
- Building materials: Hardie panel, stucco, brick, stone veneer, and metal frame awning. All materials are neutral/earth-tone colors.

Financial Impact:

Relationship to Strategic Plan:

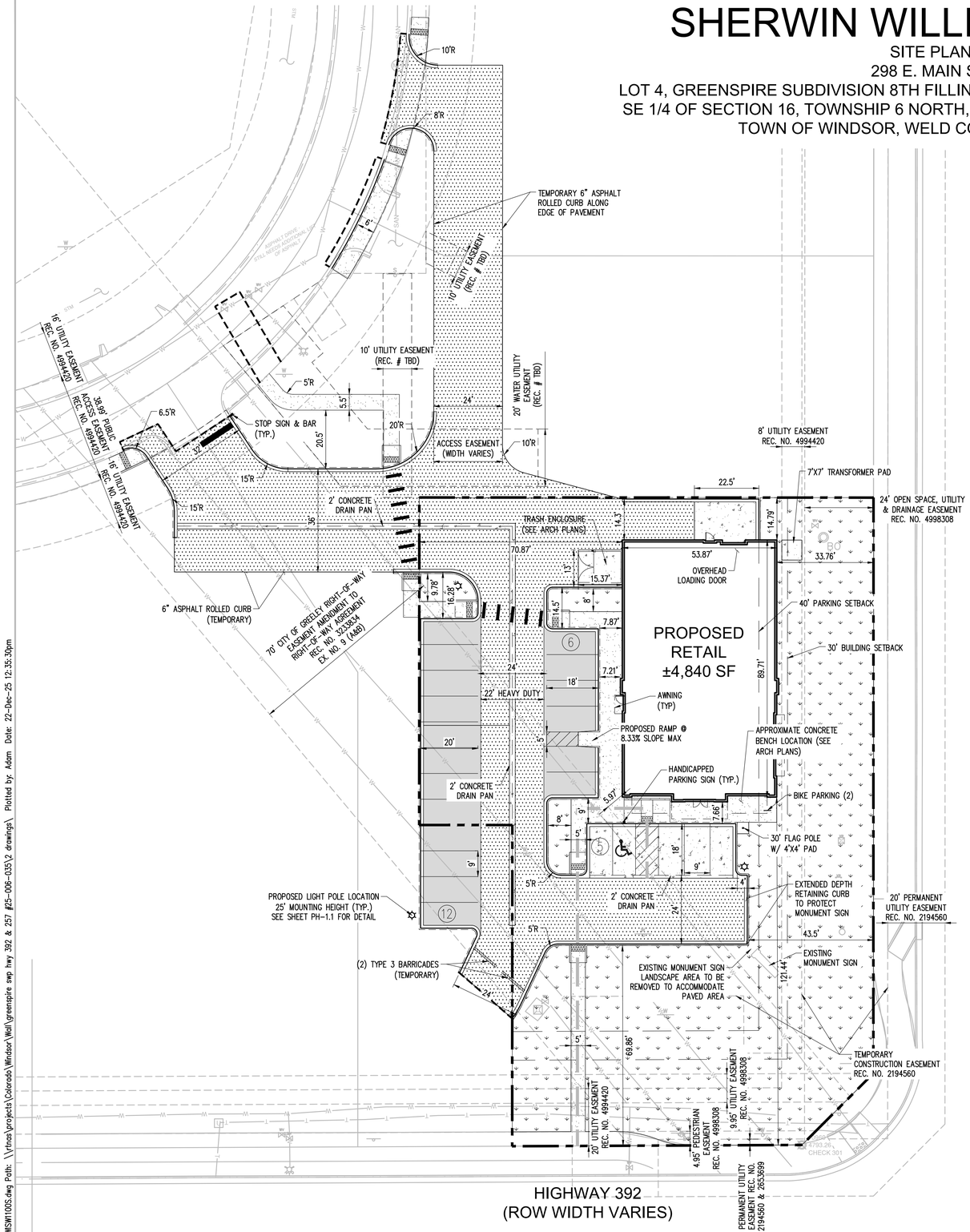
Recommendation:
This is a communication item only. Site Plan land use applications are an administrative process.

CC:

Attachments:
1. Greenspire 8th Filing L4 Site Plan and Elevations 1.12.26
2. Greenspire 8th Filing L4 Landscaping Plans

GREENSPIRE SUBDIVISION 8TH FILING, LOT 4 COMMERCIAL
SHERWIN WILLIAMS PAINT

SITE PLAN
298 E. MAIN ST.
LOT 4, GREENSPIRE SUBDIVISION 8TH FILLING, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, WELD COUNTY, COLORADO



LEGEND

- CONCRETE DRIVE (7 C-9.0)
- CONCRETE SIDEWALK (8 C-9.0)
- STANDARD DUTY ASPHALT (9 C-9.0)
- HEAVY DUTY ASPHALT (10 C-9.0)
- LANDSCAPE
- PROPERTY LINE
- EDGE OF PAVEMENT
- ASPHALT ROLLED CURB
- CURB AND GUTTER
- SAW CUT
- AWNINGS
- SETBACKS
- EASEMENTS
- BUILDING
- PEDESTRIAN ACCESS/ROW PATH
- PROPOSED LIGHT POLE

NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY RIDGETOP ENGINEERING & SURVEYING, DATED 2/28/2025. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CAUTION – NOTICE TO CONTRACTOR
   THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
6. ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY PAVEMENT UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
8. FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHALL REQUIREMENTS.
9. REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
10. ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
11. PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDTH, UNLESS OTHERWISE NOTED.
12. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
13. ALL ISLANDS WITH CURB AND GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB AND GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
14. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
16. CURB RADII ADJACENT TO PARKING STALLS SHALL BE 2'. ALL OTHER CURB RADII SHALL BE 10', UNLESS OTHERWISE NOTED.

PARKING

REQUIRED:	
RETAIL (1 PER 250 SF)	= 19 STALLS
TOTAL REQUIRED	= 19 STALLS
PROVIDED:	
STANDARD	= 21 STALLS
HANDICAPPED	= 1 CAR = 1 VAN
PARKING PROVIDED	= 23 STALLS
STALL DIMENSIONS:	= 18' X 9'
DRIVE AISLE WIDTH:	= 24'

SITE DATA (PROPERTY BOUNDARY)

BUILDING AREA:	±4,840 SF	0.11 ACRES [15.71%]
EXISTING ASPHALT:	0 SF	0 ACRES [0.00%]
PARKING:	±2,623 SF	0.06 ACRES [8.53%]
PRIVATE DRIVES:	±7,266 SF	0.17 ACRES [23.63%]
PUBLIC STREETS:	±0 SF	0 ACRES [0.00%]
SIDEWALKS/PATHWAYS:	±1,975 SF	0.04 ACRES [6.42%]
LANDSCAPE AREA/OPEN SPACE:	±15,190 SF	0.35 ACRES [45.71%]
OUTDOOR STORAGE:	0 SF	0 ACRES [0.00%]
TOTAL AREA:	31,894 SF	0.73 ACRES [100.00%]
TOTAL IMPERVIOUS AREA:	±14,062 SF	0.32 ACRES [45.71%]

NORTH
0 10 20 40
1 inch = 20 ft.

CITY OF GREELEY
REVIEWED BY: _____
WATER/SEWER CHIEF ENGINEER DATE
REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PERMITTEE IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS OF PLANS.

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

TOWN OF WINDSOR DRAWING APPROVAL
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.
BY._____ DATE_____
DIRECTOR OF ENGINEERING

LOGO
RIDGETOP ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N
Windsor, CO 80550
T (970) 663-4552
W ridgetopeng.com

SEAL

PROJECT TITLE
GREENSPIRE SUBDIVISION 8TH FILING, LOT 4 COMMERCIAL - SHERWIN WILLIAMS PAINT
298 E MAIN ST,
WINDSOR, CO 80550

PREPARED FOR
EVC-WDG WINDSOR, LLC
3501 SW FAIRLAWN RD,
SUITE #200
TOPEKA, KS 66614

SUBMITTAL
MAJOR SITE PLAN

DRAWN BY:	AJS
CHECKED BY:	MRB
PROJECT NO.:	#25-006-035

REVISIONS

TOW COMMENTS	12.22.2025

DATE
06/11/2025

SHEET TITLE
SITE PLAN

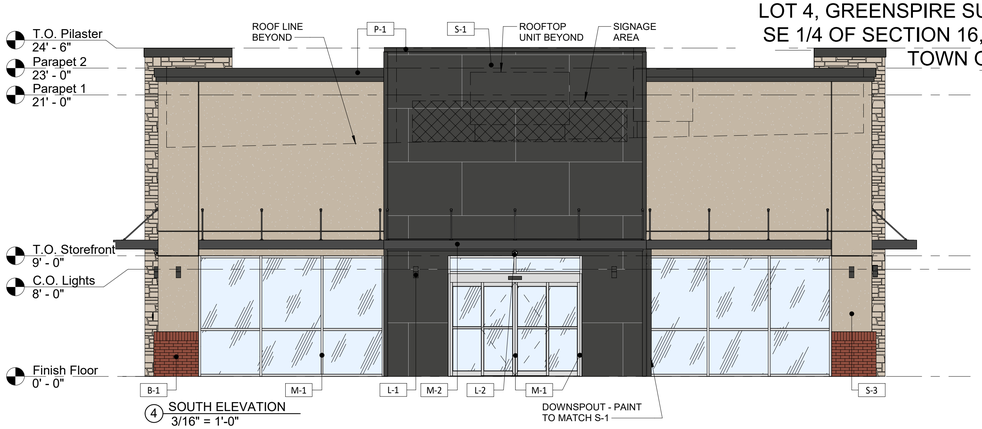
SHEET INFORMATION
C-1.0

9 Of 28

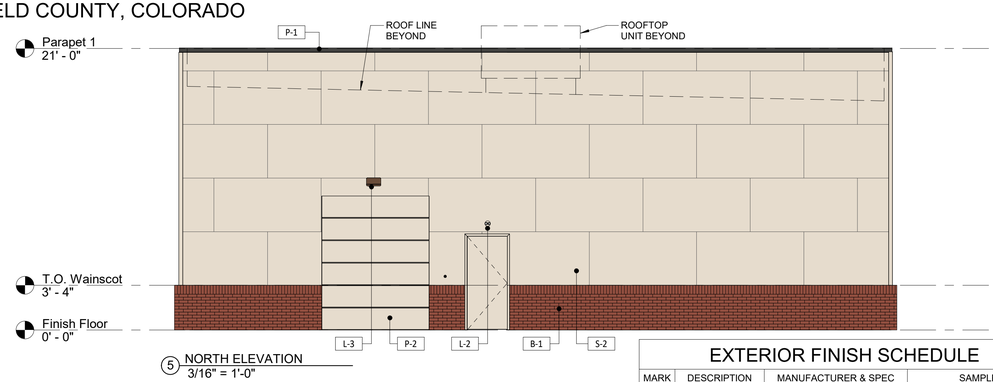
File: WGW1100S.dwg Path: \\rtnas\projects\Colorado\Windsor\Wall\greenspire swp hwy 392 & 257 #25-006-035\2 drawings\ Plotted by: Adam Date: 22-Dec-25 12:35:30pm

GREENSPIRE SUBDIVISION 8TH FILING, LOT 4
COMMERCIAL SHERWIN WILLIAMS PAINT

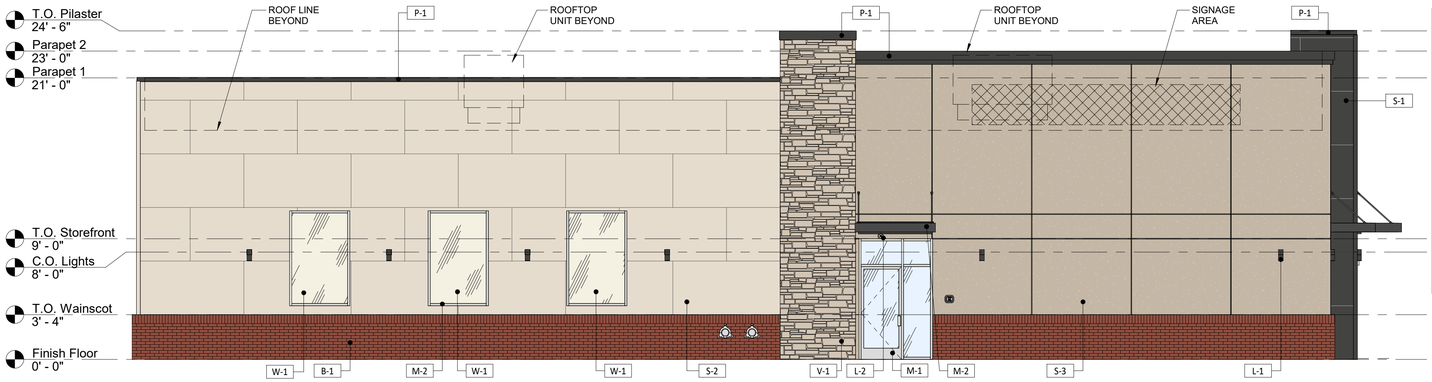
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4 SOUTH ELEVATION
3/16" = 1'-0"



5 NORTH ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"

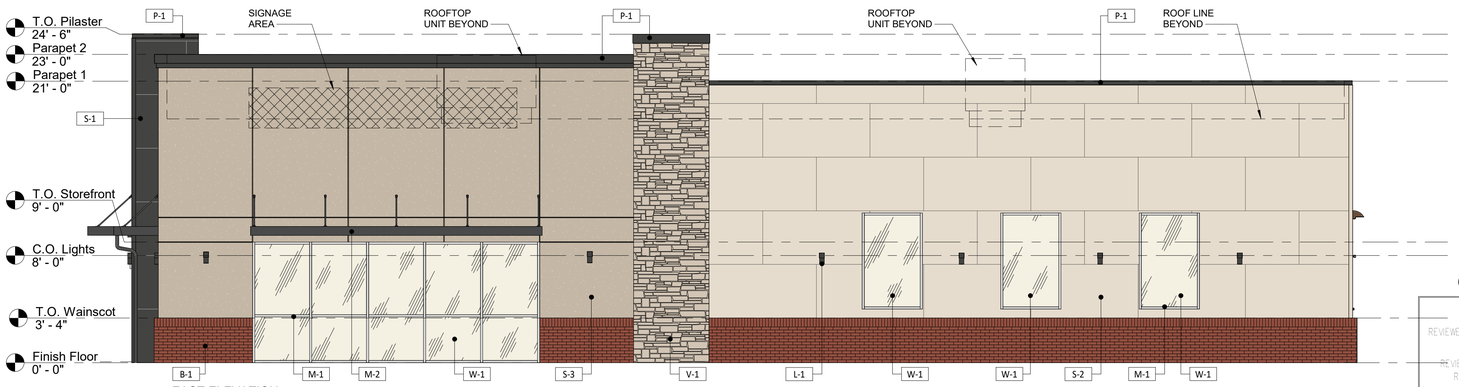
EXTERIOR LIGHTING SCHEDULE

MARK	DESCRIPTION	MANUFACTURER & SPEC
L-1	EXTERIOR LIGHTING	PROGRESS LIGHTING P5641-20 WALL MOUNTED CYLINDER DISTRIBUTION: DOWN COLOR: BLACK
L-2	EXTERIOR LIGHTING	COOPER LIGHTING APWR2BK EMERGENCY UNIT LED WALL MOUNTED DISTRIBUTION: DOWN COLOR: BLACK
L-3	EXTERIOR LIGHTING	EVOLVE EWLS L SERIES LED WALL PACK WALL MOUNTED DISTRIBUTION: DOWN COLOR: BRONZE
L-4	SITE LIGHTING	LSI INDUSTRIES INC. OUTDOOR LED AREA LIGHT MRS LED 15L SIL 3 UNV DIM 40 70CRI FINISH: BLK

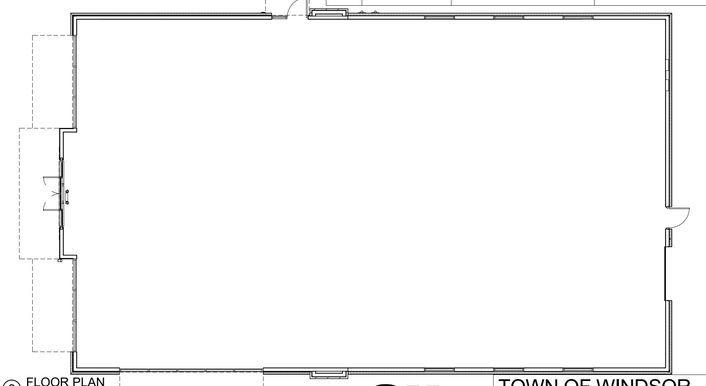
EXTERIOR LIGHTING NOTES:
1. ALL FIXTURES SHALL BE FULL CUT-OFF AND MOUNTED IN FULL CUT-OFF POSITION
2. ALL SITE POLES SHALL BE ROUND AND PAINTED IN A DARK, NON-REFLECTIVE COLOR

EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER & SPEC	SAMPLE
S-1 (P-1)	FRC PANEL (PAINT)	JAMES HARDIE HARDIE PANEL TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS SW 7069 IRON ORE	
S-2 (P-2)	FRC PANEL (PAINT)	JAMES HARDIE HARDIE PANEL TEXTURE: SMOOTH COLOR: SHERWIN-WILLIAMS SW 6105 DIVINE WHITE	
S-3 (P-3)	STUCCO (PAINT)	TEXTURE: PEBBLE COAT COLOR: SHERWIN-WILLIAMS SW 7506 LOGGIA	
B-1	BRICK	SUMMIT BRICK COLOR: MEDIUM RED SIZE: MODULAR	
V-1	STONE VENEER	CORONADO STONE FREEDOM BUILDING STONE TEXAS CREAM	
M-1	ANODIZED ALUMINUM	COLOR: CLEAR ANODIZED ALUMINUM	
M-2	METAL FRAME AWNING	PAINT P-1	
W-1	WINDOW GLASSING	PRL GLASS SYSTEM SPANDREL GLASS #0-0186 HARMONY GRAY	



1 EAST ELEVATION
3/16" = 1'-0"



2 FLOOR PLAN
3/32" = 1'-0"

CITY OF GREELEY
REVIEWED BY: _____
WATER/SEWER CHIEF ENGINEER DATE
REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PERMITTEE IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS OF PLANS.

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BY: _____ DATE: _____
DEPUTY DIRECTOR OF ENGINEERING

LOGO
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W ridgetopeng.com

SEAL

PROJECT TITLE
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WINDSOR, CO 80550

PREPARED FOR
EVC-WDG WINDSOR, LLC

3501 SW FAIRLAWN RD,
SUITE #200
TOPEKA, KS 66614

LINGLE DESIGN GROUP, INC
LINGLEDESIGNGROUP,INC
158 West Main Street
Lena, IL 61048
815.369.9155
1764 Blake St
Denver, CO 80202
303.974.5875
www.linggledesign.com

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SUBMITTAL
MAJOR SITE PLAN

DRAWN BY: BA
CHECKED BY: MP
PROJECT NO.: 25-096

REVISIONS
TOW COMMENTS 12.22.2025

DATE
06/11/2025

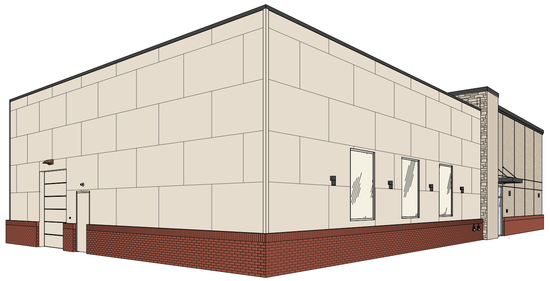
SHEET TITLE
SCHEMATIC FLOOR PLAN & ELEVATIONS

SHEET INFORMATION
A1

22 Of 28

GREENSPIRE SUBDIVISION 8TH FILING, LOT 4
COMMERCIAL SHERWIN WILLIAMS PAINT

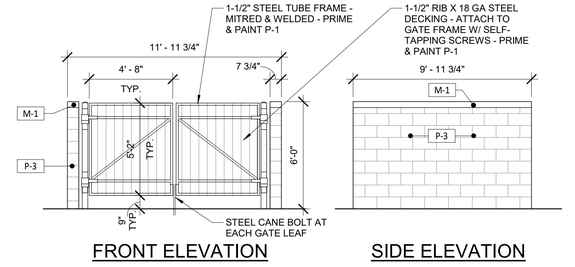
SITE PLAN
298 E. MAIN ST.
LOT 4, GREENSPIRE SUBDIVISION 8TH FILLING, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, WELD COUNTY, COLORADO



4 SOUTHEAST



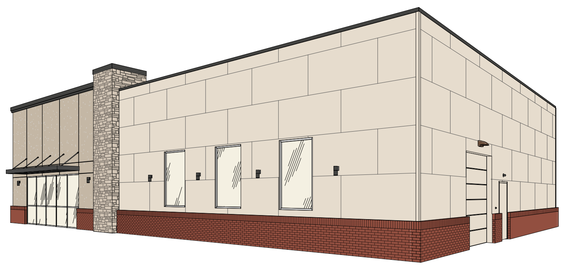
5 SOUTHWEAST



FRONT ELEVATION

SIDE ELEVATION

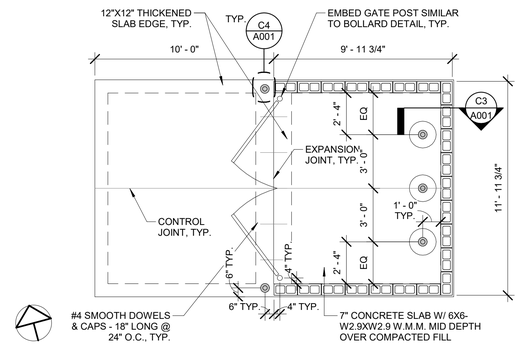
6 TRASH ENCLOSURE ELEVATIONS CMU
1/4" = 1'-0"



1 SOUTHWEST



2 NORTHWEST



3 TRASH ENCLOSURE PLAN CMU
1/4" = 1'-0"

CITY OF GREELEY
REVIEWED BY: _____
WATER/SEWER CHIEF ENGINEER DATE
REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PERMITTEE IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS OF PLANS.

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

TOWN OF WINDSOR
DRAWING APPROVAL
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.
BY _____ DATE _____
DEPUTY DIRECTOR OF ENGINEERING

LOGO

RIDGETOP ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N
Windsor, CO 80550
T (970) 663-4552
W ridgetopeng.com

SEAL

PROJECT TITLE

GREENSPIRE SUBDIVISION 8TH FILING, LOT 4 COMMERCIAL - SHERWIN WILLIAMS PAINT

298 E MAIN ST,
WINDSOR, CO 80550

PREPARED FOR

EVC-WDG WINDSOR, LLC

3501 SW FAIRLAWN RD,
SUITE #200
TOPEKA, KS 66614

LINGLE DESIGN GROUP, INC
LINGLEDESIGNGROUP,INC
158 WEST MAIN STREET
LENA, IL 61048
815.369.9155
1764 BLAKE ST
DENVER, CO 80202
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SUBMITTAL
MAJOR SITE PLAN

DRAWN BY:	BA
CHECKED BY:	MP
PROJECT NO.:	25-096

REVISIONS

TOW COMMENTS	12.22.2025

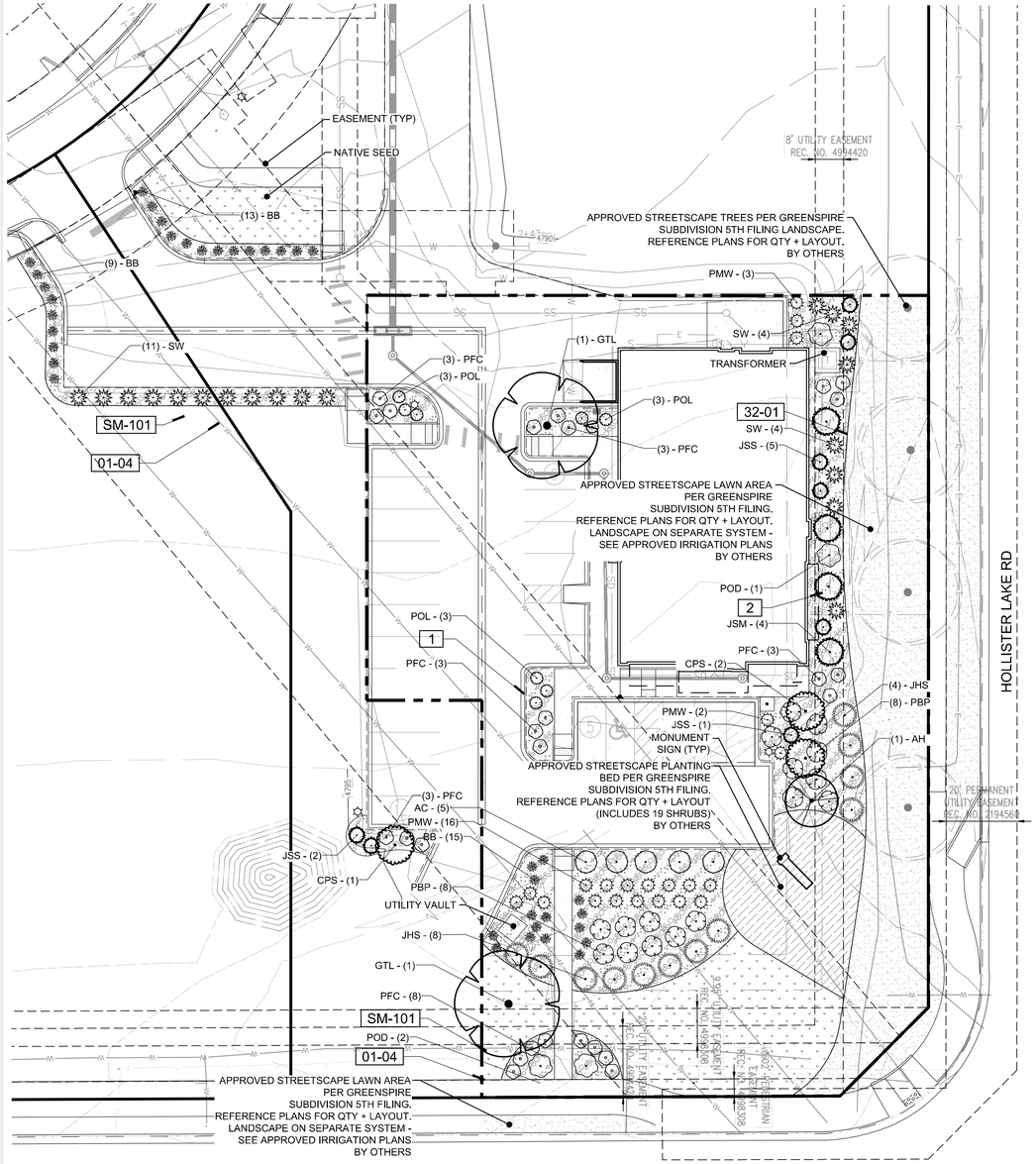
DATE
06/11/2025

SHEET TITLE
3D VIEWS & TRASH ENCLOSURE DETAILS

SHEET INFORMATION
A2

GREENSPIRE SUBDIVISION 8TH FILING, LOT 4 COMMERCIAL
SHERWIN WILLIAMS PAINT

SITE PLAN
298 E. MAIN ST.
LOT 4, GREENSPIRE SUBDIVISION 8TH FILLING, LOCATED IN THE SE 1/4 OF THE
SE 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, WELD COUNTY, COLORADO



LANDSCAPE PLAN
SCALE: 1" = 20'

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

PLANT SCHEDULE

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
TREES					
	ST	4	TREE PLANTING PER APPROVED STREETSCAPE PLANS REFERENCE GREENSPIRE SOUTH TRACT H, PHASE 2 PLANS. **PLANTED BY OTHERS.**	2" B&B	
EVERGREEN TREES					
	JSS	8	JUNIPERUS SCOPULORUM 'GREY GLEAM' / SKYROCKET JUNIPER	10 GAL	
	JSM	4	JUNIPERUS SCOPULORUM `MOONGLOW` / MOONGLOW JUNIPER	10 GAL	
ORNAMENTAL TREES					
	AH	1	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	1.5" B&B	
SHADE TREES					
	CPS	3	CELTIS OCCIDENTALIS `JFS-KSU1` TM / PRAIRIE SENTINEL COMMON HACKBERRY	2" B&B	
	GTL	2	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM / SHADEMASTER LOCUST	2" B&B	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
SHRUBS					
	AC	5	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN` / MANZANITA	5 GAL	Evergreen
	JHS	12	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / CREEPING JUNIPER	5 GAL	Evergreen
	POD	4	PHYSOCARPUS OPULIFOLIUS `DIABLO` / DIABLO NINEBARK	5 GAL	Evergreen
	POL	9	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` / DWARF PURPLE NINEBARK	5 GAL	
	PMW	21	PINUS MUGO 'WHITE BUD' / DWARF MUGO PINE	5 GAL	
	PFC	26	POTENTILLA FRUTICOSA `MCKAY'S WHITE` / WHITE POTENTILLA	5 GAL	Evergreen
	PBP	16	PRUNUS BESSEYI `PAWNEE BUTTES` / SAND CHERRY	5 GAL	
GRASSES					
	BB	37	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLUE GRAMA	1 GAL	
	SW	19	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
GROUND COVERS					
	EXL-SB	1,433 SF	SHRUB BED PER APPROVED STREETSCAPE PLANS REFERENCE GREENSPIRE SOUTH TRACT H, PHASE 2 PLANS	**BY OTHERS**	
	AFT	6,597 SF	IRRIGATED LAWN PER APPROVED STREETSCAPE PLANS REFERENCE GREENSPIRE SOUTH TRACT H, PHASE 2 PLANS	**BY OTHERS**	
MULCHES					
	RM	6,188 SF	ROCK MULCH / RIVER ROCK 1"-2"	MULCH	
SOD/SEED					
	NLW	3,539 SF	NATIVE LOW GROW SEED MIX / PAWNEE BUTTES SEED CO NATIVE LOW GROW	SEED	

SITE CATEGORY REQUIREMENTS

OVERALL LANDSCAPE — ZONING = GC

Total Site area per platted documents	Total Landscape Area Required (20%)	Total Landscape Area Provided (On-site)
32,714	6,543	15,040 sf (45%)

STREET FRONT — SEE APPROVED STREETSCAPE PLANS

Street Name or Zone Boundary (elev.)	Street Classification	Width (in ft.) Req./Prov.	Linear Footage	Total SF	No. of Trees Req./Prov. (1/50 LF)
Hollister Lake Rd	Arterial	20 / 20	203	4,060	4 / 4*
HWY 392	Arterial	20 / 20	100	2000	2 / 1**

Shrubs Req/Prov	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan*	Percent Ground Plane Veg. Req. / Provided
26 / 26*	N/a	-	84%
10 / 10			

*EXISTING STREETSCAPE PLANS CONTAIN APPROVED LAYOUT, LOCATIONS, PLANT TYPES, ETC
**LARGE GREELEY WATER EASEMENT PRECLUDES TREE PLANTING

PARKING LOT EXTERIOR

Total Number of Spaces Provided	Vehicle Lot Frontage (s)	Length of Frontage (lf)	No. of Trees Req./Prov. (1/40 LF)	Shrubs Req/Prov (1 / 2.5 LF)
1 + cross parking	S, E, W	210	6 / 7	84 / 84 shrubs & grasses

FOUNDATION LANDSCAPING

Building Frontage	LF of Foundation	Amount Landscape Bed Required (50%)	Amount Landscape Provided (lf)	Landscape Bed Width Provided	Shrubs Req / Prov
East	90	45 lf	90 lf	8' + / -	18 / 18

PARKING LOT INTERIOR LSP

Parking Spaces Provided	Parking Trees Required / Provided	Shrubs Req/Prov
11 (2,800)	4 / 2**	24 / 24

**LARGE GREELEY WATER EASEMENT PRECLUDES TREE PLANTING, ALONG WITH PROPOSED UTILITIES AND EASEMENTS

TREE LAWN — SEE APPROVED STREETSCAPE PLANS

Street Name or Zone Boundary (elev.)	Linear Frontage	Trees Required	Trees Provided

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).
2	MINIMUM 3` ROOTBALL OFFSET FROM BUILDING, TYP.
01-04	SEED ALL DISTURBED AREAS WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED.
32 LANDSCAPE IMPROVEMENTS	
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30\" OC MAX.
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

TREE PROTECTION FOR CONSTRUCTION SITES - for standard tree protection procedures. An applicant for construction approval shall provide maintenance and care for existing trees required to be protected on site and in the public right-of-way adjacent to any project or construction site during construction activities and the public improvement warranty period to ensure that existing trees survive and are not damaged. Protection fencing must be in place prior to the commencement of construction activities or any site disturbance (stockpiling, vehicle tracking, demolition, utility work, etc.).

Low Grow Native Seed Mix

PBSI Low Grow Native Mix:
Sandberg Bluegrass
Rocky Mountain Fescue
Canby Bluegrass

Rate: 5 lbs/1000 sf (PLS)

The Town of Windsor Planning Director approved a request to allow a minor adjustment to the landscape plan concerning tree requirements within the Type C Landscape Buffer. In accordance with Section 15-3-10 (c)(2) of the Windsor Municipal Code, "the Director may consider requests to allow minor adjustments to the landscape plan if the standards cannot be reasonably met by reason of site constraints or impracticalities that are due to special conditions of the property that do not generally exist on other properties in the same zone". Due to the presence of the Greeley Water Line Easement on the property, the required number of trees cannot be met. The applicant has demonstrated a good-faith effort to maximize vegetative screening on-site with shrubs along the parking lot and other trees in all available places on the property.

CITY OF GREELEY
REVIEWED BY: _____
WATER/SEWER CHIEF ENGINEER DATE
REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PERMITTEE IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS OF PLANS.

PHOENYX LANDSCAPE ARCHITECTURE llc
Professional Landscape Architects
jason@phoenyxla.com
720.620.3333

LOGO
RIDGETOP ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N
Windsor, CO 80550
T (970) 663-1552
W ridgetopeng.com

SEAL

PROJECT TITLE
GREENSPIRE SUBDIVISION 8TH FILING, LOT 4 COMMERCIAL - SHERWIN WILLIAMS PAINT
298 E MAIN ST, WINDSOR, CO 80550

PREPARED FOR
EVC-WDG WINDSOR, LLC
3501 SW FAIRLAWN RD, SUITE #200
TOPEKA, KS 66614

SUBMITTAL
MAJOR SITE PLAN

DRAWN BY: JRO
CHECKED BY: JO
PROJECT NO.: #25-006-035

REVISIONS
TOW COMMENTS 12.22.2025

DATE
06/11/2025

SHEET TITLE
FINAL LANDSCAPE PLAN

SHEET INFORMATION
LS1.0

18 Of 28

File: Greenspire - Landscape - 2 - tree mod.dwg Path: C:\Users\jrold\AppData\Local\Temp\AcPublish_35456\ Plotted by: jrold Date: 10-Feb-26 5:00:42pm

MEMORANDUM

Date: March 4, 2026
To: Planning Commission
From: Kelsey Lutsch, Senior Planner
Re: Major Site Plan- Burlington Subdivision - 5th St. Back Parking Lot - K.Lutsch, Senior Planner
Item #: D.3.c.

Background / Discussion:
The site plan includes a proposed public paved parking lot and associated access drives located east of 5th Street and north of Main Street. The project includes a total of 135 parking stalls, along with lighting, sidewalks for pedestrian access, and perimeter landscaping. The development is zoned Permanent Parking and owned by the Town.

Financial Impact:
The public parking lot cost will be at least $2,677,00 to construct. Before the parking lot could be paved, the infrastructure needed to be replaced. Below is a breakdown of costs.

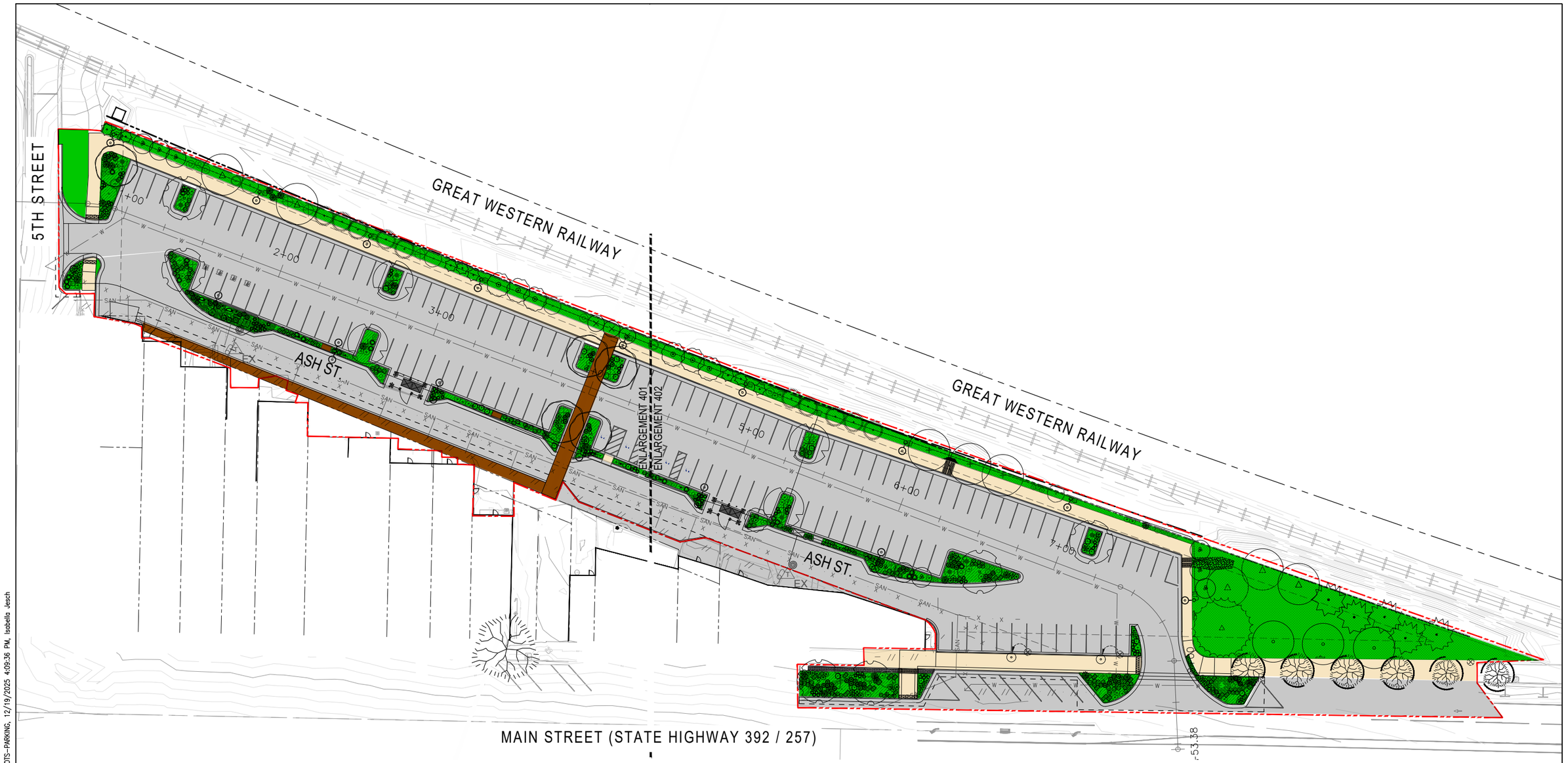
- The sanitary sewer replacement is budgeted for $1,100,000.
- The waterline replacement is budgeted for $1,320,000.
- The construction of the parking lot improvements is budgeted for $257,000.

Relationship to Strategic Plan:

Recommendation:
This is a communication item only. Site Plan land use applications are an administrative process.

CC:

Attachments:
1. 5th St. Backlots Site-Landscape Plan- Flattened



LANDSCAPE LEGEND:

- LIMIT OF WORK
- EXISTING R.O.W
- EXISTING LOT LINE
- EXISTING EASEMENT

0 30' 60' 120' NORTH

F:\2024\2024 Windsor Backlots Parking\Cad\Sheet\LP100S-WINDSOR-BACKLOTS-PARKING, 12/19/2025 4:09:36 PM, Isabella Jesch

Print Date: 12/19/2025 4:09:36 PM
File Name: LP100S-WINDSOR-BACKLOTS-PARKING.DWG
Horizontal Scale: Vertical Scale:

FELSBURG HOLT & ULLEVIG
6400 S. Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

TOWN OF WINDSOR COLORADO

As Constructed
No Revisions:
Revised:
Void:

5TH STREET BACK PARKING LOT
LANDSCAPE PLANS
OVERALL LANDSCAPE PLAN

Designer: CR/JB
Detailer: SW
Sheet Subset: LANDSCAPE PLANS
Structure Numbers
Subset Sheets: LP-3 OF 6

Project No./Code
121464-15
-
Sheet Number 74