

Attachment B - Project Narrative

City of Greeley
1000 10th Street
Greeley, Colorado 80631

Project Name: Ground Solutions – Office/Warehouse

Location: NE corner of HWY 257 Spur and Missile Park Rd.

Lot B, Recorded Exemption No. 0957-2-4 RE-4941, Located in Part of the Southeast Quarter of Section 2, Township 5 North, Range 67 West of the 6th Principal Meridian, City of Greeley, County of Weld, State of Colorado.

Agent/Project Manager:

Ridgetop Engineering
541 E. Garden Drive, Unit N
Windsor, CO 80550
Nicholas Andersen
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Owner:

JCK Real Estate LLC
6564 N. County Rd, 11C
Loveland, CO 80538
Jordan Kamps
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Project Summary:

The property consists of 579,821 square feet or 13.311 acres more or less. The owner is proposing the construction of two buildings totaling 14,025 sf which will consist of office and shop/warehouse use for the owners business. A concrete parking lot will be constructed for the buildings. The parking lot will consist of 31 stalls. The owner also owns the property directly to the east of this property and will serve as the owners storage yard.

The property is surrounded by multiple zonings:

To the North, there is PUD and R-L and Ag and I-3;

To the West, there is I-L, and Ag;

To the South, there is I-L, I-M, C-H, H-A and PUD;

And to the East, there is R-L, R-H, H-A, PUD and C-H.

Attachment B - Project Narrative cont.

The current site has one entry point that is a shared access for this property and the residential property along the SW corner of the site. The current access will be removed, and two new concrete entrances will be paved to help facilitate the owners use. The western access will also keep the connection to the residential property. The ditch alongside Hwy 257 spur will be regraded and two new culverts will be added under the entrances to allow drainage to continue as it has historically. A screening fence will be installed along the South and West sides of the yard. Landscaping will also be provided between the screen fence and the residential drive and Hwy 257 Spur. Minimal landscaping will be provided along the North Property line and Eastern Property line. Property to the north is Agricultural and the property to the east is owned by the same owner.

We are proposing a ¾" domestic water tap and a 6" fire service line to serve both buildings. A wastewater septic facility will be used to treat this site. The proposed leach field will be located at the NE corner of the site away from all buildings. We are proposing a 1500 gal. septic tank and a 1000 gal. dosing tank. This project will use a previously applied for septic permit and use the same design.