

## PLANNING COMMISSION SUMMARY

**ITEM:** Combined Preliminary and Final PUD (Planned Unit Development) for auto repair use in the Suffolk PUD

**FILE NUMBER:** PUD2020-0013

**PROJECT:** Suffolk Subdivision 4<sup>th</sup> Filing, 1<sup>st</sup> Amendment, Combined Preliminary & Final PUD

**LOCATION:** 2505 46<sup>th</sup> Avenue

**APPLICANT:** Elliott Smith, of TerraForm Companies, on behalf of Mo Choudhry

**CASE PLANNER:** Kira Stoller, Planner II

**PLANNING COMMISSION HEARING DATE:** May 25, 2021

### PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Section 24-663 and Section 24-673 of the City of Greeley Development Code and approve, approve with conditions, or deny the request.

## EXECUTIVE SUMMARY

### A. REQUEST

The applicant is requesting approval of a combined Preliminary and Final PUD for an auto repair facility on property located at 2505 46<sup>th</sup> Avenue (*see Attachment A – Vicinity Map*), and a final plat and site plan, for the Suffolk Subdivision 4<sup>th</sup> Filing, 1<sup>st</sup> Amendment (*see Attachment B – Applicant Narrative*).

### B. STAFF RECOMMENDATION

Approval

### C. LOCATION

#### Abutting Zoning

North: PUD (Planned Unit Development)

South: PUD (Planned Unit Development)

East: PUD (Planned Unit Development)

West: PUD (Planned Unit Development)

#### Surrounding Land Uses

North: Retail (Lowe's Home Improvement)

South: Auto repair (Firestone Complete Auto Care)

East: Restaurant (The G.O.A.T. Sports Bar)

West: Retail (Goodwill)

### **Site Characteristics**

The subject site is 2.16 acres in size and has not been previously developed. The property is generally located north of Centerplace Drive and west of 46<sup>th</sup> Avenue, with private access drives located along the north, south and west boundaries of the site.

### **D. BACKGROUND**

The original Suffolk Preliminary PUD (Case No. PUD 10:03) encompassed a total of 38.48 acres of land, located south of 24<sup>th</sup> Street and east of 47<sup>th</sup> Avenue. The PUD identified four lots and two outlots with the following land use designations: Lot 1 – Lowe’s Home Improvement store, Lot 2 – uses allowed in the C-H (Commercial High Intensity) zone, Lot 3 – uses allowed in the R-M (Residential Medium Density) zone, Lot 4 – uses allowed in the R-H (Residential High Density) zone, Outlot A – open space, and Outlot B – stormwater detention. The Preliminary PUD was approved by City Council on January 6, 2004. The corresponding Final PUD (Case No. PUD 2:04) included site details for the proposed Lowe’s Home Improvement store, as well as the associated plat, which formally established the four lots and two outlots identified in the Preliminary PUD, and was approved by the Planning Commission on April 13, 2004.

Lot 2 of the Suffolk Preliminary PUD developed gradually. The western third of the site was approved for a McDonald’s restaurant in 2006 (rec # 3464670). A plat was recorded in conjunction with this application and subdivided Lot 2, into two new lots. McDonald’s developed on Lot 1 and the new Lot 2 remained vacant until 2012. At that time, a Preliminary and Final PUD was approved for a Goodwill retail store (rec # 3937069). Another replat was also filed to split Lot 2 into Lot 1A and Lot 2A. Goodwill developed on Lot 1A and Lot 2A has remained vacant until now.

The current request is for a combined Preliminary and Final PUD for a 3,174 square foot auto repair facility, the initial user is proposed to be a Jiffy Lube facility. Additionally, the applicant is proposing a replat of the Suffolk Subdivision, Fourth Filing. The replat would subdivide Lot 2A into two new lots as follows: Lot 1 would contain 1.57 acres and Lot 2 would be 0.59 acres in size (*see Attachment F – Plat*). The proposed auto repair facility would be situated on the newly platted Lot 2. Lot 1 would be developed at a later date and require a separate Preliminary and Final PUD approval, but would still allow those land uses permitted in the C-H (Commercial High Intensity) zone district.

### **E. APPROVAL CRITERIA**

The review criteria found in Section 24-663 of the Greeley Development Code shall be used when considering a Preliminary PUD approval request.

#### **1. Does the Preliminary Plan meet the standards for PUD establishment?**

- A. Area requirements. The area of a proposed PUD shall be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose of these regulations and to establish the PUD as a meaningful part of the larger community. Each proposed PUD shall therefore be evaluated as to its adequacy in size with respect to both the nature and character of its internal design and to its specific location within*

*the City. The minimum size of a PUD to be considered for establishment shall be two (2) acres.*

Staff Comment: The overall property is approximately 2.16 acres in size, however, as part of the proposed Preliminary and Final PUD, the applicant intends to split the property into two lots. Lot 2 would be 0.59 acres in size and house the proposed auto repair facility. Lot 1 would be 1.57 acres and is to be developed at a later date, via a separate Preliminary and Final PUD approval. Because the subject site is already zoned PUD and allowed uses have been established for both proposed lots, staff feels that splitting the property into two separate parcels, each of which will be less than two acres in size, still aligns with the spirit of the Code.

The proposal complies with this criterion.

- B. *Consistency with the Land Use Chapter of the Comprehensive Plan. A PUD proposal shall be found to be consistent with all applicable elements of the Land Use chapter of the City's adopted Comprehensive Plan with respect to its proposed internal design and use and its relationship to adjacent areas and the city as a whole before it may be zoned as a PUD.*

Staff Comment: The subject site is already zoned PUD and prior approvals designated that the permitted lands uses would be those allowed in the C-H (Commercial High Intensity) zone. Auto repair (on sites less than an acre in size) is permitted in the C-H zone district and would normally require a Design Review approval. In this instance, the combined Preliminary and Final PUD, serves as the site plan approval. The proposed land use is consistent with the Imagine Greeley, Land Use Guidance Map, which labels the property as an employment, industrial and commercial area. The project also directly aligns with the following objectives from the *Imagine Greeley Comprehensive Plan (2018)*:

*Objective GC-1.2 Form of Growth: Encourage a compact urban form over sprawl or leap-frog development.*

*Objective GC-1.3 Adequate Public Facilities: Restrict development to the Adequate Public Facilities Area (APFA) except where the developer provides the equivalent level, or cash-in-lieu at a rate determined by the City, to install infrastructure that would otherwise be provided by the City.*

*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 subject site is located in an area that is almost fully built out and adequate public facilities already exist in the immediate vicinity. In addition to supporting an urban form of growth, the proposed building architecture is very similar to that of the existing structures in the area.

The proposal complies with this criterion.

The review criteria found in Section 24-673 of the Greeley Development Code shall be used when considering a Final PUD approval request.

## **2. Is the Final PUD plan in substantial conformance with the approved preliminary PUD?**

Staff Comment: There have been various preliminary PUD approvals which encompassed the subject site and the proposed land use of an auto repair facility is in conformance with these preceding plans. However, because no site development details were provided, the previous approvals indicated that a separate Preliminary and Final PUD would be required for the property to be developed.

The proposal complies with this criterion. Additional details regarding the proposed site design for the auto repair facility are outlined below.

Building Elevations - The proposed building design would utilize two primary materials on the exterior of the structure. The base of the building would be finished with a stone wainscot and exterior insulation and finish system (EIFS) above (*see Attachment E – Building Elevations*). The proposed colors would be similar to the existing buildings in the surrounding area and the architecture provides a varied roof-line. The building would include three service bays and two customer entrances on the east and west sides of the structure.

Setbacks – A 25 foot setback is required along 46<sup>th</sup> Avenue. No other standard setbacks apply, however, the following approximate measures would be provided from the auto repair facility to the adjacent lot lines:

North – 21 feet (from new lot line designated on the proposed replat)

East – 61 feet (from 46<sup>th</sup> Avenue right-of-way)

South – 10 feet (from existing private drive)

West – 100 feet (from existing private drive)

Landscaping – The applicant has designed the site to provide 42% open space. The site landscaping would consist of twelve trees and over 100 shrubs and ornamental grasses.



Additionally, sodded lawn areas will be provided along the east and west boundaries of the site (*see Attachment D – Landscape Plan*).

Signage – All site signage would be required to meet the Development Code standards for the C-H (Commercial High Intensity) zone district, and as amended. All signage shown on the plans is for illustrative purposes only and will require review and approval under a separate permit.

Photometrics – The site lighting must comply with the commercial standards of the Development Code, and as amended. Five (5) freestanding light fixtures, with a maximum height of 20 feet are proposed along the parking lot and internal driveway.

Parking and Circulation - The applicant is proposing nine (9) parking spaces, which meets the code requirement for auto repair facilities, based on proposed building square footage. Pedestrian access would be available from 46<sup>th</sup> Avenue and four (4) bicycle stalls would be provided on site. The subject site would have one vehicle access point from the existing private drive to the south, which connects directly to 46<sup>th</sup> Avenue. The service bays would be accessed on the west side of the building and exited to the east, utilizing the circular drive around the north side of the structure (*see Attachment C – Site Plan*).

## **F. PHYSICAL SITE CHARACTERISTICS**

### **1. SUBDIVISION HISTORY**

The subject site was originally platted as a portion of Lot 2 of the Suffolk Subdivision on May 4, 2004 (rec # 3176444). On November 3, 2006, the Suffolk Subdivision, Second Filing further divided Lot 2 (rec # 3432357). The existing 2.16 acre lot was created via a resubdivision of Lot 2, Suffolk Subdivision, Second Filing and is currently designated as Lot 2A. This replat was recorded on January 24, 2013 (rec # 3905145) and is known as Suffolk Subdivision, Fourth Filing. The proposed replat associated with this combined Preliminary and Final PUD would be Suffolk Subdivision, Fourth Filing, First Replat.

### **2. HAZARDS**

Staff is unaware of any hazards on the property.

### **3. WILDLIFE**

The subject site is not located within an area of ecological significance.

### **4. FLOODPLAIN**

The property is not located within any flood zones.

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

The property slopes to the southeast and the site would be graded to direct runoff away from the building and towards the curb and gutter or concrete valley pan in the parking lot. The proposed infrastructure would route runoff from the new on-site inlet to the private drive south of the subject site, where an existing 30” stormwater pipe is located. Flows from the proposed project would be less than what was anticipated by previous drainage studies and therefore would not have an adverse impact on downstream drainage facilities.

Stormwater detention and water quality treatment would be provided off site, in the existing regional detention pond to the east of 46<sup>th</sup> Avenue.

## **6. TRANSPORTATION**

The subject site has frontage along 46<sup>th</sup> Avenue and one point of access to the development is proposed from the existing private drive to the south. Greeley-Evans Transit (GET) provides service to the area along Centerplace Drive, just east of 46<sup>th</sup> Avenue. The proposed auto repair facility is anticipated to average 48 vehicles per day, which would result in an insignificant impact to the existing level of service (LOS) for the adjacent streets and intersections.

## **7. SERVICES**

The City of Greeley provides water and sanitary services to the area. The property is served by the City of Greeley's Police and Fire Departments. Fire Station #5 is located along 47<sup>th</sup> Avenue, less than a half mile northwest of the subject site.

## **H. NEIGHBORHOOD IMPACTS**

### **1. VISUAL**

The construction of the proposed structure would result in a visual change to the site, since the property is currently vacant.

### **2. NOISE**

Any potential noise created by future development would be regulated by the Municipal Code.

## **I. PUBLIC NOTICE AND COMMENT**

Letters regarding the public hearing for the proposed Preliminary & Final PUD were mailed on May 10, 2021, to property owners within 500 feet of the site. Notice signs were posted on the site on May 14, 2021. Public notice was also published in the newspaper on May 19, 2021. No comments have been received to date, May 19, 2021.

## **J. PLANNING COMMISSION RECOMMENDED MOTION**

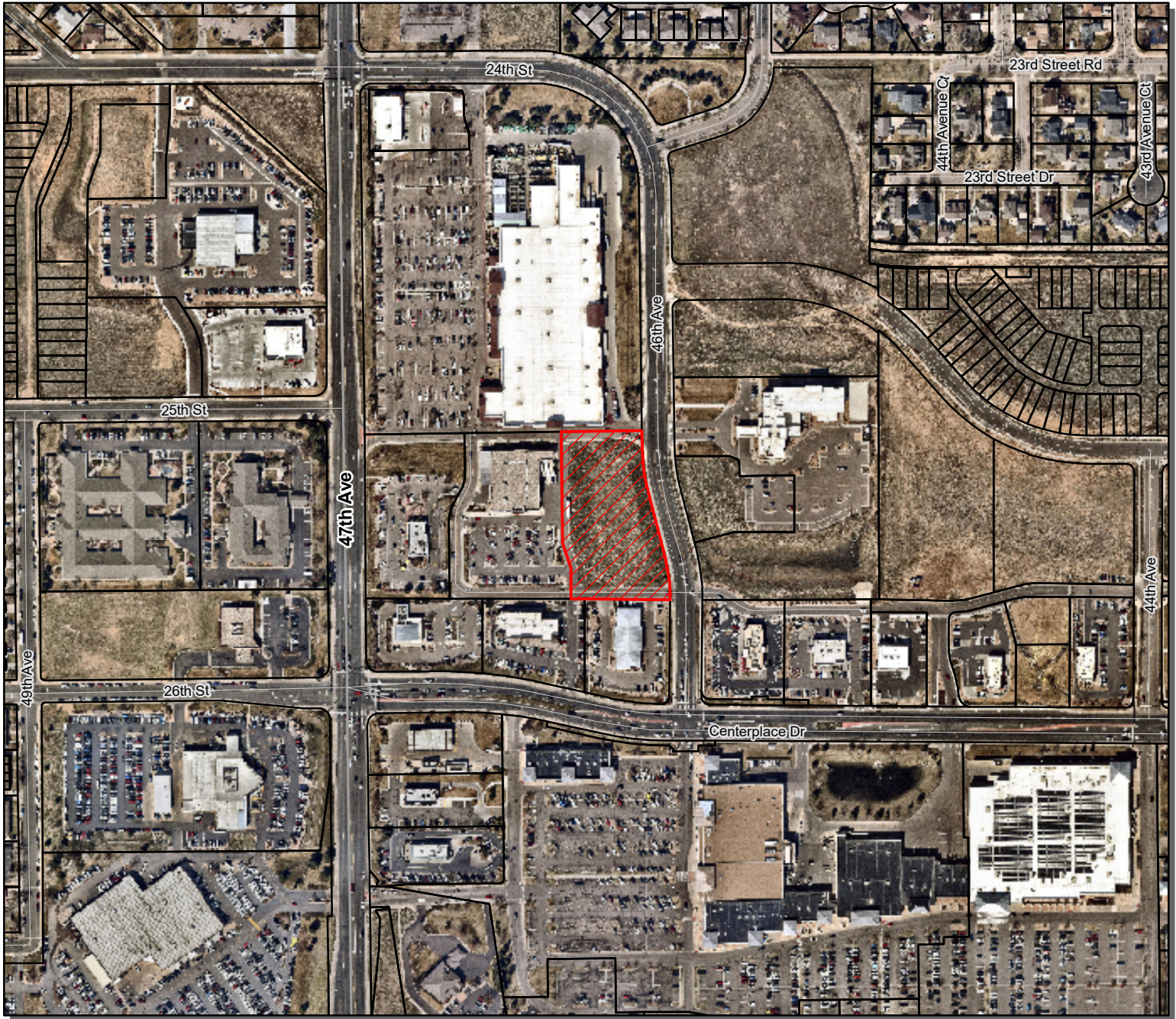
A motion that, based on the project summary and accompanying analysis, the Planning Commission finds that the proposed combined Preliminary and Final PUD for an auto repair use, located at 2505 46<sup>th</sup> Avenue, and a final plat and site plan, for the Suffolk Subdivision 4<sup>th</sup> Filing, 1<sup>st</sup> Amendment, is in compliance with the Development Code and, therefore, recommend approval to City Council.

## **ATTACHMENTS**



Attachment A – Vicinity Map  
Attachment B – Applicant Narrative  
Attachment C – Site Plan  
Attachment D – Landscape Plan  
Attachment E – Building Elevations  
Attachment F – Plat



# Vicinity Map



## Legend

-  Subject Site
-  Parcels

**Suffolk Subdivision 4th Filing, 1st Amendment  
Combined Preliminary & Final PUD  
PUD2020-0013**

0 0.05 0.1 0.2 Miles







June 25, 2020

Greeley City  
Community Development Department  
1100 10<sup>th</sup> Street, 2<sup>nd</sup> Floor  
Greeley, CO 80631

**RE: Proposed Jiffy Lube Narrative – Centerplace Drive and 46<sup>th</sup> Avenue, Greeley, CO 80634**

Community Development Department:

The purpose of this letter is to provide a narrative for a proposed new construction built to suit our firm plans to do for Jiffy Lube located on the corner of Centerplace Drive and 46<sup>th</sup> Avenue, Greeley, CO 80634.

The site consists of .59 acre with frontage along 46<sup>th</sup> Avenue. The new wood framed single story building with service pit will be 3,174 square feet. Building exterior finishes consists primarily of stucco and stone. There are 13 parking stalls on the site plan. There are 3 service bays and the tenant will offer services such as oil change, brakes and tires and other minor vehicle maintenance items and vehicles will not be left on the premises overnight either in the parking lot or in the bay work area. The operating hours are generally 8:00am to 6:00pm Monday through Friday with shortened hours on Saturday and Sunday.

This proposed use does not comply with the zoning designation for the property PUD and will require a Preliminary and Final PUD application process. The use is conducive to uses on surrounding properties and will not pose a detrimental impact to the area. The access and utility infrastructure to the site is sufficient for the intended use.

The site will feature a single-story retail building. A representative rendered elevation has been included with this submittal. Exterior building materials will be compatible with building architecture, materials and massing of adjacent buildings. It will consist of an EIFS exterior with a light textured finish with base wainscot color breaking up overall primary wall. Bronze canopies will define the entry and exit points for customers.

The building exceeds the Architectural Standards as described in Section 18.40.90. The building does not have an appear have an appearance of a single, large or dominant mass. Instead, it uses design techniques to step back portions of the build, variation in rooflines, and variation in colors. Essentially all sides of the building incorporate design features – not just the front façade facing 46<sup>th</sup> Avenue.



The building uses four (4) of the five (5) groupings from the following building elements (as required in section 18.40.090 (10):

Group 1 - exterior wall articulation.

1. Changes in building plane or articulation (recesses, projections) spaced proportionately around the building exterior walls, with recesses and projections as defined in Subsection (4) above; or
2. 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; or
3. Some other architectural feature or treatment which breaks up the exterior horizontal and vertical mass of the building.

b. Group 2 - roof articulation.

1. 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; or
2. Some other architectural feature or treatment which breaks up the exterior horizontal and vertical mass of the building.

c. Group 3 - building openings, walkways and entrances.

5. Some other architectural feature or treatment which adds definition to the building openings, walkways or entrances.

d. Group 4 - building materials.

2. A single material as long as design treatments such as different roof lines, number of stories, window and door style and placement, and/or garage placement are used to create an interesting and varied exterior.

I look forward to receiving your feedback. Please let me know if you need additional information.  
Thank you for your time and consideration.

Sincerely,  
TERRAFORM COMPANIES

A handwritten signature in blue ink, appearing to read 'Elliott B. Smith'.

Elliott B. Smith  
Managing Partner

COMBINED PRELIMINARY AND FINAL PUD  
SUFFOLK SUBDIVISION FOURTH FILING PUD, 1ST AMENDMENT

A PORTION OF LOT 2A, SUFFOLK SUBDIVISION FOURTH FILING  
LOCATED IN THE SW 1/4, SECTION 14, T. 5 N., R. 66 W., 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

STATISTICAL INFORMATION

GROSS FLOOR AREA	3,174 S.F.
GROSS PROJECT (SITE) AREA	0.59 ACRES (25,627 S.F.)
NET PROJECT (SITE) AREA	0.59 ACRES (25,627 S.F.)
HEIGHT OF STRUCTURES	22'-2" (1 STORY)
FLOOR AREA RATIO	0.13
ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED USE:	AUTO REPAIR
CONSTRUCTION TYPE:	VB, NOT SPRINKLERED
OCCUPANCY GROUP:	M-MERCANTILE
NUMBER OF EMPLOYEES:	10

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	0 FEET MIN.	9.7 FEET
SIDE (WEST)	0 FEET MIN.	99.3 FEET
SIDE (EAST)	25 FEET MIN.	60.0 FEET
REAR (NORTH)	0 FEET MIN.	20.5 FEET

PARKING ANALYSIS	REQUIRED	PROVIDED
TOTAL PARKING	9	9
STANDARD PARKING	8	8
ADA PARKING	1	1
BICYCLE PARKING	3	4

LAND USE AREAS	
GROUND COVERAGE BY STRUCTURES	3,308 S.F. (13%)
GROUND COVERAGE BY OTHER IMPERVIOUS ELEMENTS	11,671 S.F. (45%)
GROUND COVERAGE BY LANDSCAPING/OPEN SPACE	10,648 S.F. (42%)

NOTES

1. THE APPLICANT IS ONLY APPLYING FOR APPROVAL FOR AUTO REPAIR USE AND ACKNOWLEDGES THAT IF AN ALTERNATIVE USE IS REQUIRED IN THE FUTURE, ANOTHER PRELIMINARY AND FINAL PUD PROCESS WILL BE REQUIRED.
2. BUILDING ARCHITECTURE WILL ALIGN WITH THE COMMERCIAL STANDARDS OF THE DEVELOPMENT CODE, AS AMENDED.
3. SITE LIGHTING WILL ALIGN WITH THE COMMERCIAL STANDARDS OF THE DEVELOPMENT CODE, AS AMENDED.
4. SITE SIGNAGE WILL ALIGN WITH THE DEVELOPMENT CODE STANDARDS FOR THE C-H (COMMERCIAL HIGH INTENSITY) ZONE DISTRICT, AS AMENDED.
5. LOT 1 WILL BE DEVELOPED AT A LATER DATE AND WILL REQUIRE A SEPARATE PRELIMINARY AND FINAL PUD APPROVAL. PERMITTED LAND USES FOR LOT 1 ARE THOSE USES ALLOWED BY THE C-H (COMMERCIAL HIGH INTENSITY) ZONE DISTRICT. THIS IS BASED UPON THE PREVIOUS PUD APPROVAL - #3464670.

LEGEND

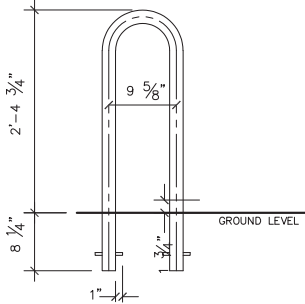
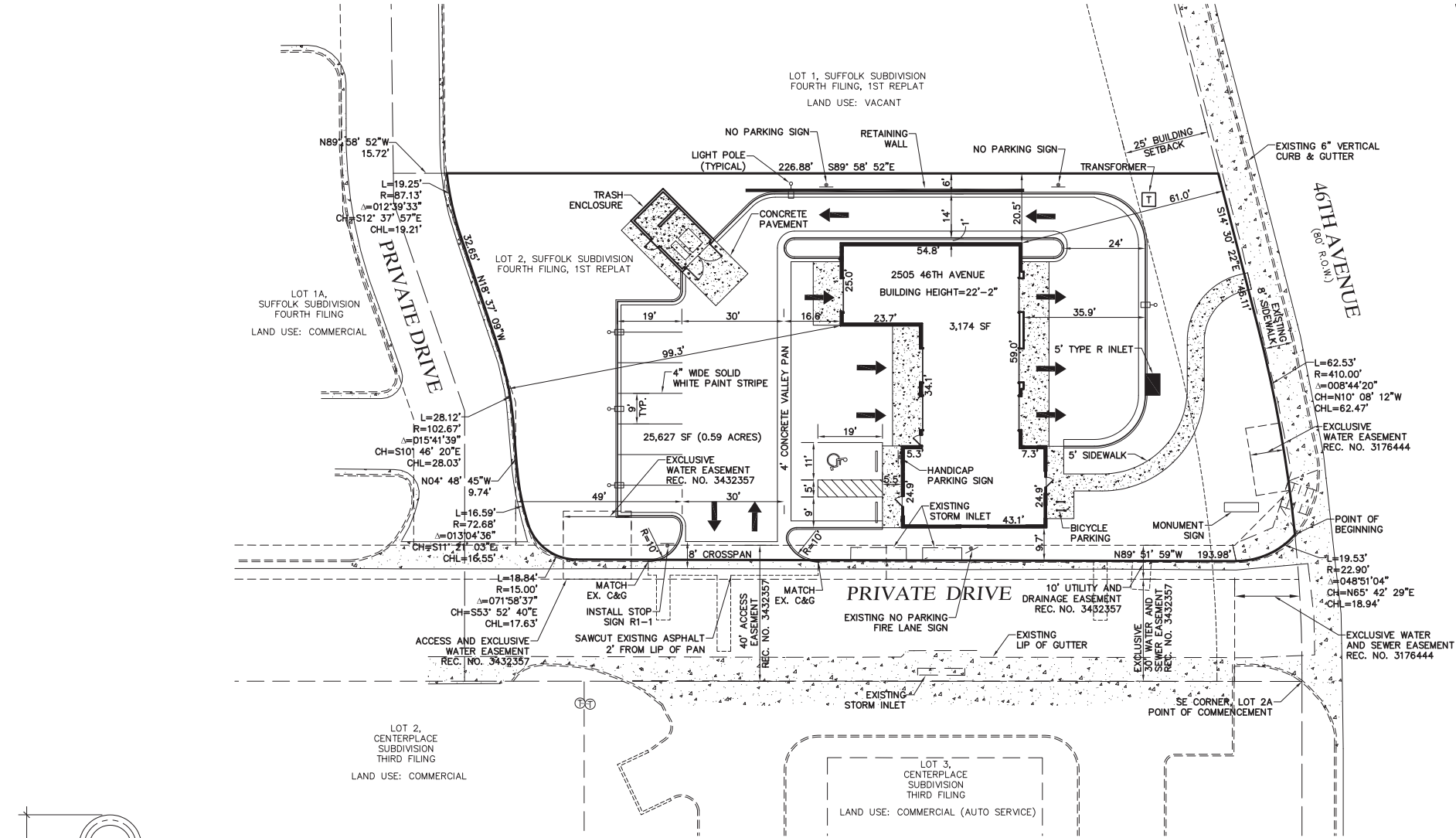
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	CONCRETE PAVEMENT
	PROPOSED LIGHT POLE
	PROPOSED SIGN

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/ DATE
PLANNING	INITIALS/ DATE
OWNER	INITIALS/ DATE

SITE PLAN  
JIFFY LUBE - 46TH & CENTERPLACE  
PROJECT NO. 20012  
DATE: MAY 7, 2021  
SHEET 2 OF 12

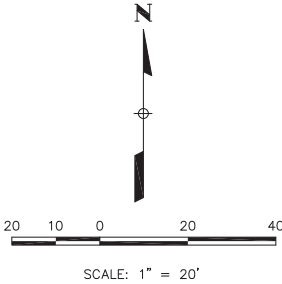
Vermilion Peak Engineering  
Civil Engineering & Land Surveying  
1745 Shea Center Drive, 4th Floor  
Highlands Ranch, CO 80129  
720-402-6070 / www.vermilionpeak.com



MODEL # DIM. (A) NO. OF  
TB - 5 38.38" 3

CREATIVE PIPE  
TB - SERIES, BIKE RACKS  
MATERIAL: 2" SCH. 40 PIPE  
FINISH: STANDARD - HOT-DIP GALVANIZED

BICYCLE RACK DETAIL

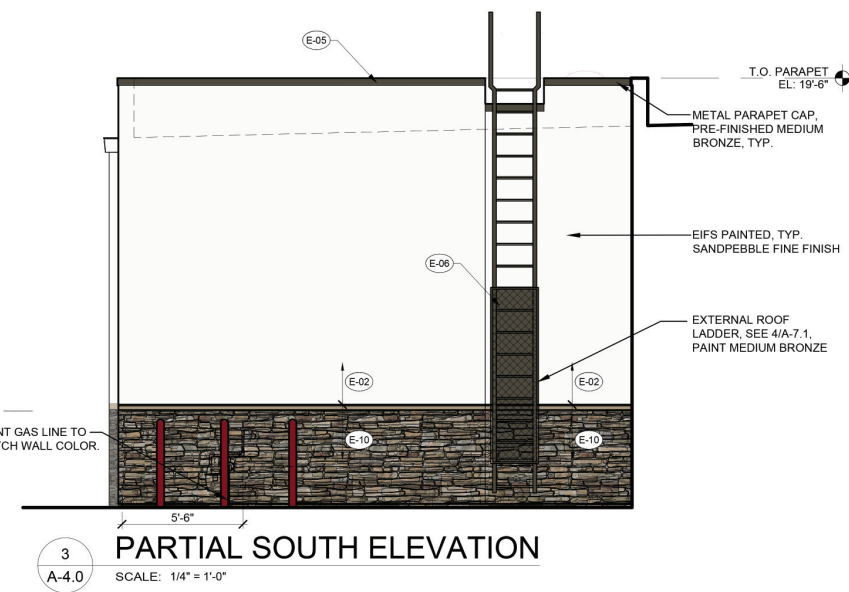
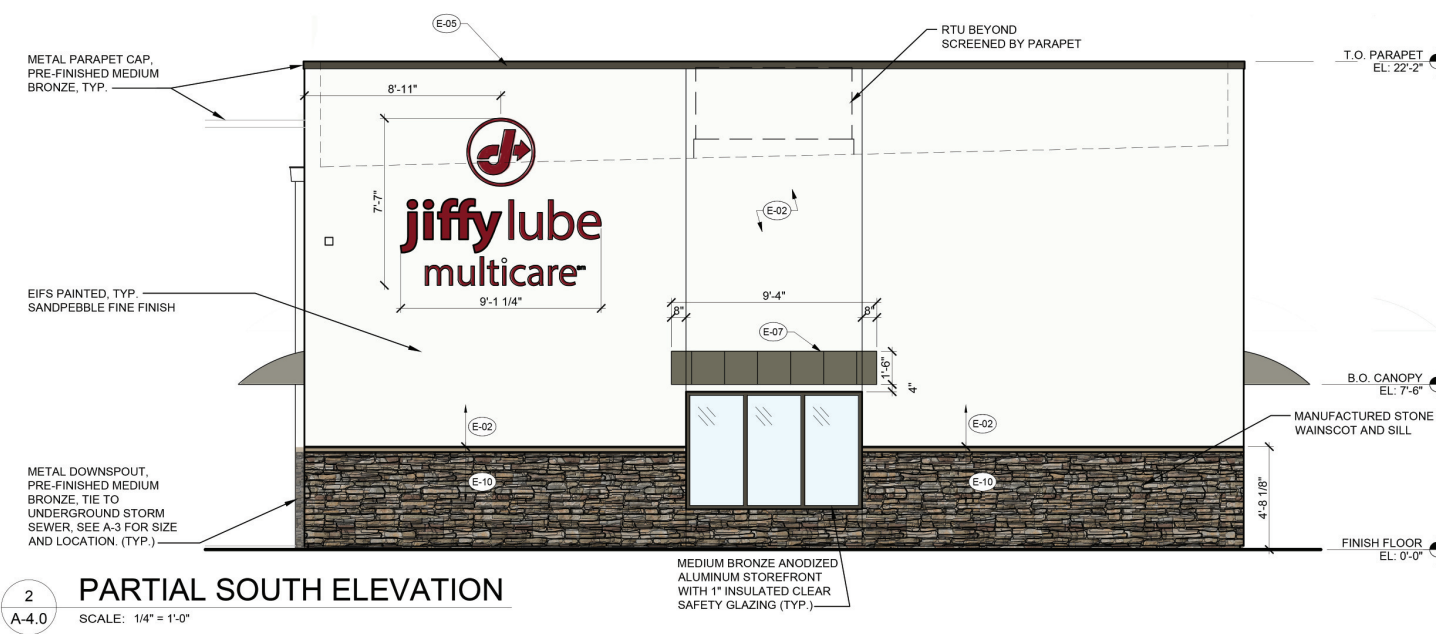
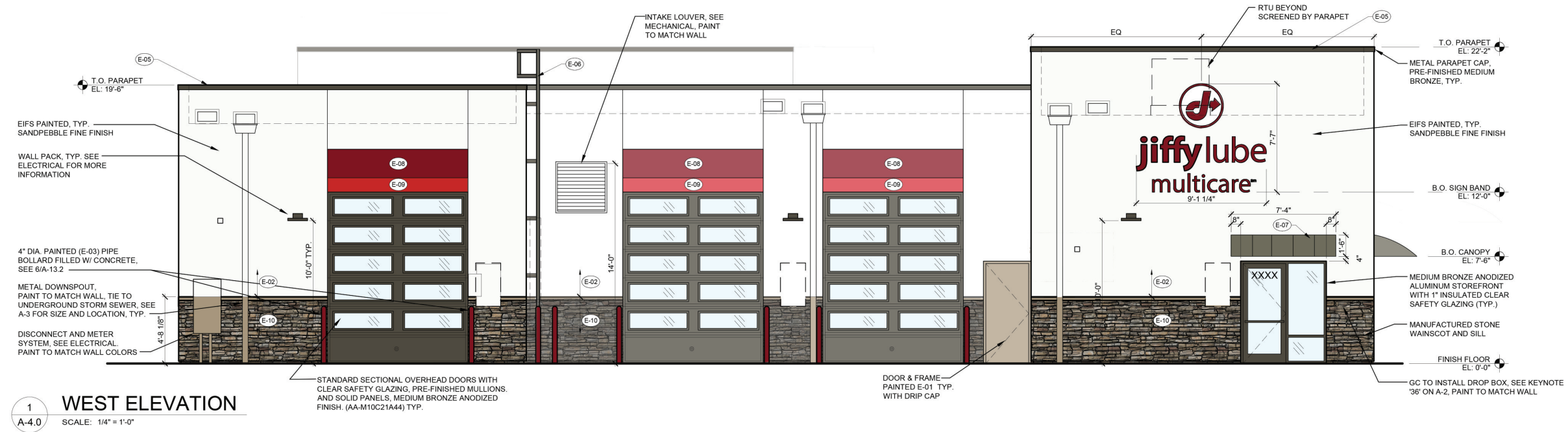






COMBINED PRELIMINARY AND FINAL PUD  
SUFFOLK SUBDIVISION FOURTH FILING PUD, 1ST AMENDMENT

A PORTION OF LOT 2A, SUFFOLK SUBDIVISION FOURTH FILING  
LOCATED IN THE SW 1/4, SECTION 14, T. 5 N., R. 66 W., 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



MARK	EXTERIOR FINISH SCHEDULE:	MATERIAL	FINISH	MFR #	COLOR
E01	SIGN POLES / FENCES / EXT. DOORS AND TRIM	ALUMINUM	PAINT (SATIN / SEMI-GLOSS)	SW2827	COLONIAL REVIVAL STONE
E02	EXT. WALLS ABOVE WAINSCOT	EIFS	PAINT (SEMI-GLOSS)	SW7005	PURE WHITE
E03	EXT. WALLS: REAR FASCIA / HANDRAILS / GUARD RAILS / TRAFFIC BOLLARDS	STEEL	PAINT (SEMI-GLOSS)	SW2905	CARMINE
E04	EXT. WALLS: APPLY OVER CARMINE COLOR ABOVE	PAINT	PAINT (SEMI-GLOSS)	CLEAR COAT	SHER-CLEAR
E05	CAP FLASHING	ALUMINUM	PRE-FINISHED ALUMINUM	A-05	MEDIUM BRONZE
E06	EXTERIOR ROOF LADDER	STEEL	PAINT (SEMI-GLOSS)	SW7055	ENDURING BRONZE
E07	CANOPY	ALUMINUM	PRE-FINISHED ALUMINUM	ALPOLIC	MEDIUM BRONZE METALLIC
E08	ACM FASCIA PANEL	ALUMINUM	PRE-FINISHED ALUMINUM	ALPOLIC	DARK RED
E09	ACM FASCIA PANEL	ALUMINUM	PRE-FINISHED ALUMINUM	ALPOLIC	POPPY RED
E10	EXT. WALLS: WAINSCOT / SILL	MANUFACTURED STONE	STONE	BORAL	SOUTHERN LEDGESTONE/ BUCKS COUNTY

GENERAL NOTE:  
1. ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS. DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS "SW" COLORS)  
2. APPLY CLEAR COAT (E-04) OVER CARMINE (E-03) ON EXTERIOR APPLICATIONS.  
3. ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. ALL SIGNAGE IS UNDER SEPARATE PERMIT AND FINAL DESIGN IS BY SIGNAGE VENDOR.  
4. ALL SECURITY CAMERA LOCATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL FINAL LOCATIONS TO BE COORDINATED WITH SECURITY VENDOR.  
5. IF PRE-FINISHED DOWNSPOUTS ARE NOT AVAILABLE THEN PAINT GRADE MUST BE PROVIDED AND PAINTED TO MATCH MEDIUM BRONZE.

APPROVAL CERTIFICATE

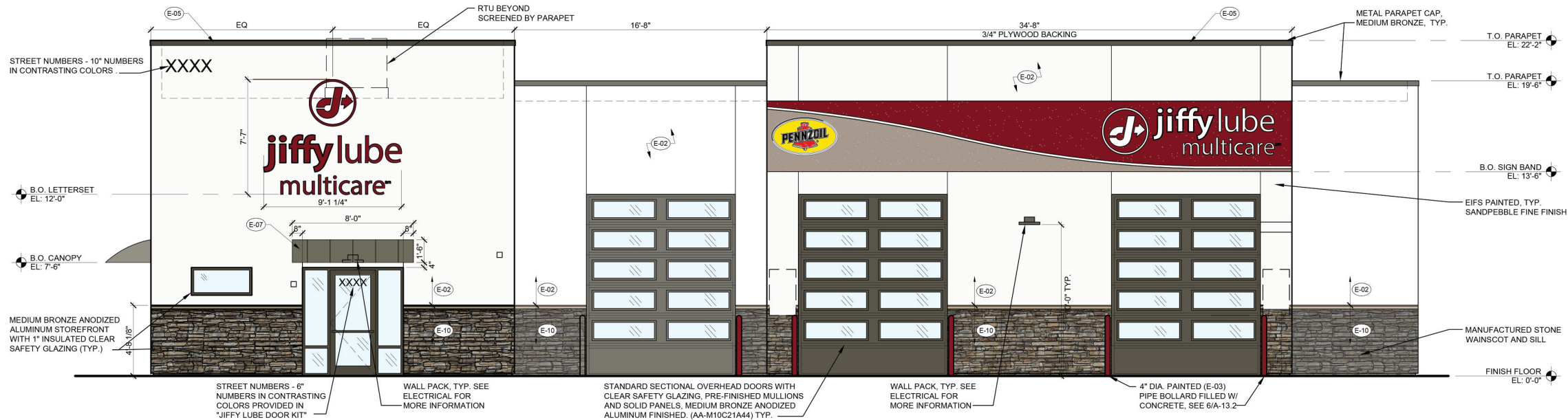
ENGINEERING INITIALS/ DATE  
PLANNING INITIALS/ DATE  
OWNER INITIALS/ DATE

EXTERIOR ELEVATIONS  
JIFFY LUBE - 46TH & CENTERPLACE  
DATE: MAY 7, 2021  
SHEET 7 OF 12

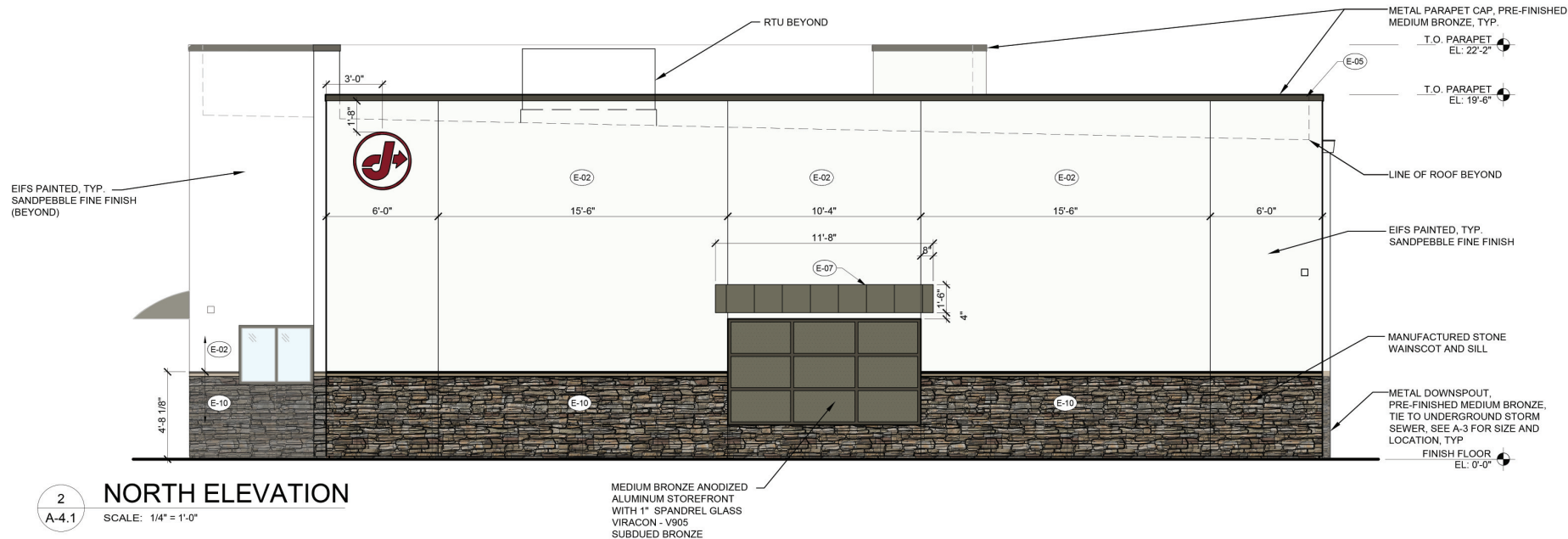
sevan  
DESIGN SOLUTIONS, P.C.

COMBINED PRELIMINARY AND FINAL PUD  
SUFFOLK SUBDIVISION FOURTH FILING PUD, 1ST AMENDMENT

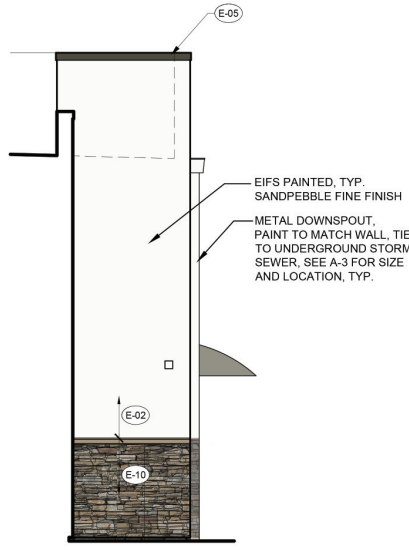
A PORTION OF LOT 2A, SUFFOLK SUBDIVISION FOURTH FILING  
LOCATED IN THE SW 1/4, SECTION 14, T. 5 N., R. 66 W., 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



1  
A-4.1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2  
A-4.1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3  
A-4.1 PARTIAL WEST ELEVATION  
SCALE: 1/4" = 1'-0"

MARK	EXTERIOR FINISH SCHEDULE:	MATERIAL	FINISH	MFR #	COLOR
E01	SIGN POLES / FENCES / EXT. DOORS AND TRIM	ALUMINUM	PAINT (SATIN / SEMI-GLOSS)	SW2827	COLONIAL REVIVAL STONE
E02	EXT. WALLS ABOVE WAINSCOT	EIFS	PAINT (SEMI-GLOSS)	SW7005	PURE WHITE
E03	EXT. WALLS: REAR FASCIA / HANDRAILS / GUARD RAILS / TRAFFIC BOLLARDS	STEEL	PAINT (SEMI-GLOSS)	SW2905	CARMINE
E04	EXT. WALLS: APPLY OVER CARMINE COLOR ABOVE	PAINT	PAINT (SEMI-GLOSS)	CLEAR COAT	SHER-CLEAR
E05	CAP FLASHING	ALUMINUM	PRE-FINISHED ALUMINUM	A-05	MEDIUM BRONZE
E06	EXTERIOR ROOF LADDER	STEEL	PAINT (SEMI-GLOSS)	SW7055	ENDURING BRONZE
E07	CANOPY	ALUMINUM	PRE-FINISHED ALUMINUM	ALPOLIC	MEDIUM BRONZE METALLIC
E08	ACM FASCIA PANEL	ALUMINUM	PRE-FINISHED ALUMINUM	ALPOLIC	DARK RED
E09	ACM FASCIA PANEL	ALUMINUM	PRE-FINISHED ALUMINUM	ALPOLIC	POPPY RED
E10	EXT. WALLS: WAINSCOT / SILL	MANUFACTURED STONE	STONE	BORAL	SOUTHERN LEDGESTONE - BUCKS COUNTY

GENERAL NOTE:

- ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS. DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS "SW" COLORS)
- APPLY CLEAR COAT (E-04) OVER CARMINE (E-03) ON EXTERIOR APPLICATIONS.
- ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. ALL SIGNAGE IS UNDER SEPARATE PERMIT AND FINAL DESIGN IS BY SIGNAGE VENDOR.
- ALL SECURITY CAMERA LOCATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL FINAL LOCATIONS TO BE COORDINATED WITH SECURITY VENDOR.
- IF PRE-FINISHED DOWNSPOUTS ARE NOT AVAILABLE THEN PAINT GRADE MUST BE PROVIDED AND PAINTED TO MATCH MEDIUM BRONZE.

APPROVAL CERTIFICATE

ENGINEERING INITIALS/ DATE  
PLANNING INITIALS/ DATE  
OWNER INITIALS/ DATE

EXTERIOR ELEVATIONS  
JIFFY LUBE - 46TH & CENTERPLACE  
DATE: MAY 7, 2021  
SHEET 8 OF 12

sevan  
DESIGN SOLUTIONS, P.C.



# SUFFOLK SUBDIVISION FOURTH FILING, 1ST REPLAT

LOCATED IN THE SW 1/4, SECTION 14, T. 5 N., R. 66 W., 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

## DEDICATION

GOLDLINE HOTELS LLC, BEING THE SOLE OWNER(S) IN FEE OF

LOT 2A, SUFFOLK SUBDIVISION FOURTH FILING AS PLATTED IN THE RECORDS OF WELD COUNTY, COLORADO AT RECEPTION NUMBER 3905145, LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN.

SAID PARCEL, AS DESCRIBED, CONTAINS AN AREA OF 93,888 SQUARE FEET OR 2.155 ACRES, MORE OR LESS.

SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAS SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THE ATTACHED MAP; AND DO HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME SUFFOLK SUBDIVISION FOURTH FILING, 1ST REPLAT (A SUBDIVISION); AND DO DEDICATE TO THE PUBLIC, THE STREETS AND ALL EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP; AND DO FURTHER CERTIFY THAT THE WIDTH OF SAID STREETS, DIMENSIONS OF THE LOTS AND BLOCKS AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

SIGNATURE OF OWNERS

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

STATE OF COLORADO  
CITY OF GREELEY  
WELD COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

## STANDARD NOTES

A. STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED THAT CONSTRUCTION OF SAID ROADWAY(S) IS STARTED WITHIN ONE (1) YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

B. DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)

C. DRAINAGE MAINTENANCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE DEVELOPMENT AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY SHALL NOTIFY THE PROPERTY OWNER IN WRITING AND SHALL INFORM THE OWNER THAT CORRECTIVE ACTION BY THE OWNER SHALL BE REQUIRED WITHIN TEN (10) WORKING DAYS OF RECEIPT OF NOTIFICATION BY THE CITY, UNLESS AN EMERGENCY EXISTS, IN WHICH CASE CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY UPON RECEIPT OF NOTIFICATION BY THE CITY. IF THE OWNER FAILS TO TAKE CORRECTIVE ACTION WITHIN TEN (10) WORKING DAYS, THE CITY MAY PROVIDE THE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

D. DRAINAGE LIABILITY. THE CITY DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE CITY REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE CITY WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. CITY APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.

E. LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION OR ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE ADJACENT ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

F. SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT, AS DETERMINED BY SECTION 18.44.090(B)(1) OF THE DEVELOPMENT CODE, SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL.

G. PUBLIC SAFETY. ACCESS, WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE, AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.

H. DRAINAGE MASTER PLAN. THE POLICY OF THE CITY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

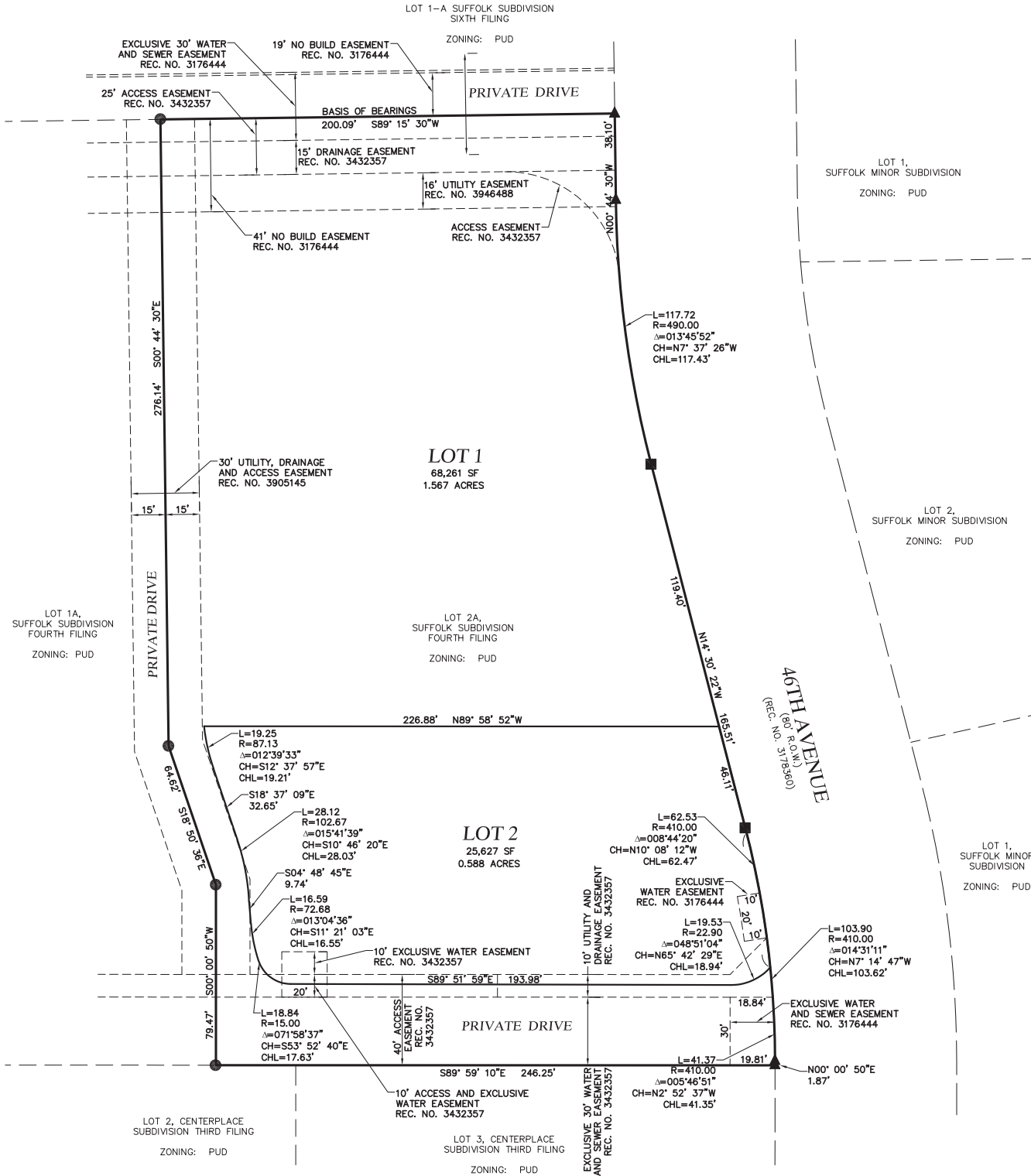
- 1) DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE FINAL DRAINAGE REPORT AND PLAN AND THE STORM WATER MANAGEMENT PLAT.
- 2) DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY, SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- 3) EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS OR AS REQUIRED BY THE CITY AND DESIGNED IN THE FINAL DRAINAGE REPORT AND THE STORM WATER MANAGEMENT PLAN.

I. MAINTENANCE EASEMENTS. A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS, IF ONE (1) STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN THE STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE (5) FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNER'S USE OF THIS MAINTENANCE EASEMENT AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

J. STREET LIGHTING. ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS SUBDIVISION. TOGETHER WITH RATES, RULES AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNERS OR THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY, AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE SUBDIVISION IN ACCORDANCE TO APPLICABLE RATES, RULES AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION.

K. WATER OR SEWER MAIN EASEMENTS. THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, DETENTION PONDS, LANDSCAPING (PLANTINGS OR BERMS) GREATER THAN THREE (3) FEET TALL MATURE GROWTH, OR OTHER ENCUMBRANCES LOCATED IN WATER OR SEWER MAIN EASEMENTS.

L. WATER OR SEWER MAINS IN PRIVATE ROADS OR EASEMENTS. FOR PUBLIC WATER AND SEWER MAINS LOCATED IN PRIVATE ROADS OR EASEMENTS, FUTURE REPAIR OF PAVING OR OTHER IMPROVED SURFACES SUBSEQUENT TO THE REPAIR OF A WATER OR SEWER MAIN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' OR CONDOMINIUM ASSOCIATION. THE WATER AND SEWER DEPARTMENT WILL SAFELY BACKFILL THE TRENCH TO THE SURFACE, BUT NOT REBUILD ANY SURFACE IMPROVEMENTS.



## WATER AND SANITARY SEWER NOTES

THERE SHALL BE NO DETENTION PONDS, BERMS GREATER THAN THREE FEET (3'), PERMANENT STRUCTURES, FENCES, TREES, SHRUBS WITH A MATURE HEIGHT GREATER THAN THREE FEET (3'), OR OTHER OBSTRUCTIONS THAT WILL IMPEDE THE ABILITY OF THE CITY TO ADEQUATELY MAINTAIN AND SERVICE THE WATER AND/OR SANITARY SEWER LINES LOCATED IN EASEMENTS THAT CONTAIN WATER AND/OR SANITARY SEWER LINES.

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 REPLATED 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.

## LEGEND

- PLAT BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING EASEMENT
- 1/2" REBAR & CAP - PLS 33642
- NAIL & BRASS TAG - PLS 33642
- NAIL & BRASS TAG - PLS 38348

## OWNER/SUBDIVIDER

GOLDLINE HOTELS LLC  
27755 E. MORAIN DRIVE  
AURORA, COLORADO 80016

## ENGINEER/SURVEYOR

VERMILION PEAK ENGINEERING  
1745 SHEA CENTER DRIVE, 4TH FLOOR  
HIGHLANDS RANCH, CO 80129  
720-402-6070  
CONTACT: BRIAN KROMBEIN, PE, PLS

## CERTIFICATE OF APPROVAL OF THE ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER OF THE CITY OF GREELEY, COLORADO.

ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER

## CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF GREELEY, COLORADO.

COMMUNITY DEVELOPMENT DIRECTOR

## SURVEYOR'S CERTIFICATE:

THAT I, BRIAN KROMBEIN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THIS LAND, INCLUDING ALL EXISTING RIGHT-OF-WAY EASEMENTS, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO.

BRIAN KROMBEIN, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38344  
FOR AND ON BEHALF OF VERMILION PEAK ENGINEERING LLC

DATE



## GENERAL NOTES

1. ACCORDING TO TO FEMA FLOOD INSURANCE RATE MAP 08123C1519E, DATED JANUARY 20, 2016, THIS PROPERTY LIES WITHIN ZONE X, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
2. BASIS OF BEARINGS: THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, BEING MONUMENTED AS SHOWN HEREON, BEARS N89°15'30"E PER PLAT OF SUFFOLK SUBDIVISION FOURTH FILING. ALL OTHER BEARINGS ARE RELATIVE THERETO. MONUMENTS EXIST AS SHOWN HEREON.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, VERMILION PEAK ENGINEERING REUEI UPON TITLE COMMITMENT NO. NCS-1014522-HOU1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF MAY 29, 2020 AT 5:00 P.M.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.
6. NO BUILD RESTRICTION APPLIES ONLY TO ABOVE-GROUND BUILDINGS AND STRUCTURES, BUT NOT TO PAVEMENT, SIDEWALKS, LANDSCAPING OR UNDERGROUND IMPROVEMENTS.
7. RAW WATER DEDICATION FOR THE PROPERTIES IS AS FOLLOWS:  
LOT 1 = 11.68 ACRE-FEET  
LOT 2 = 4.32 ACRE-FEET

MINOR PLAT  
JIFFY LUBE GREELEY  
JOB NO. 20012

DATE: OCTOBER 2, 2020  
REVISION: JANUARY 15, 2021  
REVISION: APRIL 5, 2021  
REVISION: MAY 7, 2021  
SHEET 1 OF 1

