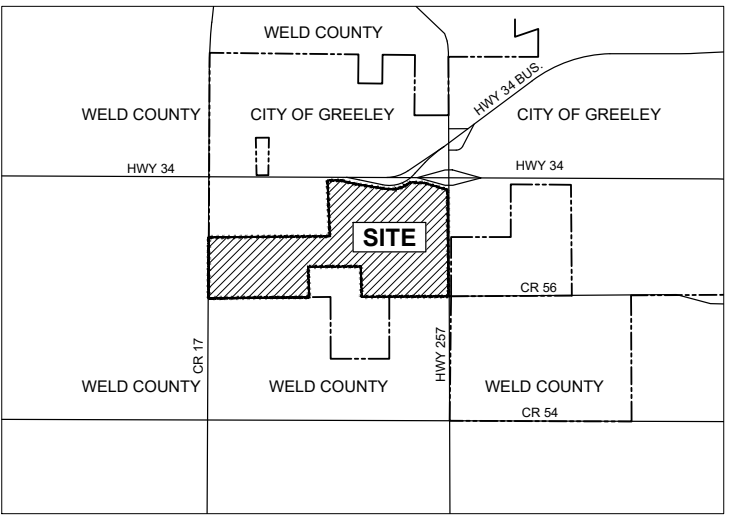


DELANTERO PRELIMINARY P.U.D.

A PARCEL OF LAND BEING PARTS OF SECTIONS 15 AND 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PUD #####-####

VICINITY MAP



Scale: NTS

LEGAL DESCRIPTION

PROJECT NARRATIVE

THE DELANTERO PUD IS DESIGNED TO PROMOTE A MIXED-USE MASTER PLANNED COMMUNITY WHICH WILL INCLUDE A VARIETY OF LAND USES INCLUDING RESIDENTIAL, COMMERCIAL, COMMERCIAL/MIXED USE, CIVIC, PARKS, STORMWATER DETENTION, INDUSTRIAL/MIXED USE, AND OIL & GAS OPERATIONS. THE FLEXIBILITY OF THIS PUD ALLOWS FOR CREATIVE DESIGN SOLUTIONS TO ENHANCE THE OVERALL APPEARANCE OF THIS SITE, WHICH LIES AT THE WESTERN ENTRY TO THE CITY. THE DELANTERO SITE IS APPROXIMATELY 820 ACRES LOCATED ON THE SOUTH SIDE OF HIGHWAY 34 BETWEEN WELD COUNTY RD. 17 AND HIGHWAY 257. DEVELOPMENT IS PLANNED TO OCCUR IN 5 PHASES, BEGINNING ON THE EAST SIDE ADJACENT TO HIGHWAY 257 AND PROCEEDING WEST, ULTIMATELY COMPLETING THE LAST PHASE BACK NEAR THE EAST SIDE.

RESIDENTIAL UNIT TYPES INCLUDE SINGLE FAMILY DETACHED, TWO-FAMILY ATTACHED, TOWNHOMES, AND MULTI-FAMILY APARTMENTS/CONDOS AND ARE GENERALLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT.

COMMERCIAL AND MIXED-USE AREAS ARE SITED ADJACENT TO THE HIGHWAYS AND ARTERIAL ROADS TO ACTIVATE THE DEVELOPMENT YET MINIMIZE INTRUSION, TRANSITIONING TO RESIDENTIAL USES IN THE INTERIOR OF THE COMMUNITY. INDUSTRIAL USES ARE LOCATED ON THE SOUTHEASTERN EDGE OF THE SITE WHERE TRUCK TRAFFIC CAN FREELY CIRCULATE WITHOUT DISTURBING RESIDENTIAL AREAS.

A SCHOOL SITE IS CENTRALLY LOCATED ALONG THE PROJECT'S MAJOR SPINE ROAD ALLOWING EASY ACCESS FOR BUSES AND PARENTS DROPPING OFF STUDENTS. A TRAIL CORRIDOR ADJACENT TO THE SCHOOL SITE ALLOWS KIDS TO SAFELY WALK TO SCHOOL FROM THE NEIGHBORHOODS.

COMMUNITY AMENITIES WILL INCLUDE MULTIPLE NEIGHBORHOOD PARKS AND A CENTRAL COMMUNITY PARK AND WILL PROVIDE RECREATION OPPORTUNITIES AND OPEN SPACE FOR RESIDENTS. ADDITIONALLY, TRAILS AND OPEN SPACE CORRIDORS FOR PEDESTRIAN CIRCULATION AMONG PARKS, THE SCHOOL, AND NEARBY NEIGHBORHOODS WILL OCCUR STRATEGICALLY THROUGHOUT THE COMMUNITY.

OVERALL, THIS PUD IS DESIGNED TO CREATE A HIGH QUALITY DEVELOPMENT BY PROVIDING DESIRED COMMERCIAL SPACE AND DIVERSIFIED RESIDENTIAL HOUSING PRODUCTS WHILE PRESERVING QUALITY OPEN SPACE AREAS FOR RESIDENTS AND THE AGRICULTURAL HERITAGE OF THE SITE.

ZONING

DELANTERO IS CURRENTLY ZONED AS HOLDING AGRICULTURE (H-A) AND IS PROPOSED TO BE REZONED TO PLANNED UNIT DEVELOPMENT (PUD). THE PRIMARY REASON BEHIND THE ZONE CHANGE TO PUD IS TO ALLOW FOR A VARIETY OF USES TO OCCUR WITH EACH PROPOSED LAND USE CATEGORY. THE PUD ZONE ALSO PROVIDES THE FLEXIBILITY TO QUICKLY RESPOND TO MARKET CHANGES.

DEVELOPMENT SUMMARY

LAND USE	AREA	ACRES
COMMERCIAL/MIXED USE	PA1-PA3	88.9*
*INCLUDES 34.5 ACRES OF APARTMENTS USED IN OPEN SPACE CALCULATIONS BELOW		
RESIDENTIAL	PA4-PA25	435.4
INDUSTRIAL/MIXED USE	PA26-PA28	67.2
SCHOOL	PA29	15.2
PARKS	PA30-35	58.8
AG/RANCH/OPEN SPACE	PA36	17.9
OIL & GAS	PA37	13.1
IRRIGATION POND	PA38	5.4
DETENTION	PA39-PA42	47.7
R.O.W.		72.3
TOTAL		821.9

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED	141.0
RESIDENTIAL AREAS * 30%	
OPEN SPACE PROVIDED	185.4
INCLUDES OPEN SPACE (TRAILS, DRAINAGE, LANDSCAPE TRACTS), PARKS, CIVIC PARK, SHARED SCHOOL PARK, AG/RANCH/OPEN SPACE, DETENTION, IRRIGATION, & LINEAR PARK ALONG POWERLINE	

PARKS DEDICATION REQUIREMENTS

PARKS REQUIRED	108.4
UNITS * 2.7 PERSONS/UNIT * 0.00975 ACRES/PERSON	
PARKS PROVIDED	70.6**
INCLUDES PARKS, CIVIC PARK, SHARED SCHOOL PARK, & LINEAR PARK	
**THE BALANCE OF REQUIRED PARKS WILL BE PROVIDED ON AN AGGREGATE BASIS THROUGH DEVELOPMENT OF PARKS WITHIN PLANNING AREAS	

GENERAL NOTES

- TOPOGRAPHIC INFORMATION SHOWN IS DERIVED FROM EXISTING US GEOLOGICAL SURVEY DATA WITH A CONTOUR INTERVAL OF 5'.
- INFORMATION REGARDING OIL & GAS IS DERIVED FROM THE COLORADO OIL & GAS CONSERVATION COMMISSION WEBSITE (HTTPS://COGCC.STATE.CO.US/#/HOME) ACCESSED MARCH 31, 2021.
- ALL REFERENCES TO CITY OF GREELEY DEVELOPMENT CODE SHALL REFERENCE THE CODE DATED JANUARY 16, 2020, AS AMENDED.
- PHASING WILL BE ALLOWED WITHIN THIS P.U.D. THE SPECIFICS FOR BOUNDARY AND TECHNICAL CRITERIA TO BE DEFINED WITHIN FINAL P.U.D.
- RAW WATER DEDICATION. RAW WATER ACCEPTABLE IN FORM TO THE CITY OF GREELEY SHALL BE DEDICATED TO THE CITY AT THE TIME OF RECORDING OF ANY FINAL PLAT FOR ANY INDIVIDUAL PHASE OR FILING WITHIN THE WESTGATE PUD AREA. RAW WATER SHALL BE ALLOWED TO BE DEDICATED IN PHASES NECESSARY TO SATISFY THE DETERMINED DOMESTIC USE NEEDS FOR A GIVEN INDIVIDUAL FINAL PLAT.

AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	AMENDMENT DESCRIPTION
XXX-XXXXXX	XX/XX/XXXX	???

PRELIMINARY PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK

THIS PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS. THIS PRELIMINARY PUD SHALL BE VALID FOR 3 YEARS FROM THE DATE OF THE APPROVAL BY CITY COUNCIL.

DELANTERO PROPERTY

BY: _____
(OWNER)

TITLE: _____

DATE: _____

CLERK & RECORDER

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER THIS ____ DAY OF _____, 20____ AND WAS RECORDED PER RECEPTION NUMBER _____.

WELD COUNTY CLERK AND RECORDER BY _____

PLANNING COMMISSION RECOMMEDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS ____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

SHEET INDEX

SHEET NAME	SHEET NUMBER
COVER SHEET	L1.0
SITE ANALYSIS MAP	L2.0
PRELIMINARY SITE PLAN	L3.0
DEVELOPMENT STANDARDS	L4.0-L4.1
PRELIMINARY LANDSCAPE PLAN	L5.0
ZONING SUITABILITY MAP	L6.0
PEDESTRIAN CIRCULATION PLAN	L7.0
VEHICULAR CIRCULATION PLAN	L8.0
MASTER PLAN	L9.0
UTILITY PLANS	UP1-UP4
GRADING PLANS	GP1-GP4

PLANNER

LAI DESIGN GROUP

88 INVERNESS CIR E, STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777



CIVIL ENGINEER



CWC CONSULTING GROUP

CIVIL ENGINEERING - LAND SURVEYING
CONSTRUCTION SERVICES

9360 TEDDY LANE, SUITE 203
LONE TREE, CO 80124
PHONE: 303.395.2700 - FAX: 303.395.2701

OWNER/CLIENT



STRATUS COMPANIES
252 CLAYTON STREET
DENVER, CO 80206
PHONE: (303) 398-0401



DELANTERO PRELIMINARY P.U.D.

GREELEY, CO
COVER SHEET

PROJECT #: 201048
DRAWN BY: ML
CHECKED BY: RH

ISSUE RECORD

1st SUBMITTAL 04-27-2021

SHEET NUMBER

L1.0

DELANTERO PRELIMINARY P.U.D.

A PARCEL OF LAND BEING PARTS OF SECTIONS 15 AND 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PUD #####-####

LEGEND

- C-H

COMMERCIAL - HIGH INTENSITY
- H-A

HOLDING AGRICULTURE
- I-L

INDUSTRIAL - LIGHT INTENSITY
- I-M

INDUSTRIAL - MEDIUM INTENSITY
- PUD

PLANNED UNIT DEVELOPMENT
- *

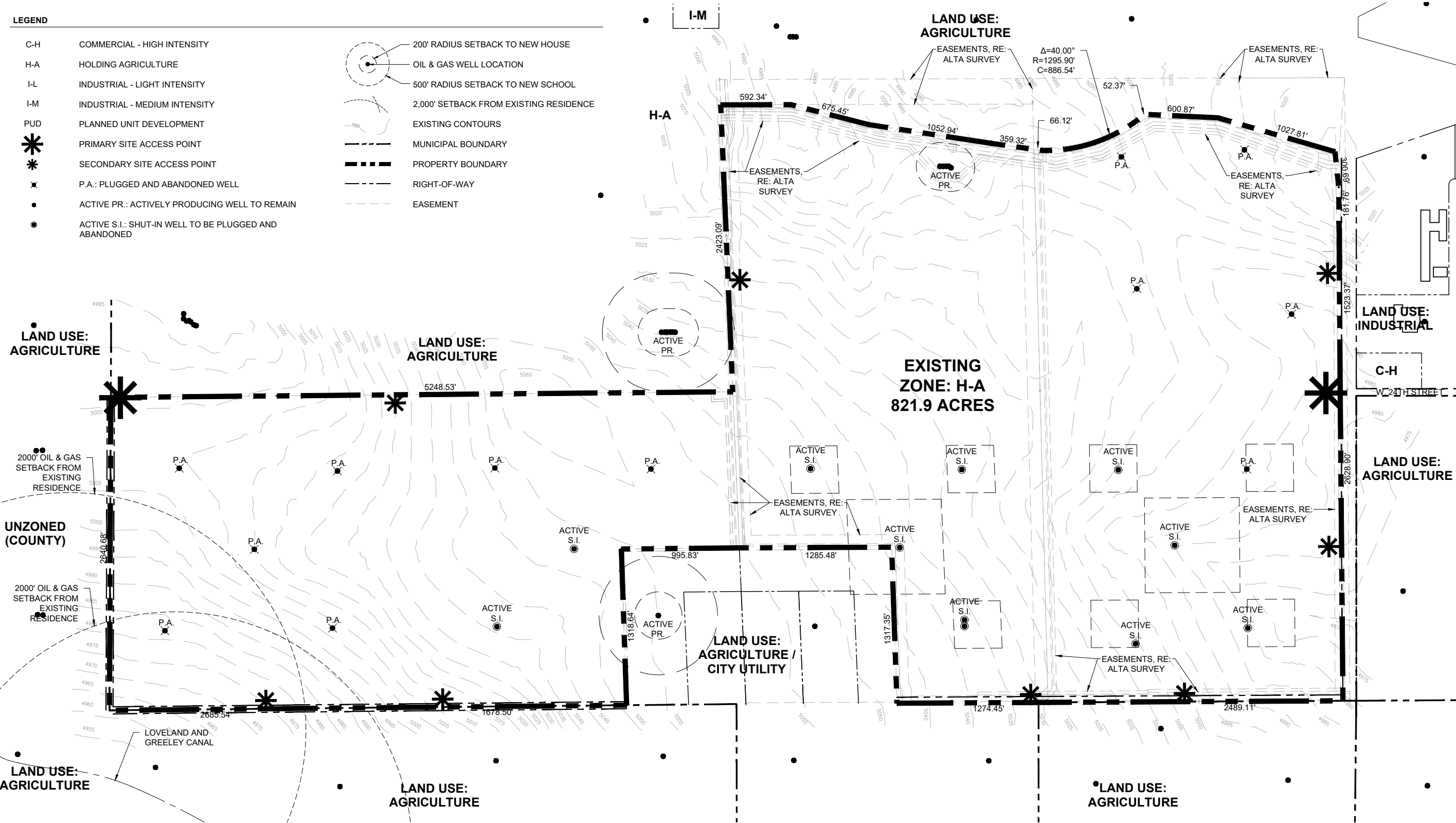
PRIMARY SITE ACCESS POINT
- *

SECONDARY SITE ACCESS POINT
- x

P.A.: PLUGGED AND ABANDONED WELL
- .

ACTIVE PR.: ACTIVELY PRODUCING WELL TO REMAIN
- o

ACTIVE S.I.: SHUT-IN WELL TO BE PLUGGED AND ABANDONED
- 200' RADIUS SETBACK TO NEW HOUSE
- 500' RADIUS SETBACK TO NEW SCHOOL
- 2,000' SETBACK FROM EXISTING RESIDENCE
- EXISTING CONTOURS
- MUNICIPAL BOUNDARY
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EASEMENT



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DENVER, CO 80206
PHONE: (303) 398-0401



DELANTERO PRELIMINARY P.U.D.
GREELEY, CO
SITE ANALYSIS MAP

PROJECT #: 201048
DRAWN BY: ML
CHECKED BY: RH

ISSUE RECORD

1st SUBMITTAL 04-27-2021

SHEET NUMBER

L2.0

DELANTERO PRELIMINARY P.U.D.

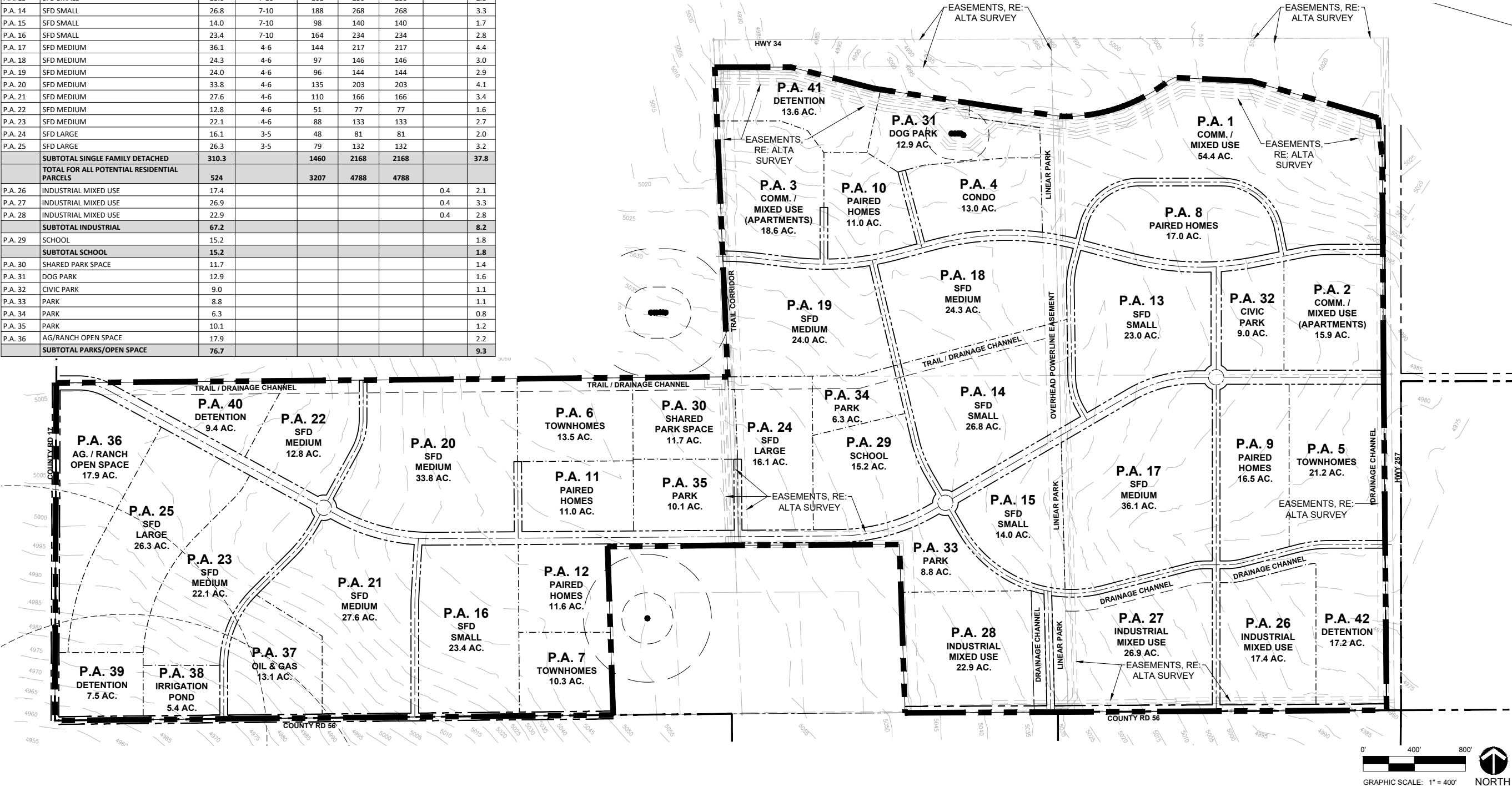
A PARCEL OF LAND BEING PARTS OF SECTIONS 15 AND 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PUD #####-####

LAND USE CHART								
PARCEL	LAND USE	AREA (AC.)	ZONED DENSITY (D.U./AC.)	UNIT RANGE		MAXIMUM UNIT CAP	MAXIMUM F.A.R.	% OF SITE
				LOW	HIGH			
P.A. 1	COMMERCIAL/MIXED USE	54.4					0.3	6.6
P.A. 2	COMMERCIAL/MIXED USE	15.9	16-24	254	382	382	0.3	1.9
P.A. 3	COMMERCIAL/MIXED USE	18.6	16-24	298	446	446	0.3	2.3
	SUBTOTAL COMMERCIAL	88.9		552	828	828		10.8
P.A. 4	CONDOMINIUM	13.0	16-24	208	312	312		1.6
P.A. 5	TOWNHOMES	21.2	10-15	212	318	318		2.6
P.A. 6	TOWNHOMES	13.5	10-15	135	203	203		1.6
P.A. 7	TOWNHOMES	10.3	10-15	103	155	155		1.3
P.A. 8	PAIRED HOMES	17.0	8-12	136	204	204		2.1
P.A. 9	PAIRED HOMES	16.5	8-12	132	198	198		2.0
P.A. 10	PAIRED HOMES	11.0	8-12	88	132	132		1.3
P.A. 11	PAIRED HOMES	11.0	8-12	88	132	132		1.3
P.A. 12	PAIRED HOMES	11.6	8-12	93	139	139		1.4
	SUBTOTAL SINGLE FAMILY ATTACHED	125.1		1195	1792	1792		15.2
P.A. 13	SFD SMALL	23.0	7-10	161	230	230		2.8
P.A. 14	SFD SMALL	26.8	7-10	188	268	268		3.3
P.A. 15	SFD SMALL	14.0	7-10	98	140	140		1.7
P.A. 16	SFD SMALL	23.4	7-10	164	234	234		2.8
P.A. 17	SFD MEDIUM	36.1	4-6	144	217	217		4.4
P.A. 18	SFD MEDIUM	24.3	4-6	97	146	146		3.0
P.A. 19	SFD MEDIUM	24.0	4-6	96	144	144		2.9
P.A. 20	SFD MEDIUM	33.8	4-6	135	203	203		4.1
P.A. 21	SFD MEDIUM	27.6	4-6	110	166	166		3.4
P.A. 22	SFD MEDIUM	12.8	4-6	51	77	77		1.6
P.A. 23	SFD MEDIUM	22.1	4-6	88	133	133		2.7
P.A. 24	SFD LARGE	16.1	3-5	48	81	81		2.0
P.A. 25	SFD LARGE	26.3	3-5	79	132	132		3.2
	SUBTOTAL SINGLE FAMILY DETACHED	310.3		1460	2168	2168		37.8
	TOTAL FOR ALL POTENTIAL RESIDENTIAL PARCELS	524		3207	4788	4788		
P.A. 26	INDUSTRIAL MIXED USE	17.4					0.4	2.1
P.A. 27	INDUSTRIAL MIXED USE	26.9					0.4	3.3
P.A. 28	INDUSTRIAL MIXED USE	22.9					0.4	2.8
	SUBTOTAL INDUSTRIAL	67.2						8.2
P.A. 29	SCHOOL	15.2						1.8
	SUBTOTAL SCHOOL	15.2						1.8
P.A. 30	SHARED PARK SPACE	11.7						1.4
P.A. 31	DOG PARK	12.9						1.6
P.A. 32	CIVIC PARK	9.0						1.1
P.A. 33	PARK	8.8						1.1
P.A. 34	PARK	6.3						0.8
P.A. 35	PARK	10.1						1.2
P.A. 36	AG/RANCH OPEN SPACE	17.9						2.2
	SUBTOTAL PARKS/OPEN SPACE	76.7						9.3

LAND USE CHART								
PARCEL	LAND USE	AREA (AC.)	ZONED DENSITY (D.U./AC.)	UNIT RANGE		MAXIMUM UNIT CAP	MAXIMUM F.A.R.	% OF SITE
				LOW	HIGH			
P.A. 37	OIL & GAS	13.1						1.6
	SUBTOTAL OIL & GAS	13.1						1.6
P.A. 38	IRRIGATION	5.4						0.7
	SUBTOTAL IRRIGATION	5.4						0.7
P.A. 39	DETENTION	7.5						0.9
P.A. 40	DETENTION	9.4						1.1
P.A. 41	DETENTION	13.6						1.7
P.A. 42	DETENTION	17.2						2.1
	SUBTOTAL DETENTION	47.7						5.8
ROAD RIGHT-OF-WAY		72.3						8.8
	SUBTOTAL R.O.W.	72.3						8.8
	PROPERTY TOTAL	821.9						100.0

LEGEND

PROPERTY BOUNDARY

RIGHT-OF-WAY

PLANNER
LAI DESIGN GROUP
88 INVERNESS CIR E. STE J-101
ENGLEWOOD, CO 80112
PHONE: 303.734.1777



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DELANTERO PRELIMINARY P.U.D.
GREELEY, CO
PRELIMINARY SITE PLAN

PROJECT #: 201048
DRAWN BY: ML
CHECKED BY: RH

ISSUE RECORD

1st SUBMITTAL 04-27-2021

SHEET NUMBER

L3.0

DELANTERO PRELIMINARY P.U.D.

A PARCEL OF LAND BEING PARTS OF SECTIONS 15 AND 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PUD #####-####

GENERAL PROVISIONS

A. CONFORMANCE

DEVELOPMENT OF THIS PLANNED COMMUNITY SHALL CONFORM TO ALL RESTRICTIONS, REGULATIONS AND PROCEDURES ADOPTED BY ORDINANCE BY THE CITY OF GREELEY, AT THE TIME OF PLATTING AND BUILDING PERMIT APPLICATION, EXCEPT AS EXPRESSLY PROVIDED OTHERWISE IN THIS PLANNED UNIT DEVELOPMENT PLAN (PUD). THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THIS PLANNED COMMUNITY, EXCEPT WHERE THE PROVISIONS OF THE PUD DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT. FOR SUBJECTS NOT ADDRESSED HEREIN, THE APPROPRIATE JURISDICTIONAL REGULATIONS AND CODES SHALL TAKE PRECEDENCE, AND THE MOST RESTRICTIVE STANDARDS, AND CODE STANDARDS AS AMENDED SHALL APPLY.

B. EFFECT OF THE CITY OF GREELEY ZONING ORDINANCE

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF DELANTERO PROVIDED; HOWEVER, WHERE THE PROVISIONS OF THE PUD DO NOT ADDRESS A SPECIFIC SUBJECT, THE PROVISIONS OF THE CITY OF GREELEY ZONING ORDINANCE OR ANY OTHER APPLICABLE ORDINANCES, RESOLUTIONS OR REGULATIONS OF THE CITY OF GREELEY DEVELOPMENT CODE STANDARDS, AND CODE STANDARDS AS AMENDED, SHALL PREVAIL.

C. DENSITY VARIATIONS

IN NO EVENT SHALL THE MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS WITHIN ALL LAND USE PARCELS AS SET FORTH IN THE PLANNED UNIT DEVELOPMENT PLAN FOR DELANTERO BE EXCEEDED. THE TOTAL NUMBER OF DWELLING UNITS ACTUALLY DEVELOPED IN A PLANNING AREA MAY BE LESS THAN THE NUMBER ESTABLISHED ON THE PLANNED UNIT DEVELOPMENT PLAN. REMAINING UNITS MAY BE TRANSFERRED TO OTHER PARCELS IN WHOLE OR IN PART, IN SUPPORT OF THE MIXED-USE CONCEPT. ANY RESIDENTIAL PLANNING AREA MAY CONTAIN UP TO THE MAXIMUM DENSITY ALLOWED FOR THE RECEIVING PARCEL AS SET FORTH IN THE PLANNED UNIT DEVELOPMENT PLAN AND AS DETERMINED BY THE DEVELOPER, WITHOUT THE NEED TO AMEND THIS PUD.

IN SUPPORT OF A MIXED-USE CONCEPT, AND FOR PARCELS ZONED COMMERCIAL, DWELLING UNITS MAY BE TRANSFERRED IN AT THE SITE PLAN STAGE UP TO A MAXIMUM DENSITY OF 25 DU/AC. THIS INCREASE IN THE NUMBER OF PERMITTED DWELLING UNITS WITHIN A COMMERCIAL LAND USE PARCEL MAY BE ACCOMPLISHED THROUGH A TRANSFER OF DWELLING UNITS FROM ANY OTHER PLANNING AREA ADMINISTRATIVELY.

D. DENSITY TRANSFER

IF MAXIMUM UNITY CAP PER LAND USE CHART (SEE PG. 3) IS NOT ACHIEVED FOR ANY GIVEN PLANNING AREA, THOSE UNITS CAN BE TRANSFERRED TO OTHER PLANNING AREAS.

E. PLANNING AREA BOUNDARIES

PLANNING AREA BOUNDARIES ARE SHOWN ON THE PUD, AND ARE GENERALLY DETERMINED BY THEIR RELATIONSHIP TO ROADS, OPEN SPACE, AND ADJACENT LAND USES. MODIFICATIONS IN PLANNING AREA BOUNDARIES AND STREETS ARE PERMITTED AND WILL OCCUR WITH PLANNING AND ENGINEERING REFINEMENT. FINAL PARCEL BOUNDARIES AND ROAD ALIGNMENTS SHALL BE DETERMINED AND SHOWN ON A FINAL PUD, SITE PLAN OR PLAT, WITHOUT ANY AMENDMENT TO THE PUD BEING REQUIRED; PROVIDED THE CHANGES IN THE PLANNING AREA DO NOT EXCEED 20 PERCENT OF THE DEFINED PARCEL.

F. CONSTRUCTION STANDARDS

CONSTRUCTION SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE INTERNATIONAL BUILDING AND MECHANICAL CODE, THE NATIONAL ELECTRICAL CODE, THE COLORADO PLUMBING CODE, AND OTHER SUCH CODES AND THE SUCCESSORS THEREOF, SETTING FOR THE CONSTRUCTION STANDARDS AS PROMULGATED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS OR OTHER STANDARDS-ESTABLISHING BODIES, AS ARE ADOPTED BY THE CITY OF GREELEY. ALL FUTURE BUILD OUT SHALL MEET ALL APPLICABLE CITY OF GREELEY CODES, ORDINANCES, RESOLUTIONS, DESIGN CRITERIA, ETC. IT IS ALSO HEREBY UNDERSTOOD THAT ALL FUTURE BUILD OUT IS SUBJECT TO ADDITIONAL FUTURE CITY OF GREELEY REVIEWS AND COMMENTS PRIOR TO FINAL APPROVAL AND/ OR ACCEPTANCE.

G. UNDERGROUND UTILITY REQUIREMENTS

ALL NEW ELECTRICAL AND COMMUNICATIONS DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND. ALL NEW TRANSMISSION LINES SHALL BE UNDERGROUND UNLESS SAME CANNOT BE ACCOMPLISHED BY DIRECT BURIAL.

H. SOIL TESTS

SOIL TESTS FOR BUILDING SITES SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT APPLICATION FOR THE PURPOSE OF ESTABLISHING ENGINEERING CRITERIA FOR BUILDING FOUNDATION DESIGN.

I. HOMEOWNER ASSOCIATIONS

HOMEOWNER ASSOCIATIONS (HOAS) COMPOSED OF PROPERTY OWNERS IN RESIDENTIAL AREAS MAY BE CREATED FOR THE FOLLOWING PURPOSES: A) TO PROVIDE FOR THE CONTINUED DEVELOPMENT, IMPROVEMENT AND MAINTENANCE OF PROPERTIES AND FACILITIES WHICH IT OWNS OR ADMINISTERS, AND B) TO PROTECT THE INVESTMENT, ENHANCE THE VALUE, AND CONTROL THE USE OF PROPERTY OWNED BY ITS MEMBERS IN PERPETUITY. HOMEOWNER'S ASSOCIATIONS SHALL BE CREATED IN RESIDENTIAL AND/OR COMMERCIAL/INDUSTRIAL AREAS WHERE COMMON LANDS OR FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

J. METROPOLITAN DISTRICTS

A DISTRICT IS A QUASI-GOVERNMENTAL AGENCY, SEPARATE AND DISTINCT FROM THE CITY, AND, EXCEPT AS MAY OTHERWISE BE PROVIDED FOR BY STATE OR LOCAL LAW OR ITS SERVICE PLAN, ITS ACTIVITIES ARE SUBJECT TO REVIEW BY THE CITY ONLY INSOFAR AS THEY MAY DEVIATE IN A MATERIAL MATTER FROM THE REQUIREMENTS OF THE SERVICE PLAN, THE MUNICIPAL CODE, OR THE INTERGOVERNMENTAL AGREEMENT. IT IS INTENDED THAT THE DISTRICTS WILL PROVIDE A PART OR ALL OF THE PUBLIC IMPROVEMENTS FOR THE USE AND BENEFIT OF ALL ANTICIPATED INHABITANTS AND TAXPAYERS OF THE DISTRICT. THE PRIMARY PURPOSE OF THE DISTRICT WILL BE TO FINANCE THE CONSTRUCTION OF DISTRICT IMPROVEMENTS. THE DISTRICT HAS ALSO BEEN CREATED TO PROVIDE ONGOING OPERATIONS AND MAINTENANCE SERVICES AS SPECIFICALLY SET FORTH IN ITS SERVICE PLAN AND AS MAY BE STATED IN ANY APPLICABLE INTERGOVERNMENTAL AGREEMENT.

K. ADMINISTRATIVE CHANGES

THE GRAPHIC DRAWINGS CONTAINED WITHIN THE PLANNED UNIT DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE CONCEPTS EXPRESSED IN THE NARRATIVE PROVISIONS OF THE PUD. THEY ARE NOT INTENDED TO BE FINAL NOR TO REPRESENT THE ULTIMATE BUILD OUT OF DELANTERO, BUT RATHER THEY ARE INCLUDED TO DEPICT POTENTIAL DESIGN SOLUTIONS THAT MAY EVOLVE WITHIN THE COMMUNITY.

IT IS THE GOAL OF THIS PUD TO SERVE AS A GUIDING DOCUMENT FOR THE APPROPRIATE BUILD OUT OF THE DELANTERO COMMUNITY. GIVEN THE SCALE OF THIS PROJECT, AND THE ASSOCIATED TIMELINE IT WILL TAKE TO DEVELOP, IT IS ESSENTIAL THAT THIS PUD BE APPROVED WITH AN UNDERSTANDING OF INHERENT FLEXIBILITY. IN GRANTING FINAL PLAN APPROVAL THE CITY SHALL ALLOW VARIATIONS FOR THE PURPOSE OF ESTABLISHING:

1. FINAL ROAD ALIGNMENTS
2. FINAL CONFIGURATION OF LOT AND TRACT SIZES AND SHAPES;
3. FINAL BUILDING ENVELOPES;
4. FINAL ACCESS AND PARKING LOCATIONS;
5. FINAL PARCEL DEFINITIONS;
6. FINAL SIGNAGE / MONUMENT DESIGN; AND
7. LANDSCAPING ADJUSTMENTS

L. ROADWAY DESIGN

THE ROADWAYS SHALL COMPLY WITH THE CITY'S CURRENT ROADWAY STANDARDS.

M. AMENDMENTS TO APPROVED PLANS

MAJOR AMENDMENTS TO THIS PRELIMINARY PUD SHALL BE CONSIDERED BY THE CITY WITH THE SUBJECT SITE PROPERTY OWNER ACTING AS THE SOLE APPLICANT. OTHER PROPERTY OWNERS WITHIN THE DELANTERO COMMUNITY SHALL NOT BE REQUIRED AS APPLICANTS, NOR SHALL THEY BE REQUIRED TO PROVIDE PRIOR APPROVAL FOR THE PUD AMENDMENT APPLICATION TO PROCEED. THE APPLICANT SHALL NOTIFY ALL PROPERTY OWNERS WITHIN THE DELANTERO PUD BOUNDARIES AND THE ADJACENT OWNERS OF THE PROPOSED PUD AMENDMENT(S) UNDER CONSIDERATION. NOTIFICATIONS TO ADJACENT PROPERTY OWNERS SHALL OCCUR 500' FROM THE SUBJECT PROPERTY.

PUD DEVELOPMENT STANDARDS

1.0 RESIDENTIAL PUD DEVELOPMENT STANDARDS CHART

PLANNING AREA	RESIDENTIAL UNIT TYPES	MINIMUM DENSITY	MAXIMUM DENSITY	MINIMUM LOT SIZE	MAXIMUM BLDG. HT.	REAR LOAD (ALLEY) ALLOWED	SHARED DRIVEWAY ALLOWED
PA 1-3	MULTI-FAMILY	16.0 DU/AC	24.0 DU/AC	N/A	75'	N/A	N/A
PA 4	CONDOMINIUMS	16.0 DU/AC	24.0 DU/AC	N/A	75'	N/A	N/A
PA 5-7	TOWNHOMES	10.00 DU/AC	15.0 DU/AC	1,600 SF	45'	YES	NO
PA 8-12	TWO-FAMILY HOMES	8.0 DU/AC	12.0 DU/AC	2,000 SF	45'	YES	YES
PA 13-16	SINGLE FAMILY DETACHED - SMALL	7.0 DU/AC	10.0 DU/AC	2,200 SF	45'	NO	YES
PA 17-23	SINGLE FAMILY DETACHED - MEDIUM	4.0 DU/AC	6.0 DU/AC	4,000 SF	45'	NO	NO
PA 24-25	SINGLE FAMILY DETACHED - LARGE	3.0 DU/AC	5.0 DU/AC	6,000 SF	45'	NO	NO

1.1 NON-RESIDENTIAL PUD DEVELOPMENT STANDARDS CHART

PLANNING AREA	LAND USE	MAXIMUM FLOOR AREA RATIO	UNOBSTRUCTED OPEN SPACE	PARKING	MAXIMUM BLDG. HT.
PA 1-3	COMMERCIAL / MIXED-USE	0.3	20%	PER CITY CODE BASED ON USE	50'
PA 26-28	INDUSTRIAL / MIXED USE	0.4	20%	PER CITY CODE BASED ON USE	50'

1.2 SETBACKS STANDARDS CHART

PLANNING AREA	UNIT TYPES	MINIMUM BUILDING SETBACKS ¹						ADDITIONAL REQUIREMENTS	
		FRONT	TO GARAGE	REAR / GARAGE	SIDE	SIDE ADJ. TO ROW	INTERNAL LOT LINE	MAX. LOT COVERAGE	MIN. PARKING SPACES / UNIT
PA 1-3	MULTI-FAMILY	15 FT ROW	20 FT	N/A	N/A	25 FT	0 FT	80%	VARIES ³
PA 4	CONDOMINIUMS	15 FT ROW	20 FT	N/AT	N/A	25 FT	NA	80%	VARIES ³
PA 5-7	TOWNHOMES	15 FT	N/A	5 FT	10 FT	15 FT	N/A	N/A	2 SPACES
PA 8-12	TWO-FAMILY HOMES	15 FT	N/A	10 FT	5 FT	15 FT	0 FT	80%	2 SPACES
PA 13-16	SINGLE FAMILY DETACHED - SMALL	15 FT	20 FT	15 FT/ 5 FT	5 FT	10 FT	5 FT ²	80%	2 SPACES
PA 17-23	SINGLE FAMILY DETACHED - MEDIUM	15 FT	20 FT	15 FT	5 FT	10 FT	5 FT ²	80%	2 SPACES
PA 24-25	SINGLE FAMILY DETACHED - LARGE	15 FT	20 FT	15 FT/ 5 FT	5 FT	10 FT	N/A	70%	2 SPACES
PA 1-3	COMMERCIAL	COMMERCIAL USES PER CITY OF GREELEY COMMERCIAL DISTRICT DEVELOPMENT STANDARDS							

¹ FOR TOWNHOMES, TWO-FAMILY HOMES, AND ALL SINGLE FAMILY DETACHED PLANNING AREAS, ENCROACHMENT INTO THE SETBACKS SHALL BE ALLOWED. PORCHES, STEPS, WALKS, AND UTILITY EQUIPMENT (I.E. AC UNITS) CAN ENCROACH INTO SIDE YARDS AND FRONT YARDS. ENCROACHMENTS CANNOT BE MORE THAN 2 FEET. WINDOW WELLS MAY ENCROACH AS NECESSARY FOR FIRE EGRESS.

² HOMES IN SINGLE FAMILY DETACHED - SMALL AND SINGLE FAMILY DETACHED - MEDIUM PLANNING AREAS MAY BE BUILT AS ZERO LOT LINE PRODUCTS OR MUST HAVE AN INTERNAL LOT LINE OF 5'.

³ OFF STREET PARKING REQUIREMENTS FOR MULTI-FAMILY DWELLINGS:
EFFICIENCY UNITS 1.25 SPACE PER UNIT
ONE-BEDROOM UNITS 1.50 SPACE PER UNIT
TWO-BEDROOM UNITS 1.75 SPACE PER UNIT
THREE-BEDROOM UNITS 2.0 SPACES PER UNIT
FOUR+ BEDROOM UNITS 3.0 SPACES PER UNIT
PLUS 1 SPACE PER 10 REQUIRED RESIDENT SPACES FOR GUEST PARKING.

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DELANTERO PRELIMINARY P.U.D.

GREELEY, CO

DEVELOPMENT STANDARDS

PROJECT #: 201048
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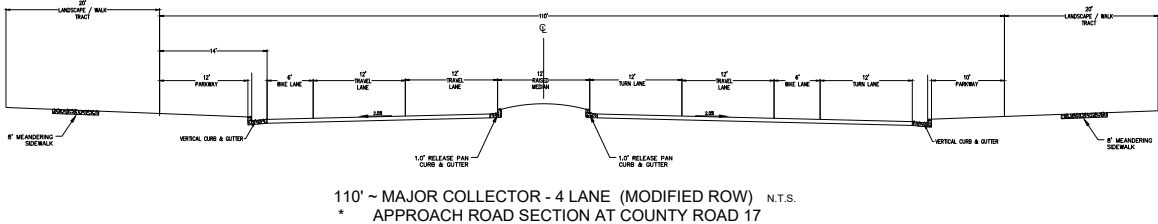
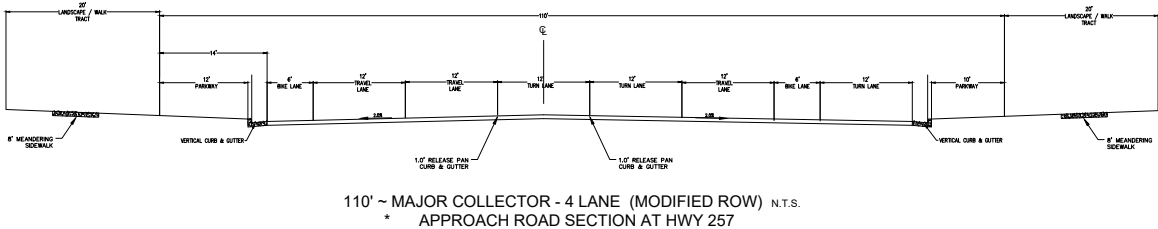
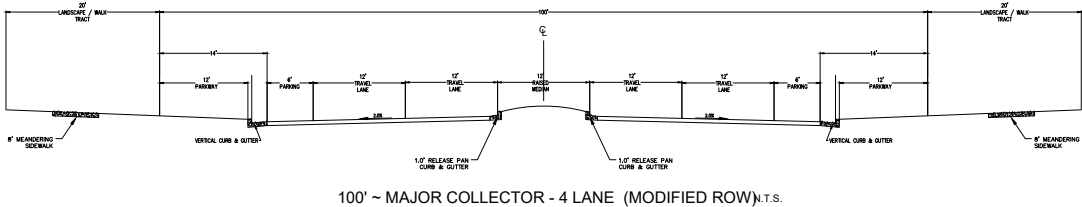
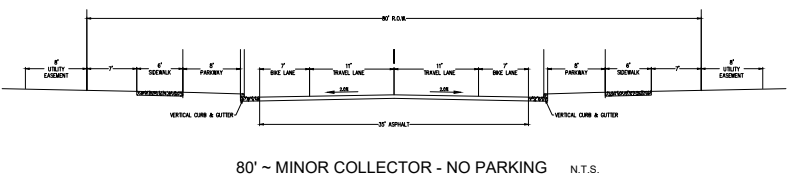
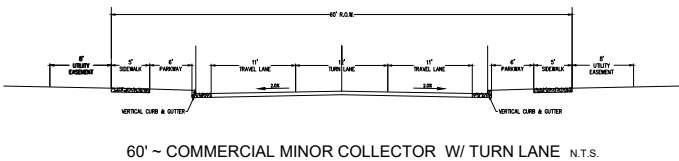
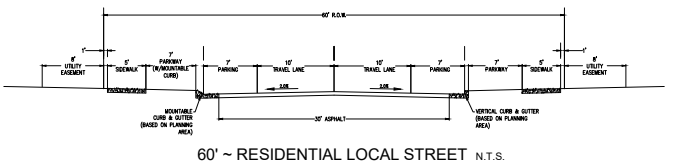
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DELANTERO PRELIMINARY P.U.D.

A PARCEL OF LAND BEING PARTS OF SECTIONS 15 AND 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PUD #####-####

PUD DEVELOPMENT STANDARDS (continued)

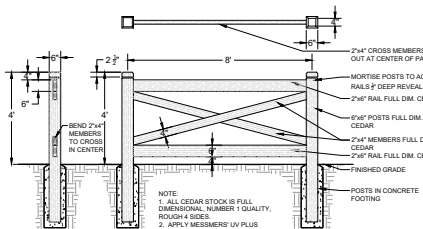
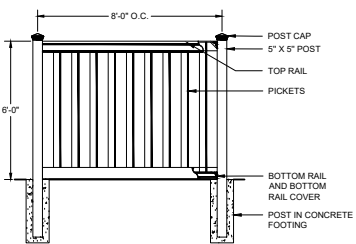
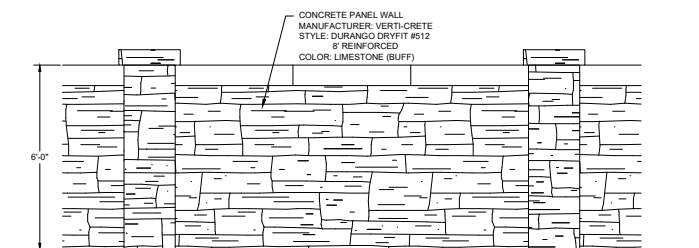
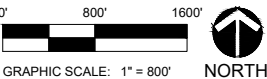
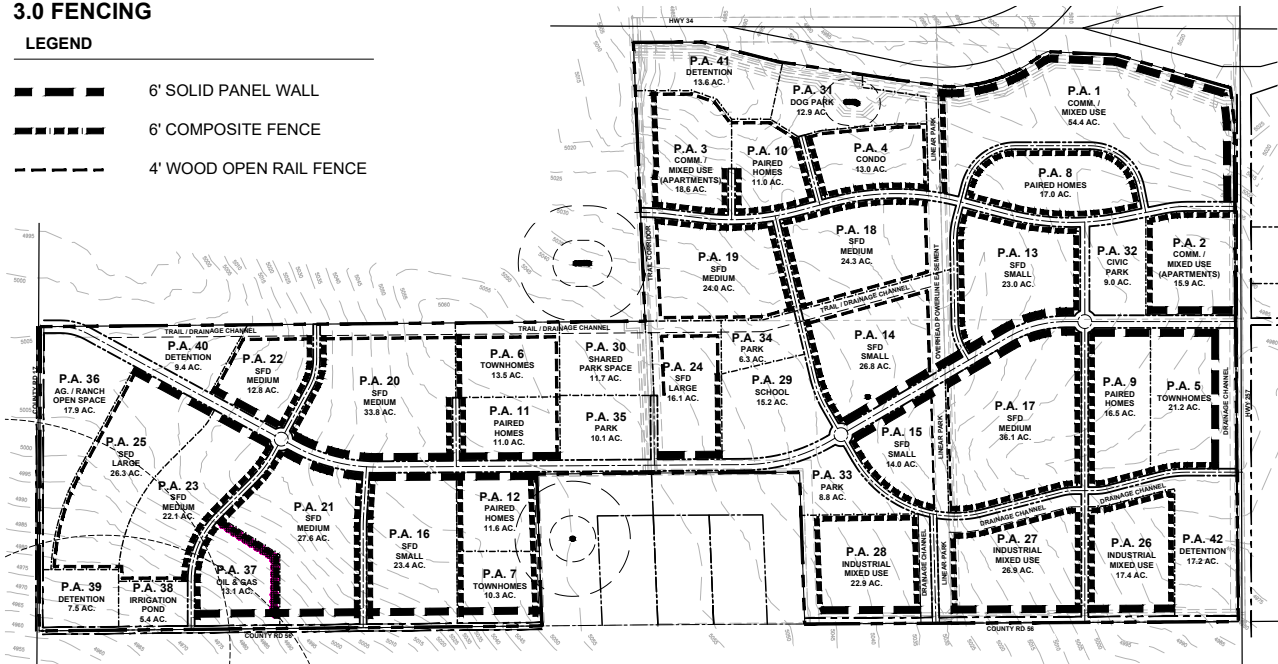
2.0 STREET DESIGN



3.0 FENCING

LEGEND

- 6" SOLID PANEL WALL
- 6" COMPOSITE FENCE
- 4" WOOD OPEN RAIL FENCE



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DELANTERO PRELIMINARY P.U.D.
GREELEY, CO
DEVELOPMENT STANDARDS

PROJECT #: 201048
DRAWN BY: ML
CHECKED BY: RH

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DELANTERO PRELIMINARY P.U.D.

A PARCEL OF LAND BEING PARTS OF SECTIONS 15 AND 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PUD #####-####

BUFFER YARD TYPES				
TYPE - BASE STANDARD (PLANTS PER 100 LINEAR FEET)	WIDTH OPTION*	PLANT MULTIPLIER**	WALL OPTION (6') OR BERM OPTION (3')	FENCE OPTION (6')
BUFFER YARD A:	10'±	1.25	0.5	0.75
1 SHADE TREE	15'±	1.00		
1 ORNAMENTAL TREE OR TYPE 3 SHRUB	20'±	0.90		
5 TYPE 1 SHRUBS	25'±	0.80		
BUFFER YARD B:	10'±	1.25	0.5	0.75
2 SHADE TREES	15'±	1.00		
2 ORNAMENTAL TREES OR TYPE 3 SHRUBS	20'±	0.90		
1 EVERGREEN TREE	25'±	0.80		
5 TYPE 2 SHRUBS	30'±	0.70		
BUFFER YARD D:	20'±	1.25	0.75	0.85
4 SHADE TREES	25'±	1.00		
4 ORNAMENTAL TREES OR TYPE 3 SHRUBS	30'±	0.90		
3 EVERGREEN TREES	35'±	0.80		
25 TYPE 3 SHRUBS	40'±	0.70		
	45'±	0.60		
BUFFER YARD E:	25'±	1.25	0.75	0.85
5 SHADE TREES	30'±	1.00		
6 ORNAMENTAL TREES OR TYPE 3 SHRUBS	35'±	0.90		
4 EVERGREEN TREES	40'±	0.80		
30 TYPE 3 SHRUBS	45'±	0.70		
	50'±	0.60		

PERIMETER TREATMENTS	
PERIMETER TREATMENT AREAS SHALL CONTAIN THE FOLLOWING PLANTINGS OR AN ACCEPTABLE MIX OF TREES AND SHRUBS THAT PROVIDE COMPARABLE SCREENING. PLANT QUANTITIES INDICATED SHALL BE INCLUDED FOR EVERY 100 LINEAR FEET.	
LAND USE	TREATMENT***
RESIDENTIAL AND INSTITUTIONAL USES ADJACENT TO MAJOR COLLECTOR OR ARTERIAL STREETS	1 SHADE OR ORNAMENTAL TREE 1 EVERGREEN TREE 3 LARGE SHRUBS AND 4 MEDIUM SHRUBS OR 12 SMALL SHRUBS OR ANY COMBINATION OF SHRUBS THAT PROVIDES AN EQUIVALENT AMOUNT OF SCREENING
RESIDENTIAL AND INSTITUTIONAL USES ADJACENT TO HIGHWAYS, FREEWAYS, OR EXPRESSWAYS	3 SHADE TREES 2 ORNAMENTAL TREES 2 EVERGREEN TREE 8 LARGE SHRUBS OR 12 MEDIUM SHRUBS PLANTS MAY BE CLUSTERED TO ENABLE VISIBILITY OF COMMERCIAL USES BETWEEN CLUSTERS, AND PLANT COUNT REQUIREMENTS MAY BE ACHIEVED ALONG OVERALL FRONTAGE DIMENSIONS RATHER THAN PER 100 LINEAR FEET BASIS.
COMMERCIAL OR INDUSTRIAL USES ADJACENT TO MAJOR COLLECTOR OR ARTERIAL STREETS	5 MEDIUM SHRUBS 10 SMALL SHRUBS

COMMERCIAL OR INDUSTRIAL USES ADJACENT TO HIGHWAYS, FREEWAYS, OR EXPRESSWAYS

3 SHADE TREES
1 EVERGREEN TREE
3 LARGE SHRUBS
5 MEDIUM SHRUBS

* A LARGE SHRUB GROWS TO AT LEAST 8' TALL AT MATURITY.
A MEDIUM SHRUB GROWS TO AT LEAST 4' TALL AND NO MORE THAN 8' TALL AT MATURITY.
A SMALL SHRUB GROWS TO NO MORE THAN 4' TALL AT MATURITY.

** BASE STANDARD FOR EACH TYPE OF BUFFER YARD IS THAT WIDTH WHICH HAS A PLANT MULTIPLIER OF 1.00.

*** PLANT MULTIPLIERS ARE USED TO INCREASE OR DECREASE THE AMOUNT OF REQUIRED PLANTS BASED ON PROVIDING A BUFFER YARD OF REDUCED OR GREATER WIDTH, OR BY THE ADDITION OF A WALL, BERM, OR FENCE. FENCING USED FOR BUFFER YARD PURPOSES SHALL BE AT LEAST 75% SOLID.

FENCING:
A SINGLE FENCE OR WALL DESIGN USED IN PERIMETER TREATMENT PLANS SHALL NOT BE CONTINUED LONGER THAN 50 FEET WITHOUT VARIATION OR CREATING THE APPEARANCE OF VARIATION BY USING CHANGES IN HEIGHT, DIFFERENT MATERIAL COMBINATIONS, OFFSET ANGLES, ARTICULATION ALONG THE TOP AND/OR BOTTOM OF THE FENCE, PLANT MATERIALS, AND/OR BERMS.

WHERE POSTS OR COLUMNS ARE USED TO CREATE VARIATION, THEY SHALL PROTRUDE A MINIMUM OF 6" FROM THE ADJACENT PLANE OF THE FENCE ALONG THE STREET SIDE, AND A MAXIMUM OF 1' ABOVE THE ADJACENT FENCE, SUCH COLUMNS NOT TO EXCEED 7' IN HEIGHT. WHEN FENCES ARE ARTICULATED, LANDSCAPED AREAS ON THE STREET SIDE OF THE FENCE SHALL BE CONTAINED IN AN OUTLOT AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

- LEGEND
- PARKS AND OPEN SPACE
 - BUFFER 'A' PER TABLE
 - BUFFER 'B' PER TABLE
 - BUFFER 'D' PER TABLE
 - BUFFER 'E' PER TABLE
 - PERIMETER TREATMENT 'RESIDENTIAL' PER TABLE
 - PERIMETER TREATMENT 'COMMERCIAL' PER TABLE



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DELANTERO PRELIMINARY P.U.D.
GREELEY, CO
PRELIMINARY LANDSCAPE PLAN

PROJECT #: 201048
DRAWN BY: ML
CHECKED BY: RH

ISSUE RECORD

1st SUBMITTAL 04-27-2021

SHEET NUMBER

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A PARCEL OF LAND BEING PARTS OF SECTIONS 15 AND 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
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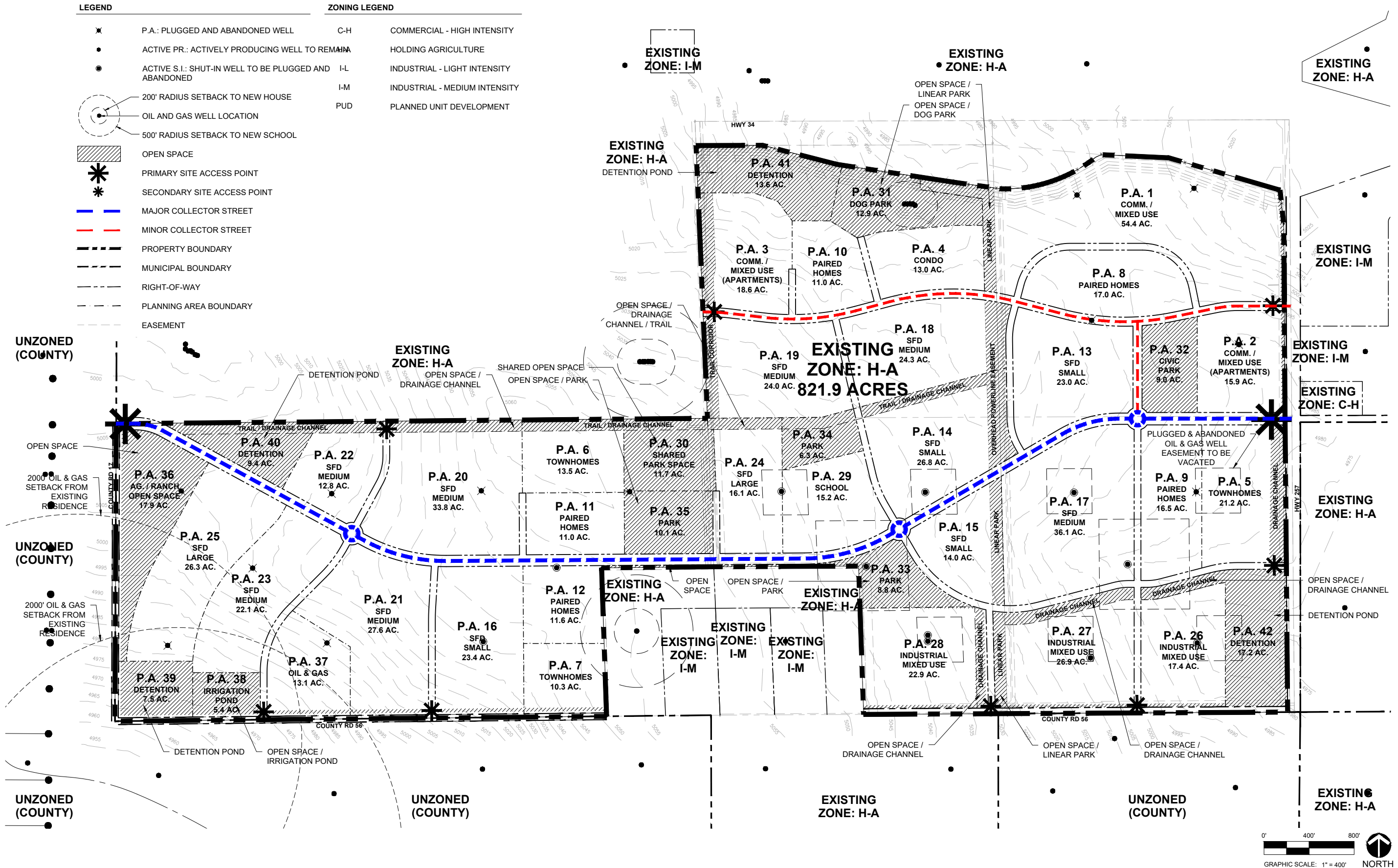


DELANTERO PRELIMINARY P.U.D.
GREELEY, CO
ZONING SUITABILITY MAP

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A PARCEL OF LAND BEING PARTS OF SECTIONS 15 AND 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
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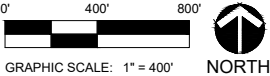
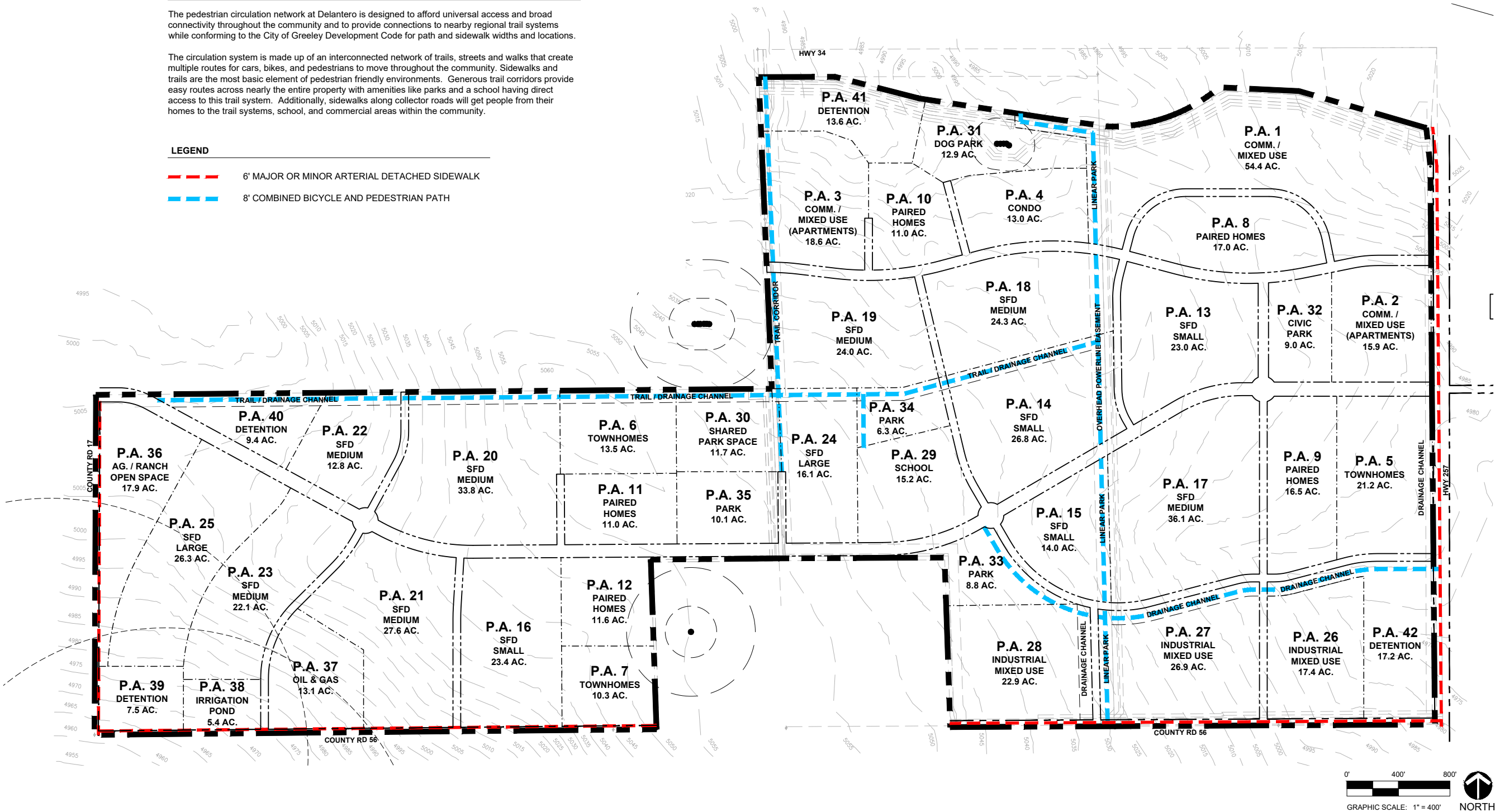
PEDESTRIAN CIRCULATION SYSTEM

The pedestrian circulation network at Delantero is designed to afford universal access and broad connectivity throughout the community and to provide connections to nearby regional trail systems while conforming to the City of Greeley Development Code for path and sidewalk widths and locations.

The circulation system is made up of an interconnected network of trails, streets and walks that create multiple routes for cars, bikes, and pedestrians to move throughout the community. Sidewalks and trails are the most basic element of pedestrian friendly environments. Generous trail corridors provide easy routes across nearly the entire property with amenities like parks and a school having direct access to this trail system. Additionally, sidewalks along collector roads will get people from their homes to the trail systems, school, and commercial areas within the community.

LEGEND

- 6" MAJOR OR MINOR ARTERIAL DETACHED SIDEWALK
- 8" COMBINED BICYCLE AND PEDESTRIAN PATH



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GREELEY, CO
PEDESTRIAN CIRCULATION PLAN

PROJECT #: 201048
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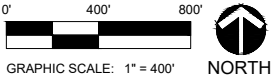
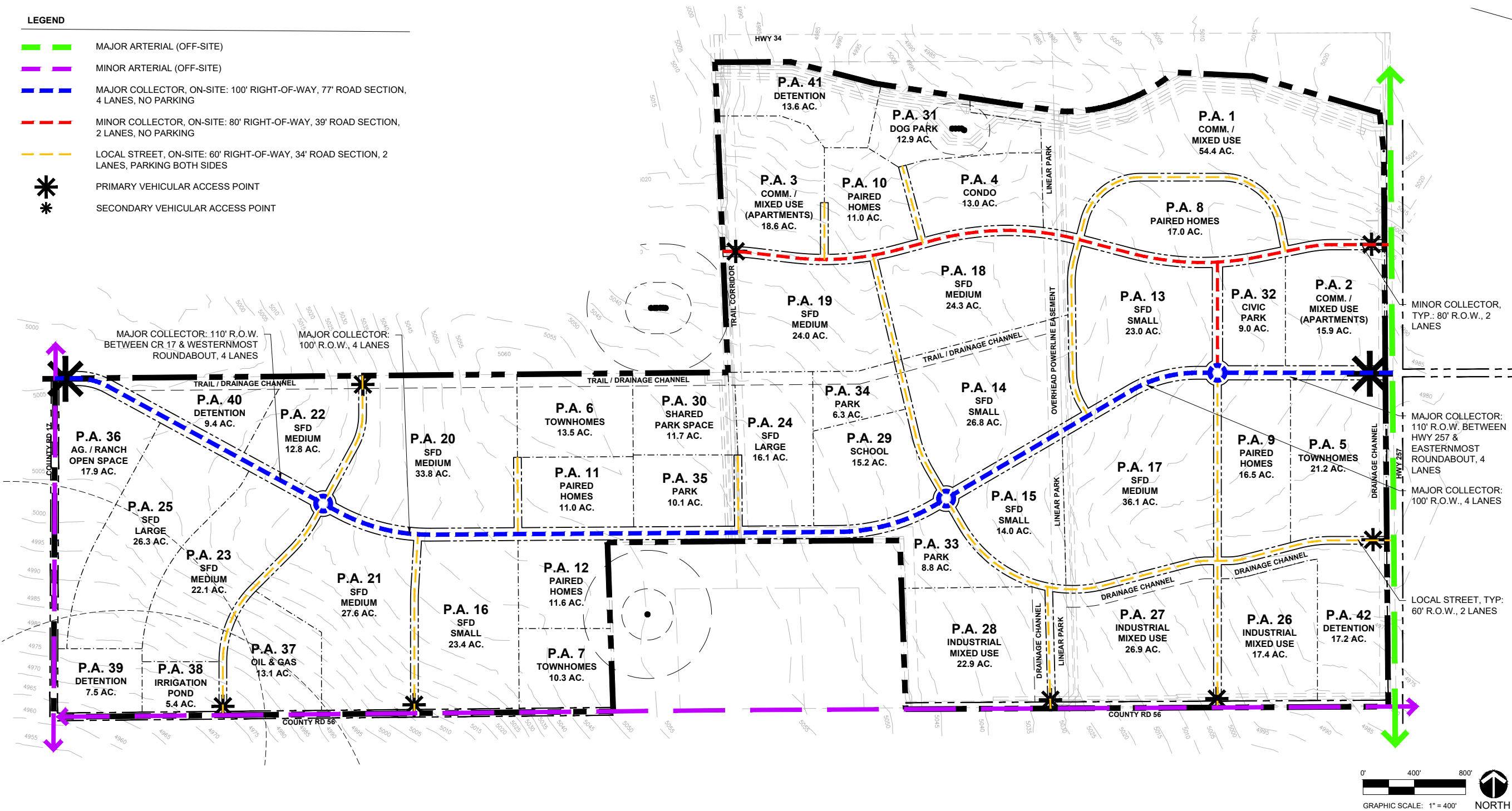
VEHICULAR CIRCULATION SYSTEM

The street and vehicular circulation system at Delantero works with the natural topography and irregular shape of the site. Access to the site will initially be available from Highway 257 on the eastern boundary of the project. Future phases of the community will provide access to County Road 17 to the west and County Road 56 to the south.

Within the community there will be a clear hierarchy for circulation. A major collector spine road provides easy access from Highway 257 all the way through the site to County Road 17. Roundabouts will be created along the spine road at key points to keep traffic flowing smoothly. Additional minor collector roads will branch off to provide access to commercial areas, individual residential neighborhoods, and other uses.

LEGEND

- MAJOR ARTERIAL (OFF-SITE)
- MINOR ARTERIAL (OFF-SITE)
- MAJOR COLLECTOR, ON-SITE: 100' RIGHT-OF-WAY, 77' ROAD SECTION, 4 LANES, NO PARKING
- MINOR COLLECTOR, ON-SITE: 80' RIGHT-OF-WAY, 39' ROAD SECTION, 2 LANES, NO PARKING
- LOCAL STREET, ON-SITE: 60' RIGHT-OF-WAY, 34' ROAD SECTION, 2 LANES, PARKING BOTH SIDES
- PRIMARY VEHICULAR ACCESS POINT
- SECONDARY VEHICULAR ACCESS POINT



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VEHICULAR CIRCULATION PLAN

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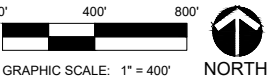
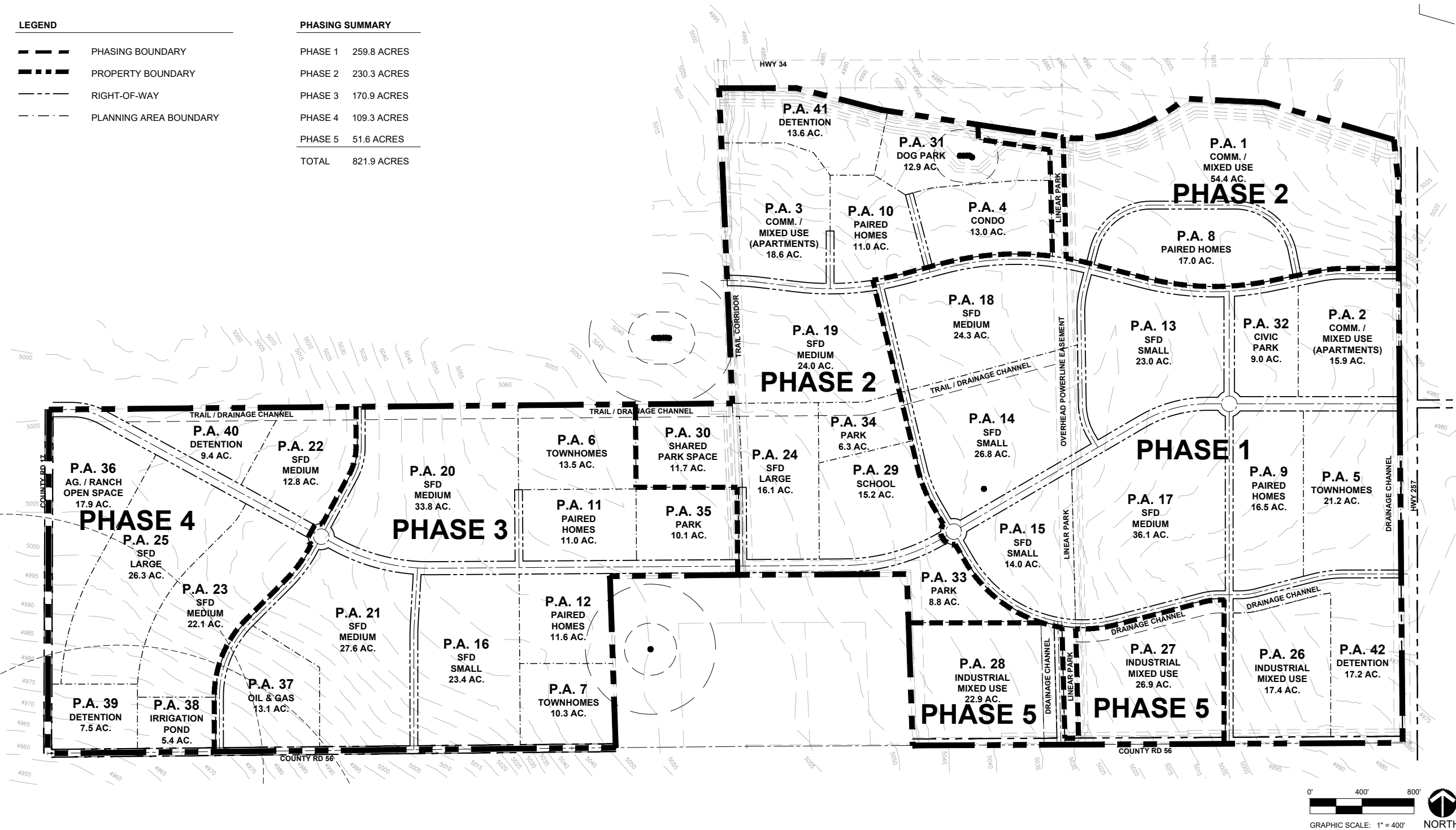
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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PUD #####-####

LEGEND

- PHASING BOUNDARY
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PLANNING AREA BOUNDARY

PHASING SUMMARY

PHASE 1	259.8 ACRES
PHASE 2	230.3 ACRES
PHASE 3	170.9 ACRES
PHASE 4	109.3 ACRES
PHASE 5	51.6 ACRES
TOTAL	821.9 ACRES



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DELANTERO PRELIMINARY P.U.D.
GREELEY, CO
MASTER PLAN

PROJECT #: 201048
DRAWN BY: ML
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SHEET NUMBER

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