



## **Planning Commission Hearings**

The Planning Commission will resume in-person hearings on the date, time and at the location on the following agenda.

### **Information for staff, applicants and citizens:**

- The hearing room will be configured to allow for social distancing of at least six feet
- In the event the number of people in attendance exceeds what can safely be accommodated in the hearing room, an overflow area will be available
- The hearing is in-person only. There will no opportunity to watch a livestream on YouTube or participate by Zoom or other meeting technology
- All staff will wear a mask unless they are presenting at the podium
- Applicants and citizens are strongly urged to wear a mask unless they are speaking at the podium

Citizens who do not wish to attend in person at this time may provide questions or comments before and during the hearing by sending an e-mail to [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com). All comments submitted this way will be read into the record at the appropriate points during the meeting in real time.

Comments may also be mailed to:

City of Greeley Planning  
1100 10<sup>th</sup> Street  
Greeley, CO 80631

Written comments sent by mail must be *received* by the Planning office at least one day prior to the hearing and will be read into the record in real time during the hearing.

If you need assistance to participate in this meeting, please call the Community Development Department at 970-350-9780 at least three (3) business days prior to the scheduled meeting to request an accommodation.



# **PLANNING COMMISSION Special Hearing**

## **Agenda**

**June 30, 2020**

**Council Chambers - City Center South  
1001 11<sup>th</sup> Avenue  
1:15 p.m.**

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**I. Call to Order and Roll Call**

**II. A public hearing to consider a Variance for a setback of 12 feet where 25 feet is required**

Project Name: Spradley Barr Setback Variance  
Case No.: VAR 2019-0019  
Applicant: Cameron Knapp, Drexel Barrell & Co. on behalf of SB&W Holdings, LLC  
Location: 2845 30<sup>th</sup> Street  
Presenter: Carol Kuhn, Chief Planner

**III. A public hearing to consider a Use by Special Review for a 7,425 square foot auto repair facility to be constructed on a 1.043 acre site in a Commercial High Intensity zone district**

Project Name: Spradley Barr Maintenance Facility Use by Special Review  
Case No.: USR2019-0019  
Applicant: Cameron Knapp, Drexel Barrell & Co. on behalf of SB&W Holdings, LLC  
Location: 2845 30<sup>th</sup> Street  
Presenter: Carol Kuhn, Chief Planner

**IV. Adjournment**

## **PLANNING COMMISSION HEARING DATES:**

All hearings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of the month at 1:15 p.m. at City Center South, 1001 11<sup>th</sup> Avenue, Greeley, Colorado. Agendas are posted at <http://greeleygov.com/government/b-c/boards-and-commissions/planning>.

July 14, 2020

July 28, 2020

August 11, 2020

August 25, 2020

September 8, 2020

September 22, 2020

October 13, 2020

October 27, 2020

November 10, 2020

November 24, 2002

December 8, 2020

December 22, 2020

## PLANNING COMMISSION SUMMARY

**ITEM:** Use by Special Review (USR) for an Auto Repair Facility on a Site Greater than One Acre in Size in the C-H (Commercial - High Intensity) Zone District and a Setback Variance for 12-foot Setback Where 25 Feet is Required

**FILE NUMBERS:** USR2019-0019 and VAR2019-0019

**PROJECT:** Spradley Barr Maintenance Facility Use by Special Review and Setback Variance

**LOCATION:** 2845 30<sup>th</sup> Street

**APPLICANT:** Cameron Knapp, Drexel Barrell, on Behalf of SB&W Holdings, LLC (owner)

**CASE PLANNER:** Carol Kuhn, AICP, Chief Planner

**PLANNING COMMISSION HEARING DATE:** June 30, 2020

### PLANNING COMMISSION FUNCTION:

Review the proposals for compliance with Section 18.20.070, Review Criteria/Uses by Special Review and Section 18.46.090(b), convenience stores, gas stations and auto repair shops, of the City of Greeley Development Code and approve, approve with conditions, or deny the request. If any variance request is related to an application for which approval by the Planning Commission or City Council shall be required, including, but not limited to uses by special review and planned unit developments, then such variance shall become a part of said application and shall be approved, if at all, only by the Planning Commission (18.22.040(c)).

### EXECUTIVE SUMMARY

The City of Greeley is considering a request for a Use by Special Review (USR) for a 7,425 square foot auto repair facility to be constructed on a 1.043 acre site. The site is generally located one-half mile southeast of the intersection of 35<sup>th</sup> Avenue and 28<sup>th</sup> Street, northeast of the intersection of 29<sup>th</sup> Street and 30<sup>th</sup> Street (*see Attachment A – Vicinity Map*). A Use by Special Review application is required for auto repair facilities within the Commercial – High Intensity (C-H) zone district on properties greater than 1 acre in size. The applicant is also requesting a thirteen (13) foot variance for a setback of 12 feet where 25 feet is required. Variance requests that are related to an application for which Planning Commission or City Council approval is required shall become part of the request, rather than a stand-alone variance item before the Zoning Board of Appeals.



## **A. REQUEST**

The applicant is requesting a USR approval for a seven (7) bay auto repair facility on a site greater than one acre in the Commercial High Intensity (C-H) zoning district. The applicant is also requesting a setback variance for a setback of 12 feet where 25 feet is required. In the C-H zone district, a 25 feet is required for all sides adjacent to streets.

## **B. STAFF RECOMMENDATION**

Approval of both the Use by Special Review application and a setback variance request

## **C. LOCATION**

### **Abutting Zoning:**

North: C-H (Commercial High Intensity)

South: C-H (Commercial High Intensity)

East: C-H (Commercial High Intensity)

West: C-H (Commercial High Intensity)

### **Surrounding Land Uses:**

North: Wild West Motorsports; Greeley Harley Davidson; Eagle Motorcycle Rentals; Gallery Green Professional Condo Park

South: Across 30<sup>th</sup> Street – EnviroTest Systems Corporation – Air Care Colorado

East: Across 28<sup>th</sup> Avenue Court – Spradley Barr Collision Center

West: Across 29<sup>th</sup> Street – Elks Lodge; Triple S Party Rental; Enterprise Rent-A-Car

### **Site Characteristics:**

The property is located on Lot 3, Block 1 of the Plaza Commercial Park Subdivision. The site is generally located one-half mile southeast of the intersection of 35<sup>th</sup> Avenue and 28<sup>th</sup> Street, northeast of the intersection of 29<sup>th</sup> Street and 30<sup>th</sup> Street. This undeveloped site slopes from the west to the east. The applicant is proposing two access points, one off of 28<sup>th</sup> Avenue Court and one off of 30<sup>th</sup> Street (*see Attachment A – Vicinity Map*).

## **D. BACKGROUND**

The property was part of the Gallery Green Third Annexation in 1980 and was later replatted as Plaza Commercial Park subdivision in 2007. This subdivision replatted Tracts D & G of the Gallery Green III Addition Subdivision and consisted of 12.72 acres and nine (9) commercial lots. The property is zoned Commercial-High Intensity (C-H).

Auto repair facilities on a site greater than 1 acre in size are required to obtain approval from Planning Commission due to the potential impact of a larger auto repair facility on surrounding properties. The property is also bounded on three (3) sides by public right-of-way which requires a minimum setback of 25 feet for all sides adjacent to streets (*see Attachment E – Site Plan*).

## **APPROVAL CRITERIA**

### **DEVELOPMENT CODE COMPLIANCE – Use by Special Review**

- 1) Uses by Special Review possess characteristics which require a public hearing to determine if a proposed use has the potential to adversely affect other land uses, transportation systems, public facilities, or the like in the surrounding neighborhood. The Planning Commission may require conditions of approval necessary to eliminate or mitigate, to an acceptable level, any potentially adverse effects of the proposed use.**

Section 18.20.070(a) of the Development Code contains five criteria that are used to evaluate uses by special review:

#### **1. The proposed use shall be consistent with the Comprehensive Plan.**

The City's Imagine Greeley Comprehensive Plan shows this area as Employment, Industrial, and Commercial. The following City of Greeley Imagine Greeley Comprehensive Plan policies apply to this request.

##### **Comprehensive Plan Objective ED1.2: Tax Base**

*Encourage a growing tax base that supported the well-being of the community, essential governmental services, and quality of life.*

##### **Comprehensive Plan Objective GC-4.3: Infill Compatibility**

*Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.*

##### **Prioritize Infill/Redevelopment Areas - GC-4.1**

*Support infill development and redevelopment in priority locations, such as designated redevelopment and urban renewal areas.*

Staff Comment: The proposed Spradley Barr Maintenance Facility would support and expand upon the existing

Maintenance Department at the Spradley Barr dealership and the adjacent Collision Center, located across 28<sup>th</sup> Avenue Court. There are other auto-related uses such as EnviroTest, Air Care Colorado, Greeley Harley Davidson, and Enterprise Rent-A-Car in the area. The proposed USR would allow for a supportive business opportunity on a previously undeveloped site. Minimal traffic impacts within a commercial corridor area are anticipated, as the proposed maintenance facility would not be open to the public. The project would support economic growth and would provide infill of a vacant site.

*The proposal complies with this criterion.*

- 2. The location, size, design, and operating characteristics of the proposed use shall be compatible with the existing and future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity. Reasonable conditions may be placed on uses by special review to protect the public health, safety, and welfare by mitigating impacts to achieve compatibility and complementary design, especially where a nonresidential use is located adjacent to a residential use.**

Staff Comment: The location, size, design, and operating characteristics would be compatible with the surrounding commercial uses. This facility would support and expand upon the existing Maintenance Department at the Spradley Barr Greeley dealership, and the adjacent Spradley Barr Collision Center which is located directly east of this property across 28th Avenue Court. This maintenance facility would provide mechanical repairs, routine maintenance, and pre-sale preparations for new and used vehicles. All operations would occur inside the building between 7:00 am to 6:00 pm, Monday through Saturday. No welding or painting operations are associated with this facility; these operations would continue to be conducted at the existing Spradley Barr

Collision Center located across 28<sup>th</sup> Avenue Court.

Occasionally, vehicles could be parked overnight in the parking lot. However, these vehicles would be newer cars and trucks with minor mechanical deficiencies. The applicant has indicated that no wrecked or junk vehicles would be parked on the site at any time and no equipment or parts would be stored outside the building.

The 28-foot tall building would be primarily light stone toned CMU block with wood truss entry way architectural accent features and dark bronze and burnished slate accents (*see Attachment G – Building Elevations*). There is no proposed roof-top mechanical equipment. All ground mounted equipment has been screened (*see Attachment F – Landscape Plan*). The project would include 33.2% landscaped area.

*The proposal complies with this criterion.*

**3. The site shall be physically suitable for the type and intensity of the proposed land use.**

Staff Comment: The site is 1.043 acres and slopes from the west to the east. The subject site is surrounded by C-H zoned properties and would be an addition to the existing automotive uses such as Greeley Harley Davidson, Enterprise Rent-A-Car, and the EnviroTest emissions testing facility, as well as the existing Spradley Barr Collision Center located across 28<sup>th</sup> Avenue.

Staff believes the site is suitable for the proposed intensity and is compatible with the existing and planned land uses in the areas.

*The proposal complies with this criterion.*

**4. The proposed land use shall not adversely affect traffic flow or parking in the neighborhood.**

Staff Comment: The expected traffic generation was provided in the project narrative (*see Attachment D – Project Narrative - USR*) and is consistent with the traffic evaluated during the Plaza Commercial Park Subdivision review. The auto repair facility is not intended to be open to the public, but would support the existing Spradley Barr dealership and the adjacent Spradley Barr Collision Center. Hours of operation for the proposed auto repair business would be from 7:00 am to 6:00 pm Monday through Saturday. All parking would be met on-site, with 23 parking spaces proposed.

*The proposal complies with this criterion.*

**5. The location of other approved uses by special review in the neighborhood shall be determined so that a concentration and/or cumulative effect of such uses can be evaluated.**

Staff Comment: The site is surrounded by existing commercial businesses and is located near Highway 34. The adjacent Wild West Motorsports business required a Use by Special Review for the expansion of the business, which was approved in 2015 (USR 1:15).

The site would be parked at the auto repair use rate of 1 space per every 400 square feet of gross floor area, with 23 spaces provided. It is not anticipated that the existing and proposed Use by Special Review would have a negative cumulative effect, as this proposed use is not open to the general public and is intended to support the existing, adjacent Spradley Barr Collision Center and the maintenance portion of the dealership.

*The proposal complies with this criterion.*

**B. Zoning District Development Standards – C-H Zone District:**

In addition to the five USR criteria discussed above, USR applications shall also be reviewed to ensure that all of the applicable development standards in the C-H zone district (Section 18.38.080) along with the required general performance standards in Section 18.40. A Use by Special Review application is required for auto repair

facilities within the Commercial – High Intensity (C-H) zone district on properties greater than 1 acre in size the Planning Commission; there is no minimum lot size. The site is situated between three public rights-of-way. The existing the site would have two access points, one off of the 28<sup>th</sup> Avenue Court cul-de-sac and one off of 30<sup>th</sup> Street.

The applicant is proposing 33.2% landscaping, with perimeter landscaping to provide screening to minimize the impact to adjacent properties (Section 18.44). The building would be oriented to minimize the impact of the seven repair bays, with the bays oriented toward 30<sup>th</sup> Street, rather than the more heavily travelled 29<sup>th</sup> Street. The maximum lot coverage in the C-H zone district is 80%; 66.8% of this site would be covered with drive aisles, parking, or building.

The setback in the C-H zone district is 25-feet for all sides adjacent to streets and interior side and rear setbacks based on building code. Since this site is bounded on three sides by public streets, the site is encumbered with three setbacks of 25 feet. The maximum building height in the C-H zone district is 40 feet. The proposed building height, to the top of the parapet wall is 28 feet. Existing sidewalks serve the property (*see Attachments E – Site Plan, F – Landscape Plan, and G – Building Elevations*).

**C. Design Review Performance Standards – Convenience stores, gas stations and auto repair shops:** In addition to the five above criteria, Section 18.46.090(b) of the Development Code states that the following provisions apply to auto repair uses.

**1. Areas for overnight vehicular storage shall be enclosed or screened from the view of adjacent properties and the public rights-of-way except when located in the Medium Intensity (I-M) or High Intensity (I-H) Industrial Zoning Districts.**

Staff Comment: Vehicles may be occasionally parked overnight in the parking lot. However, these vehicles are intended to be newer cars and trucks with minor mechanical deficiencies. The applicant has indicated that no wrecked or junk vehicles would be parked on the site at any time and no equipment or parts would be stored outside the building. The proposed building orientation would provide screening for the property to the north. Across 28<sup>th</sup> Street Court is the Spradley Barr Collision Center. The applicant has proposed landscape screening along 29<sup>th</sup> and 30<sup>th</sup> Streets and 28<sup>th</sup> Avenue Court to screen any vehicles that might

be stored overnight.

*The proposal complies with this criterion.*

- 2. Where a service station abuts residential uses or residential zones, a minimum twenty-foot side yard setback and a minimum twenty-five rear yard setback is required.**

Staff Comment: The residential use, Southmoor Village, is located to the east southeast, approximately 3,162 feet from the proposed site. A residential development within the City of Evans is located approximately 1,108 feet from the proposed project. The site directly abuts other commercial development.

*The criterion is not applicable.*

- 3. No used or discarded automotive parts or equipment, or disabled, junked or wrecked vehicles shall be located outside any structure.**

Staff Comment: All operations would occur inside the seven-bay building. The proposed facility would not provide any welding or painting operations. This proposed maintenance facility would support and expand upon the existing Maintenance Department at the Spradley Barr dealership, and the adjacent Collision Center. No wrecked or junk vehicles would be kept on site at and no equipment or parts would be stored outside the building.

*This proposal complies with this criterion.*

- 4. Landscaping, screening wall, berms, placement of the use or other design techniques shall be used to screen cars being serviced or waiting for service and to screen overhead doors from the view of the public right-of-way.**

Staff Comment: The proposed facility would not be open to the public. The building would be oriented toward 30<sup>th</sup> Street, to provide screening from the adjacent property to the north. Vehicles may be left overnight in the parking lot on

occasion, however no wrecked or junk vehicles would be parked on the site at any time and no equipment or parts would be stored outside the building. The applicant has proposed landscaping to screen the seven bay doors from view and to screen the proposed parking area (*see Attachment D – Landscape Plan*).

*This proposal complies with this criterion.*

- 5. Auto repair uses within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any auto repair use shall be compatible with surrounding uses in form, materials, colors and scale. The location, size and design of the auto repair use shall be compatible with and have minimal adverse impact on the use of surrounding properties. Overhead doors shall be constructed of non-reflective materials.**

Staff Comment: The building would be primarily light stone toned concrete masonry unit (CMU) block with wood timber truss architectural features. No roof-top mechanical equipment is proposed. The ground-mounted equipment has been shown on the landscape plan and is proposed to be screened (*see Attachment F – Landscape Plan*). The bay doors would be painted in a non-reflective paint to complement the burnished slate parapet cap and accent metal. Wood truss timbers accentuate the building entrance (*see Attachment E – Building Elevations*).

*This proposal complies with this criterion.*

#### **D. APPROVAL CRITERIA**

**Variances:** Section 18.22.040 of the Development Code states that: *When practical difficulties, unnecessary hardship, or results inconsistent with the general purpose of this Code occur through the strict and literal interpretation and enforcement of the provisions thereof, the Zoning Board of Appeals shall have the authority, subject to the provisions of this Chapter, to grant such conditions as it may determine to be necessary to be in conformance with the intent of the Land Use Chapter of the Comprehensive Plan. In general, the power to authorize a variance from the terms of this Code shall be exercised only under peculiar and exceptional circumstances. The Board may grant a variance as*



*applied for, or a variance constituting a reduction thereof. The Board may attach conditions in granting a variance, which conditions shall be reasonably related to promoting compatibility with the surrounding area and land uses.*

If any variance request is related to an application for which approval by the Planning Commission or City Council shall be required, including, but not limited to uses by special review and planned unit developments, then such variance shall become a part of said application and shall be approved, if at all, only by the Planning Commission (18.22.040(c)).

The review criteria found in Section 18.22.040 (f) 1-5 and (g) 1-3 of the Greeley Development Code shall be used when considering all variance requests.

**Consideration Criteria: Development Code Section 18.22.040 (f)**

In taking action on a variance request, the Zoning Board of Appeals shall consider any comments received from the public and the applicant and the staff recommendation. The Board shall also consider if the proposed variance meets the following criteria in taking action to approve, approve with conditions, deny, or table the application for future consideration:

**1. Any variance granted shall be the minimum needed to accommodate or alleviate the difficulty or hardship involved.**

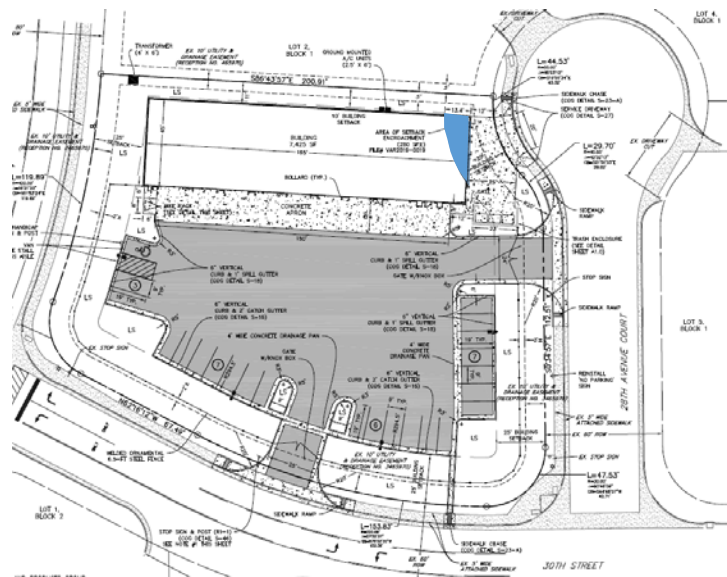
Staff Comment: The subject site is bounded on three sides by public right-of-way. In the C-H zone district, the setbacks for all sides adjacent to streets is 25-feet. The applicant is proposing a 13-foot reduction to the setback from the existing cul-de-sac, 28<sup>th</sup> Avenue Court. In an effort to minimize the impact to the more heavily travelled 29<sup>th</sup> Street, the applicant is proposing to orient the building toward 30<sup>th</sup> Street, to allow the building to serve as screening along the northern property line and orient the seven repair bays away from the more heavily travelled roadway (*see Attachment D – Welcome Center Elevations*).

The proposal complies with this criterion.

**2. A variance is necessary to accommodate an unusual or atypical lot configuration, which makes a reasonable use of the property unreasonable without a variance.**

Staff Comment: The subject site does not have an unusual shape.

However, the site is bounded on three sides by public right-of-way which requires a 25-foot setback from three of the four sides. In the C-H zone district, the interior rear or interior side setbacks not adjacent to a street must meet building code requirements, which is typically a 5-foot setback. The applicant's request for seven repair bays to support an existing dealership maintenance function and the adjacent collision center creates the need for a long, rectangular building which is constrained by the 25-foot setback on three sides of the lot.



The proposal complies with this criterion.

3. **Any difficulty or hardship constituting the basis for a variance shall not be created by the party seeking the variance, nor shall it be due to, or a result of the general conditions in the area.**

Staff Comment: The subject property, Lot 3, Block 1 of the Plaza Commercial Park Subdivision, was created in 2007. This subdivision replatted Tracts D and G of the Gallery Green III Addition Subdivision. This replat created nine (9) commercial lots and Lot 3 was approved in this triple-frontage configuration (see *Attachment H- Plaza Commercial Park Subdivision*).

The 25-foot setback along 28<sup>th</sup> Avenue Court follows the roadway alignment of the cul-de-sac and would impact the northeast corner of the proposed building. To meet the setback requirements, the applicant could construct a smaller building. However, only 280 square feet of the proposed 7,425 square foot building would be encroaching into the setback.

The proposal does not comply with this criterion.

**4. Granting the variance is necessary so that the building or structure can align with the prevailing location of other similar buildings or structures on the same block face.**

Staff Comment: The variance request is not needed for the proposed auto repair facility to align with similar buildings or structures. However, the proposed building orientation would provide additional screening for the adjacent property to the north and would minimize the impact of the seven repair bays on 29<sup>th</sup> Street by orienting the bays away from 29<sup>th</sup> street.

This criterion is not applicable to this request.

**5. Granting the variance is consistent with the Comprehensive Plan and area neighborhood plans, or may achieve a better result in meeting the intent of the plan objectives than if the codes were strictly applied.**

Staff Comment: There are no neighborhood plans for this area, however, granting the variance would be consistent with the Imagine Greeley Comprehensive Plan Objectives:

**Objective ED-2.4 Business Attraction** Attract and retain business and industry that align with the City's target industries and support economic diversity. This site would provide an opportunity to cluster and locate a related business, owned by the adjacent property owner, Spradley Barr, to support and facilitate business growth.

**Objective GC-4.3 Infill Compatibility** Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the

desirable character and form of the neighborhood or area. The applicant has proposed a site layout which would minimize the impact on the property to the north, incorporate similar architecture styles, and create a logical connection to the Spradley Barr site across the 28<sup>th</sup> Avenue Court cul-de-sac.

The proposal complies with this criterion.

**Mandatory Criteria: Development Code Section 18.22.040(g)**

In every instance where the Board grants a variance, there shall be a finding that:

- 1. The granting of such variance will not be of substantial detriment to the public interest or to adjacent property or improvements in such district in which the variance is sought, and will observe the spirit of the Code; and**

Staff Comment: Staff believes that granting the requested 13-foot variance for a reduced setback of 12 feet where 25 feet is required would not affect the neighboring properties. The proposed setback reduction would be located on the least travelled roadway of 28<sup>th</sup> Avenue Court. The cul-de-sac serves three properties, two of which are under the same ownership. Directly across this cul-de-sac is another Spradley Barr facility. The 25-foot setback would be met on the 29<sup>th</sup> and 30<sup>th</sup> Street sides. There are existing sidewalks along each of these roadways and the building orientation allow for snow melt on the 28<sup>th</sup> Avenue Court side during the winter months. The proposed building orientation also reduces the visual impact of the seven bay doors on 29<sup>th</sup> Street.

The proposal complies with this criterion.

- 2. The strict application of the provisions of the Code would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the Code; or**

Staff Comment: Strict adherence to the Code would reduce the size of the building, thereby limiting the ability to support two existing Spradley Barr automotive uses, the Spradley Barr Greeley dealership and the adjacent Collision

Center. A different orientation of the building would have greater impact on 29<sup>th</sup> Street, limit site access to the adjacent Collision Center, and impact the adjacent property to the north. The site is not open to the public and the applicant desires easy access to the existing, adjacent Spradley Barr Collision Center across 29<sup>th</sup> Avenue Court.

The proposal complies with this criterion.

3. **There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use or development of the property that do not apply generally to other properties or uses in the same zoning district.**

Staff Comment: The site, Lot 3 of the Plaza Commercial Park Subdivision, is bounded on three sides by public streets, which requires three 25-foot setbacks. The City's Development Code discourages double frontage lots. In the C-H zone district, the interior rear or interior side setbacks not adjacent to a street must meet building code requirements, which is typically a 5-foot setback. The setback line along 28<sup>th</sup> Avenue Court follows the cul-de-sac bulb, thereby further constraining the site.

The request complies with this criterion.

## **F) PHYSICAL SITE CHARACTERISTICS**

### **1. SUBDIVISION HISTORY**

The Plaza Commercial Park subdivision was created in 2007 when Tracts D & G of the Gallery Green III Addition Subdivision were replatted. Tracts D and G consisted of 12.72 acres and was subdivided to create nine Commercial-High Intensity (C-H) zoned lots. The Spradley Barr Maintenance Facility would be constructed on Lot 3, Block 1 of the Plaza Commercial Park subdivision, a 1.043 acre site (*see Attachment H – Plaza Commercial Park Subdivision*).

### **2. HAZARDS**

The site is undeveloped. Staff is unaware of any potential hazards that presently exist on the site.

### **3. WILDLIFE**

The site is not located in an area identified for moderate or high wildlife impacts.

### **4. FLOODPLAIN**

The property is not located within the 100-year Federal Emergency Management Administration (FEMA) floodplain (Community Panel No. 08123C1540E).

### **5. DRAINAGE AND EROSION**

The applicant provided the City with a Drainage Conformance Letter as a part of the USR application package that states the proposed drainage and erosion would comply with the originally accepted Drainage Plan from March 2005. The proposed USR for Lot 3, Block 1 within the subdivision is 1.043 Acres. The storm system and detention pond were developed at the time of the subdivision in 2007. The proposed imperviousness was anticipated at the time of the subdivision. No additional detention or storm improvements, other than local grading and routing are required.

### **6. TRANSPORTATION**

The proposed traffic for this site was provided in the applicant's USR narrative (*see Attachment D*). The proposed Spradley Barr Maintenance Facility would not be open to the public and therefore would not be impacted by customer traffic. Trips generated by the use of this proposed facility are anticipated to be light compared to other commercial uses. The traffic generated by the developed property would include employees which would enter and leave the site at the beginning of the day and at the end of the day which is anticipated to generate approximately 8 to 12 vehicle trips per day. Hours of operation are proposed between 7 am and 6 pm, Monday through Saturday. Weekly deliveries to the site are anticipated for automotive parts which would result in approximately 5 different deliveries per week. Vehicles would be shuttled between the main dealership and this facility during the day as vehicles are repaired or inspected.

## **G) SERVICES**

### **1. EMERGENCY SERVICES**

City services should not be impacted by this request. The subject site is currently provided with municipal services. The site is served by Greeley Fire Station 2, located approximately two miles away, at 2801 Reservoir Road, at the intersection of 23<sup>rd</sup> Avenue and Reservoir Road. The nearest police station is located at 2875 West 10<sup>th</sup> Street, approximately 3.5 miles from the site.

## **H) NEIGHBORHOOD IMPACTS**

### **1. VISUAL**

The proposed building would be constructed with complementary and compatible earth tone materials and would be consistent with the existing surrounding architecture and development and would be similar to those used on the adjacent body shop. Perimeter landscaping would be provided to mitigate the visual impacts to surrounding properties. The proposed lighting is consistent with the City's lighting regulations.

### **2. NOISE**

Service would be conducted entirely within the proposed bays to mitigate the noise impact. Business hours for the proposed Spradley Barr Maintenance Facility would generally be operating from 7:00 am to 6:00 pm, Monday – Saturday.

## **I) PUBLIC NOTICE AND COMMENT**

On June 24, 2020, notice was published in the Greeley Tribune. Letters regarding the public hearing for the proposed Variance and Use by Special Review were mailed on June 18, 2020 to property owners within 500 feet of the subject site. Three (3) signs were posted along each of the public rights-of-way on June 11, 2020, pursuant to Development Code requirements. To date, no comments have been received.

## **J) PLANNING COMMISSION RECOMMENDED MOTIONS**

Two separate motions, one for each of the projects, are required:

### **Variance Request (VAR2019-0019):**

Based on the application received and the preceding analysis, the Planning Commission finds that the requested variance to allow for a 12-foot setback where a 25-foot setback is required in the C-H zone district complies with Section 18.22.040(f), Items 1, 2, and 5 as well as Section 18.22.040(g), Items 1, 2 and 3 of the Development Code and, therefore, approves the request.

### **Use by Special Review (USR2019-0019):**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for an Auto Repair Facility on a Site Greater than One Acre in Size in the C-H (Commercial - High Intensity) Zone District complies with Development Code Section 18.20.070(a) Items 1, 2, 3, 4, and 5 and Section 18.46.090(b) Items 1, 3, 4, and 5, and therefore, approves the Use by Special Review as submitted.

## **ATTACHMENTS**

- Attachment A – Vicinity Map
- Attachment B – Project Narrative – Variance
- Attachment C – Variance Exhibit
- Attachment D – Project Narrative - USR
- Attachment E – Site Plan
- Attachment F – Landscape Plan
- Attachment G – Building Elevations
- Attachment H – Plaza Commercial Park Subdivision (2007)





Vicinity Map  
Spradley Barr



USR2019-0019 and VAR2019-0019



**Spradley Barr Greeley Maintenance Facility****Variance Request Narrative – REVISED 4-16-2020****Spradley Barr Maintenance Facility**

2845 W. 30<sup>th</sup> Street  
Greeley, Colorado

28<sup>th</sup> Avenue Court, while being a public right-of-way, is not being used as any of the abutting property's primary exposure / frontage or access point. It is functioning more as a side yard.

**Setbacks** - The "Building Code Minimum" setback of 10' on the north side is met by keeping the building 11' from the property line. Additionally, the west side of the proposed building will remain clear of the 25' setback along 29th Street.

The 25' setback along the majority of 28<sup>th</sup> Avenue Court is met; however, at the cul-de-sac portion there is a slight encroachment (280 sf) at the northeast corner of the property. The proposed building encroaches approximately 13.4' at its greatest point into the required setback. Therefore, a variance is requested which would reduce the setback only at this corner, or the cul-de-sac portion, to 12'. The remaining setbacks everywhere else would be met.

**Variance Request –Justification based on City of Greeley Municipal Code**

Section 18.22.040(f)(1): The variance of limiting the building setback to 12' is only for a very small area at the NW corner of the property. This minimal area is all that is needed to accommodate the difficulty posed for the property and nothing beyond what is required is being requested. The remainder of the property will comply with the required setbacks. For reference, the total linear length of the setback lines on the property comes to 671.4'. Of that, the area needed for a variance constitutes only 37.3', or 5.6% of the overall length of setback.

Section 18.22.040(f)(2): The unusual shape of the property does make use of the property difficult. In particular, the cul de sac bulb of 28<sup>th</sup> Avenue Court that adjoins the northern side of the property is what emphasizes the setback requirement into the property at the north end. After considering setbacks, the north side of the property is left with approximately 150' of width compared to 215' for the south end. Factors such as sun exposure during winter months, the nature slope/drainage of the lot, and the layout of outlining streets makes the north end of the property the most obvious location for locating a building on this property.

Section 18.22.040(f)(3): The basis for this variance is not created simply by the owner wishing to develop the property in a specific manner; rather, ANY development of this property will be faced with the hardship of being able to utilizing the valuable space on the north side of the site given the existing setback conditions with the cul de sac bulb of 28<sup>th</sup> Avenue Court pushing the setback line into the property.

Section 18.22.040(f)(4): Spradley Barr Ford owns the adjacent Collision Center directly to the east, across 28<sup>th</sup> Avenue Court. The granting of this variance is necessary to align the proposed building and

## **Spradley Barr Greeley Maintenance Facility**

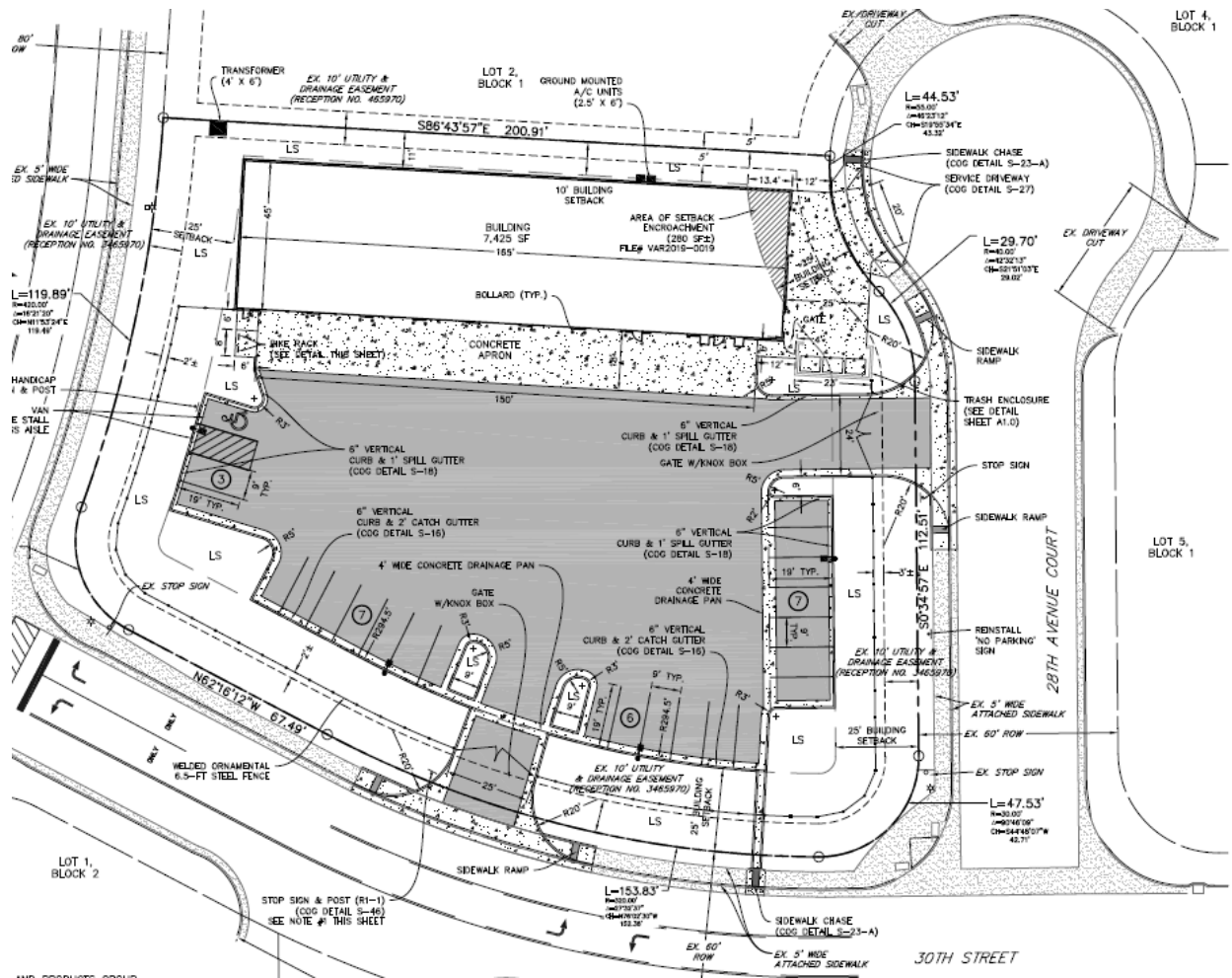
### **Variance Request Narrative – REVISED 4-16-2020**

resulting driveway with that existing facility. This is very important for coordination of operations, deliveries and safety of employees moving between the two facilities.

Section 18.22.040(f)(5): The granting of this variance is consistent with the Land Use Chapter of the Comprehensive Plan. The proposed use of the developed property is not only consistent with the surrounding uses, it will in fact be much like an extension of operations for the existing Spradley Barr Collision Center located across the street at 2829 W. 30<sup>th</sup> Street.

Section 18.22.040(g)(1): Granting this variance will in no way be detrimental to the public interest or adjacent properties. None of the other adjoining properties will be affected by this variance request since it will not result in the building being any closer towards Lot 2, Block 1 to the north. The only result will be that the proposed building will be closer (in a small sliver of area) to the 28<sup>th</sup> Avenue Court Right of Way. This will in no way inhibit public safety. The existing public sidewalk within the area will not be affected nor would the use of the cul de sac of 28<sup>th</sup> Avenue Court be impacted due to this variance.

Section 18.22.040(g)(2): The setbacks imposed by the Zoning of the property is fair and consistent with other surrounding properties having the same zoning classification. However, that is not the issue; rather, the hardship is based on the physical layout of the lot and how the setback from the cul de sac of 28<sup>th</sup> Avenue Court “exaggerates” the setback line into the property.



**Spradley Barr Greeley Maintenance Facility**

**USR Narrative** – REVISED May 15, 2020

**Spradley Barr Maintenance Facility**

2845 30<sup>th</sup> Street  
Greeley, Colorado

**Operations & Use pattern** – This facility will support and expand upon the existing Maintenance Department at the dealership, and the adjacent Collision Center which is located directly east of this property across 28<sup>th</sup> Avenue Court. The Maintenance Facility will provide mechanical repairs, routine maintenance and pre-sale preparations for new and used vehicles. All operations will occur inside the building. Facility will not provide any welding or painting operations (provided by adjacent Collision Center).

The facility will not be open to the public, all occupants will be SBG employees.

Staffing will likely be in the 8-12-person range. Staff will share amenities at the adjacent Collision Center.

Hours of operation are 7:00a – 6:00p. Monday – Saturday.

Facility operations and maintenance considerations shall match the existing Body Shop. Facility will match the adjacent Body Shop in slab finish, exterior materials, colors, overhead doors, hardware/locks, exterior lighting, site improvements, etc.

**Context** – The property, and its adjacent properties are all zoned C-H. Most of the surrounding properties are developed and of similar and complimentary uses, including other USR's:

**North**, 3010 29<sup>th</sup> St.– Greeley Harley Davidson, Eagle Motorcycle Rentals & Honda, automotive and vehicle sales

**East**, Adjacent across 28<sup>th</sup> Avenue Court – Spradley Barr Collision Center, automotive maintenance

**South**, Adjacent across W. 30<sup>th</sup> Street – Air Care Colorado, automotive emissions testing

**West**, Adjacent across W 29<sup>th</sup> Street – Elks Lodge, fraternal organization & Triple S Party Rental

**Site Planning** – The building has been located on the north side of the property, facing south. This placement and orientation, responds to several important factors:

1. Provides street visibility for the building's access, parking and operations, contributing to visual security, safety and oversight.
2. Provides south facing exposure for the building's access and operations for; snow / ice mitigation and solar panel installation.
3. Limits the western exposure, responding to solar heat gain factors and provides beneficial indirect daylighting exposures on the north.
4. Allows logical / aligned access points from the existing R.O.W's.
5. Orients service functions away from the primary R.O.W's and adjacent users.

## **Spradley Barr Greeley Maintenance Facility**

### **USR Narrative – REVISED May 15, 2020**

The site is uniquely impacted by its relatively small size and having ROW on three sides. The resulting setbacks also influenced the site layout, and is contributing to a large percentage of open space / landscape area. In order to achieve the building program, and the ideal site planning, the building encroaches into a small portion of the setback, at the W. 28<sup>th</sup> Avenue Court cul-de-sac. A variance for this encroachment is being requested.

The required parking is provided around the perimeter of the lot, allowing for safe circulation at the service bays. Vehicles may be left overnight in the parking lot on occasion; although these will be newer cars and trucks with minor mechanical deficiencies. No wrecked or junk vehicles will be kept on the site at any time and no equipment/parts will be stored outside the building.

**Traffic Impacts** – The facility will not be open to the public and will not be impacted by customer traffic. Trips generated by the use of this proposed facility will be very light compared to other commercial uses. The only traffic generated by the developed property will include:

- Employees which will enter and leave the site at the beginning (7:00am) of the day and at the end of the day (6:00pm). This will constitute between 8 and 12 vehicle trips.
- Deliveries to the site are expected to be made on a weekly basis for parts, etc. by FED EX style/size trucks at the northwest corner of the building. These quick drop offs may result in approximately 5 different deliveries per week.
- Shuttling cars and trucks back between the main dealership and this facility will be made each day as vehicles are work on. The expected number of trips generated by this is anticipated to only be 2-7 per day.



PREPARED BY:



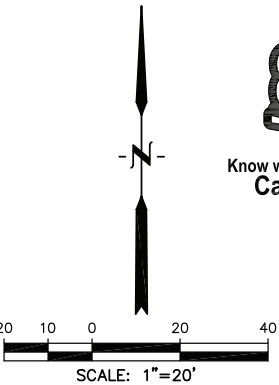
DREXEL BARRELL & CO.  
Engineers-Surveyors  
710 11TH AVE., SUITE L-45  
GREELEY, COLORADO 80631  
CONTACT: CAMERON KNAPP, P.E.  
(970) 351-0645  
BOULDER • GREELEY  
COLORADO SPRINGS

PREPARED FOR:



SPRADLEY BARR  
FORD & LINCOLN  
OF GREELEY  
4901 29TH STREET  
GREELEY, CO. 80634  
(970) 506-3600  
CONTACT: MIKE ERVIN

VICINITY MAP  
SCALE: NOT TO SCALE



LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
EX. CONCRETE	[Pattern]
PP. CONCRETE	[Pattern]
PP. ASPHALT	[Pattern]
STEEL FENCE	[Pattern]
PARKING LOT LIGHT	[Symbol]
SIGN	[Symbol]
LANDSCAPE AREA	LS
PARKING SPACES	(X)

- NOTES
- STOP SIGNS LOCATED AT SOUTH SITE ENTRANCES SHALL NOT ADD SUPPLEMENTAL SIGN R1-3 AS SHOWN IN COG DETAIL S-46; RATHER INSTALL SUPPLEMENTAL SIGN W4-4P "CROSS TRAFFIC DOES NOT STOP".
  - REFER TO CONSTRUCTION PLAN DOCUMENTS FOR SITE INFRA-STRUCTURE DETAILS.

LEGAL DESCRIPTION  
LOT 3, BLOCK 1, PLAZA COMMERCIAL PARK TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. 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: ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER  
DATE  
ACCEPTED BY: COMMUNITY DEVELOPMENT DIRECTOR  
DATE

USR PLAN DOCUMENTS FOR:  
SPRADLEY BARR  
MAINTENANCE FACILITY  
2845 30TH STREET, GREELEY, CO  
USR2019-0019

ISSUE	DATE
USR SUBMITTAL	12/20/2019
USR SUBMITTAL	04/16/2020
USR SUBMITTAL	05/11/2020

DESIGNED BY: CWK  
DRAWN BY: MAB  
CHECKED BY: CWK  
FILE NAME: SP01



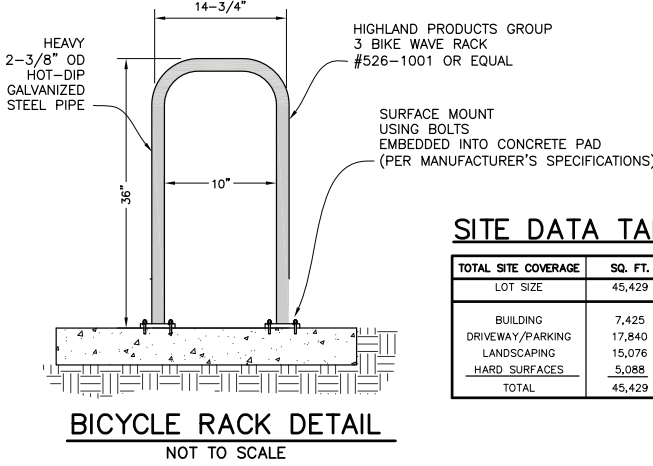
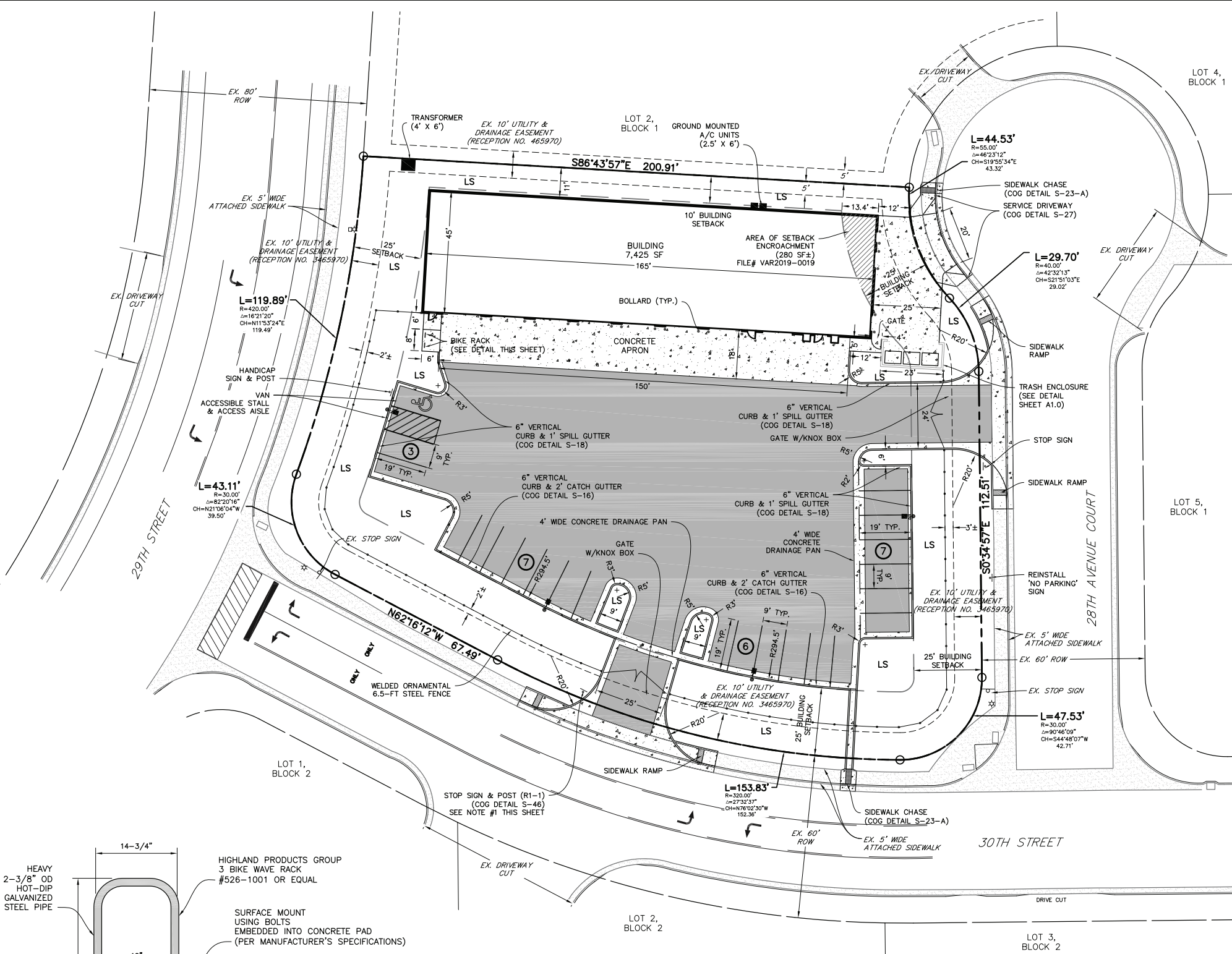
5/11/2020  
FOR CONSTRUCTION

DRAWING SCALE:  
HORIZONTAL: 1"=20'  
VERTICAL: NA

SITE PLAN

PROJECT NO. 21356-00GRCV  
USR2019-0019

C2.0



SITE DATA TABLE

TOTAL SITE COVERAGE	SQ. FT.	ACRES	% OF LOT
LOT SIZE	45,429	1.043	100%
BUILDING	7,425	0.170	16.3%
DRIVEWAY/PARKING	17,840	0.410	39.3%
LANDSCAPING	15,076	0.346	33.2%
HARD SURFACES	5,088	0.117	11.2%
TOTAL	45,429	1.043	100%

PARKING DATA TABLE

REQUIRED	SPACES
TOTAL*	19
PROVIDED	SPACES
HANDICAP	1
EMPLOYEE	9
CUSTOMER	13
TOTAL	23

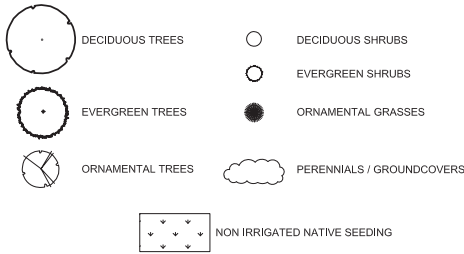
\* BASED ON TABLE 18.42-1 OF CITY OF GREELEY DEVELOPMENT CODE FOR C-H, AUTO REPAIR USE:  
(1 SPACES PER EVERY 400 SF OF GFA).

\*\* REQUIRED BICYCLE PARKING IS BASED ON 3 SPACES OR 5% OF TOTAL REQUIRED OFF-STREET PARKING, WHICHEVER IS GREATER = 3 SPACES

SITE INFORMATION:

- ADDRESS - 2845 30TH STREET
- SITE INFO. - USE BY SPECIAL REVIEW
- EXISTING ZONING - C-H (COMMERCIAL HIGH INTENSITY)
- MAXIMUM ALLOWABLE BUILDING HEIGHT - 40'. PROPOSED BUILDING HEIGHT - 26'-4".
- MAXIMUM ALLOWABLE LOT COVERAGE - BUILDING & STRUCTURES ON SITE = 80%
- THE FACILITY WILL NOT BE OPEN TO THE PUBLIC, ALL OCCUPANTS WILL BE SBG EMPLOYEES.
- STAFFING WILL LIKELY BE IN THE 8-12-PERSON RANGE. STAFF WILL SHARE AMENITIES AT THE ADJACENT COLLISION CENTER.
- HOURS OF OPERATION ARE 7:00A.M. - 6:00P.M. MONDAY - SATURDAY. CLOSED SUNDAYS.
- FACILITY WILL NOT PROVIDE ANY WELDING OR PAINTING OPERATIONS (PROVIDED BY ADJACENT COLLISION CENTER).

SYMBOLS



REQUIRED PLANTINGS

TOTAL LANDSCAPE AREA	15,119 SF
LESS 20th STREET PERIMETER TREATMENT	3,749 SF
LESS PARKING LOT ISLANDS AND ENDS	790 SF
ADJUSTED LANDSCAPE AREA	10,697 SF
50% LIVE PLANT COVERAGE REQUIRED	x .50%
REQUIRED AREA OF PLANT COVERAGE	5,348 SF

PERIMETER TREATMENT (FOR COLLECTOR STREET)

29th STREET PERIMETER  
132 LINEAR FT.

	TOTAL REQUIRED	TOTAL PROPOSED
REQUIRED PER 100':		
5 MEDIUM SHRUBS	7	7
10 SMALL SHRUBS	14	14

RIGHT OF WAY TREATMENT (FOR NON ARTERIAL OR NON COLLECTOR STREET)

30th STREET BOUNDARY AND 28th AVENUE BOUNDARY

SHADE TREES PROPOSED WITHIN TEN (10) FEET OF THE BACK OF THE SIDEWALK IN THE CASE OF AN ATTACHED SIDEWALK, AT A REGULAR SPACING OF THIRTY-FIVE (35) FEET

TOTAL PLANTINGS PROPOSED AND CREDITS

TYPE	NUMBER	CREDIT / EACH	EXTENSION
SHADE TREES	19	50	950
EVERGREEN TREES	4	100	400
ORNAMENTAL TREES	9	25	225
LARGE SHRUBS	27	50	1,350
MEDIUM SHRUBS	15	25	375
SMALL SHRUBS	57	10	570
COLUMNAR EV. TREE	0	0	0
EVERGREEN SHRUBS	54	25	1,350
ORNAMENTAL GRASSES	26	5	130
TOTAL PROPOSED			5,350 CREDITS
TOTAL REQUIRED			5,348 CREDITS

EXISTING TREES TO BE REMOVED

THESE EXISTING TREE GROUPS ARE LABELED ON THE PLAN:

EXISTING TREE GROUP #1 - THIS GROUP CONSISTS OF VOLUNTEER ELM TREES.  
12 TREES, 10" DIAMETER, ONE BEING DEAD - ALL TO BE REMOVED

EXISTING TREE GROUP #2 - THIS GROUP CONSISTS OF VOLUNTEER ELM TREES.  
6 TREES, 8" DIAMETER - ALL TO BE REMOVED

EXISTING TREE GROUP #3 - THIS GROUP CONSISTS OF VOLUNTEER WILLOW TREES.  
5 TREES, 10" DIAMETER - ALL TO BE REMOVED

NOTE: NONE OF THE TREES TO BE REMOVED ARE SIGNIFICANT AND WILL REQUIRE REPLACEMENT

CITY OF GREELEY NOTES

- NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION EASEMENTS, [VOLUME III, SECTION 2.05(A)]
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION MAINS AND SERVICES, [VOLUME III, SECTION 2.05(B)]
- SOIL FOR LANDSCAPING SHALL BE AMENDED WITH 4 CU.YDS OF ORGANIC MATERIAL PER 1000 SQ.FT., [CHAPTER 14.08.290(7)]
- AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE, [CHAPTER 18.44.100.3.B]

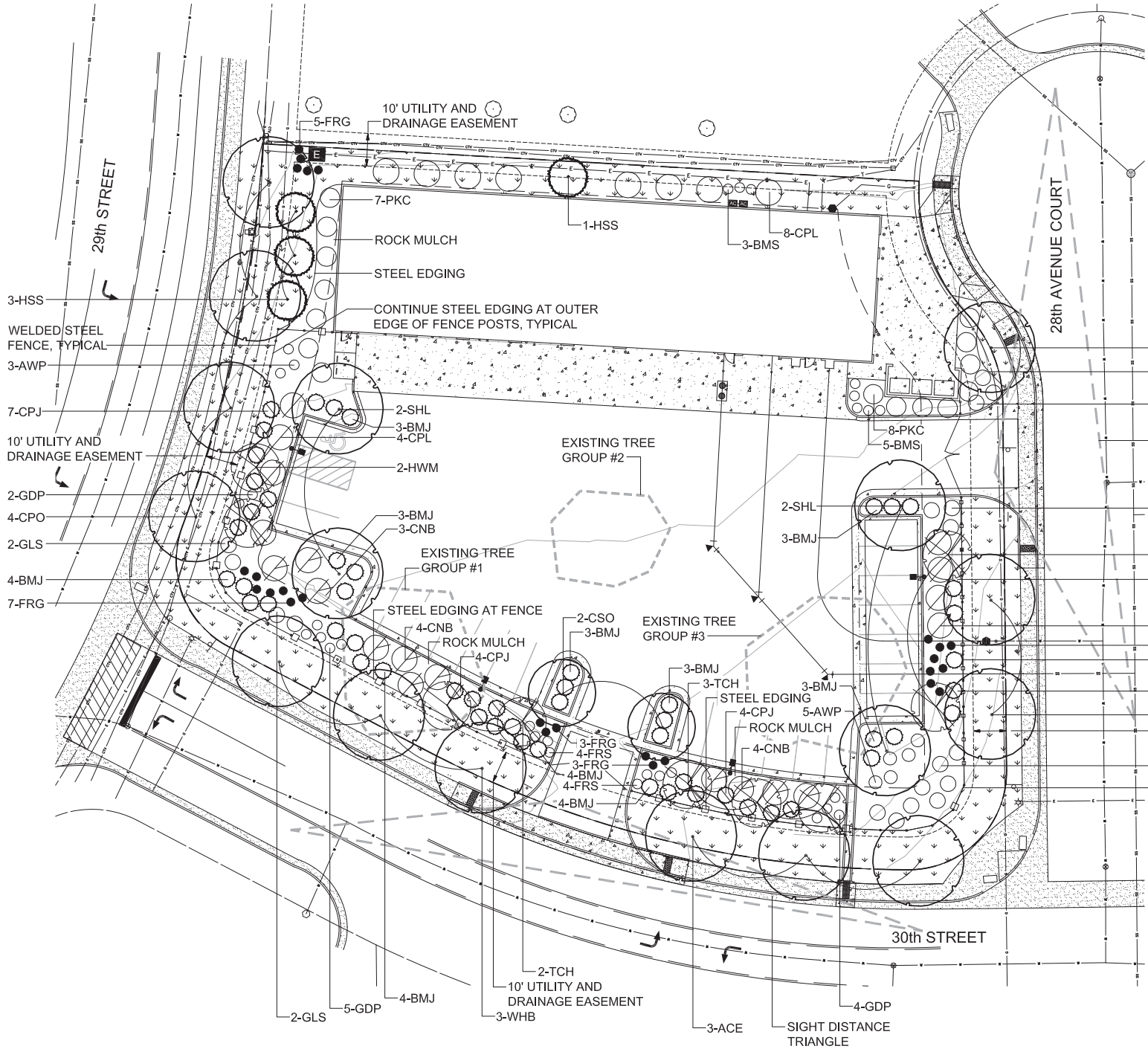
LANDSCAPING ON PUBLIC RIGHT-OF-WAY  
PRIOR TO INSTALLING ANY LANDSCAPE ON PUBLIC RIGHT-OF-WAY, A PERMIT MUST BE OBTAINED FROM THE CITY OF GREELEY FORESTRY AFTER REVIEW AND APPROVAL AND FOR A FEE.

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. 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: COMMUNITY DEVELOPMENT DIRECTOR DATE  
ACCEPTED BY: ENGINEERING DEVELOPMENT REVIEW / CIVIL INSPECTIONS MANAGER DATE



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ED AREAS (EXCEPT NATIVE SEEDING) SHALL BE AMENDED WITH 100 SQUARE FEET FEET. THESE AREAS SHALL BE RIPPED AND RESTORE SOIL TO ORIGINAL GRADE AS SHOWN ON THE GRADING IS COMPLETED.

SHALL BE EDGED WITH ROLLED TOP STEEL EDGING. EDGING SHALL BE INSTALLED APPROXIMATELY 3' APART.

G NOTES ON THIS SHEET.

EDS & GRAVEL AREAS SHALL RECEIVE DEWITT PRO-5 WEED EQUIVALENT INSTALLED UNDER GRAVEL. OVERLAP SEAMS A TATIONS AND EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS, ALL BE SECURED WITH 11-GAUGE, 6-INCH LONG STAPLES AT 18

OWN AND SEEDED AREAS SHALL HAVE A 4-FOOT DIAMETER RING OF MULCH OVER WEED BARRIER FABRIC.

DS SHALL RECEIVE A 4" LAYER OF 1 1/2" TAN RIVER ROCK MULCH, E OF PLANTS AS SHOWN IN PLANTING DETAILS.

IDE AND INSTALL SANDSTONE BOULDER BUILDERS APPROXIMATELY PLAN. THESE BOULDERS ARE TO PROVIDE SECURITY FOR THE GING. LEAVE NO MORE THAN 4' SPACE BETWEEN THE BOULDERS TO G DRIVEN OR TOWED FROM THE PARKING LOT. SET BOULDERS IN A RTIAL IN STRAIGHT ROWS BURYING  $\frac{1}{3}$  OF EACH BOULDER. FOLLOW

RIAL OR LANDSCAPE MATERIAL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. ALL PLANT MATERIAL MUST BE FIRST TH THE MOST RECENT STANDARDS FOR NURSERY STOCK AS STANDARDS INSTITUTE AND SPONSORED BY THE AMERICAN

G DETAILS CAREFULLY. ALL PLANTS SHALL BE PRUNED AS NEEDED UP TO PROMOTE VIGOROUS GROWTH. CONTRACTOR SHALL AP WITHIN 18 MONTHS OF INSTALLATION.

VERIFY SITE CONDITIONS COMPARED TO PLANS. THESE ARE NOT ELDED ADJUSTMENTS MAY BE NECESSARY DUE TO ACTUAL UTILITY CTS OR CONDITIONS THAT ARE DIFFERENT THAN SHOWN ON

BEFORE CONSTRUCTION. COORDINATE ALL WORK WITH OTHER

ILT DRAWINGS AFTER PROJECT COMPLETION.

SEED CO. 970-356-7002. GROUND OF SEEDED AREA SHALL BE EROSION CONTROL IN TWO DIRECTIONS TO DISTRIBUTE THE SEED EVENLY OVER THE AREA. THE AREA SHALL BE CRIMPED WITH STRAW AND PROVIDED WITH MULCH UNTIL GRASS IS ESTABLISHED. CONTRACTOR SHOULD MONITOR SEEDING PROGRESS, EROSION CONTROL AND GERMINATION, RESEEDING AS NEEDED. CONTRACTOR TO REMOVE TEMPORARY IRRIGATION SYSTEM WHEN GRASS IS WELL ESTABLISHED.

(29%) BLUE GRAMA (*Bouteloua gracilis*)  
(10%) BUFFALOGRASS (*Bouteloua dactyloides*)  
(20%) GREEN NEEDLEGRASS (*Nassella viridula*)  
(20%) SIDEOTS GRAMA (*Bouteloua curtipendula*)  
(20%) WESTERN WHEATGRASS (*Pascopyrum smithii*)  
(1%) SAND DROPSEED (*Sporobolus cryptandrus*)

Mark north side of tree in nursery, and rotate tree to face north at the site whenever possible.

Wrap all deciduous trees with 4" commercial tree wrap, starting at base of trunk, overlapping up to first branch. Install with any tensioning on the inside.

Safely capps on all points.

Set top of root ball 1-2" higher than adjacent grade.

4" deep mulch ring placed a minimum of 4 ft. in diameter.

Do not place mulch in contact with tree trunk.

1:1 slope on sides of planting hole.

Remove all twine, rope, burlap and wire from entire root ball and trunk.

Place soil around root ball firmly, do not compact or tamp. Settle soil with water. Fill all air pockets.

6 ft. steel T-post (see schedule). All shall be driven outside rootball in undisturbed soil.

4-6" high water saucer in non-turf areas.

Backfill with blend of existing soil and a maximum 25% (by volume) organic material. Water thoroughly when backfilling.

Place root ball on undisturbed soil to prevent settlement.

PLAN VIEW - THREE STAKES

Grommetted nylon straps

Galvanized wire or cable - twist wire to tighten.

720°

24"

48"

2 TIMES ROOT BALL DIAMETER

The diagram illustrates a method for stabilizing a root ball. It features a cross-section of the ground with a root ball. A wire cage, made of galvanized wire or cable twisted together, is placed around the root ball. The cage is supported by three stakes driven into the ground. A plan view of the cage shows it is a hexagonal shape formed by three intersecting lines. The diagram is labeled with various parts and instructions.

**Diagram Labels and Instructions:**

- Plan View - THREE STAKES:** A diagram showing the top-down view of the wire cage, which is a hexagon formed by three intersecting lines. The lines are labeled "Galvanized wire or cable twist wire to tighten." and "Stake".
- Root Ball Diameter:** A horizontal line across the root ball, labeled "ROOT BALL DIAMETER".
- Stakes:** Three vertical stakes are shown driving into the ground, supporting the wire cage. They are labeled "6 ft. steel T-post (see schedule). All shall be driven outside rootball in undisturbed soil." and "6-8\" high water saucer in non-turf areas."
- Backfill:** The area around the root ball is filled with backfill, labeled "Backfill with blend of existing soil and a maximum 25% (by volume) organic material. Water thoroughly when backfilling."
- Soil Settlement:** A label "Place root ball on undisturbed soil to prevent settlement." points to the base of the root ball.
- Wire Cage:** The wire cage is labeled "Grommeted nylon straps" and "Grommeted wire or cable - twist wire to tighten."
- Soil and Water:** Instructions for soil and water management are provided: "4\" deep mulch ring placed a minimum of 4 ft. in diameter. Do not place mulch in contact with tree trunk.", "1:1 slope on sides of planting hole.", "Remove all twine, rope, burlap and wire from entire root ball and trunk.", "Tamp soil around root ball firmly with foot pressure so that root ball does not shift.", "Settle soil with water. Fill all air pockets soil."
- Safety:** A label "Safety caps on all posts" points to the top of the stakes.
- Soil Grade:** A label "Set top of root ball 1-2\" higher than adjacent grade." points to the top of the root ball.
- Wind:** A label "Prevailing Wind" with an arrow indicates the direction of the wind.

**Staking Notes:**  
Stake trees as shown, then remove at end of first growing season.  
Wire or cable shall be min. 12 gauge. Tighten wire or cable only enough to keep from slipping. Allow for some trunk movement. Nylon straps shall be long enough to accommodate 1-1/2" of growth and buffer all branches from wire.

Set top of root ball 1–2" higher than adjacent grade.

Remove container, (including fiber containers), baskets, wire etc. from the rootball.

Break-up encircling roots with sharp knife or spade.

1:1 slope on sides of planting hole.

Spill bottom of root ball.

4" high water saucer.

4" deep mulch ring 3 ft in diameter. Place on geotextile weed barrier.

Backfill with blend of existing soil and a minimum 25% (by volume) organic material. Water thoroughly when backfilling.

These root ball on undisturbed soil to prevent settlement.

2 TIMES ROOT BALL DIAMETER

**Pruning Notes:**  
Do not heavily prune the shrub at planting. Prune only dead or broken branches. If form is compromised by pruning, replace shrub.

SYMBOL	NUMBER	NAME	SIZE	TYPE	HEIGHT	SPREAD
<b><u>DECIDUOUS TREES</u></b>						
WHB	3	WESTERN HACKBERRY <i>Celtis occidentalis</i>	2" cal.	B&B	60'	50'
CPO	4	CHINKAPIN OAK <i>Quercus muehlenbergii</i>	2" cal.	B&B	40'	50'
BOK	3	BUR OAK <i>Quercus macrocarpa</i>	2" cal.	B&B	60'	40'
SHL	4	SKYLINE HONEYLOCUST <i>Gleditsia triacanthos</i> Inermis 'Skyline'	2" cal.	B&B	45'	35'
ACE	3	ACCOLADE ELM <i>Ulmus japonica</i> x <i>wilsoniana</i> 'Morton'	2" cal.	B&B	50'	35'
CSO	2	CRIMSON SPIRE OAK <i>Quercus 'Crimson Spire'</i>	2" cal.	B&B	40'	20'
<b><u>ORNAMENTAL TREES</u></b>						
HWM	4	HOT WINGS TATARIAN MAPLE <i>Acer tataricum</i> 'Hot Wings'	1.5" cal.	B&B	15'	15'
TCH	5	THORNLESS COCKSPUR HAWTHORNE <i>Crataegus crusgalli</i> inermis	1.5" cal.	B&B	20'	20'
<b><u>EVERGREEN TREES</u></b>						
HSS	4	HOOPSII SPRUCE <i>Picea pungens</i> 'Hoopsii'	6 ft.	B&B	25'	12'
<b><u>SHRUBS</u></b>						
GDP	11	GOLD DROP POTENTILLA <i>Potentilla fruticosa</i> 'Gold Drop'	5 gal.	container	3'	3'
FRS	8	FROEBEL SPIREA <i>Spiraea x bumalda</i> 'Froebelii'	5 gal.	container	3'	3'
AWP	12	ABOTTWOOD POTENTILLA <i>Potentilla fruticosa</i> 'Abottwood'	5 gal.	container	3'	3'
PKC	15	PEKING COTONEASTER <i>Cotoneaster lucidus</i>	5 gal.	container	6'	6'
GLS	18	GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-Low'	5 gal.	container	2'	5'
BMS	8	BLUE MIST SPIREA <i>Caryopteris x clandonensis</i>	5 gal.	container	3'	3'
CNB	11	COPPERTINA NINEBARK <i>Physocarpus opulifolius</i> 'Coppertina'	5 gal.	container	10'	8'
CPL	16	COMMON PURPLE LILAC <i>Syringa vulgaris</i>	5 gal.	container	12'	8'
<b><u>EVERGREEN SHRUBS</u></b>						
BMJ	34	BROADMOOR JUNIPER <i>Juniperus sabina</i> 'Broadmoor'	5 gal.	container	2'	5'
CPJ	20	COMPACT PFITZER JUNIPER <i>Juniperus x media</i> 'Pfitzeriana Compacta'	5 gal.	container	3'	5'
<b><u>ORNAMENTAL GRASSES</u></b>						
FRG	26	FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster'	5 gal.	container	4'	2'

4"x8"x16" INTEGRAL COLOR CMU BLOCK, COLOR: DARK BEIGE

PRECAST CONCRETE SILL, COLOR: WHITE

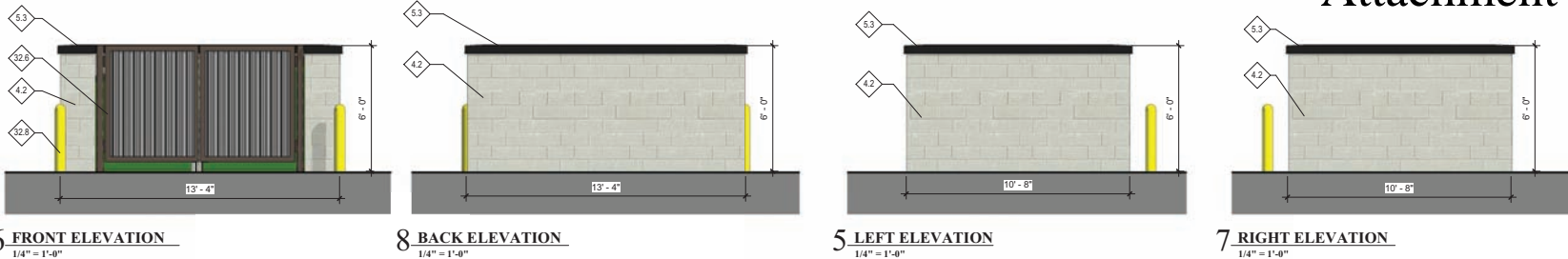
ALUMINUM STOREFRONT SYSTEM & PARAPET CAP, COLOR: DARK BRONZE

STUCCO EMBOSSED METAL PANEL, COLOR: LIGHTSTONE

VERTICAL METAL PANEL, COLOR: BURNISHED SLATE

WOOD TIMBER TRUSS

MATERIALS



Keynote Legend	
Key Value	Keynote Text
3.2	PRECAST CONCRETE SILL, COLOR: WHITE
4.1	4"x8"x16" INTEGRAL COLOR CMU BLOCK, COLOR: GRAY
4.2	8"x8"x16" CMU BLOCK
5.1	STUCCO EMBOSSED METAL PANEL, COLOR: LIGHTSTONE
5.2	VERTICAL METAL PANEL, COLOR: BURNISHED SLATE
5.3	PRE-FINISHED METAL PARAPET CAP, COLOR: BURNISHED SLATE
6.1	WOOD TIMBER TRUSS
7.2	PRE-FINISHED GUTTER & DOWNSPOUT, COLOR: BURNISHED SLATE
8.1	HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH BURNISHED SLATE
8.2	OVERHEAD COILING DOOR, COLOR: BURNISHED SLATE
8.3	ALUMINUM STOREFRONT SYSTEM, COLOR: DARK BRONZE
10.12	SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. A SEPARATE SIGN PERMIT IS REQUIRED.
32.6	STEEL GATE, PAINT TO MATCH BURNISHED SLATE
32.8	STEEL BOLLARD, PAINTED, HIGH VISIBILITY YELLOW



MATERIAL SCHEDULE - EAST ELEVATION		
MATERIAL DESCRIPTION	AREA	%
STUCCO EMBOSSED METAL PANEL, COLOR: LIGHTSTONE	468 SF	40%
VERTICAL METAL PANEL, COLOR: BURNISHED SLATE	264 SF	23%
4" INTEGRAL COLOR CMU BLOCK, COLOR: DARK BEIGE	414 SF	36%
ALUMINUM STOREFRONT SYSTEM, COLOR: DARK BRONZE	16 SF	1%



MATERIAL SCHEDULE - WEST ELEVATION		
MATERIAL DESCRIPTION	AREA	%
STUCCO EMBOSSED METAL PANEL, COLOR: LIGHTSTONE	221 SF	18%
VERTICAL METAL PANEL, COLOR: BURNISHED SLATE	273 SF	22%
4" INTEGRAL COLOR CMU BLOCK, COLOR: DARK BEIGE	710 SF	57%
ALUMINUM STOREFRONT SYSTEM, COLOR: DARK BRONZE	32 SF	3%

- SECTION 18.40.090 (10) OF THE DEVELOPMENT CODE USED IN DESIGN
- GROUP 1 - EXTERIOR WALL ARTICULATION
- A. BUILDINGS BAYS CREATED BY COLUMNS, RIBS, PILASTERS OR PIERS OR AN EQUIVALENT ELEMENT THAT DIVIDES A WALL INTO SMALLER PROPORTIONS OR SEGMENTS WITH ELEMENTS BEING AT LEAST ONE (1) FOOT IN WIDTH AND SPACED AT INTERVALS OF NO MORE THAN THIRTY PERCENT (30%) OF THE EXTERIOR BUILDING WALLS
- GROUP 2 - ROOF ARTICULATION
- A. CHANGES IN ROOF LINES, INCLUDING THE USE OF STEPPED CORNICE PARAPETS, A COMBINATION OF FLAT AND SLOPED ROOFS, OR PITCHED ROOFS WITH AT LEAST TWO (2) ROOF LINE ELEVATION CHANGES
- GROUP 3 - BUILDING OPENINGS, WALKWAYS AND ENTRANCES
- A. SOME OTHER ARCHITECTURAL FEATURE OR TREATMENT WHICH ADDS DEFINITION TO THE BUILDING OPENINGS, WALKWAYS OR ENTRANCES
- GROUP 4 - BUILDING MATERIALS
- A. AT LEAST TWO (2) KINDS OF MATERIALS DISTINCTLY DIFFERENT IN TEXTURE OR MASONRY PATTERN, WITH EACH OF THE REQUIRED MATERIALS COVERING AT LEAST TWENTY-FIVE PERCENT (25%) OF THE EXTERIOR WALLS OF THE BUILDING

MATERIAL SCHEDULE - NORTH ELEVATION		
MATERIAL DESCRIPTION	AREA	%
STUCCO EMBOSSED METAL PANEL, COLOR: LIGHTSTONE	1106 SF	28%
VERTICAL METAL PANEL, COLOR: BURNISHED SLATE	861 SF	22%
4" INTEGRAL COLOR CMU BLOCK, COLOR: DARK BEIGE	1938 SF	50%



MATERIAL SCHEDULE - SOUTH ELEVATION		
MATERIAL DESCRIPTION	AREA	%
STUCCO EMBOSSED METAL PANEL, COLOR: LIGHTSTONE	653 SF	21%
VERTICAL METAL PANEL, COLOR: BURNISHED SLATE	976 SF	31%
4" INTEGRAL COLOR CMU BLOCK, COLOR: DARK BEIGE	1412 SF	45%
ALUMINUM STOREFRONT SYSTEM, COLOR: DARK BRONZE	124 SF	4%



HAUSER

ARCHITECTS

3780 East 15th Street, Suite 201 • Loveland, Colorado 80538

970.669.8220

E-mail: info@hauserarchitectspc.com

SPRADLEY BARR

MAINTENANCE FACILITY

2845 30TH STREET

GREELEY, CO

PLANNING ELEVATIONS

REVISIONS

SHEET

A100

30

SHEET 9 OF 9



3455970 04/02/2007 03:02P Weld County, CO  
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

# PLAZA COMMERCIAL PARK

Being a replat of Tracts D and part of Tract G, Gallery Green III Addition,  
City of Greeley, County of Weld, State of Colorado

(For recording purposes: Part of the Northwest Quarter of Section 24, Township 5 North, Range 66 West of the 6th P.M.)

## DEDICATION STATEMENT

W. HERRICK GARNSEY TRUST and RISCO, LC, being the sole owner(s) in fee of

Tract D, and Tract G, Gallery Green III Addition to the City of Greeley, County of Weld, State of Colorado as recorded April 18, 1980 as Reception Number 1822594 of the records of the Weld County Clerk and Recorder (WCOR) and being part of the Northwest Quarter (NW1/4) of Section Twenty-four (24), Township Five North (T.5N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.) EXCEPTING THEREFROM that part of said Tract G as contained within the Minor Subdivision of Tract J, Gallery Green III Subdivision Lot Line Adjustment Plot, a subdivision in the City of Greeley, County of Weld, State of Colorado as recorded June 26, 2003 as Reception Number 3077395 of the records of the WCOR.

Said described parcel of land contains 553,855 Square Feet, more or less (±) (12.715 Acres, more or less (±)) and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

shown on the attached map as embraced within the heavy exterior lines thereon, do hereby vacate the platting of the above described parcel of land, and has/have subdivided the same into lots and blocks (or building envelopes) as shown on the attached map and does/they set aside said portion or tract of land and designate the same PLAZA COMMERCIAL PARK to the City of Greeley, County of Weld, State of Colorado and does/do dedicate to the public, the streets and all easements over and across said lots (or building envelopes) at locations shown on said map and does/do further certify that the width of said streets, the dimensions of the lots and blocks (or building envelopes), and the names and numbers thereof are correctly designated upon said map.

This 23 day of January, 2007.

W. Herrick Garnsey

W. Herrick Garnsey  
W. Herrick Garnsey Trust

## NOTARIAL CERTIFICATE

STATE OF Colorado )  
COUNTY OF Weld ) SS

The foregoing instrument was acknowledged before me by W. Herrick Garnsey  
this 23 day of January, 2007.

My commission expires 8/8/2010



This 22 day of Jan, 2007.

RISCO, LC.

Steven W. Risdal  
President

## NOTARIAL CERTIFICATE

STATE OF Colorado )  
COUNTY OF Weld ) SS

The foregoing instrument was acknowledged before me by Steven W. Risdal  
this 22 day of Jan, 2007.

My commission expires Oct 30 2007

(SEAL)



## SURVEYOR'S STATEMENT

I, Charles B. Jones, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plot was prepared from an actual survey under my personal supervision, that the monumentation as indicated herein were found or set as shown, and that the foregoing plot is an accurate representation thereof, all to the best of my knowledge, information, belief, and in my professional opinion.

Charles B. Jones, On behalf of King Surveyors, Inc.

Colorado Registered Professional Land Surveyor #223098

Land Surveyor #223098

## EASEMENT VACATION NOTE:

Drainage Utility Easement as recorded October 8, 1996 as Reception Number 2514655 of the records of the Weld County Clerk and Recorder.

This document describes a parcel of land as described in Exhibit A - Addendum to Drainage Utility Easement Dedication Agreement. There is no indication in the document showing or describing exactly where the easement is located or what its configuration is. The document however makes the following statement:

See attached Exhibit A for legal description of property and location of Easement. As an alternative to Exhibit A, reference a drainage report for the site which indicates the location of the property and easement which has been approved by the Grantee. The area within the Easement shall be used for the purpose of providing stormwater detention capacity of 10,500 CF and shall not be converted to other uses in the future.

The drainage facilities within this area are being redesigned as part of this platting process and therefore the easement as created by this document is no longer necessary in the position as defined or intended by this document.

Therefore, the easement as created by this document is hereby vacated and abandoned by the execution of the City of Greeley in their acceptance of this subdivision plat and the associated engineering design documents and drawings.

## CERTIFICATE OF APPROVAL OF THE CITY ENGINEER

Approved this 31<sup>st</sup> day of January, 2007, by the City Engineer of the City of Greeley, Colorado.

Mike Bagley  
City Engineer

## CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

Approved this 30<sup>th</sup> day of January, 2007, by the Community Development Director of the City of Greeley, Colorado.

Sharon L. Spork  
Community Development Director

## BASIS OF BEARINGS

Assuming the East line of Tract G, Gallery Green III Addition to the City of Greeley, County of Weld, State of Colorado as bearing South 01°11'52" East, as plotted, with all other bearings contained herein relative thereto.

## TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, King Surveyors Inc. relied upon Title Commitment Number LTTL0001022 C-2, dated November 06, 2006 at 7:00 am as prepared by Lawyers Title Insurance Corporation to delineate the aforesaid information.

## NOTE

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

## DEVELOPMENT AGREEMENT

A development agreement has been filed in conjunction with this plat. That agreement should be viewed for additional stipulations or requirements that may encumber the property.

OWNER/SUBDIVIDER: W. HERRICK GARNSEY TRUST  
6009 21ST STREET  
GREELEY, COLORADO 80634

RISCO, LC  
17013 US 69  
AMES, IOWA 50010

ENGINEER: PICKETT ENGINEERING, INC.  
MICHAEL HEIN  
808 8TH STREET  
GREELEY, COLORADO 80631  
PHONE: (970) 356-6362

SURVEYOR: KING SURVEYORS, INC.  
CHARLES B. JONES  
850 GARDEN DRIVE  
WINDSOR, CO 80550  
PHONE: (970) 686-5011

## WATER AND SANITARY SEWER NOTES:

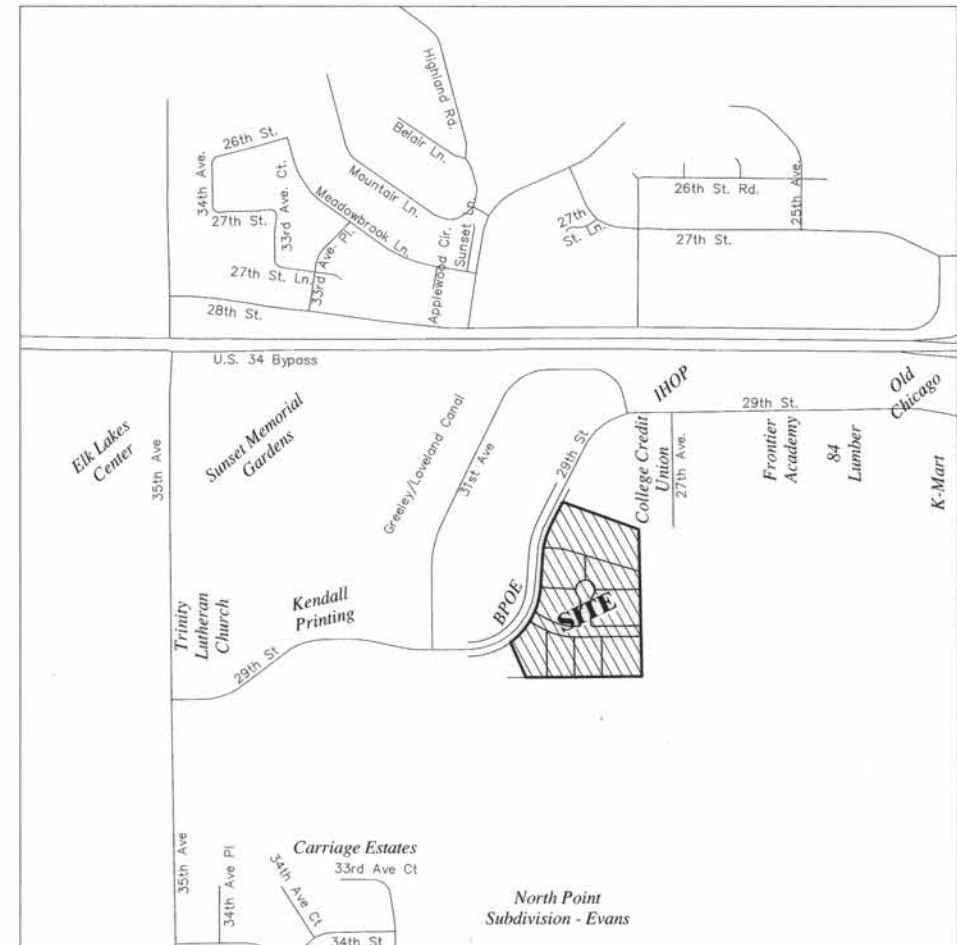
For public water and sewer lines located in private roads or easements. Future repair of paving, landscaping, or other improved surfaces subsequent to the repair of a water or sewer line shall be the responsibility of the property owner/home owner's association. The City of Greeley's Water and Sewer Department will backfill the trench to the surface but not rebuild any surface improvements or replace landscaping.

For all replats where lot lines or street locations change, all existing water and sewer stub-outs, fire hydrants, etc. shall be relocated to their appropriate location. Water main and sanitary sewer collection designs in this replatted area must conform to current City of Greeley Design Criteria.

The Water and Sewer Department shall have the exclusive use of exclusive water and/or water and sanitary sewer easements except for angled utility crossings. The Water and Sewer Department shall review for acceptance all utility crossing methods prior to construction.

## ACCESS NOTE

No access onto 29th Street is permitted from Lots 2 and 3 inclusive, Block 1 and Lot 1, Block 2.



VICINITY MAP  
(SCALE = 1" = 500')

DATE: NOV 2004

FILE NAME: 2004128sub-A

SCALE: 1"=50'

DRAWN BY: JSA/CBJ

CHECKED BY: CBJ

KING SURVEYORS, INC.  
650 Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | fax: (970) 686-5821



REVISIONS:	DATE:
CITY OF GREELEY REVIEW COMMENTS	JSA 12-20-04
GREELEY REVIEW COMMENTS	CBJ 07-18-06
GREELEY REVIEW COMMENTS	JSA 11-10-06
GREELEY REVIEW COMMENTS	CBJ 01-16-07

PLAZA COMMERCIAL PARK  
FOR  
PICKETT ENGINEERING, INC.  
808 8TH STREET, GREELEY, CO 80631  
PHONE: (970) 356-6362 - FAX: (970) 356-6486

PROJECT #: 2004128

31  
SHEET 1 OF 2

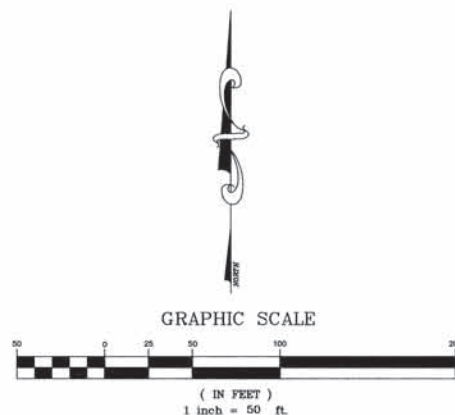


# PLAZA COMMERCIAL PARK

Being a replat of Tracts D and part of Tract G, Gallery Green III Addition,  
City of Greeley, County of Weld, State of Colorado

(For recording purposes: Part of the Northwest Quarter of Section 24, Township 5 North, Range 66 West of the 6th P.M.)

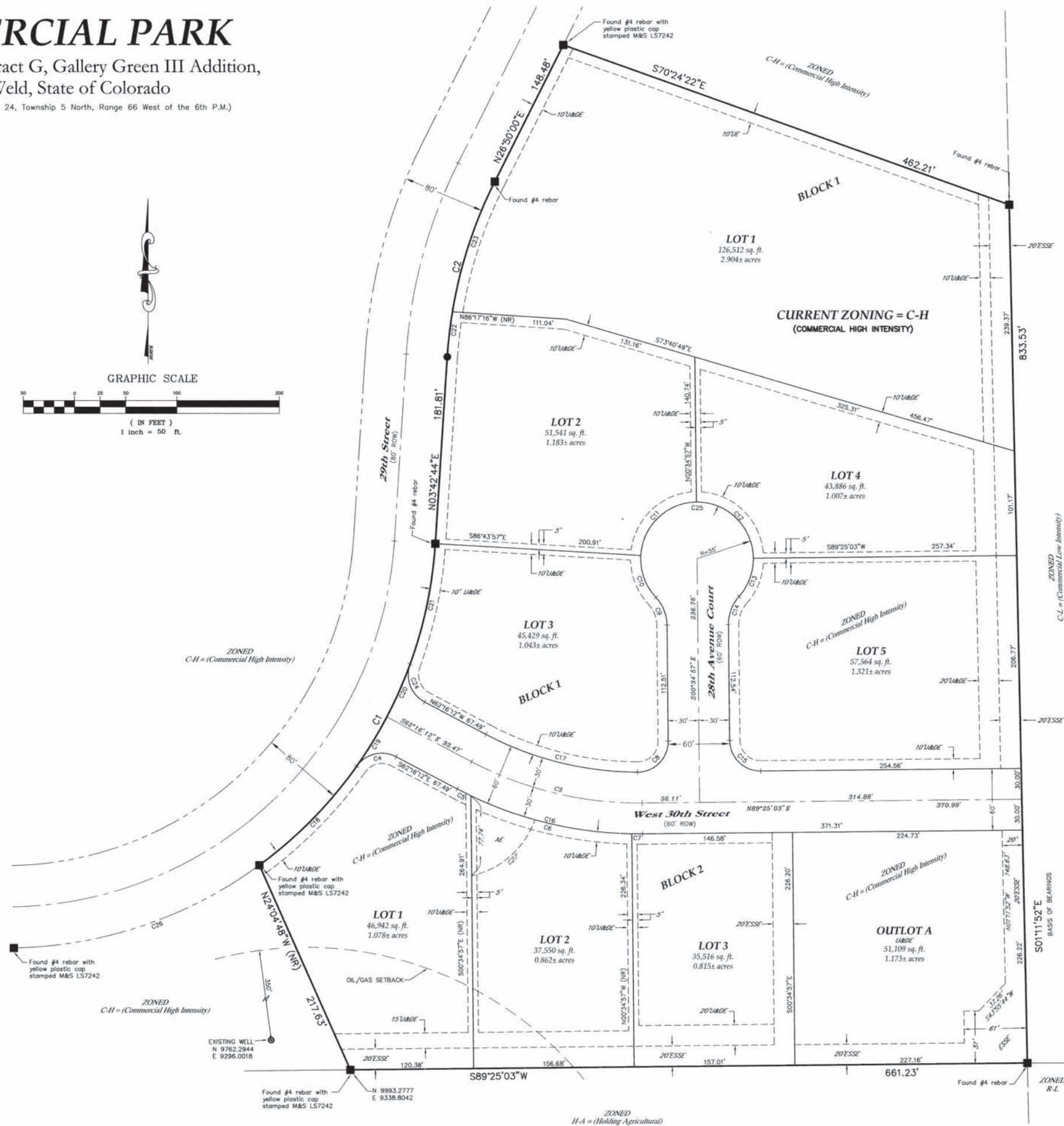
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	368.16'	420.00'	50°13'27"	356.49'	N28°49'28"E
C2	177.57'	440.02'	23°07'16"	176.36'	N15°16'22"E
C3	172.95'	350.00'	28°18'45"	171.20'	S76°25'34"E
C4	43.11'	30.00'	82°20'16"	39.50'	S76°33'40"W
C5	14.76'	380.00'	02°13'30"	14.76'	S63°22'57"E
C6	162.59'	380.00'	24°30'56"	161.36'	S76°45'10"E
C7	10.43'	380.00'	01°34'20"	10.43'	S89°47'47"E
C8	47.53'	30.00'	90°46'09"	42.71'	N44°48'07"E
C9	29.70'	40.00'	42°32'13"	29.02'	N21°51'03"W
C10	44.53'	55.00'	46°23'12"	43.32'	S19°55'34"E
C11	82.70'	55.00'	86°09'00"	75.13'	S46°20'33"W
C12	86.39'	55.00'	90°00'00"	77.78'	N45°34'57"W
C13	40.83'	55.00'	42°32'13"	39.90'	N20°41'09"E
C14	29.70'	40.00'	42°32'13"	29.02'	S20°41'09"W
C15	47.12'	30.00'	90°00'00"	42.43'	S45°34'57"E
C16	187.78'	380.00'	28°18'45"	185.87'	S76°25'34"E
C17	153.83'	320.00'	27°32'37"	152.36'	S76°02'30"E
C18	135.94'	420.00'	18°32'39"	135.34'	N44°39'52"E
C19	56.17'	420.00'	07°39'44"	56.13'	N31°33'40"E
C20	56.17'	420.00'	07°39'44"	56.13'	N23°33'56"E
C21	119.89'	420.00'	16°21'20"	119.49'	N11°53'24"E
C22	44.07'	440.02'	05°44'20"	44.05'	S06°34'54"W
C23	133.49'	440.02'	17°22'56"	132.98'	S18°08'32"W
C24	43.11'	30.00'	82°20'16"	39.50'	S21°06'04"E
C25	254.45'	55.00'	285°04'26"	81.05'	S89°25'03"W
C26	237.07'	420.00'	35°04'09"	233.08'	N71°28'16"E
C27	85.84'	85.00'	57°31'46"	82.24'	N48°34'02"E



## LEGEND

— LOT LINE	■ FOUND MONUMENT AS DESCRIBED
- - - EASEMENT LINE	● SET 24" OF #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED KS, LS 22098
- - - RIGHT-OF-WAY	○ CALCULATED POSITION
— PROPERTY LINE	— ESSE EXCLUSIVE SANITARY SEWER EASEMENT
- - - CENTERLINE	— ESSE EXCLUSIVE UTILITY & DRAINAGE EASEMENT
(NR) NON-RADIAL	— UE UTILITY EASEMENT
EU&DE EXCLUSIVE UTILITY & DRAINAGE EASEMENT	— DE DRAINAGE EASEMENT
U&DE UTILITY & DRAINAGE EASEMENT	— AU&DE ACCESS, UTILITY & DRAINAGE EASEMENT
AE ACCESS EASEMENT	

Charles B. Jones, Surveyor, Inc.  
Colorado Registered Professional Land Surveyor  
No. 22098  
Exp. 12/31/2007  
19242



DATE: NOV 2004  
FILE NAME: 2004128sub-A  
SCALE: 1"=50'  
DRAWN BY: JSA/CBJ  
CHECKED BY: CBJ

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