



PLANNING COMMISSION REGULAR MEETING

April 1, 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 Town Board.

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 Town Board 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 March 18, 2026, Planning Commission Regular Meeting Minutes - P.Mascarenas, Assistant Town Clerk

C. BOARD ACTION

1. Public Hearing - Conditional Use Permit to allow for the temporary keeping of animals on a lot smaller than 2.5 acres within the Estate Residential (ER) zone district for Westwood Village Subdivision 7th Filing, Lot 16 (636 Southwood Lane) - Adam Luckerth, Applicant/Property Owner

Proposal for a Conditional Use Permit to allow for the temporary keeping of animals on a lot smaller than 2.5 acres within the Estate Residential (ER) zone district.

2. Recommendation to Town Board - Conditional Use Permit to allow for the temporary keeping of animals on a lot smaller than 2.5 acres within the Estate Residential (ER) zone district for Westwood Village Subdivision 7th Filing, Lot 16 (636 Southwood Lane) - Adam Luckerth, Applicant/Property Owner

Proposal for a Conditional Use Permit to allow for the temporary keeping of animals on a lot smaller than 2.5 acres within the Estate Residential (ER) zone district.

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff
 - a. Major Site Plan- Greenspire Subdivision 8th Filing Lot 1 - Murphy USA - K. Lutsch, Senior Planner
 - b. Major Site Plan - Wizards Subdivision, Lot 2 (Windsor Middle School - 900 Main Street) - K. Lambrecht, Long Range Planner
 - c. Minor Site Plan - Wizards Subdivision, Lot 4 (Windsor High School Greenhouse - 1100 Main Street) - K. Lambrecht, Long Range Planner
 - d. Major Site Plan - Grasslands Subdivision 5th Filing - Condominiums - S. Mezzetti, 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: April 1, 2026
To: Planning Commission
From:
Re: Approval of the March 18, 2026, Planning Commission Regular Meeting Minutes -
P.Mascarenas, Assistant Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 03.18.26 PC Draft Minutes



Planning Commission Regular Meeting

March 18, 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 7:06 p.m.

1. Roll Call

Present:

Chairman Reddick
Vice Chair Nader
Secretary Kinney
Ben Kirch
Jordan Spight
John Neal
Victor Tallon (alternate)

Absent:

David Hassard
Nancy Frase (alternate)
Jason Hallett, Town Board Liaison

Also Present:

Scott Ballstadt, Director of Planning
Kim Mihm, Deputy Town Attorney
Sandra Mezzetti, Senior Planner
Carlin Malone, Planning Manager
Arben Borincaj, IT Operations Supervisor
Hugh Justice, IT Analyst I
Julie Baltazar, Multimedia Coordinator
Kaitlyn Bernhoft, Deputy Town Clerk
Penny Mascarenas, Assistant Town Clerk

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

Planning Commissioner Nader moved to approve the agenda as presented, Planning Commissioner Kirch seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Nathan Kinney, Victor Tallon, Ben Kirch, Maxwell Nader, Jordan Spight, John Neal; 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 March 4, 2026, Planning Commission Regular Meeting Minutes - K. Bernhoft, Deputy Town Clerk

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

C. BOARD ACTION

1. Public Hearing - Preliminary-Final Major Subdivision - Windsor Industrial Park Subdivision - Nathan Abbott, Project Manager, Galloway & Company, Inc., Applicant Representative on behalf of Dillion Companies LLC, Property Owner/Applicant

Chairman Reddick opened the public hearing for the preliminary-final major subdivision for Windsor Industrial Parks subdivision. He noted that the town board liaison was not present, and therefore did not read his statement.

Chairman Reddick proceeded directly to close the regular meeting and open the public hearing.

Planning Manager Carlin Malone presented the staff report for the Windsor Industrial Parks subdivision application.

Chairman Reddick then opened the floor for public comments on this agenda item. He explained the procedures for public participation, noting that applicants were attending virtually and there were some technical challenges that required special microphone arrangements. No members of the public came forward to speak on this item.

Secretary Kinney asked questions regarding wildlife in the area, and Carlin Malone confirmed that they had sent their application to Colorado Parks and Wildlife.

Malone clarified that the previous notification issue was not that notification was missed entirely, but that a handful of addresses had been missed, prompting re-notification to all addresses including the additional ones. She also submitted an e-mail for consideration by the Planning Commission from a citizen as public comment.

Regarding the existing store, staff explained that it would remain operational during construction of the new facility and would undergo an extensive remodel once the new store opened. Nick Tompkins, representing the applicant, confirmed via Zoom that they are planning a substantial remodel of the existing King Soopers store.

Chairman Reddick closed the public hearing.

2. Recommendation to Town Board - Preliminary-Final Major Subdivision for Windsor Industrial Park Subdivision - Nathan Abbott, Project Manager, Galloway & Company, Inc., Applicant Representative on behalf of Dillion Companies LLC, Property Owner/Applicant

Please refer to public hearing item materials. Please refer to the public hearing item for materials concerning this application.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board for the Final Subdivision - Overland 368 LLC, Planning Commissioner Kirch seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Victor Tallon, Ben Kirch, Maxwell Nader, Jordan Spight, John Neal; Nays - Nathan Kinney; Motion Passed.

3. Public Hearing - Preliminary Major Subdivision - Greenspire Subdivision 9th Filing - John Hall, Owner, Lot Holding Investments, LLC.; Abdul Barzak, Applicant/Authorized Representative, Ripley Design, Inc.

Chairman Reddick opened the public hearing for the Greenspire Subdivision 9th Filing preliminary major subdivision.

Senior Planner Sandra Mezzetti presented the staff report. The project proposes a 22-lot residential subdivision designed specifically for senior living. Applicant representative Abdul Barzak from Ripley Design provided additional details about the project.

Chairman Reddick then opened the floor for public comment. Kristy Zulkoski, a resident of Greenspire, came forward with questions about the open space areas behind her home. She wanted to know whether the natural area would be maintained as greenspace or left wild, and who would be responsible for maintenance. Mr. Barzak clarified that the area she referenced would be maintained by the new homeowners' association for the subdivision, along with all other common areas in the development.

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

Vice Chair Nader asked for clarification about the open space to the west where the trail will connect to the Windsor Lake Trail. Mr. Barzak explained that while they would conduct restoration work if they disturbed any areas during trail construction, the actual landscaping and improvements would be limited to their property. Nader also inquired about the utility easement that cuts diagonally across lots 8, 9, and 10, affecting approximately 20 feet of each lot. Mr. Barzak confirmed that future property owners would not be able to utilize that space, and the easement agreements would clarify allowable uses in those areas.

Commissioner Neal inquired about the size and anticipated price points of the homes in the subdivision, to which Mr. Barzak responded.

Chairman Reddick asked two clarifying questions of staff. First, he confirmed that the application complies with applicable provisions of the land use code, specifically the preliminary major subdivision requirements in section 14260. Ms. Mezzetti confirmed this was correct. Chairman Reddick addressed his concern about the future land use map designation under the comprehensive plan. Ms. Mezzetti clarified that the master plan for Greenspire was completed almost 17 years prior to the comprehensive plan update, and the comprehensive plan is a guiding document rather than part of the town code. Chairman Reddick confirmed that the change to residential would not impact the general commercial area to the west, and Mezzetti confirmed there would be no impact.

Chairman Reddick closed the public hearing.

4. Approval - Preliminary Major Subdivision - Greenspire Subdivision 9th Filing - John Hall, Owner, Lot Holding Investments, LLC.; Abdul Barzak, Applicant/Authorized Representative, Ripley Design, Inc.

Please refer to the information submitted with the public hearing item. Please refer to the public hearing item for materials concerning this application.

Vice Chair Nader moved to approve the preliminary major subdivision Greenspire subdivision ninth filing. Commissioner Neal seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Nathan Kinney, Victor Tallon, Ben Kirch, Jordan Spight; Nays - none; motion passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

None

2. Communications from Town Board Liaison

The Town Board Liaison was not present and therefore had no communications.

3. Communications from Staff

IT staff were thanked for their assistance with the technical challenges during the meeting.

Scott Ballstadt provided an update on annexation activities, noting that the town is attending meetings with other municipalities to address annexation processes and see more collaboration.

Deputy Town Clerk Berhnoft introduced Penny Mascarenas as the new Assistant Town Clerk.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:12 p.m.

Name, Title



MEMORANDUM

Date: April 1, 2026
To: Planning Commission
From: Mark Price, Planner II
Re: Public Hearing - Conditional Use Permit to allow for the temporary keeping of animals on a lot smaller than 2.5 acres within the Estate Residential (ER) zone district for Westwood Village Subdivision 7th Filing, Lot 16 (636 Southwood Lane) - Adam Luckerth, Applicant/Property Owner
Item #: C.1.

Background / Discussion:

The property known as Lot 16, Westwood Village 7th Filing, was originally platted in 1998 (Westwood Village 2nd Filing) with a total area of 1.204 acres and zoned Estate Residential (E-1). When the property was purchased by the Luckerth family in 2015, the zoning designation remained E-1, then referred to as, "Low Density Residential 'Estate'"). In 2016, Lots 16 and 17 were re-platted under Westwood Village 7th Filing to redistribute land between the two parcels. Following the replat, Lot 16 contained 1.457 acres and Lot 17 contained 1.477 acres.

At that time (2015-2016), Ordinance 1999-1044 permitted one (1) large animal per acre within the E-1 zoning district. According to the property owners, they leased an additional acre from the adjacent property owner to the west, resulting in a combined area of approximately 2.5 acres. Based on this combined acreage, the owners state that they maintained two horses on the property as the code allowed one (1) large animal per acre.

(2) Keeping of animals. Contrary provisions of this Code notwithstanding, large domestic animals shall be permitted as an accessory use in the Estate Residential E-1 District.

(3) For the purpose of this section only, *large domestic animals* are defined as and shall be limited to horses, ponies, mules, donkeys and llamas. For each permitted animal, one (1) acre of lot area inclusive of improvements shall be required. Offspring shall be allowed until the weaning process is complete.

The applicant has indicated that six goats currently reside on the property and is requesting a conditional use permit to allow either the six goats to remain or the keeping of two horses, but not both.

Ordinance 2020-1620, adopted in 2020, created the Estate Residential (ER) zoning district by consolidating the former E-1 and E-2 districts. Pursuant to the ER zoning regulations, large domestic animals are permitted only on parcels of at least 2.5 acres in size, and goats are not specifically listed as a permitted accessory use.

A previous CUP for keeping of animals was approved (2014 – 1201 Stone Mountain Dr.) for a property located less than a quarter mile away which referenced the following table for animal equivalency units. This table would equate 0.5 goats per acre. The code permits horses on Estate Residential lots over 2.5 acres but does not address leased property as an alternative for compliance.

Livestock Animal	Animal Equivalency Unit	Maximum number of each animal allowed on the property
Horse, donkey, pony, mule or llama	1	7
Cow	1	7
Goat	0.5	14
Turkey	0.04	14
Chicken Hens	0.04	28

Staff recommends that the Planning Commission forward a recommendation of approval, with conditions, to the Town Board, as outlined in the Staff Recommendation section of the memorandum.

Financial Impact:

N/A

Relationship to Strategic Plan:

There are no relevant areas of the Strategic Plan regarding the keeping of animals.

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the Conditional Use Permit (CUP), subject to any Planning Commission comments being addressed and the following conditions:

- 1) The property shall be limited to the temporary keeping of either six (6) goats (currently on-site) or two (2) horses, but not both, until such animals expire or are permanently removed from the property; and
- 2) The additional leased acreage shall be maintained and utilized to ensure that the approved type and/or number of animals are kept in compliance with this approval; and
- 3) No replacement or additional animals shall be permitted.

CC:

Planning Staff
 Attorney Staff
 Community Service

Attachments:

1. Staff Presentation - Luckeroth CUP request
2. CUP26-002-APPLICATION
3. Luckeroth Anderson Lease Agreement Signed 1.13.16



Conditional Use Permit

Luckerth Property – Estate
Residential

Lot 16, Westwood Village 7th Filing

Mark Price, Planner II

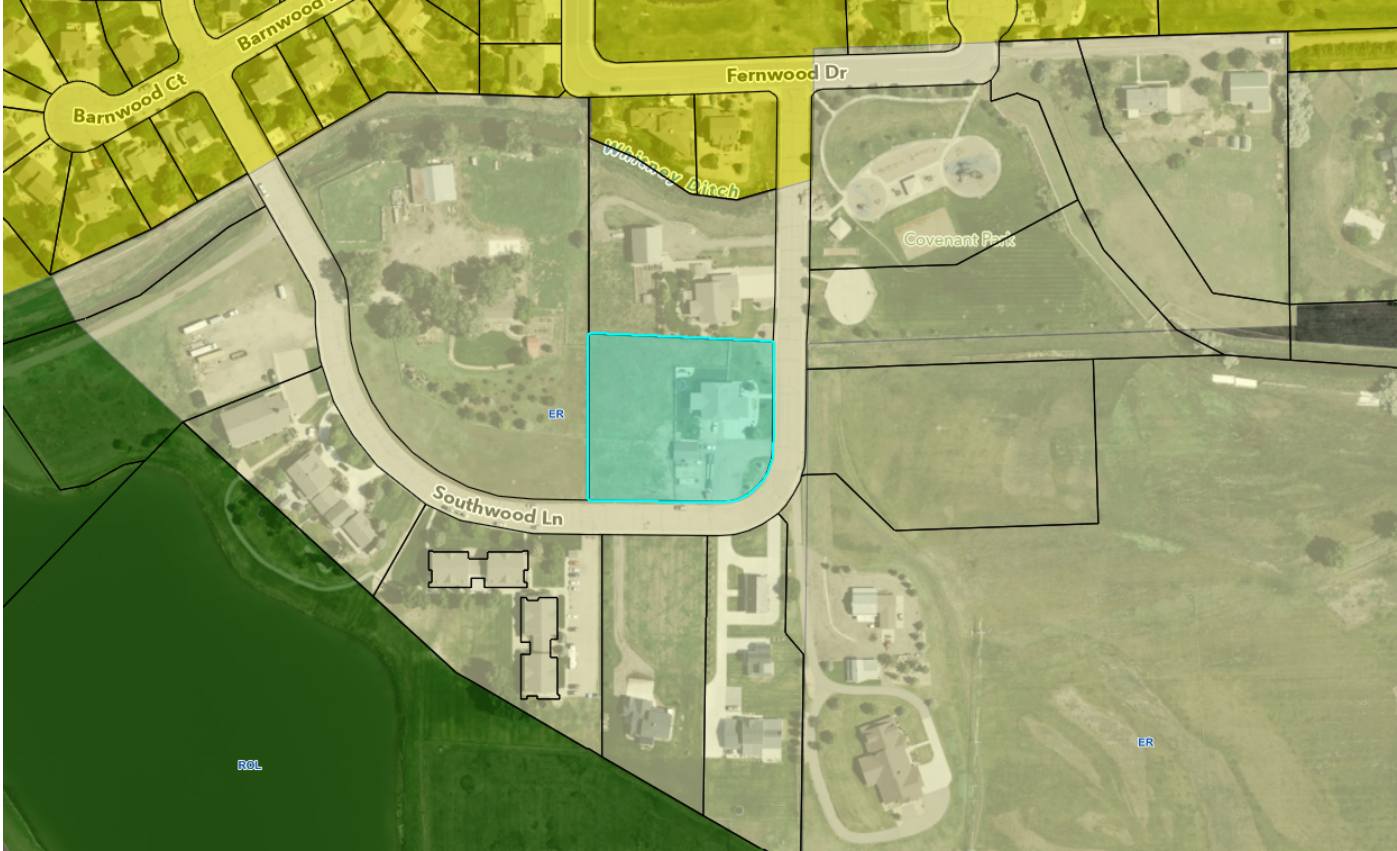
Planning Commission – April 1, 2026

Site Vicinity Map





Area Zoning Map



Background - Discussion

- The applicant has submitted the following Conditional Use Permit (CUP) application in order to allow for the keeping of animals (goats or horses) on their property consistent with the zoning requirements established by Ordinance 1999-1044.

(2) Keeping of animals. Contrary provisions of this Code notwithstanding, large domestic animals shall be permitted as an accessory use in the Estate Residential E-1 District.

(3) For the purpose of this section only, *large domestic animals* are defined as and shall be limited to horses, ponies, mules, donkeys and llamas. For each permitted animal, one (1) acre of lot area inclusive of improvements shall be required. Offspring shall be allowed until the weaning process is complete.



Background - Discussion

- The current Estate Residential zone district code Sec. 16-1-30(e)(7), Permitted Accessory Uses – Keeping of Animals – states the following:
- Keeping of Large Domestic Animals:
 - Accessory use in the Estate Residential (ER) District lots two and one-half (2.5) acres in size or greater.
 - Limited to horses, ponies, mules, donkeys, and llamas.
 - For each permitted animal, one (1) acre of lot area inclusive of improvements shall be required.



Background – Discussion Cont.

- A previous Conditional Use Permit for the keeping of animals was approved in 2014 for a property located at 1201 Stone Mountain Drive.

Livestock Animal	Animal Equivalency Unit	Maximum number of each animal allowed on the property
Horse, donkey, pony, mule or llama	1	7
Cow	1	7
Goat	0.5	14
Turkey	0.04	14
Chicken Hens	0.04	28

*The table is specific to the CUP – does not represent the land use code at that time.

Source: Section 23-1-90 of the Weld County Code.



Conditional Use Permit - Applicability

Chapter 14 of the Municipal Code outlines the intent of the Conditional Use Permit process, including:

Sec. 14-2-130. Purpose.

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



Review Criteria, Conditions of Approval & Time Limits

Sec. 14-2-130. - Conditional use permit.

(c) Review Criteria.

- (1) The proposal complies with the Comprehensive Plan's goals and objectives, this Code, 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) 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.

(d) Conditions of Approval. The decision-making body may impose conditions on a proposed conditional use to ensure compatibility and to ensure that potential adverse impacts on surrounding uses, properties, public health or safety, the environment, or the district will be substantially mitigated. Conditions of approval shall be binding on the applicant, the applicant's successors and assigns, and shall run with the land.

(e) Conditions for Time Limits/Review. The decision-making body may impose time limits on conditional uses and require regularly scheduled reviews of approved conditional uses.



Analysis – Review Criteria

- 1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.**
 - The Estate Residential (ER) zoning regulations do not specifically address the keeping of goats or establish an animal unit equivalency.
 - The code permits horses on Estate Residential lots over 2.5 acres but does not address leased property as an alternative for compliance.

- 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.**
 - The Estate Residential (ER) zoning regulations and accessory use provisions were amended by Ordinance 2020-1620 after the property was purchased and subdivided (2015-2016)



Analysis

3. 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.

- The subject property is surrounded by other Estate Residential properties.
- Within the Estate Residential zone district, properties that have continuously kept animals under previous zoning regulations, or that meet the requirements of the current code, are permitted to keep large domestic animals.
- The Estate Residential (ER) zone district regulations permit the keeping of horses but do not specifically address the keeping of goats.



Notification

Table 14-2-10(h)
Notifications for this meeting were as follows:

- March 20, 2026 – legal notices posted on the Town of Windsor website.
- March 17, 2026 – development review sign posted on the property.
- March 20, 2026 – legal ad published in the local newspaper.
- March 21, 2026 – affidavit of letters mailed to property owners within 500 feet.





Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the Conditional Use Permit (CUP), with the following conditions:

1. The property shall be limited to the temporary keeping of either six (6) goats (currently on-site) or two (2) horses, but not both, until such animals expire or are permanently removed from the property; and
2. The additional leased acreage shall be maintained and utilized to ensure that the approved type and/or number of animals are kept in compliance with this approval; and
3. No replacement or additional animals shall be permitted.



Record

Staff requests that the following be entered into the record:

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



Thank You

Questions



Review Criteria, Conditions of Approval & Time Limits

Sec. 14-2-130. - Conditional use permit.

(c) Review Criteria.

- (1) The proposal complies with the Comprehensive Plan's goals and objectives, this Code, 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) 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.

(d) Conditions of Approval. The decision-making body may impose conditions on a proposed conditional use to ensure compatibility and to ensure that potential adverse impacts on surrounding uses, properties, public health or safety, the environment, or the district will be substantially mitigated. Conditions of approval shall be binding on the applicant, the applicant's successors and assigns, and shall run with the land.

(e) Conditions for Time Limits/Review. The decision-making body may impose time limits on conditional uses and require regularly scheduled reviews of approved conditional uses.

Application for Conditional Use Permit



(Please see Town of Windsor for Application Fees)
To Be Completed by Applicant

(Type or print in black ink)

Street Address: 636 Southwood Ln Lot: _____ Block: _____

Subdivision: Westwood Village

Conditional Use Permit approval is only valid for the applicant(s) who receive the original approval and is not transferable to subsequent occupants of the property.

Describe the non-conforming use or home occupation. Include activity description, average number of clients, need for parking, hours of operation, size of area to be used, justification of continuance of non-conforming use and result of any communication with neighbors. (Use back or additional sheets if necessary).

The Continued use of horses, goats on our property as when purchased E-1 zoning 1.5 Acres.

Section 14-2-130.

- Legible, accurate drawings (drawn to an appropriate scale, which cannot be smaller than 1" = 30') and specifications necessary for the proper consideration of this permit shall be submitted with this application.
- Conditional Use Permit evaluation criteria are detailed in Windsor Municipal Code Section 14-2-130.
- Notification requirements are detailed in Windsor Municipal Code Section 14-2-10(h).

Present use of land: <u>E-1 zoning</u>	Size: <u>1.5 Acres / 1.5 Acres leased</u>
Present use of structure: _____	Size: _____
Proposed use of land: <u>E1 zoning with the use of horses</u>	Size: <u>1.5 Acres / 1.5 Acres leased</u>
Proposed use of structure: <u>goats as when purchased</u>	Size: _____

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

Submitted this 14th day of February, 2026

Adam Luckeroth
 Applicant (please print)

[Signature]
 Applicant's Signature

Adam Luckeroth
 Property Owner (please print)

[Signature]
 Property Owner's Signature

970-537-0260
 Phone (daytime) Fax

 Email

 Phone (daytime) Fax

tkexcaratinganddirtwork@gmail.com
 Email

Applicant's Representative (if any):

Name: _____

Phone: _____ Fax: _____ Email: _____

Application for Conditional Use Permit

Project Description:

636 Southwood Ln. - we purchased the property and built our home 10 years ago. When we purchased the property we were zoned E1. At the time we were allowed 1 horse per acre. We leased an additional acre from our neighbor which gave us 2.5 acres. Since we have lived at this property we have always had 2 horses. My son also went through 4 years of 4H showing goats. We sold one of the horses and 2 show goats from February - July for fair. In the ten years we have lived year numerous neighbors have stopped by to tell us how much they enjoy our animals. We have also never had a complaint. Right before Christmas the community officer stopped by to tell us one of neighbors had complained about our goats. This came as a big surprise as everyone has always enjoyed our animals. I asked our next door neighbor if they killed it in and they said yes. They purchased a new dog a year ago that continuously barks. They said they were afraid someone was going to turn them in. Please be mindful this dog barks at all times. We would like to be able to keep horses/goats on our property. as this is why we purchased it sounds like the code change and now requires 2.5 acres or more in order to have horse, mules, donkeys or llamas. We would ask that we can

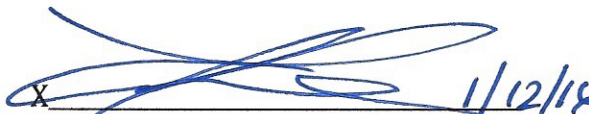
continue to have horses or goats on our property as intended when purchased. I believe Chapter 7 allows for grandfathered in if we have had no complaints in 10 years. Thank You for working on this for us.

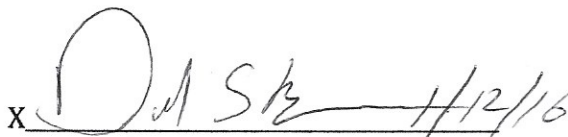
Revised August 2022

Town of Windsor Planning Department
301 Walnut Street Windsor, Colorado, 80550 phone 970-651-2415 fax 970-651-2456

Lease Agreement Pasture Ground

I Adam Luckeroth of 636 Southwood Lane enter into this lease agreement with Dan Anderson of 660 Southwood Lane to lease additional pasture ground to graze horses on. In return Mr. Luckeroth will pay Mr. Anderson 100.00 per horse, fence and maintain the leased property. This agreement is entered into this 12th day of January 2016.

X  1/12/16
Adam Luckeroth

X  1/12/16
Dan Anderson



MEMORANDUM

Date: April 1, 2026
To: Planning Commission
From: Mark Price, Planner II
Re: Recommendation to Town Board - Conditional Use Permit to allow for the temporary keeping of animals on a lot smaller than 2.5 acres within the Estate Residential (ER) zone district for Westwood Village Subdivision 7th Filing, Lot 16 (636 Southwood Lane) - Adam Luckerth, Applicant/Property Owner
Item #: C.2.

Background / Discussion:

Please refer to the public hearing item materials.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:



MEMORANDUM

Date: April 1, 2026
To: Planning Commission
From: Kelsey Lutsch, Senior Planner
Re: Major Site Plan- Greenspire Subdivision 8th Filing Lot 1 - Murphy USA - K. Lutsch, Senior Planner
Item #: D.3.a.

Background / Discussion:

The applicant, Murphy Oil USA, Inc., and Owner, Lot Holding Investments, LLC have submitted a Major Site Plan for Greenspire Subdivision 8th Filing, Lot 1. The subject property is located at the northeast corner of Highway 392 and Greenspire Drive. 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, East, & West: General Commercial
South: Recreation & Open Lands

This project consists of the construction of a new 2,824 SF convenience store (Murphy USA), fueling station, and associated parking lot on an existing vacant lot of 1.01 acres. The project is proposing to provide 15 parking stalls and 8 fuel islands (16 fueling points).

Overall Development Characteristics

- Total Lot Area: 1.01 Acres
- Proposed Building/Fueling Canopy Coverage: 8,313 SF (19%)

- Paved Site Areas (Parking, Access, etc): 21,918 SF (49%)
- Landscaped Areas: 13,871 SF (32%)
- Zoning: General Commercial

Building and Fuel Station Characteristics:

- The building and fuel stations are 1-story structures with a maximum height of 18.75-ft.
- Building materials: Brick veneer, aluminum composite material, pre-finished metal accent band trim and cornices, and metal awnings. All materials are neutral/earth-tone colors.

Financial Impact:

Relationship to Strategic Plan:

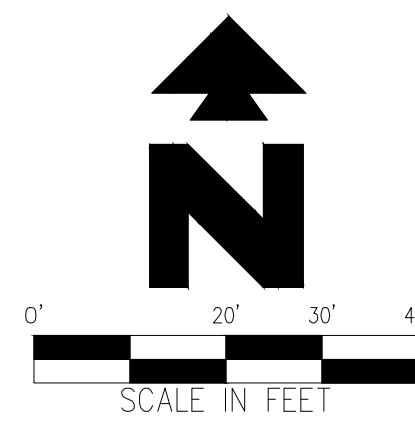
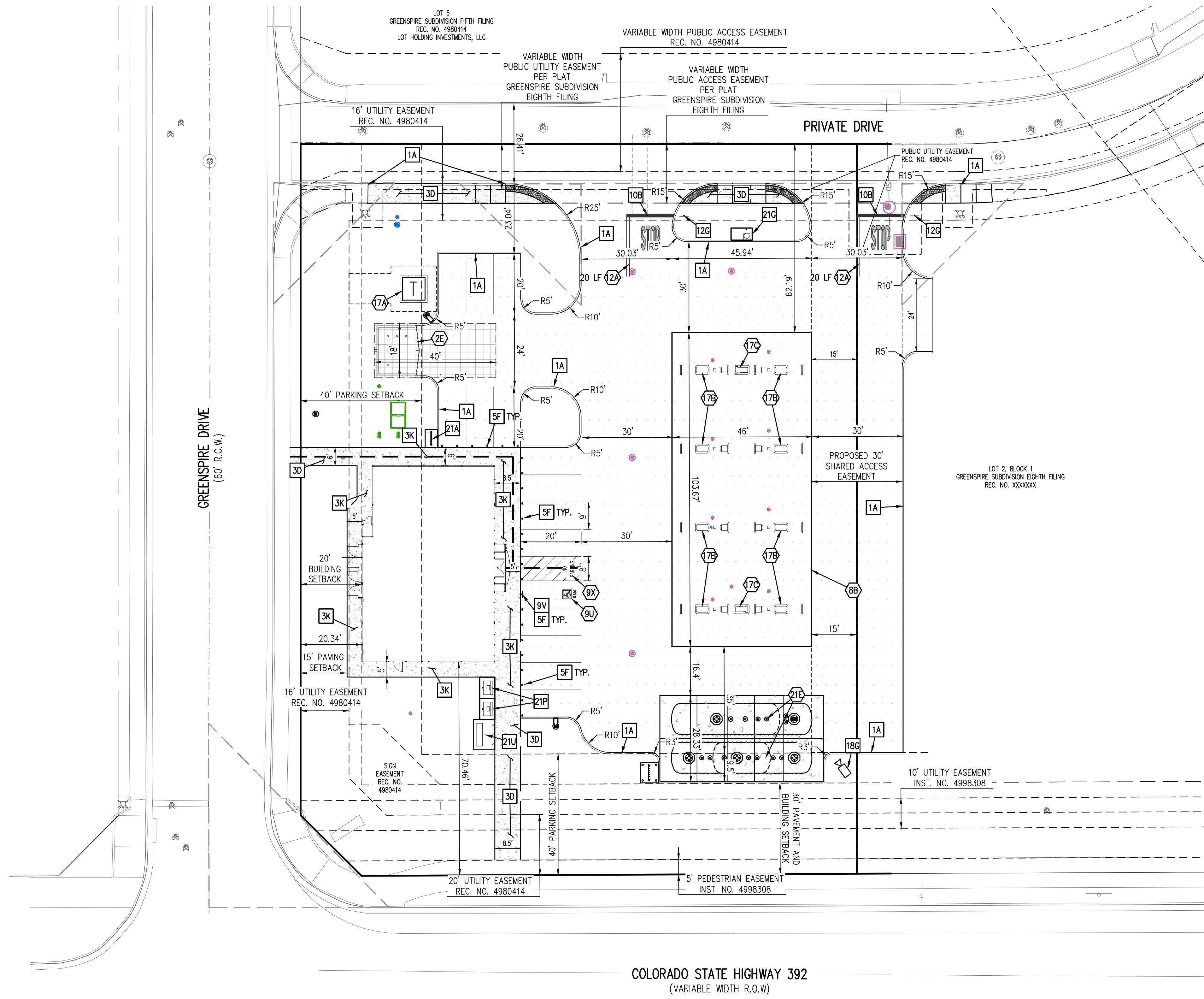
Recommendation:

This is a communication item only. Site Plan land use applications are an administrative process.

CC:

Attachments:

1. Murphy USA Site Plan and Building Elevations



- SITE NOTES**
- 8B OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
 - 12A 4" YELLOW LANE STRIPE (SEE SIZE INDICATED AT SYMBOL)
 - 12D 4" WIDE PAINTED STRIPES. 2' O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
 - 17A TRANSFORMER
 - 17B FUEL PUMP
 - 17C DEF PUMP
 - 21E UNDERGROUND STORAGE TANKS (1-25,000 GAL. & 1-26,000 GAL.)

- SITE DETAILS**
- 1A INTEGRAL CONCRETE CURB
 - 2E DUMPSTER ENCLOSURE (REFERENCE C5.6 FOR DETAIL)
 - 3D CONCRETE SIDEWALK
 - 3K CONCRETE SIDEWALK AROUND BUILDING
 - 5B TRAFFIC SIGN IN BOLLARD
 - 5F STEEL BOLLARD W/COVER (SINGLE)
 - 9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
 - 9V ACCESSIBLE PARKING SIGN
 - 9X "NO PARKING" PAINTED ON PAVEMENT
 - 10B STOP BAR (TYP.)
 - 12G "STOP" SIGN
 - 18G CONSTRUCTION CAMERA
 - 21A BIKE RACK
 - 21G AIR/VACUUM UNIT WITH 4'X7' CONCRETE SLAB
 - 21P 5'X7' ICE UNIT (SEE NUMBER INDICATED AT SYMBOL)
 - 21U 7'X10' CONCRETE SLAB FOR PROPANE TANKS
 - 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL

BUILDING SETBACKS

NORTH: 20'
WEST: 20'
SOUTH: 20' (30' PAVEMENT & 40' PARKING)
EAST: 20'

CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA. (REF: DETAIL 2F)

CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR SIGN.

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY

- EXISTING**
- PROPERTY LINE
 - - - -5460- - - - EXISTING MAJOR CONTOUR
 - - - -52- - - - EXISTING MINOR CONTOUR
 - SD- EXISTING STORM SEWER (LESS THAN 12")
 - SS- EXISTING SANITARY SEWER
 - W- EXISTING WATER
 - UE- EXISTING UNDERGROUND ELECTRIC
 - OHE- EXISTING OVERHEAD ELECTRIC
 - FO- EXISTING FIBER OPTIC
 - G- EXISTING GAS

- EXISTING STREET LIGHT
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC BOX
- EXISTING FIBER OPTIC BOX
- EXISTING GAS METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING STORM INLET
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING TREE

- PROPOSED**
- - - - BUILDING SETBACK LINE
 - - - - SIGHT TRIANGLES
 - - - - CURB AND GUTTER
 - - - - ADA PATH OF TRAVEL
 - STORM MANHOLE
 - STORM INLET
 - NYLOPLAST DRAIN BASIN
 - STORM DRAIN CLEANOUT
 - WATER METER
 - SANITARY SEWER MANHOLE
 - GREASE INTERCEPTOR
 - SANITARY SEWER CLEANOUT
 - TRANSFORMER
 - SITE LIGHT

- PAVING LEGEND**
- CONCRETE SIDEWALK
 - CONCRETE SIDEWALK AT BUILDING
 - 8" HEAVY DUTY CONCRETE PAVING FOR TANK PAD
 - 8" HEAVY DUTY CONCRETE DUMPSTER PAD
 - 5" CONCRETE PAVING

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII SHALL BE 5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL.
 - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
 - SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.
 - CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
 - ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

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 _____

NOT FOR CONSTRUCTION
SITE PLAN
MURPHY USA (NTI)
HWY 392 & HWY 257
COLORADO
WINDSOR

Gateway
 5500 Greenwood Plaza Blvd., Suite 200
 Greenwood Village, CO 80111
 303.770.8884 • GatewayUS.com

GREENSPIRE SUBDIVISION 8TH FILING, LOT 1
MURPHY OIL USA, INC.
MURPHY USA
 200 PEACH STREET
 EL DORADO, AR 71730

SHEET NO. C2.0
 SHEET 4 OF 34

PARKING INFORMATION: MURPHY OIL

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:				
		RATIO	SPACES			
MURPHY OIL	2,824	1/250	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
			11	N/A	1	12
STALL DIMENSIONS:		PROVIDED:				
		RATIO	SPACES			
	9'x20' (MIN.)	1/202	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
			13	16*	1	15

NO. OF FUEL ISLANDS: 8
NO. OF VEHICLE FUELING POINTS: 16
*NOT INCLUDED IN TOTAL COUNT

LAND USE TABLE

AREA	SQUARE FEET	%	MAINTAINED BY
BUILDING, CANOPY, & TRASH ENCLOSURE	720 SF (TRASH ENCLOSURE) + 2824 SF (BUILDING) + 4769 SF (CANOPY) = 8,313 SF	19	MURPHY
SIDEWALK	3,605 SF	8	MURPHY
PARKING & DRIVE AREA	15,896 SF	36	MURPHY
PRIVATE STREET	2,417 SF	5	MURPHY
LANDSCAPE AREA	13,871 SF	32	MURPHY

SEE SHEET C-4.2 FOR BUILDING ROOF AND CANOPY DRAINAGE

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A COLORADO REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

ZONING: GENERAL COMMERCIAL (GC)

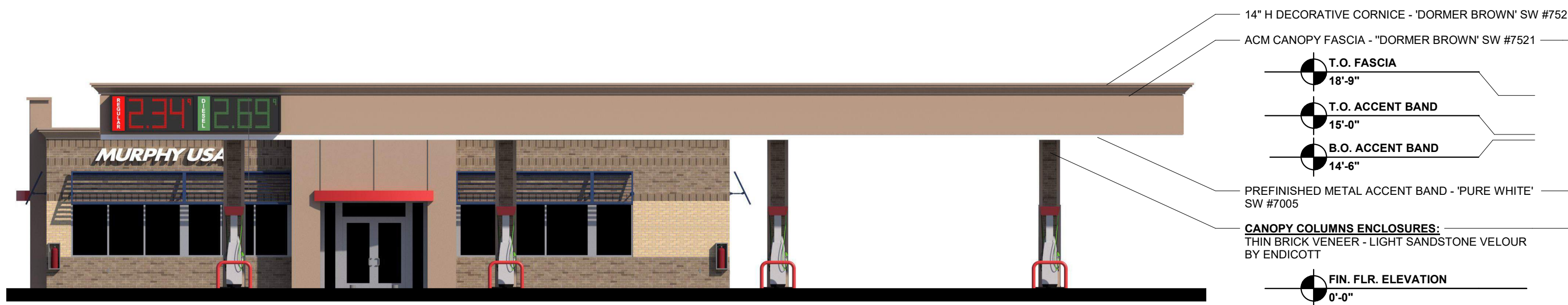
CAUTION - NOTICE TO CONTRACTOR

- 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.
- 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

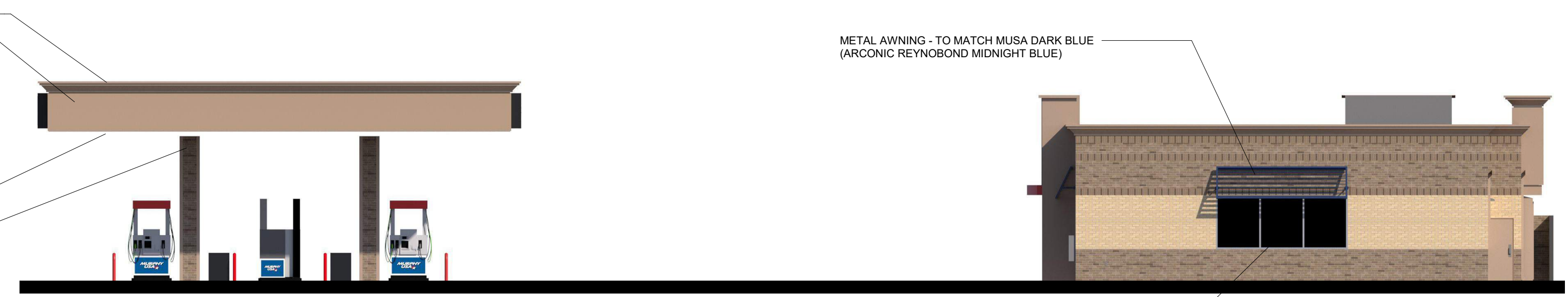


MURPHY USA

GREENSPIRE SUBDIVISION 8TH FILING, LOT 1
HWY 392 & HWY 257
WINDSOR, COLORADO



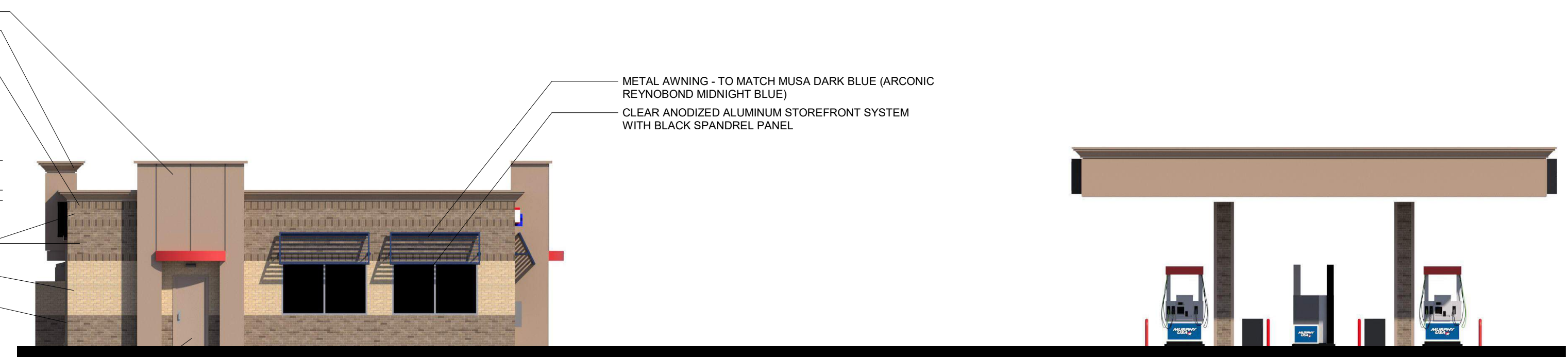
1 ELEVATION - FRONT (FACING EAST)



2 ELEVATION - RIGHT (FACING NORTH)



3 ELEVATION - REAR (FACING WEST)



4 ELEVATION - LEFT (FACING SOUTH)



5 ELEVATION - FRONT BUILDING ONLY (FACING EAST)

SIGNAGE COLOR CHART

BUILDING - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR

MURPHY USA STAR LOGO	BLUE	ORACAL 8500 - 005 MIDDLE BLUE
	RED	ORACAL 8500 - 031 RED
	RETURNS	WHITE
	TRIMCAP	WHITE JEWELLEITE

CANOPY - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR

UNLEADED	RED	3M 3632-73
	WHITE	3M 3632-20
	DIGIT	RED/WHITE
	CABINET	BLACK
DIESEL	GREEN	3M 3632-26
	WHITE	3M 3632-20
	DIGIT	GREEN/WHITE
	CABINET	BLACK

THIN BRICK VENEER - 'LIGHT SANDSTONE VELOUR' BY ENDICOTT (SUPPLIED AND INSTALLED BY GC)

SOLID METAL FENCE GATES SUPPLIED AND INSTALLED BY GC. GATE PLANK COLORS TO BE INTEGRAL AND NOT PAINTED. COLOR TO MATCH 'DORMER BROWN' SW #7521



6 TRASH ENCLOSURE

BUILDING & CANOPY SIGNS:	QTY.	HEIGHT	WIDTH	AREA S.F.
MURPHY USA CHANNEL BLDG. LOGO SIGN	1		GRAPHIC AREA	24.70
MEDIUM DIGITAL BLDG. COMBO PRICE SIGN	1	42.00"	196.00"	57.20
MEDIUM DIGITAL CANOPY COMBO PRICE SIGN	2	42.00"	196.00"	57.20

NOT FOR CONSTRUCTION

WINDSOR COLORADO

MURPHY USA (NTI)
HWY 392 & HWY 257

SITE PLAN

Galloway

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

www.greenbergrow.com

GREENSPIRE SUBDIVISION 8TH FILING, LOT 1

MURPHY OIL USA, INC.

200 PEACH STREET
EL DORADO, AR 71730

MURPHY USA

SHEET NO. A-4

SHEET OF 31



MEMORANDUM

Date: April 1, 2026
To: Planning Commission
From: Kimberly Lambrecht, Long Range Planner
Re: Major Site Plan - Wizards Subdivision, Lot 2 (Windsor Middle School - 900 Main Street) - K. Lambrecht, Long Range Planner
Item #: D.3.b.

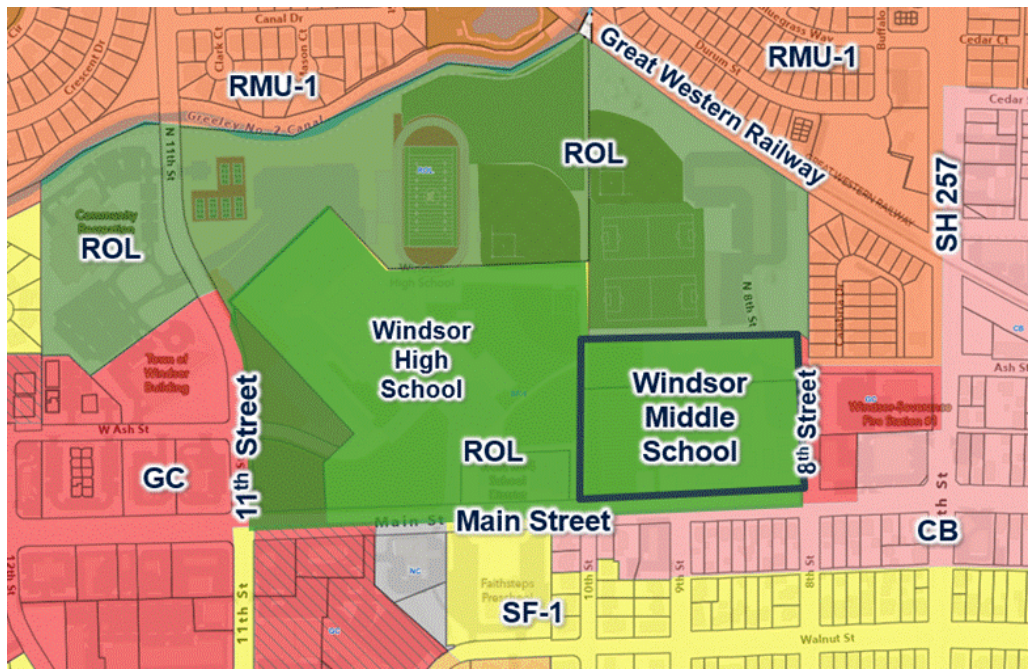
Background / Discussion:

The owner, Weld RE-4 School District, represented by Mr. Michael McCullar (Weld RE-4 Chief Operating Officer) – Owner; Mr. Doug Elgar (BHA Design) – Applicant; and Mr. Steve Alloway (MOREgroup Architecture) – Applicant’s Representative have submitted a Major Site Plan application for a building renovation and site improvement project at Windsor Middle School (900 Main Street).

The subject property is located along the north side of Main Street, between 8th Street and the Windsor High School property. The improvements are designed to support the school’s operational needs, while maintaining the core student capacity of 700 students.

The site area for the proposed project will be limited to the approximately 10-acre Middle School lot. The property is zoned Recreation and Open Lands (ROL), and is surrounded by the following zoning and land uses:

- North:** Recreation and Open Lands (ROL) – Weld RE-4 School District Facilities
- East:** General Commercial (GC) – Windsor Severance Fire Rescue headquarters and commercial/retail uses
- South:** Central Business (CB) – mix of commercial businesses and single-family residential homes.
- West:** Recreation and Open Lands (ROL) – mix of commercial businesses and single-family residential homes.



The proposed development includes demolition of the existing 1921 portion of the building and replacing it with a new façade where abutting occupied portions of the existing building. This work will also include eliminating the existing modular buildings at the southwest corner of the site, and revising/expanding the existing drop-off and parking lot to alleviate existing vehicular stacking issues affecting 8th Street.

Other site improvements include enhancements to the main building entrance plaza, minor modifications to the northwest corner of the existing building to enhance cafeteria/break-out space, and replacement of the existing freestanding monument sign.

Overall Development Characteristics

Site area: ~10.4 acres

Overall existing building coverage: 112,633 SF (25%)

Parking and drives: 99,855 SF (22%)

Sidewalks: 24,463 SF (5%)

Landscape/Open Space: 216,624 SF (48%)

Financial Impact:

N/A

Relationship to Strategic Plan:

N/A

Recommendation:

This is a communication item. Site Plan land use applications are an administrative process, reviewed and approved by Staff.

CC:








Scott Ballstadt, Director of Planning

Carlin Malone, Planning Manager

Attachments:

1. Windsor Middle School Entry and Parking Drawings

LEGEND

-  EXISTING EVERGREEN TREE
-  EXISTING EVERGREEN TREE
-  INORGANIC MULCH
-  IRRIGATED TURF / TURF REPAIR
-  DECIDUOUS TREE
-  SHRUBS
-  ORNAMENTAL GRASSES



BUILDING & PATIO IMPROVEMENTS, RE: ARCH. CIVIL
RESTORE LANDSCAPE USING SAME MATERIALS

REPAIR TURF AROUND NEW CONCRETE PADS

WINDSOR
MIDDLE
SCHOOL

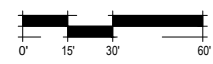
RESTORE TURF DISTURBED BY CONSTRUCTION

MAIN STREET

ASH STREET

8TH STREET

TOWN OF WINDSOR
DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH
TOWN STANDARDS. NO RESPONSIBILITY
IS ASSUMED FOR CORRECTNESS OF DESIGN.
DATE: _____ BY: _____
Director of Engineering



NOT FOR CONSTRUCTION

Project:
WINDSOR MIDDLE SCHOOL
PHASE 2 - RENOVATION

Client:
WEL COUNTY SCHOOL DISTRICT RE4
900 MAIN STREET, WINDSOR, COLORADO 80550

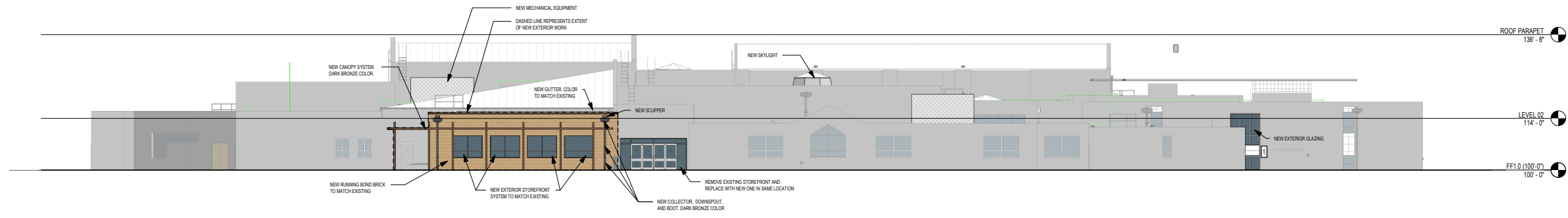
Revision & Date:

Project Number: 2542
Date: JAN 16, 2026
Produced by: D.E.

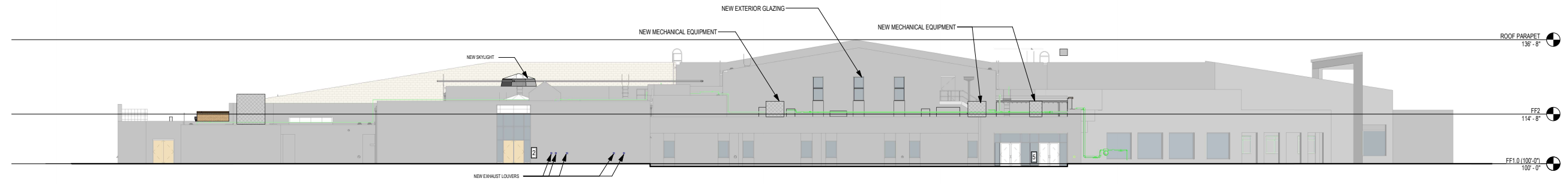
Sheet Title:
**LANDSCAPE
PLAN**

Sheet Number:
L3

Plot Date: 11/20/25 11:17 AM Plotted By: Doug Elgar
User: C:\Users\doug\OneDrive - BHADesign\Documents\WINDSOR MIDDLE SCHOOL\DRAWINGS\LANDSCAPE\WINDSOR2542_LANDSCAPE.DWG



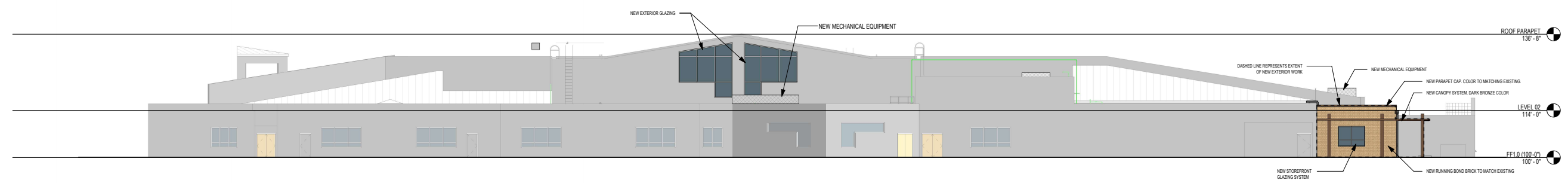
4 WEST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

Project:
PHASE 2
WINDSOR MIDDLE SCHOOL MODERNIZATION
MAJOR SITE PLAN SUBMITTAL
WELD COUNTY SCHOOL DISTRICT RE-4
900 MAIN STREET, WINDSOR, COLORADO 80550

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 STEVE ALLOWAY
 CO 438959



ELEVATION PLANNING SUBMITTAL	
Job No. 2030-02-01	Sheet No. A0.01
Drawn By: SD	A8.07
Date: 01/16/2026	



EXISTING EXTERIOR OF WINDSOR MIDDLE SCHOOL



PROPOSED BRICK FOR OF WINDSOR MIDDLE SCHOOL ADDITIONS

Project:
 PHASE 2
 WINDSOR MIDDLE SCHOOL MODERNIZATION
 MAJOR SITE PLAN SUBMITTAL
 WELD COUNTY SCHOOL DISTRICT RE-4
 900 MAIN STREET, WINDSOR, COLORADO 80550

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 OR CONSTRUCTION.
 STEVE ALOWAY
 CO 438989

Huckabee
 www.huckabee-inc.com
 800.987.1229

ELEVATION PLANNING
 SUBMITTAL - PHOTOS

Job No. 2030-02-01	Sheet No. A0.01
Drawn By: SD	A8.08
Date: 01/16/2026	



MEMORANDUM

Date: April 1, 2026
To: Planning Commission
From: Kimberly Lambrecht, Long Range Planner
Re: Minor Site Plan - Wizards Subdivision, Lot 4 (Windsor High School Greenhouse - 1100 Main Street) - K. Lambrecht, Long Range Planner
Item #: D.3.c.

Background / Discussion:

The owner, Weld RE-4 School District, represented by Mr. Michael McCullar (Weld RE-4 Chief Operating Officer) – Owner and Ms. Erica Morton (Sunny Civil) – Applicant’s Representative have submitted a Minor Site Plan application for a new standalone greenhouse project at Windsor High School (1100 Main Street). The subject property is located at the northeast corner of Main Street and 11th Street. The improvements are designed to facilitate existing education and operations on campus.

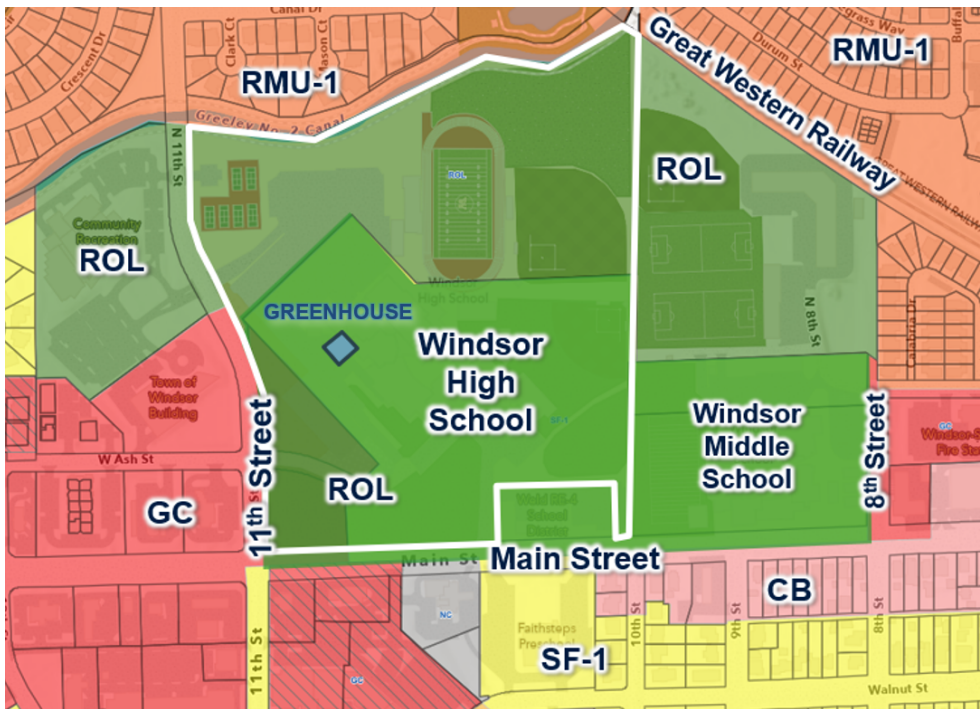
The site area for the proposed project is approximately 20,000 SF of the ~45 acre high school campus. The property is zoned Recreation and Open Lands (ROL), and is surrounded by the following zoning and land uses:

North: Recreation and Open Lands (ROL) – Weld RE-4 School Athletic Facilities

East: Recreation and Open Lands (ROL) – Weld RE-4 Administration Offices and Middle School Campus

South: General Commercial (GC) | Neighborhood Commercial (NC) | Single-Family One (SF-1) | Central Business (CB) – mix of commercial businesses, a church and single-family residential homes.

West: General Commercial (GC) | Recreation and Open Lands (ROL) – Town of Windsor Civic buildings (Community Development Center and Community Recreation Center).



The proposed development includes demolition of a portion of the existing parking lot, and the addition of sidewalks, and curb and gutter to define the greenhouse pad site. Vehicular circulation will be maintained around the greenhouse, to the main high school building.

Overall Development Characteristics

- Site area: ~45 acres
- Project Site Area: ~20,000 SF
- Building Coverage: ~3,000 SF
- Parking and drives: ~17,000 SF
- Landscape/Open Space: 0 SF

Financial Impact:

N/A

Relationship to Strategic Plan:

N/A

Recommendation:

This is a communication item. Site Plan land use applications are an administrative process, reviewed and approved by Staff.

CC:

- Scott Ballstadt, Director of Planning
- Carlin Malone, Planning Manager

Attachments:

1. Windsor High School New Greenhouse Drawings_4.1.2026

PRELIMINARY

WINDSOR HIGH SCHOOL GREENHOUSE
WELD RE-4 SCHOOL DISTRICT
SITE PLAN
MINOR SITE PLAN

REVISIONS

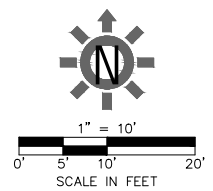
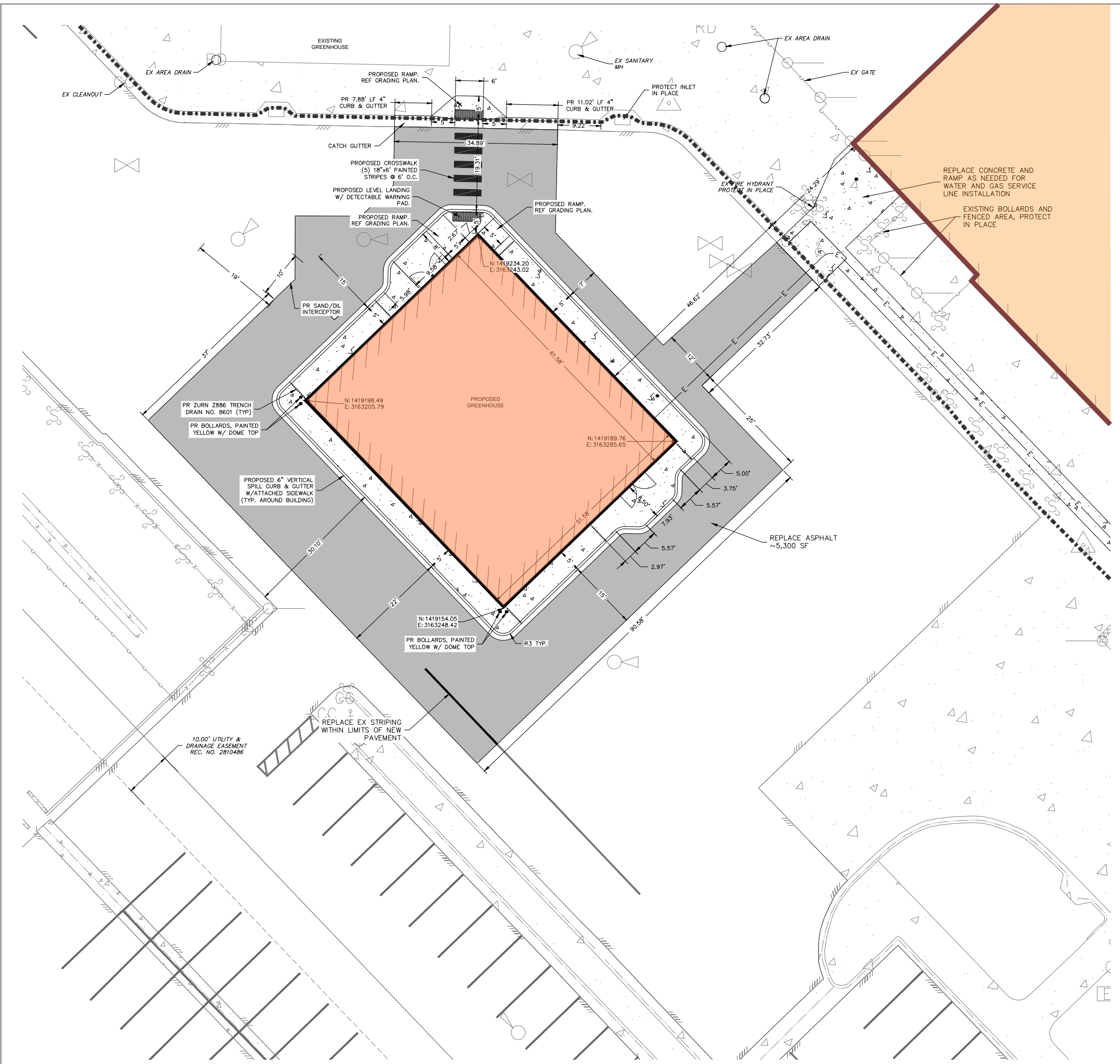
#	DATE	DESCRIPTION

CALL 811 72 HOURS PRIOR TO DIGGING, GRADING, OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES. SUNNY CIVIL HAS USED THE BEST AVAILABLE INFORMATION TO PLOT UNDERGROUND UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.

PROJECT NO: 025-023
DRAWN BY: HC
DATE: 02.24.2026

SHEET

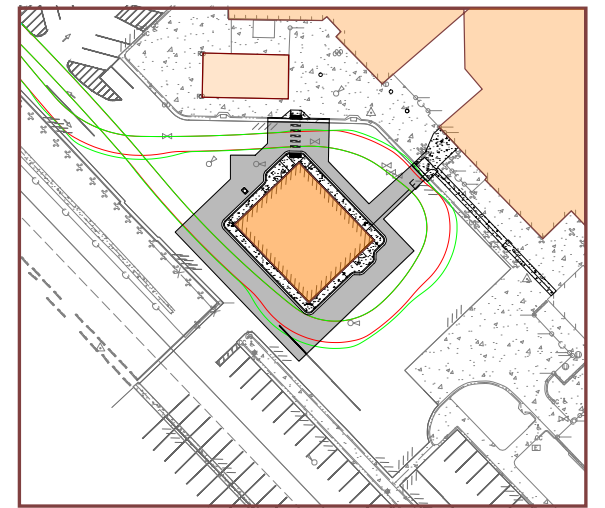
C2.0



LEGEND

EXISTING	PROPOSED
W _____	W _____
D _____	STM _____
SAN _____	SAN _____
[Hatched Box]	[Hatched Box]
[Hatched Box]	[Hatched Box]
[Hatched Box]	[Hatched Box]
[Hatched Box]	[Hatched Box]
[Hatched Box]	[Hatched Box]

WATER LINE
 STORM SEWER
 SANITARY SEWER
 BUILDING
 CONCRETE
 ASPHALT
 CURB & GUTTER



TOWN OF WINDSOR
DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.
DATE: _____ BY: _____
DIRECTOR OF ENGINEERING

C:\Users\lva\OneDrive\Documents\Drawings\Projects\2025\025-023\Drawings\025-023-024.dwg 2/24/2026 10:54 AM E:\lva\lva.dwg



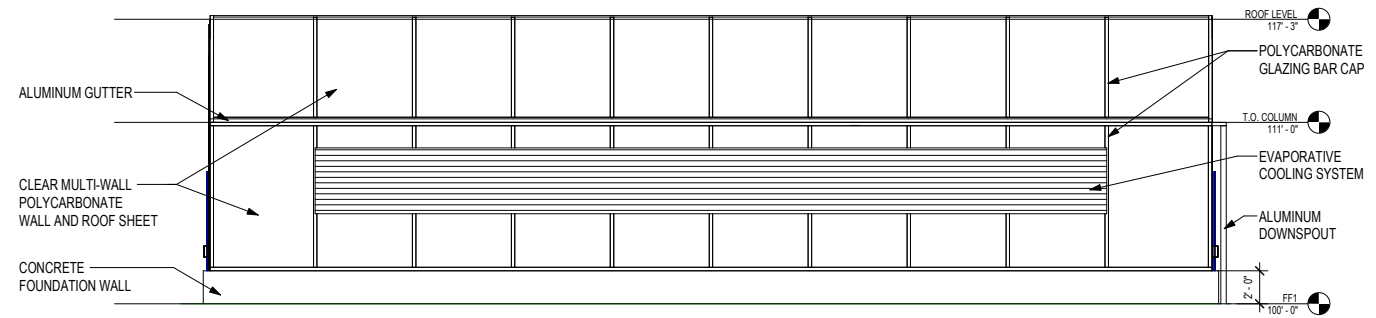
BASIS OF DESIGN: EXISTING HIGH SCHOOL GREENHOUSE



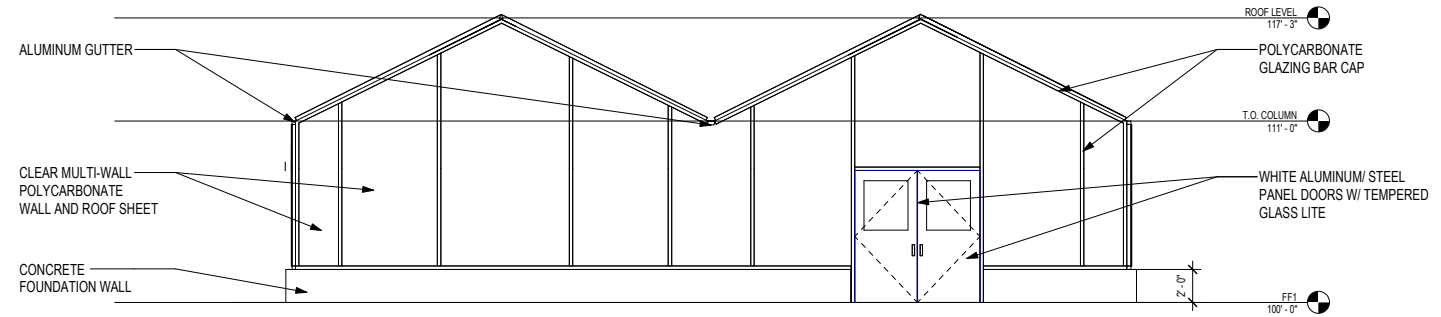
BASIS OF DESIGN: EXISTING HIGH SCHOOL GREENHOUSE



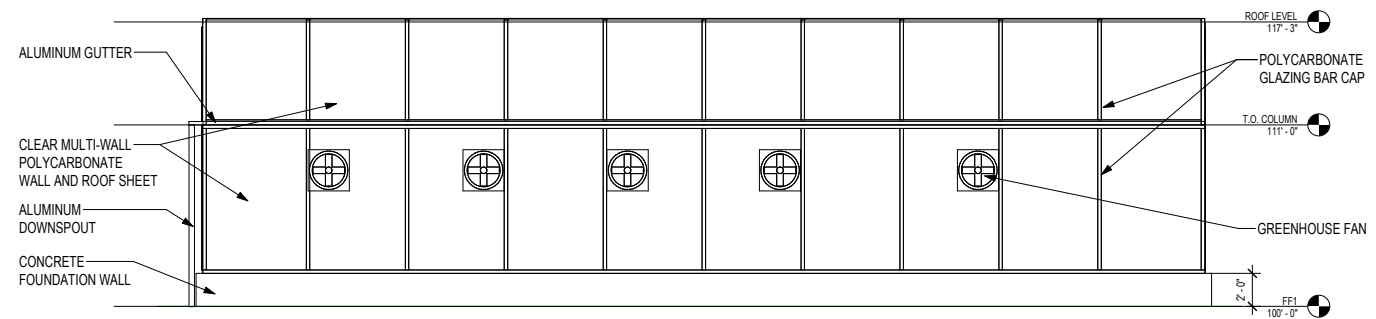
BASIS OF DESIGN: EXISTING SEVERANCE HIGH SCHOOL GREENHOUSE



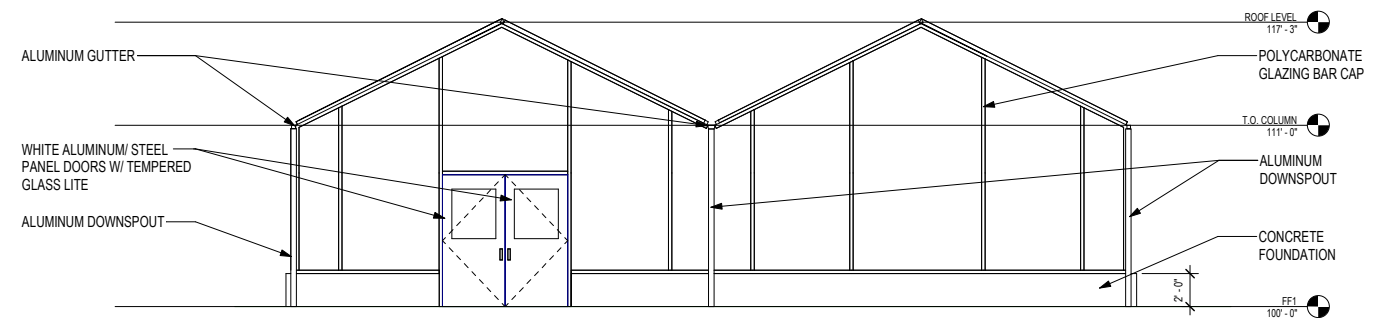
4 NORTH ELEVATION- PLANNING SUBMITTAL
3/16" = 1'-0"



3 EAST ELEVATION- PLANNING SUBMITTAL
3/16" = 1'-0"



2 SOUTH ELEVATION- PLANNING SUBMITTAL
3/16" = 1'-0"



1 WEST ELEVATION- PLANNING SUBMITTAL
3/16" = 1'-0"

WINDSOR HIGH SCHOOL GREENHOUSE
MINOR SITE PLAN
WINDSOR HIGH SCHOOL
WELD RE-4 SCHOOL DISTRICT
1100 MAIN STREET, WINDSOR, COLORADO

Project:

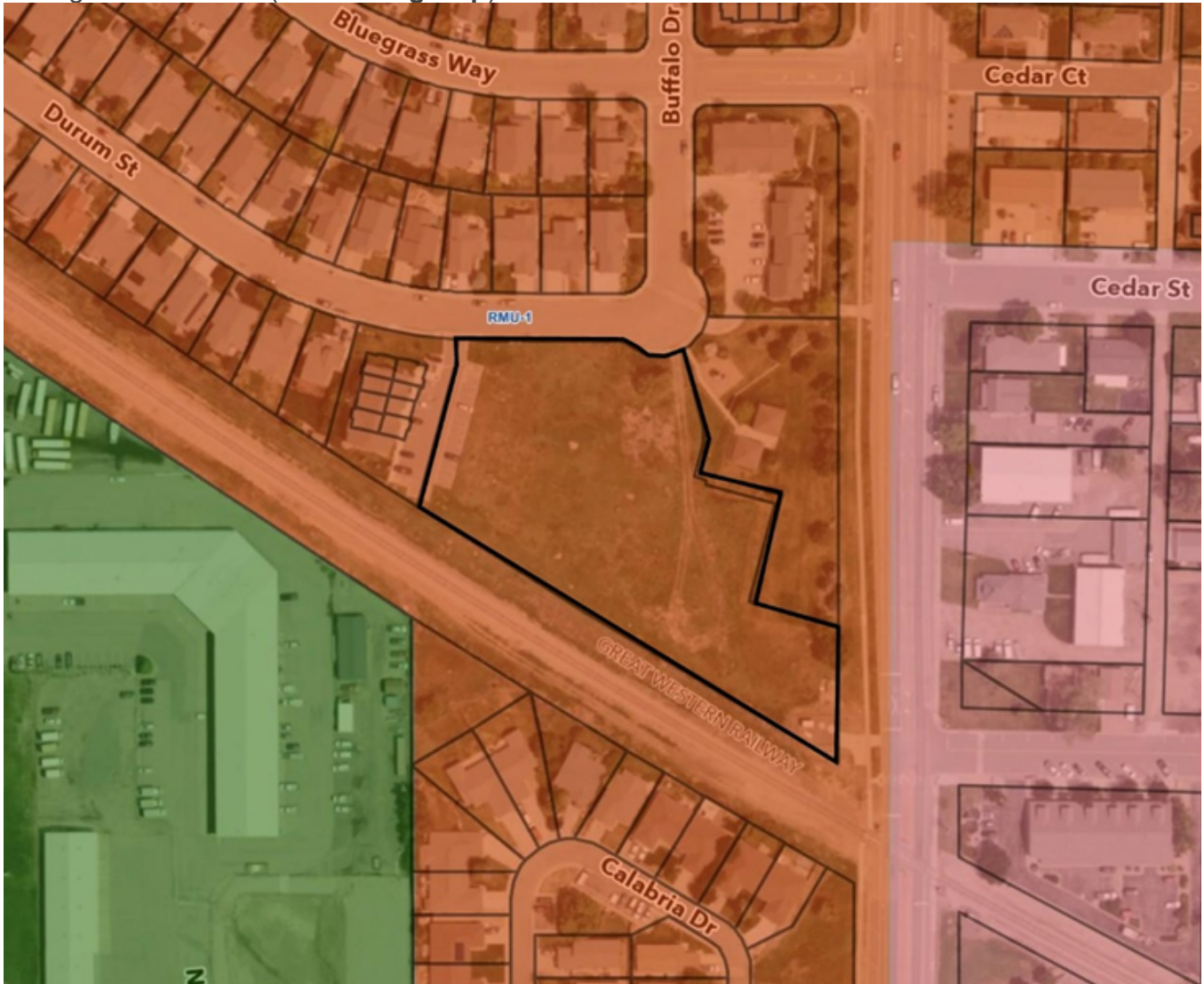
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STEVE ALLOWAY
CD 00998



EXTERIOR ELEVATIONS- PLANNING SUBMITTAL	
Job No. 02030-03-01	Sheet No. PLANNING
Drawn By: MB	A5.10
Date: 01/14/2026	

TOWN OF WINDSOR
DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.
DATE: _____ BY: _____
DIRECTOR OF ENGINEERING

The property is zoned Residential Mixed Use-One (RMU-1) and is surrounded by the following zoning and land uses (See **Zoning Map**):



North, South, East, & West: Residential Mixed Use-One (RMU-1)

This infill project consists of three new multi-family buildings (condominiums), required parking, and open space/landscaped areas.

Overall Development Characteristics

- Total Lot Area: 97,636 SF, 2.24 Acres
- Three Multi-Family Buildings: 5,963 SF each, Total Area: 17,889 SF (18%)
- Paved Site Areas (Drives, Parking, Sidewalk): 42,165 SF (43%)
- Parking:
 1. Required: 81 spaces, Provided: 89 spaces
 2. Standard Spaces: 79
 3. ADA Spaces: 10

- Landscaped Areas: 37,582 SF (35%)
- Zoning: Residential Mixed Use-One

Building Characteristics:

- Three buildings – 16 units per building
 1. Total Units: 48 units
- The buildings are 2-story with a maximum height of 32'-8"
- Bedroom Unit Composition:
 1. Single Bedroom Units: 12
 2. Two Bedroom Units: 36
- Building materials:
 1. Fiber Cement vertical batten, and horizontal lap siding and trim
 2. Wood columns
 3. Manufactured stone
 4. Metal balcony railings
 5. Asphalt shingles

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

This is a communication item only. Site Plan land use applications are administrative processes.

CC:

Attachments:

1. Grasslands Park Subdivion - PLAT
2. Grasslands Park Sub - 2002 Site Plan
3. Grasslands Park Sub 5th-SITE-LSP-Elev

GRASSLANDS PARK SUBDIVISION FIFTH FILING

BEING A REPLAT OF LOT 2, GRASSLANDS PARK SUBDIVISION FOURTH FILING, SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

SYMBOL LEGEND

- FOUND SECTION CORNER
- FOUND PROPERTY MONUMENT
- FOUND/SET PROPERTY MONUMENT FOUND/SET 18" OF #4 REBAR WITH GREEN/YELLOW PLASTIC CAP, PLS 38670

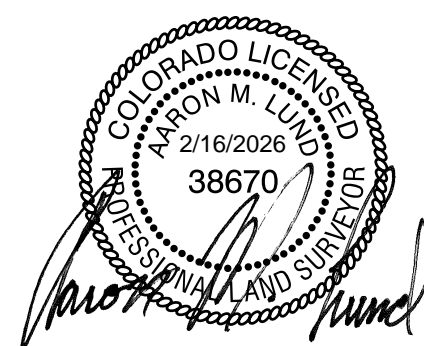
LINE LEGEND

- SECTION LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- EXISTING EASEMENT LINE
- LOT LINE
- DEDICATED EASEMENT LINE
- PARKING AREA
- BURIED WATER

CITY OF GREELEY

REVIEWED BY: _____ DATE _____
WATER/SEWER CHIEF ENGINEER

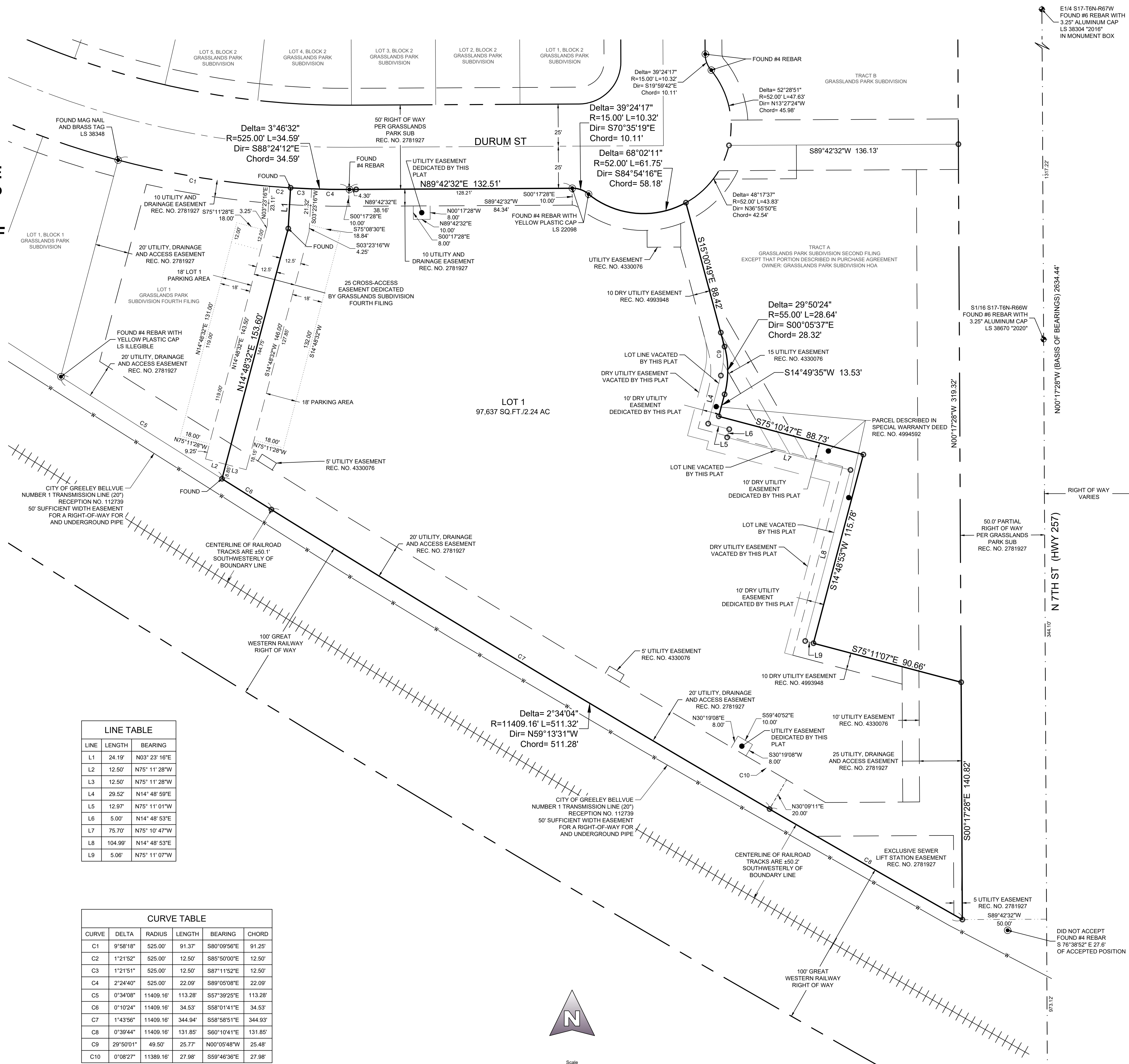
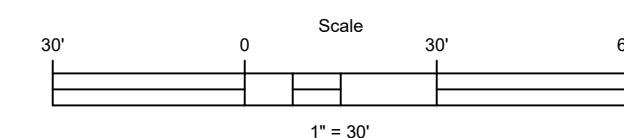
REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PERMITTEE IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS OF PLANS.



For and on behalf of AXIS Surveying & Land Services, LLC
Aaron M. Lund
Registered Professional Land Surveyor LS 38670

LINE	LENGTH	BEARING
L1	24.19'	N03° 23' 16"E
L2	12.50'	N75° 11' 28"W
L3	12.50'	N75° 11' 28"W
L4	29.52'	N14° 48' 59"E
L5	12.97'	N75° 11' 01"W
L6	5.00'	N14° 48' 53"E
L7	75.70'	N75° 10' 47"W
L8	104.99'	N14° 48' 53"E
L9	5.06'	N75° 11' 07"W

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	9°58'18"	525.00'	91.37'	S80°09'56"E	91.25'
C2	1°21'52"	525.00'	12.50'	S85°50'00"E	12.50'
C3	1°21'51"	525.00'	12.50'	S87°11'52"E	12.50'
C4	2°24'40"	525.00'	22.09'	S89°05'08"E	22.09'
C5	0°34'08"	11409.16'	113.28'	S57°39'25"E	113.28'
C6	0°10'24"	11409.16'	34.53'	S68°01'41"E	34.53'
C7	1°43'56"	11409.16'	344.94'	S68°58'51"E	344.93'
C8	0°39'44"	11409.16'	131.85'	S60°10'41"E	131.85'
C9	29°50'01"	49.50'	25.77'	N00°05'48"W	25.48'
C10	0°08'27"	11389.16'	27.98'	S59°46'38"E	27.98'



SECTION: 17 TOWNSHIP: 6N RANGE: 67W
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER EACH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN ANY DEFECT AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON.

MINOR SUBDIVISION PLAT

NO.	DATE	REVISION
1	02/16/2026	FINAL SUBDIVISION PLAT FOR BOUNDARY AND EASEMENTS
2	02/16/2026	FINAL SUBDIVISION PLAT FOR BOUNDARY AND EASEMENTS
3	02/16/2026	FINAL SUBDIVISION PLAT FOR BOUNDARY AND EASEMENTS
4	02/16/2026	FINAL SUBDIVISION PLAT FOR BOUNDARY AND EASEMENTS
5	02/16/2026	FINAL SUBDIVISION PLAT FOR BOUNDARY AND EASEMENTS
6	02/16/2026	FINAL SUBDIVISION PLAT FOR BOUNDARY AND EASEMENTS
7	02/16/2026	FINAL SUBDIVISION PLAT FOR BOUNDARY AND EASEMENTS
8	02/16/2026	FINAL SUBDIVISION PLAT FOR BOUNDARY AND EASEMENTS
9	02/16/2026	FINAL SUBDIVISION PLAT FOR BOUNDARY AND EASEMENTS
10	02/16/2026	FINAL SUBDIVISION PLAT FOR BOUNDARY AND EASEMENTS

GRASSLANDS PARK SUBDIVISION FIFTH FILING

A REPLAT OF LOT 2, GRASSLANDS PARK SUBDIVISION FOURTH FILING SE1/4 S17-T6N-R67W

Date: 02/16/2026
Scale: 1" = 30'
Sheet No: 2/2
Job No: 029-24-001

Grasslands Park Subdivision

Tracts a, b and c
Site Plan

INDEX OF DRAWINGS

- 1 OF 13 SITE PLAN, APPROVALS
- 2 OF 13 PARK PLAN, DETAILS
- 3 OF 13 EIGHT AND SIXTEEN UNIT ELEVATIONS
- 4 OF 13 SEVEN UNIT ELEVATIONS, SIGN
- 5 OF 13 LANDSCAPE PLAN, SCHEDULE AND DETAILS
- 6 OF 13 ENLARGED LANDSCAPE PLANS
- 7 OF 13 CIVIL NOTES
- 8 OF 13 UTILITY PLAN
- 9 OF 13 GRADING PLAN SOUTH
- 10 OF 13 GRADING PLAN NORTH
- 11 OF 13 DRAINAGE AND EROSION CONTROL PLAN
- 12 OF 13 CIVIL DETAILS
- 13 OF 13 CIVIL DETAILS

GRASSLANDS PARK SITE UTILIZATION

LAND USE TABLE			
SITE AREA	5.30 ACRES	230,868 SF	
PARK AREA	.83 ACRES	36,155 SF	
BUILDABLE AREA	4.47 ACRES	194,713 SF	100.00 %
BUILDING SF.		83,096 SF	
BUILDING COVERAGE		41,528 SF	21.32 %
PARKING AND DRIVES		62,326 SF	32.00 %
OPENSACE		81,466 SF	41.86 %
SIDEWALKS AND PATHS		9,393 SF	4.82 %
PARKING@ 94x13 = 141		158 SPACES	
NUMBER OF UNITS		94 APARTMENTS	
ZONING		RMU	

GRASSLANDS PARK SITE

This portion of Grasslands Park will be developed as apartments. There will be 14 two story apartments approximately 920sf in two buildings. The remaining eighty units will be approximately 760sf apartments in seven two story buildings of eight or sixteen units each. There will be no enclosed parking provided. Buildings are designed to meet the 257 Corridor Design requirements with masonry veneer accent, lap siding and pitched asphalt shingle roofs.

PROPERTY DESCRIPTION

Tracts A, B and C of the Grasslands Park Subdivision, located in the east half of the southwest quarter of Section 17 Township 6 North, Range 67 West of the 6th P.M., Town of Windsor, County of Weld, State of Colorado

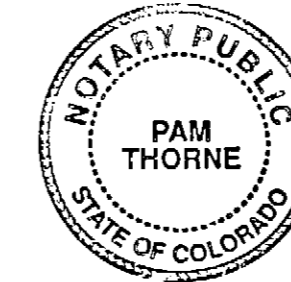
APPROVALS

1. OWNERS APPROVAL

The within site plan is submitted in accordance with the Windsor Municipal Code. It is hereby acknowledged that all construction, use and development of this property will be in strict accordance with this site plan. It is further acknowledged that deviation from this site plan without the express consent of the Town of Windsor may result in revocation of the Town's approval of the site plan, denial of building permits, refusal to issue certificates of occupancy, injunctive relief prohibiting use of the property and other remedies available to the Town under the Windsor Municipal Code and other applicable laws of the State of Colorado. Know all men by these presents, that I (we) Grasslands LLC, being the sole owners of the land described herein have caused said land to be laid out and site planned under the name of GRASSLANDS PARK SITE PLAN.

In witness whereof, we have hereunto set our hands and seals this 24th day of Sept. 2002.

Joseph R. Shredor
By: *Joseph R. Shredor* Manager of Windsor Grasslands, LLC



2. NOTARIAL CERTIFICATE

STATE OF COLORADO
COUNTY OF WELD)ss

The foregoing instrument was acknowledged before me by *Joseph R. Shredor* Manager of *Windsor Grasslands, LLC* this 24th day of *September 2002*.

My commission expires *03/14/03* *Patricia Johnson*
Notary Public (SEAL)

3. EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved:

Joseph R. Shredor
By: *Joseph R. Shredor* Manager of Windsor Water and Sewer Department

U.S. West
U.S. West Communications
Public Service Company of Colorado or Powder Valley REA

4. TOWN ENGINEER'S APPROVAL

Approved this the 27th day of Sept. 2002.
Denise L. Waugh
Town Engineer

5. PLANNING COMMISSION APPROVAL

Approved this the 27th day of Sept. 2002.
John Schick
Chairman, Windsor Planning Commission

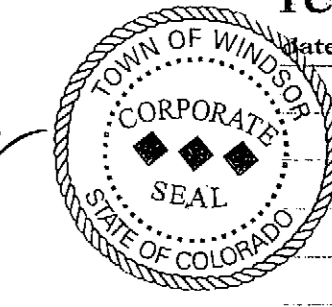
6. TOWN PLANNER'S APPROVAL

Approved this the 27th day of September 2002.
Joseph R. Shredor
Town Planner

7. MAYOR'S CERTIFICATE

This is to certify that a site plan of the above described property was approved by Resolution 2002-26 of the Town of Windsor passed and adopted on the 22nd day of July 2002, A.D. and that the Mayor of the Town of Windsor, as authorized by said resolution/ordinance on behalf of the Town of Windsor, hereby acknowledges and adopts the said site plan upon which this certificate is endorsed for all purposes indicated thereon.

W. Wayne Malter Mayor
ATTEST: *John Kennedy* Town Clerk



8. TOWN ADMINISTRATOR'S APPROVAL

Approved this the 26th day of September 2002.
John Kennedy
Town Administrator

9. TOWN WATER AND SEWER DEPARTMENT APPROVAL

Approved this the 26th day of Sept. 2002.
Joseph R. Shredor
Public Works Director

10. PREPARER'S CERTIFICATE

I certify that this site plan was prepared by me or under my direct supervision.
Joseph R. Shredor
Preparer of Site Plan

Owners Representative:

Joseph R. Shredor
257 North County RD 23
Loveland, CO 80537
Phone 970.593.9514
Fax 970.593.9514

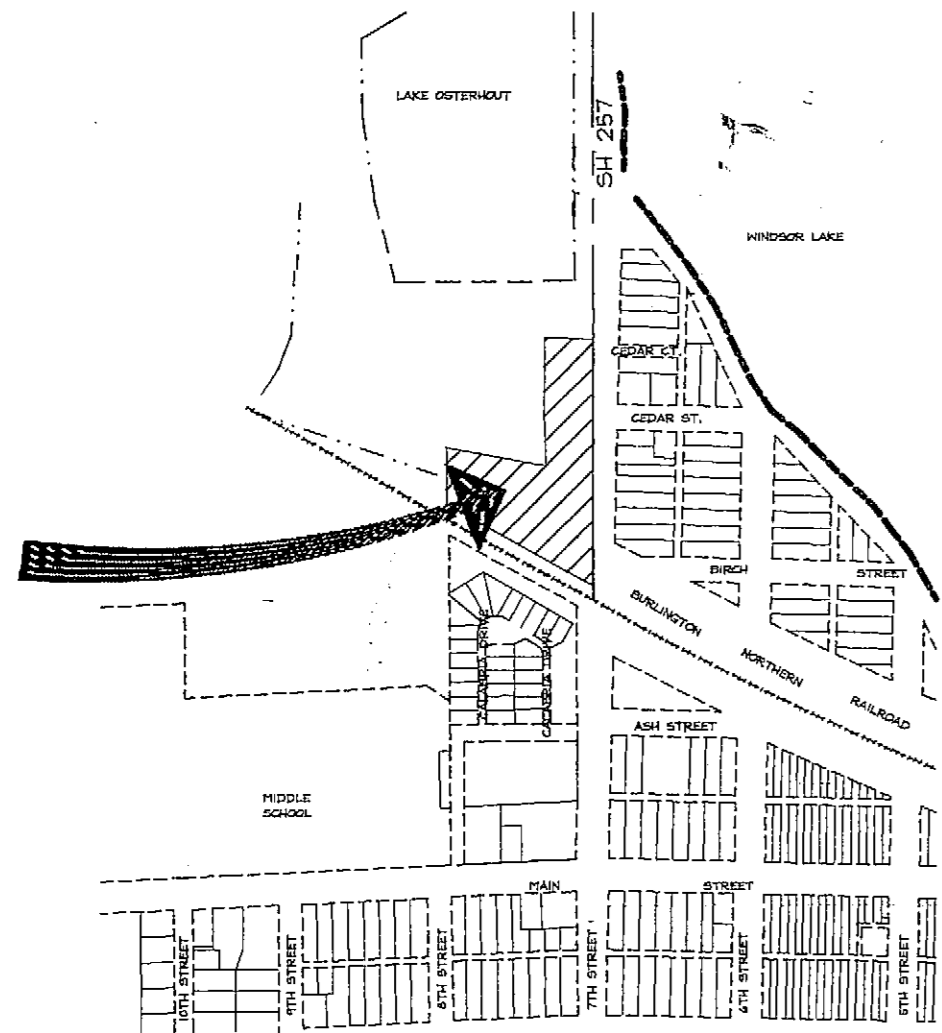
PROJECT BENCHMARK

- 1) Town of Windsor Bench Mark #68. Chisled "X", W. bonnet bolt, fire hydrant, at the NE corner of 8th Street and Main Street NGVD 1929 Elevation: (4890.68)
- 2) Town of Windsor Bench Mark # 84. Chisled "X", NE. bonnet bolt, fire hydrant, at the NE corner of 8th Street and Ash Street NGVD 1929 Elevation: (4800.08)

GENERAL DEVELOPMENT NOTES

- 1) All signage requires separate approval of sign permit by the Town of Windsor.
- 2) No decks or other structures shall encroach into 35' setback requirement along 7th Street.
- 3) Maintain 10' separation between trees and water and sewer services to all buildings.

PROJECT SITE

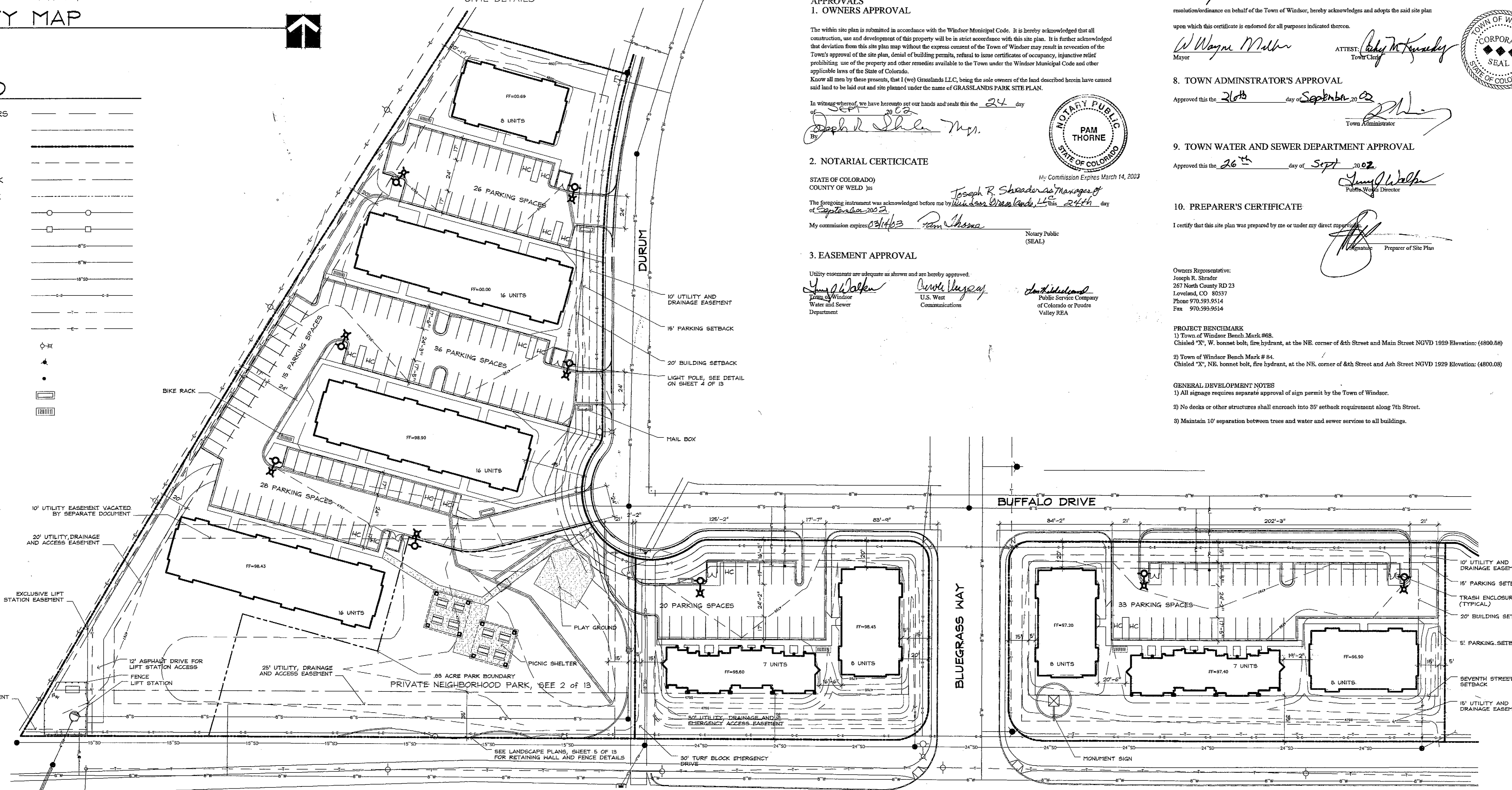


VICINITY MAP

NTS

LEGEND

- FINISHED CONTOURS
- FLOW LINE
- PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- PARKING SETBACK
- FENCE - RAIL
- FENCE - SCREEN
- SANITARY SEWER
- WATER
- STORM SEWER
- GAS / ELECTRIC
- TELEPHONE
- ELECTRIC
- POLE LIGHT
- FIRE HYDRANT
- MAN HOLE
- MAIL BOX
- BIKE RACK



SITE PLAN
SCALE 1" = 40'

hawk
architecture

architecture / planning
2837 brookwood drive
fort collins, colorado 80525
phone 970.223.8080 / fax 970.223.6080

revisions

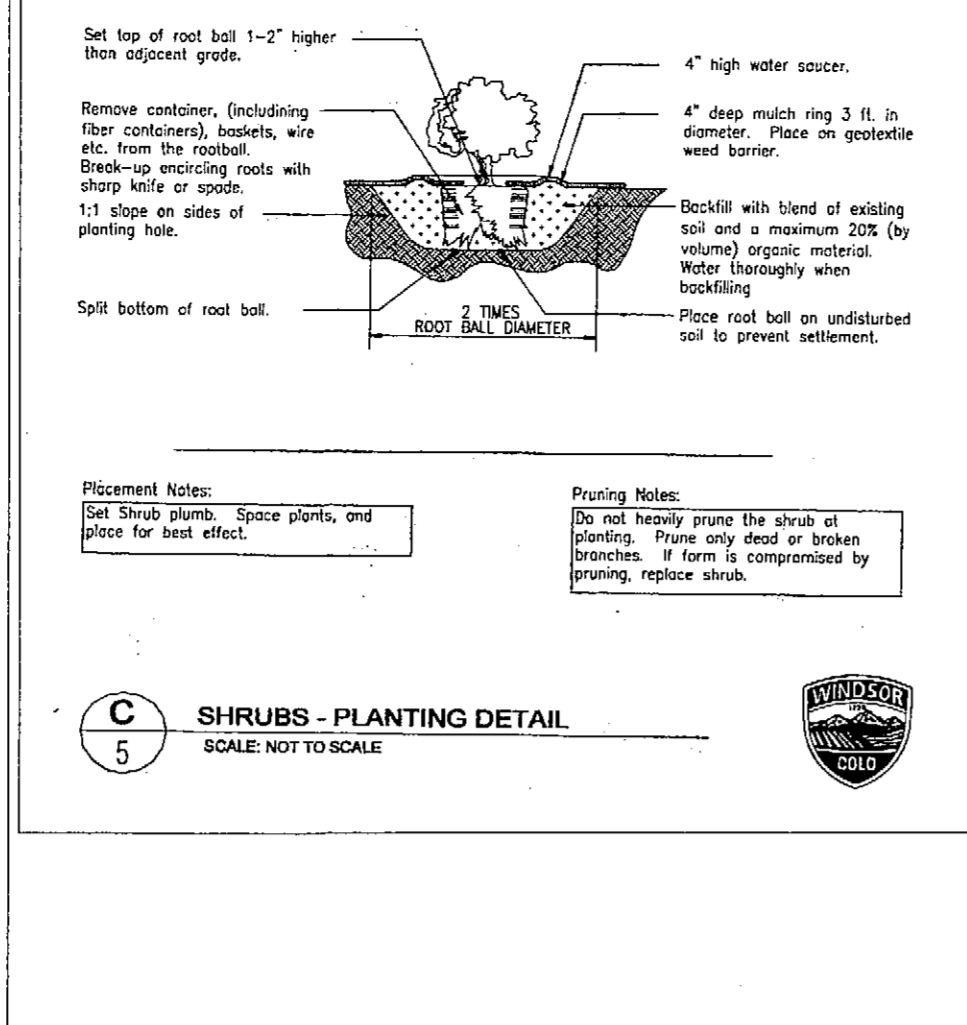
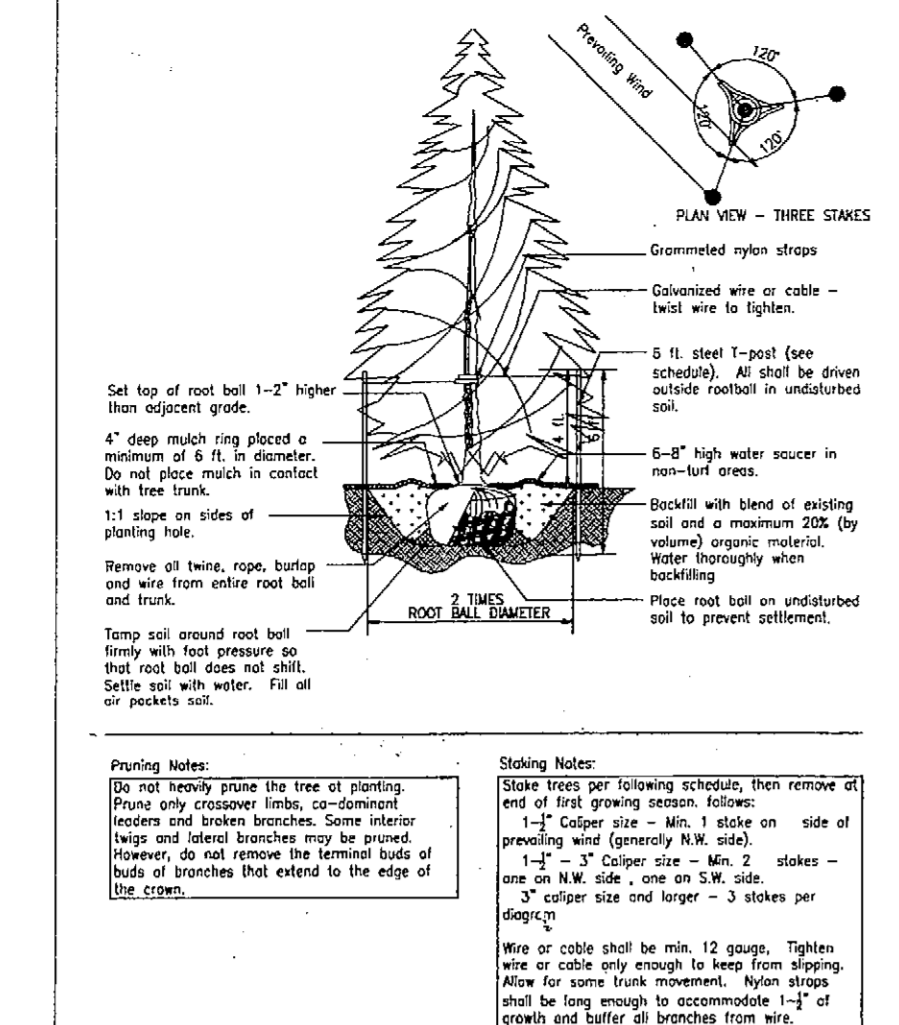
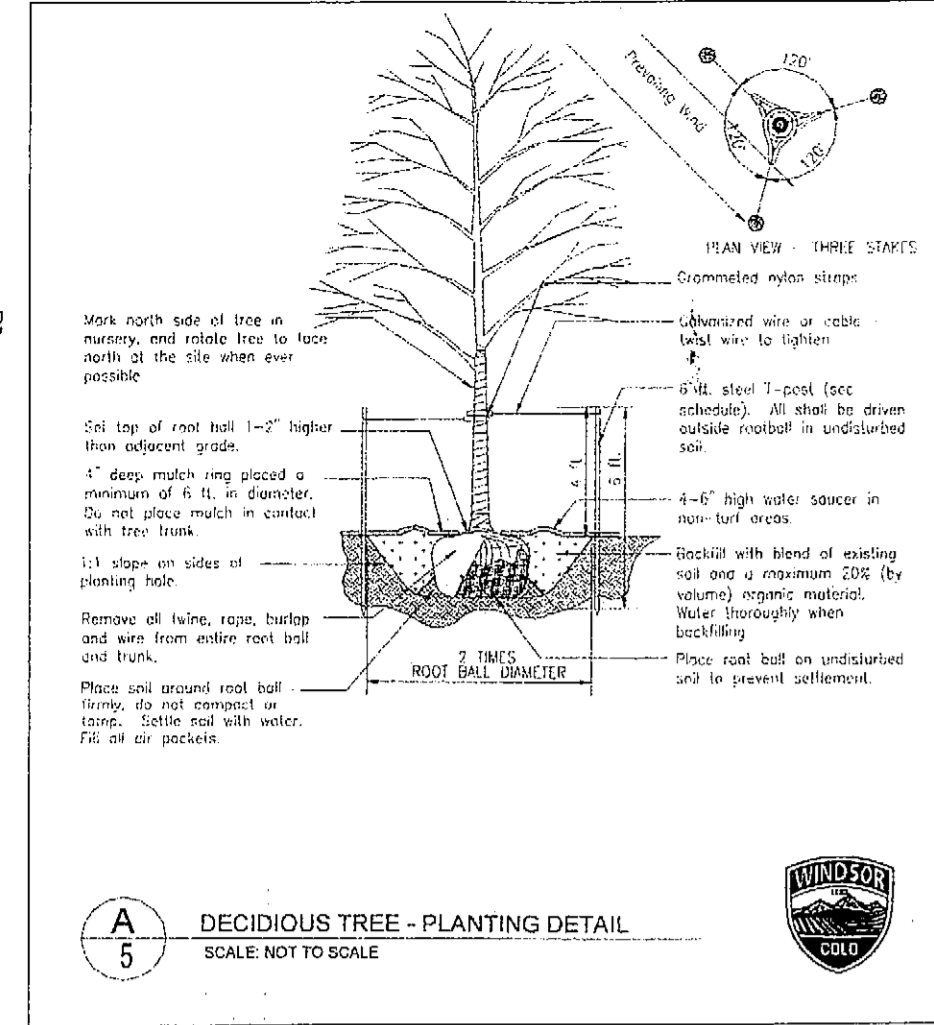
Date by revision

Grasslands Park Subdivision
Tracts a, b and c site plan
Highway 257, Windsor, Colorado

issued for final corrections 03/29/02 08/09/02

revision - 1

sheet 1 of 13



GENERAL NOTES:

- TURF 1 areas shall be drilled with Kentucky Bluegrass seed at a rate of 5 lbs./1000 sq. ft.
- TURF 1 areas shall be irrigated with an automatic pop-up sprinkler system. All plant material in shrub bed areas shall be irrigated with an automatic drip irrigation system.
- The soil in all landscaped areas shall be amended by spreading 3 cu. yds. of compost per 1000 sq. ft. The areas shall be ripped in two directions, tilled to a depth of 6 in. to 8 in. and finish graded.
- Refer to the planting details for proper backfill mixture.
- All plant material shall meet AAN standards for number one grade.
- Minor changes in plant species and location may be made during construction, as required by site conditions and plant availability. Overall quality and quantity of plant material shall be consistent with the approved landscape plan. In the event of conflict between plant quantities in the plant schedule and species illustrated, the species and quantities illustrated shall be provided. All changes to be subject to approval by Town of Windsor.
- All shrub bed areas adjacent to turf areas shall be edged with 4 in. 14 gauge steel edging. Edging shall be set level with top of turf. All steel edging be covered with plastic safety cap.
- Fabric weed barrier shall cover all shrub bed and/or rock mulch areas, except those areas planted with groundcovers and/or perennials.
- All shrub bed shall be mulched with 3 in. of Shredded Cedar mulch.
- The Owner shall be responsible for maintenance of the landscape and irrigation system including such in the public street rights-of-way.
- Coordinate tree planting with local utility companies. Location of all utilities shall be verified in the field prior to planting.
- A visible inspection by the Town of Windsor Forester is required prior to planting, or at the time of planting.

PLANT SCHEDULE:

Deciduous Tree				
Code Name	Quantity	Scientific Name	Common Name	Planting Size
APA	14	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2' B4B
CS	6	Catalpa speciosa	Western Catalpa	2' B4B
FPF	10	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	2' B4B
GTI	21	Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	2' B4B
TCG	14	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2' B4B

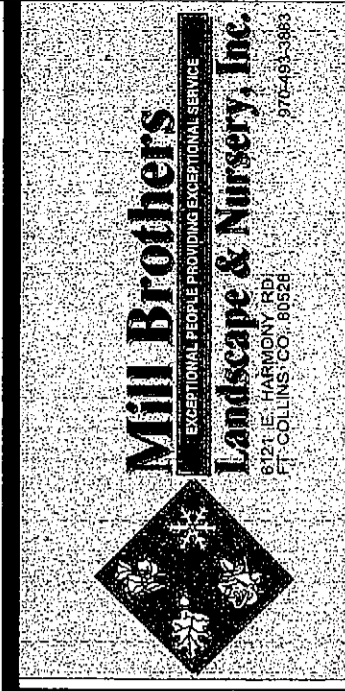
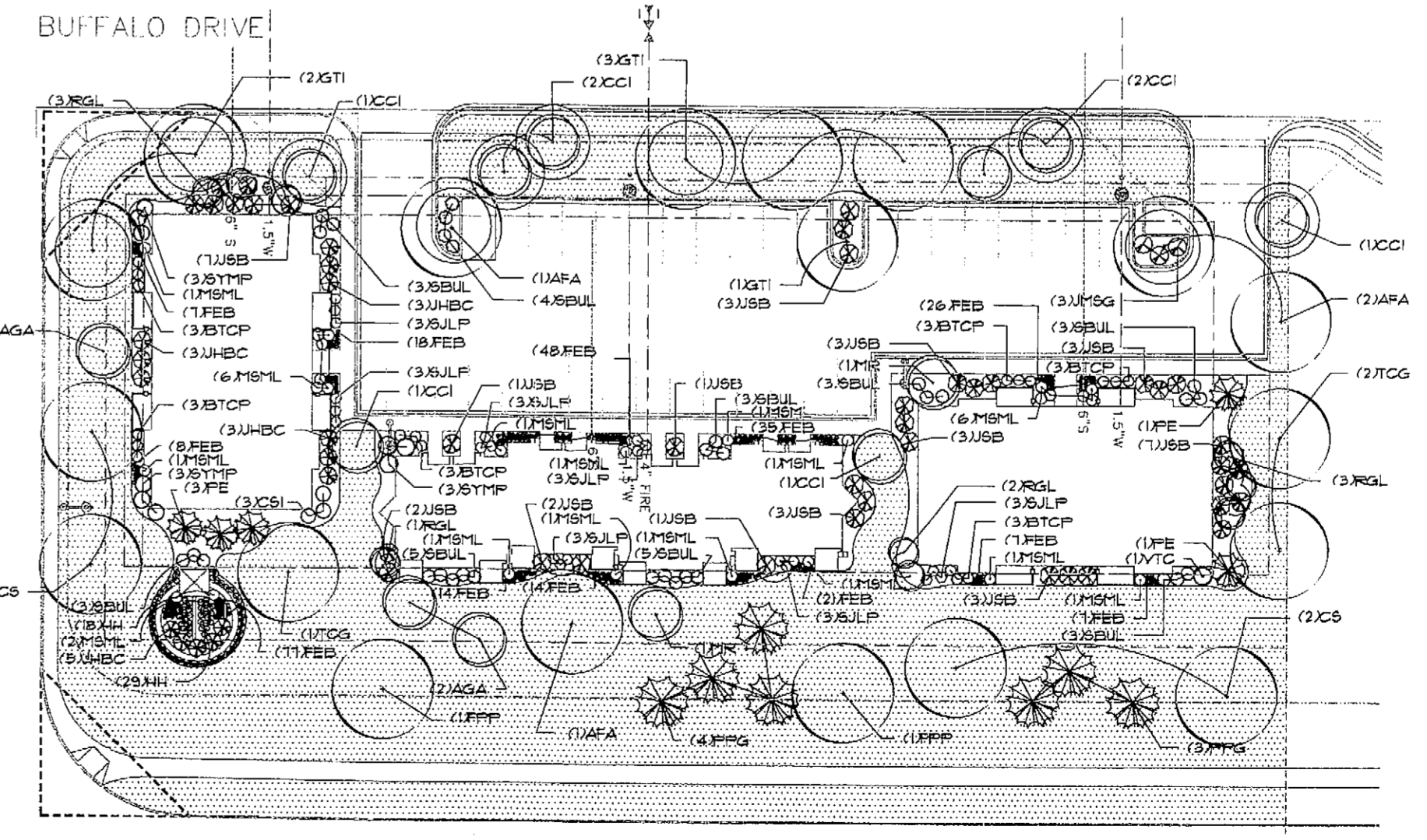
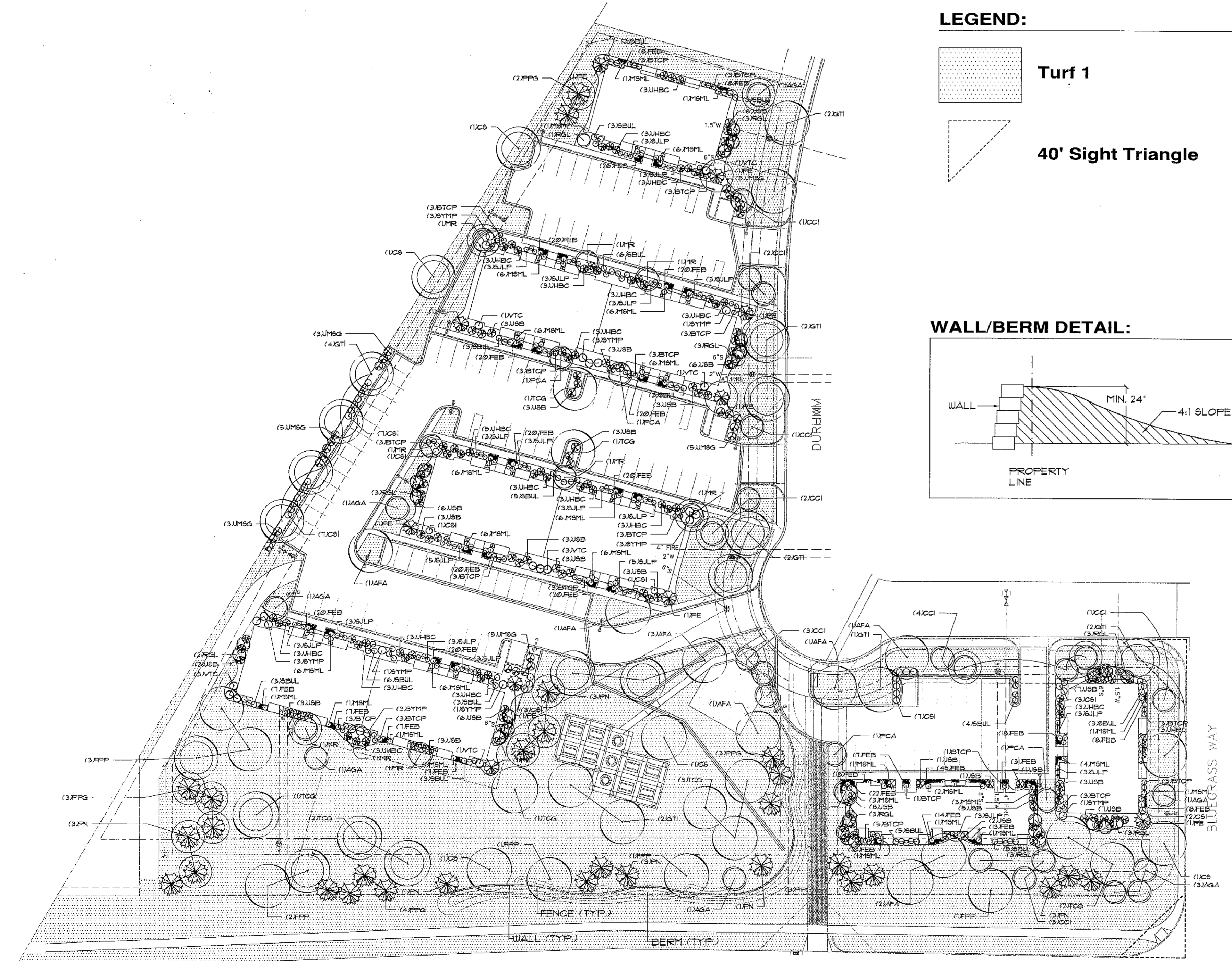
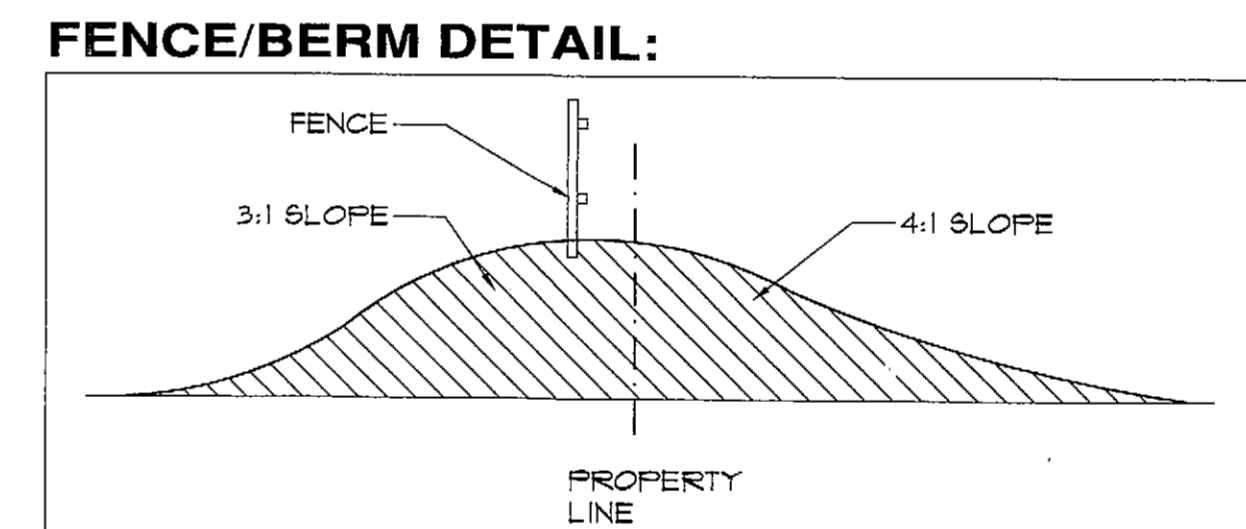
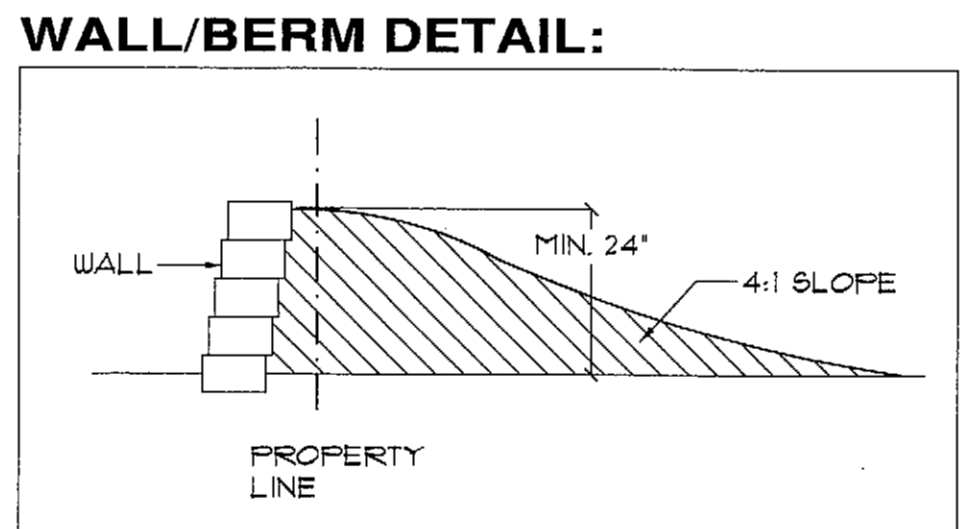
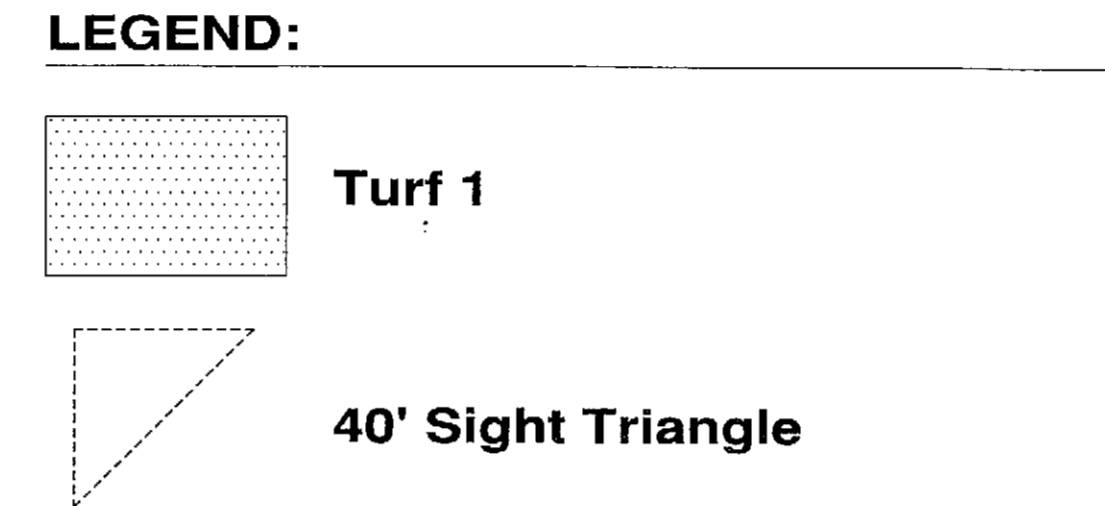
Ornamental Tree				
Code Name	Quantity	Scientific Name	Common Name	Planting Size
AGA	12	Amelanchier grandiflora 'Autumn Brilliant'	Autumn Brilliant Serviceberry	1-1/2' B4B
CCI	25	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1-1/2' B4B
MR	12	Malus spp. 'Radiant'	Radiant Crabapple	1-1/2' B4B
FCA	4	Fyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	1-1/2' B4B

Evergreen Tree				
Code Name	Quantity	Scientific Name	Common Name	Planting Size
PPG	22	Picea pungens glauca	Colorado blue spruce	6'-8' B4B
FE	15	Pinus edulis	Pinon Pine	6'-8' B4B
FN	14	Pinus nigra	Austrian pine	6'-8' B4B

Deciduous Shrub				
Code Name	Quantity	Scientific Name	Common Name	Planting Size
BTCP	13	Barberis thunbergii 'Crimson Pygmy'	Little Gem	5' CNT.
CSI	35	Cornus sericea 'Iaanti'	Iaanti Dogwood	5' CNT.
RGL	36	Rhus glabra 'Lanciniata'	Smooth Sumac	5' CNT.
SBUL	90	Spiraea bul. 'Anthony Waterer'	Anthony Waterer Spirea	5' CNT.
SJLP	82	Spiraea japonica 'Little Princess'	Little Princess Spirea	5' CNT.
SYMP	28	Syringa meyeri 'Palibin'	Lilac, Dwarf Korean	5' CNT.
VTC	11	Viburnum trilobum 'Compactum'	Compact American Cranberry	5' CNT.

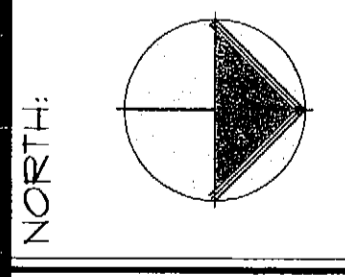
Evergreen Shrub				
Code Name	Quantity	Scientific Name	Common Name	Planting Size
JHBC	13	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5' CNT.
JM&G	25	Juniperus x media 'Sea Green'	Juniper, Sea Green	5' CNT.
JSB	135	Juniperus sabinia 'Buffalo'	Buffalo Juniper	5' CNT.

Perennial				
Code Name	Quantity	Scientific Name	Common Name	Planting Size
FEB	146	Festuca cinerea 'Elija Blue'	Elijah's Blue Fescue	1" CNT.
HL	41	Hemerocallis hybrida	Day Lily	1" CNT.
MSML	111	Miscanthus sinensis 'Morning Lights'	Morning Lights Maiden Grass	1" CNT.



PROJECT NAME: Grasslands Park Subdivision Tracts a, b and c
Windsor, Colorado

SHEET TITLE: LANDSCAPE MASTER PLAN
SCALE: 1" = 40'
0' 20' 40' 80' 120'



DATE	DESCRIPTION
12/15/09	DD.1
3/16/09	DD.2
4/2/07	DD.3 Comments and utility separations
9/1/07	DD.4 Comments

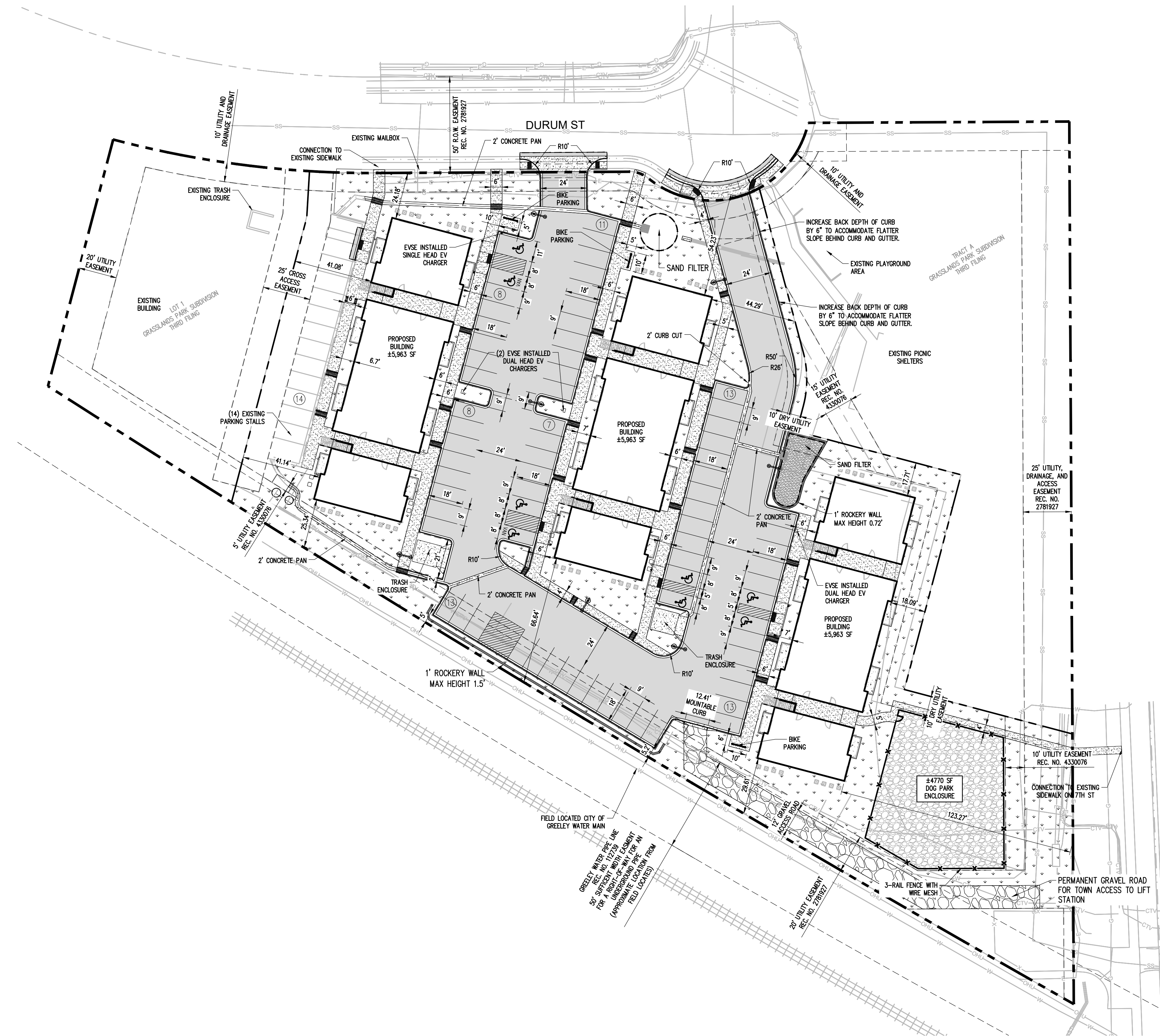
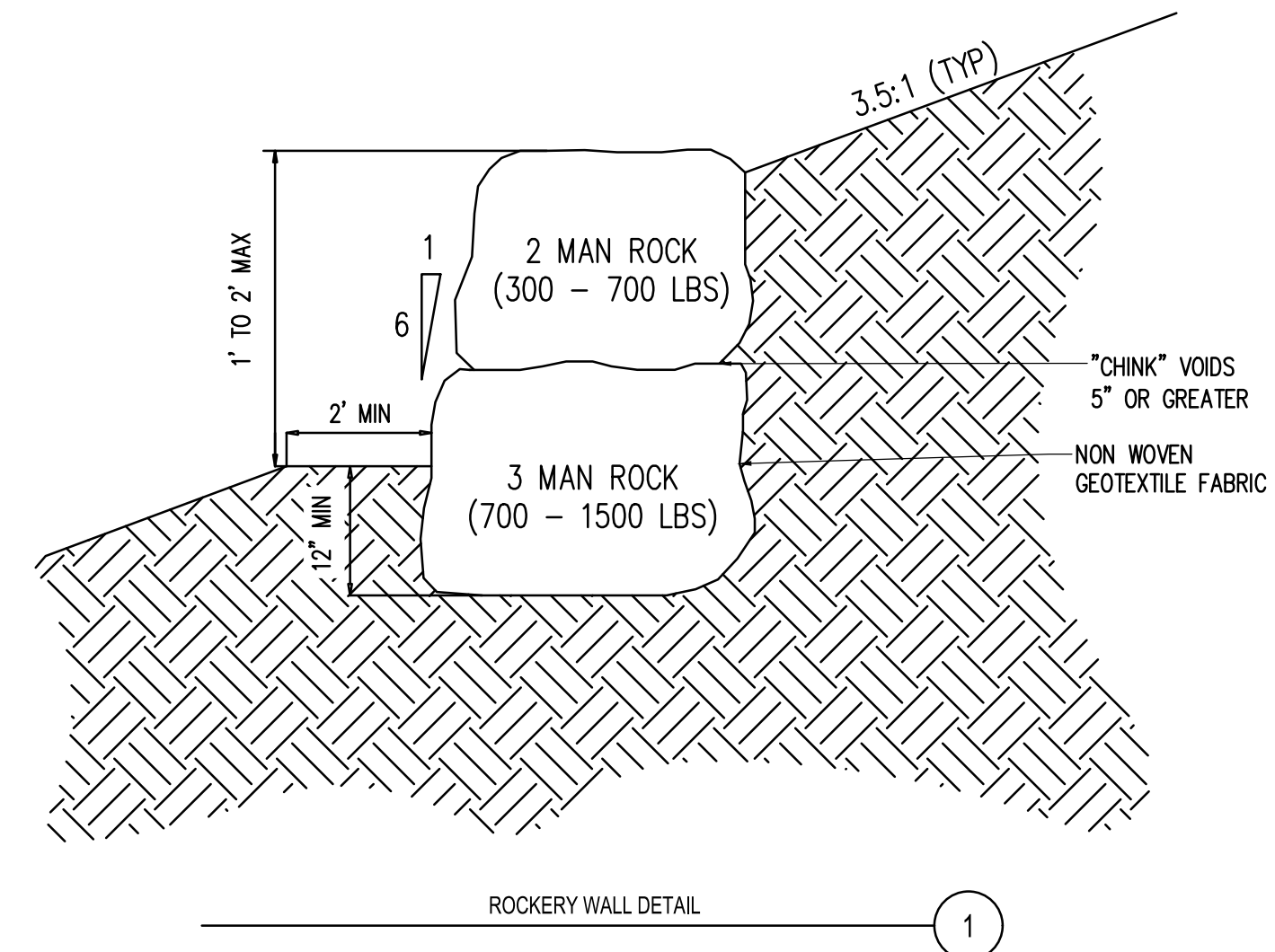
GRASSLANDS PARK SUBDIVISION FIFTH FILING, LOT 1 SITE PLAN

A REPLAT OF LOT 2, GRASSLANDS PARK SUBDIVISION FOURTH FILING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE
SIXTH PRINCIPAL MERIDIAN; TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

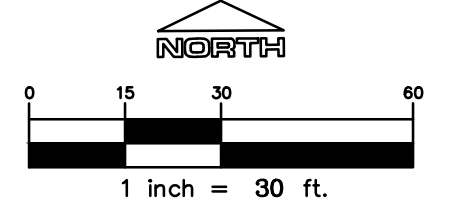
LEGEND

	PORTLAND CEMENT CONCRETE PAVEMENT
	ASPHALTIC CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	LANDSCAPE
	SAND
	PEA GRAVEL
	PROPERTY LINE
	INTERNAL PROPERTY LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	SAW CUT
	BUILDING

- NOTES:
1. ALL ROCK SHALL BE SOUND, HARD, DURABLE AND UNIFORM IN COLOR.
 2. THE FIRST ROCK COURSE SHALL BE PLACED ON FIRM, UNYIELDING SOIL.
 3. LATTER COURSES SHALL BE CONSTRUCTED SUCH THAT EACH ROCK BEARS ON AT LEAST TWO ROCKS BELOW IT.
 4. THE LONG DIMENSION OF THE ROCKS SHALL EXTEND INTO THE BANK TO PROVIDE MAXIMUM STABILITY.



CITY OF GREELEY
Reviewed By: _____ Date _____
Water/Sewer Chief Engineer
Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.



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

PROJECT TITLE
**GRASSLAND PARKS
SUBDIVISION FIFTH
FILING, LOT 1,
SITE PLAN**

SW CORNER OF DURUM
ST AND BUFFALO DR

PREPARED FOR
**SC GRASSLANDS,
LLC**

4184 ST. CLOUD DRIVE,
SUITE #206
LOVELAND, CO 80538

SUBMITTAL
SITE PLAN

DRAWN BY: BSA
CHECKED BY: MRB
PROJECT NO.: 24-187-007

REVISIONS

DATE
11/25/2024

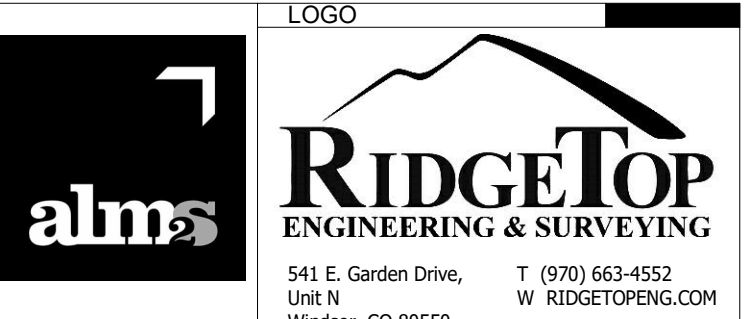
SHEET TITLE
SITE PLAN

SHEET INFORMATION
C-1.0

3 of 26

GRASSLANDS PARK SUBDIVISION FIFTH FILING, LOT 1 SITE PLAN

A REPLAT OF LOT 1, GRASSLANDS PARK SUBDIVISION SECOND FILING
LOCATED IN THE SOUTHEAST
QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL
MERIDIAN;
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



LOGO

RIDGETOP
ENGINEERING & SURVEYING
541 E. Garden Drive,
Unit N
Windsor, CO 80550
T: (970) 663-4552
W: RIDGETOPENG.COM

SEAL

PROJECT TITLE

GRASSLAND PARKS
SUBDIVISION
FIFTH FILING, LOT 1,

SITE PLAN

SW CORNER OF DURUM
ST AND BUFFALO DR

PREPARED FOR

SC GRASSLANDS,
LLC

4184 ST. CLOUD DRIVE,
SUITE #206
LOVELAND, CO 80538

SUBMITTAL

SITE PLAN

DRAWN BY: JW/SY

CHECKED BY: Checker

PROJECT NO.: 24-187-007

REVISIONS

REVISIONS DATE

DATE

11/25/2024

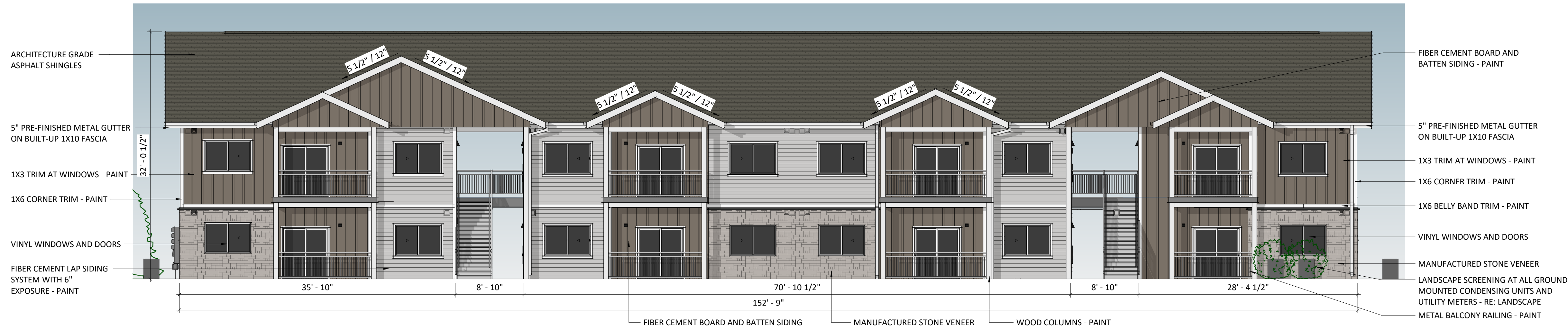
SHEET TITLE

BUILDING
ELEVATIONS

SHEET INFORMATION

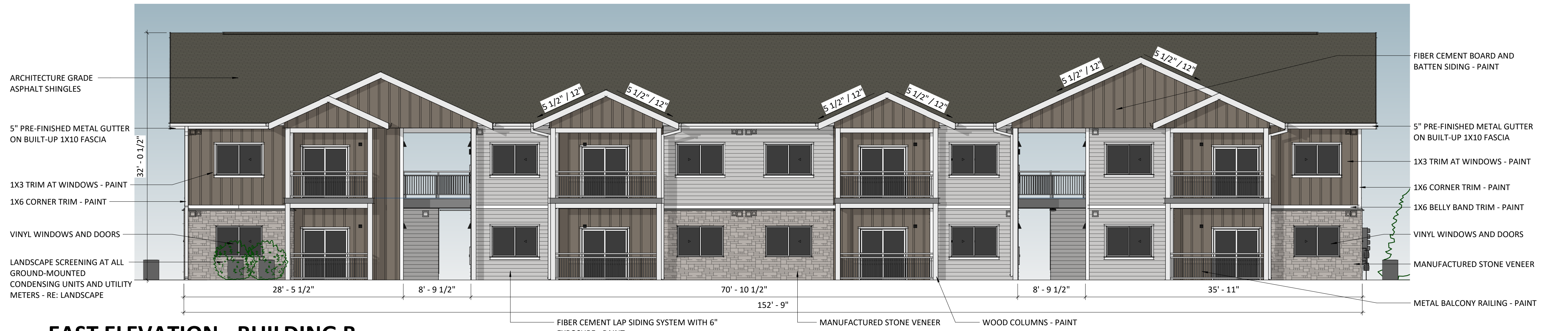
EL-1

19 of 26



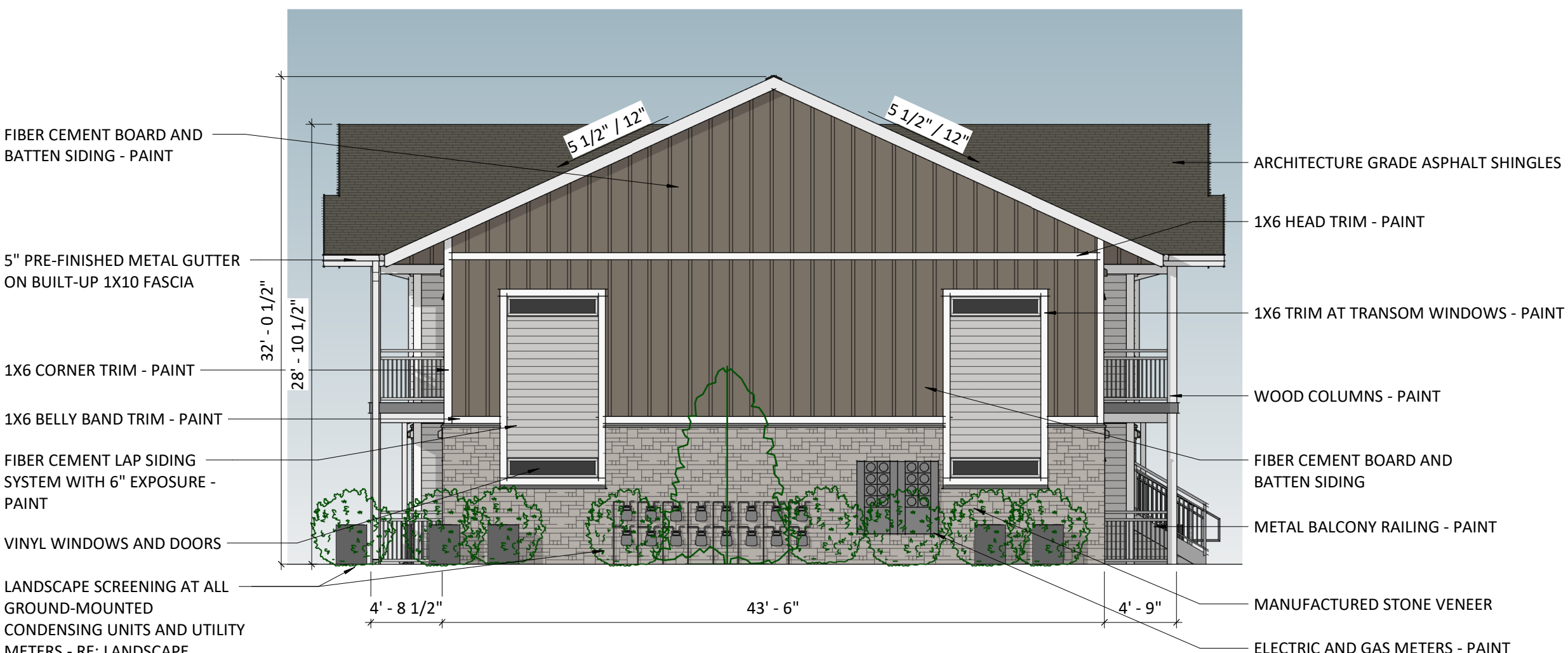
WEST ELEVATION - BUILDING B

4
EL-1 SCALE: 1/8" = 1'-0"



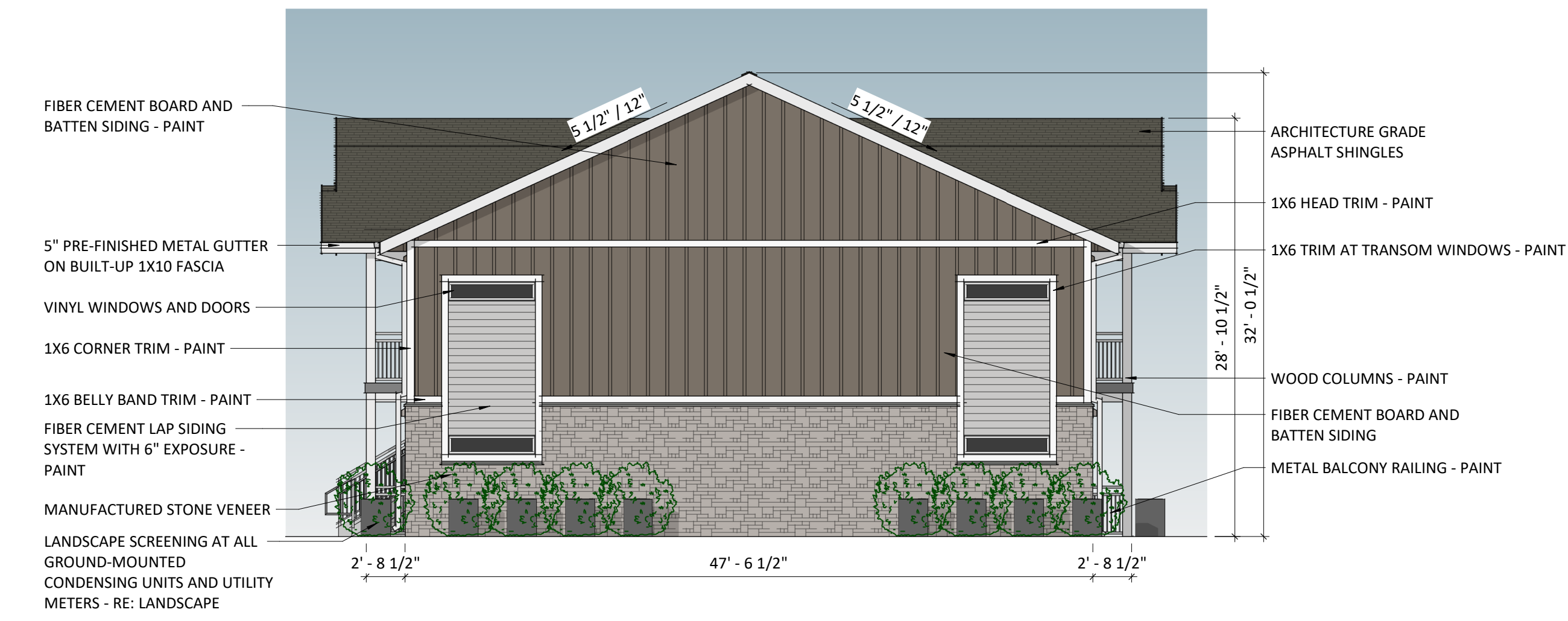
EAST ELEVATION - BUILDING B

2
EL-1 SCALE: 1/8" = 1'-0"



NORTH ELEVATION

1
EL-1 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

3
EL-1 SCALE: 1/8" = 1'-0"

Material Legend



NOTE:
ALL EXPOSED MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT
TO BE SCREENED AND PAINTED TO MATCH THE ADJACENT EXTERIOR
FINISH.

