



AGENDA

Planning Commission Special Meeting

Thursday, June 4, 2020, 6:00 pm

This meeting will be held via Zoom due to COVID-19 safety precautions

Directions to join the meeting:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/82305753497>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656
or +1 301 715 8592

Webinar ID: 823 0575 3497

International numbers available: <https://us02web.zoom.us/j/82305753497>

REGULAR MEETING

1. **CALL TO ORDER:**

2. **ROLL CALL:**

Chairman:	Deborah Linn
Vice-Chairman:	Billy Castillo
Commissioners:	Lyle Achziger
	Steve Bernardo
	Dan Usery

3. **APPROVAL OF THE AGENDA:**

****Motion/Vote:**

4. **APPROVAL OF THE MINUTES:**

****Motion/Vote (01/28/2020):**

****Motion/Vote (05/26/2020):**

5. **LAND USE HEARINGS:**

A. 19-USR-03: Quality Lube Special Use Permit

Kelsey Bruxvoort, AGPRO

Tim Naylor, AGPRO

Trey Beard, Owner

B. 20-AP-02: Ziggi's Replat

Lisa Dell, Owner

Nick Brewka, MAH Architectural Group

6. **ADJOURNMENT:**

****Motion/Vote:**



AGENDA

Planning Commission Regular Meeting

Tuesday, January 28, 2020, 6:00 pm

Evans Community Complex, City Council Chambers, 1100 37th Street

REGULAR MEETING

1. **CALL TO ORDER:** -- 06:00 pm
2. **ROLL CALL:**

Chairman: Deborah Linn – Present
Vice-Chairman: Billy Castillo – Present
Commissioners: Steve Bernardo – Present
Dan Usery – Not Present
3. **APPROVAL OF THE AGENDA:** -- 06:01 pm
****Motion to move Item #6 to #5, and #5 to #6 for work session. Second. Passes unanimously.**
4. **APPROVAL OF THE MINUTES:** -- 06:02 pm
****Motion to approve 12.10.19 Minutes. Second. Passes unanimously.**
5. **ADJOURNMENT:** -- 06:04 pm
****Motion to adjourn. Second. Passes unanimously.**
6. **OTHER ITEMS (Work Session)** – 06:05 pm
 1. Introductions
 - a. Drew Lyman, Assistant City Attorney
 - b. Status of filling vacated position
 2. Land Use Code Amendments
 - a. Warranty period consistent with Development Agreements approved by City Council
 - b. Proposed Amendments
 - i. Planning Commission to act as the Board of Zoning Appeals
 - ii. Land Use Code Amendment to allow for one alternative Planning Commissioner appointment
 - iii. Application material requirements and processing
 3. Land Use Applications
 - a. Administrative applications in process
 - i. The Reserve at Crescent Cove
 - ii. Roasty's
 - iii. Peerless Tires
 - iv. The Ridge at Prairie View
 - v. P3 Salon
 - vi. Dr. Patsy Lowe



AGENDA

Planning Commission Regular Meeting

Tuesday, May 26, 2020, 6:00 pm

This meeting will be held via Zoom due to COVID-19 safety precautions

Directions to join the meeting:

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/84103507102>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592
or +1 312 626 6799

Webinar ID: 841 0350 7102

International numbers available: <https://us02web.zoom.us/j/84103507102>

REGULAR MEETING

1. **CALL TO ORDER: 06:10 pm**

2. **ROLL CALL: 06:11 pm**

Chairman: Deborah Linn – present
Vice-Chairman: Billy Castillo -- not present
Commissioners: Lyle Achziger – present
Steve Bernardo – not present
Dan Usery – not present

3. **APPROVAL OF THE AGENDA:**

****Motion/Vote:**

4. **APPROVAL OF THE MINUTES:**

****Motion/Vote:**

5. **LAND USE HEARINGS: 06:12 pm**

Quorum not present.

****Motion to continue both public hearing items to a date certain of 06/04/2020 at 6:00 pm.
Second. Passes unanimously.**

A. 19-USR-03: Quality Lube Special Use Permit

Kelsey Bruxvoort, AGPRO
Tim Naylor, AGPRO
Trey Beard, Owner

B. 20-AP-02: Ziggi's Replat

Lisa Dell, Owner
Nick Brewka, MAH Architectural Group



6. **ADJOURNMENT: 06:16 pm**

****Motion/Vote: Motion to adjourn public hearing. Second. Passes unanimously.**

7. **OTHER ITEMS (Work Session): 06:17 pm**

A. Telecommunications Chapter Update

B. Food Truck update to Municipal Code Chapters 3, 5, and 18

C. Code Amendment for appointment of an alternate Planning Commission member

Comment: Commissioner makes recommendation to City Council that attendance be considered as part of when someone is a Planning Commissioner or not. Attendance is crucial to moving business forward in Evans.

Comment: Commissioner makes recommendation that someone from City from write to Commissioners to see if they can attend. And if they still don't attend, then City should consider replacing them.

D. Minor Replat process to be heard on June 23, 2020, in a Public Hearing

E. Master Plan participation – Stakeholder group solicitation

Steering Committee interest from either of the two Planning Commissioners present?

Deb Linn – yes.

Lyle Achziger – yes. 2nd Wednesday of the month doesn't work – all day; and 4th Wednesday of each month doesn't work – evening.

Looking at Wednesdays or Thursdays. Looking to start meeting in July.

Finished work session: **06:48 pm**

**PLANNING COMMISSION COMMUNICATION
STAFF COMMENTS FOR 19-USR-03, QUALITY LUBE
May 12, 2020**

AGENDA ITEM: 5.A
PREPARED BY: Anne Johnson, Community Development Director
ACTION: Approval
PLANNING COMMISSION DATE: May 26, 2020

SITE INFORMATION		
Location	The subject property is located west of and adjacent to 23 rd Avenue and approximately ¼ mile north of 34 th Street. See vicinity map on Page 2.	
Parcel Number(s)	0959-24-401006 and	
Property Owner	Fawsome, LLC	
Applicant	Fawsome, LLC	
Project Acreage	0.8 +/- acres	
Existing Land Use	Parcel to west is used as overflow parking for existing Quality Lube business	
Proposed Land Use	Expansion for existing Quality Lube business.	
Surrounding Uses:	North	Commercial
	South	Commercial, Big O Tires
	East	Commercial
	West	Commercial, Sam’s Club
Zoning	Commercial, C-1	
Surrounding Zoning	North	Commercial, C-1
	South	Commercial, C-1
	East	Commercial, C-1
	West	Commercial, C-1
Comprehensive Plan Future Use Designation	The 2014 Future Land Use Map designates the site as being appropriate for Commercial uses	
Overlay Districts	No floodplain overlay	

PROJECT DESCRIPTION:

1. The Property is located in the C-1 (Low Intensity Commercial District). The applicant desires to use the Property for a Repair Shop which requires a Special Use Permit pursuant to Section 18.04.070.D of the Evans Municipal Code.
2. Quality Lube is an existing business approved in the City of Evans through the Subdivision Process prior to when a Special Use Permit process existed. Due to the expansion of the existing facility footprint, the Special Use Process is being utilized on the entire property.
3. The existing facility is located at 3303 23rd Avenue. The expansion will include the parcel directly west of and adjacent to the current facility. Quality Lube is currently using this vacant parcel for overflow parking and would like to legalize the use and establish future expansion plans for the property.
4. The existing facility has one direct access from 23rd Avenue and a second access off of 23rd Avenue to Sam’s Club, identified as “Drive Aisle” on application materials.

A Special Use Permit is the only application required for this particular land use review. The execution and acceptance of a Development Agreement; review of a Grading Permit and Access Permit applications; review of Building and Sign Permit applications will also occur.

VICINITY MAP:

The property is outlined in red on the aerial below. The existing facility is outlined in red below. The lot adjacent to and west of the existing facility is also included in this application. Both parcels are addresses as 3303 23rd Avenue.



2018- 2019 STRATEGIC PLAN, FOCUS, GOALS:

This project relates most directly to three of the City Council’s identified strategic goals and objectives for Evans.



1. Creating a Diverse Economy: A balanced economy is the result of land uses which contribute to a diversified economy. The City’s economy will be diversified by this application by providing expansion to an existing retail business in Evans. The Future Land Use Plan indicates commercial uses are appropriate for the property and repair shops are uses contemplated in the Commercial (C-1) Zone District following the Special Use Permit process.

2. Creating a Self-Sustaining City: A diversified economy enables the City to rely on other sources of income-generating projects. Supporting the expansion of a local business through transparent and efficient processing enable local business retention and expansion. Creating a self-sustaining community will be enhanced by diversified land uses and the expansion of an existing business.

3. Well Maintained Infrastructure with the Capacity to Grow: Through the land use process, referral comments were solicited and received by City Engineering and Public Works to ensure capacity to serve the development. Conditions of Approval and Development Standards will ensure the proposed expansion will not create a burden on existing infrastructure.

REVIEW CRITERIA FOR SPECIAL USE PERMIT:

The intent of a Special Use Permit can be found in Section 18.06.060 and is stated as follows, “To provide for the evaluation of special land uses in order to determine if the use has the potential to adversely affect other land uses, transportation systems, public facilities, or the like, in the surrounding neighborhood thereby ensuring that special uses will not harm the health, safety and welfare of the City and its residents. The City Council may disapprove any such request, or may impose such conditions and safeguards as may be required to maintain the intent of this Zoning Code.”

The procedure for review of a Special Use Permit found in Sections 18.06.060.B of the City Code were followed including the following activities:

- Application completeness review
- Soliciting comments from referral agencies
- An internal Design Review Team meeting(s)
- Working through comments with the applicant and their representative
- Notice through sign posting, publication and mailing to affected property owners in accordance with Section 18.10.100.
 - Affected property owners were notified by first class mail that an application was submitted on December 27, 2019.
 - Affected property owners were notified by Certified Mail of the hearing dates on May 12, 2020.
 - A sign was posted on the property on May 13, 2020.
 - Notice was published in the *Greeley Tribune* on May 10, 2020.

The Criteria for approval of a Special Use application can be found in Section 18.06.060.C.2 of the Land Use Code. Details of the Criteria and staff findings of compliance are listed below.

- a. *The proposed use is found to be unlikely to harm the health, safety and welfare of the City or its residents.*

Response: Access to the facility will remain as it is today. There are two access points. The Traffic Narrative provided in application materials were reviewed by City Staff to determine safety of both motorized and pedestrian traffic in the area.

The maximum lot coverage in the Commercial Zone District is 80%. The applicant has proposed a maximum lot coverage of 75%. Other bulk requirements found in Section 18.04.070.E such as setbacks have been met.

Staff has reviewed the stormwater management and drainage components of the Site Plan application and found the proposal consistent with City requirements.

- b. *The proposed use would benefit the City in terms of employment, tax revenue or other similar effects, as compared to the absence of the proposed use.*

Response: The applicant is an existing business in Evans. This application represents the retention and expansion of an existing business. Per application materials Up to 13 Full-time and three Part-time employees are expected to be employed through this expansion. Quality Lube currently serves between 55 and 70 cars each day. A 10% increase in business is expected with this expansion. Annual sales of \$1.25 million over the past two years with the potential to increase with the expansion.

- c. *The proposed use shall be consistent with the Comprehensive Plan and shall be compatible with the surrounding area.*

Responses:

Policy 1.3 Promote Infill Development

The expansion site is a vacant parcel adjacent to the existing facility.

Policy 1.7 Require Adequate Facilities and Services at the time of development

City staff from Public Works and the City Engineer have reviewed the application for compliance.

Policy 1.9 Ensure Adequate Transportation Facilities to serve new development

The applicant provided a Traffic Memo which was reviewed by the City Engineer. It was determined the level of traffic activity generated by the proposed application would be minimal and not negatively impact the existing transportation facilities in the City.

Policy 3.2 Encourage a balanced mix of land uses

The Comprehensive Plan Future Land Use Plan indicates commercial uses are appropriate for this parcel of land. Repair Shops are a use allowed through the Special Use Permit process as outlined in the Land Use Code. Expansion of an existing business supports the retention of a successful business, perpetuating a balanced mix of land uses in the City.

Goal 4 Stable, Cohesive and Distinct Neighborhoods

The expansion parcel is already zoned Commercial (C-1) and is adjacent to the existing facility. This application has been prepared in conformance with the Development Standards found in the Municipal Code.

- d. *The location, size, design and operating characteristics of the proposed use shall be compatible with the existing and proposed 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.*

Response: The application is on a parcel zoned for Commercial Uses and the expansion parcel is adjacent to the existing facility. The Future Land Use Plan of the Comprehensive Plan also recognizes Commercial uses as appropriate for this property. The proposed land use requires land use approval to ensure compatibility with the surrounding area as well as conformance with the Development Standards.

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

Response: The application has been engineered and designed to support the proposed land use.

- f. *The proposed land use shall not adversely affect traffic flow and parking in the neighborhood.*

Response: City of Evans Engineering has reviewed the traffic memo and determined the application will not adversely affect traffic flow in the neighborhood. Off-site parking is not allowed. Expansion to the parcel to the west will allow over-flow parking.

- g. *The location of other approved special uses in the neighborhood shall be determined, in order to avoid an over-concentration of such uses.*

Response: Big O Tires is a compatible use and is directly south of the proposed business expansion.

- h. *Not applicable, only for mini-storage facilities.*

- i. *Not applicable, only for car-wash facilities.*

- j. *Not applicable, only for oil and gas facilities.*

- k. *Outdoor Storage compliance.*

Response: A Development Standard indicate any outside storage shall be in the area designated on the Special Use Permit map and shall be screened from public rights-of-way.

The following describes the site in relationship to existing plans in place.

A. Existing Zoning Map: The application is on a parcel zoned for Commercial Uses. Repair Shops are uses allowed through a Special Use Permit development review process in the Commercial (C-1) Zone District.

B. 2010 Comprehensive Plan: The application is on a parcel zoned for Commercial Uses. The Future Land Use Plan of the Comprehensive Plan also recognizes Commercial uses as appropriate for this property.

Conditions of Approval. The following Conditions shall be addressed by the applicant.

1. Prior to recording the Special Use Permit Map, the following shall be updated and submitted to the City Planning Department for review via electronic submittal:
 - a. The proposed interceptor does not meet City specifications for the intended purpose. Provide a corrected substitute for review by the City's Wastewater Superintendent.
2. Upon completion of Conditions of Approval listed above, the applicant shall submit one electronic copy of the plat and supporting documents for preliminary approval to the City of Evans Planning Department. Upon approval of the plat and the Development Agreement, the applicant shall submit a mylar plat and the final Development Agreement. These documents shall be submitted to the City Planning Department for recording with the Weld County Clerk and Recorder within thirty (30) days of City Council action.
3. The applicant shall enter into a Site Improvements Agreement with the City. Approval of the Development Agreement shall be considered by City Council, preferably at the June 19, 2020 City Council hearing where the land use permit will be heard or within sixty (60) days of the City Council action on the land use permit.
4. A Grading Permit issued by the City of Evans is required. Prior to issuance of the Grading Permit:
 - a. The Final Drainage Report/Plan and Grading Plan shall be provided to the City of Evans for review and approval.
 - b. The Construction Documents including the Final Utility Plan shall be provided to the City of Evans for review and approval.
 - c. Tracking control shall be installed during construction to ensure sand and mud are not tracked onto City Streets.
5. Building and sign permits issued by the City of Evans is required prior to construction.
6. Development Standards. The following development standards shall be placed on the plat:
 - a. Approval of this plan may create a vested property right pursuant to Article 68 of Title 24 C.R.S., as amended.
 - b. The plans reviewed by the City and subsequently recorded with Weld County Clerk and Recorder constitute the extent of the land use approval. Any changes may necessitate an amendment to the land use permit.
 - c. Architectural Design Standards found in Section 18.08.040.G of the Land Use Code, as amended, shall be followed. Architectural review shall occur at the time a building permit is filed for the future building.
 - d. The approved Development Agreement shall be adhered to.
 - e. The access between both 3303 and 3325 23rd Avenue shall be a shared access capable of accommodating emergency vehicles in perpetuity.
 - f. A Grading Permit issued by the City of Evans is required prior to construction.
 - g. Tracking control shall be installed during construction to ensure sand and mud are not tracked onto City Streets.
 - h. On-site lighting shall be shielded to not shine onto adjacent properties.
 - i. The applicant shall apply for building permits with the City of Evans.
 - i. Plan review by the Fire Protection District is required.
 - ii. The applicant shall coordinate with the Fire Protection District for all inspections.
 - j. Hours of operation are Monday through Saturday from 8 a.m. – 6 p.m. These hours of operation may be extended by notifying the City Community Development Director. Reasonable extension will not necessitate an amendment to the Special Use Permit.

- k. There will be up to 20 employees on site.
 - l. Traffic will be a maximum of 80 passenger vehicles each day and up to five delivery trucks per week.
 - m. Outdoor storage is limited to the space designated on the Special Use Permit map and shall be screened from public right-of-way.
-

SAMPLE MOTIONS

“I move to forward a recommendation of approval for 19-USR-03 to City Council as proposed in staff comments with the Conditions of Approval and Development Standards.”

“I move to forward a recommendation of denial for 19-USR-03 to City Council for the following reasons: _____.”

From: [Rick Brandt](#)
To: [Anne Best-Johnson](#)
Subject: RE: Quality Lube - DRT 4/22
Date: Wednesday, April 15, 2020 8:26:14 AM
Attachments: [image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

I have no comments.

Rick D. Brandt

Chief of Police

Phone 970-339-2441

1100 37th Street, Evans, CO 80620-2036



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From: Anne Best-Johnson <abjohnson@evanscolorado.gov>

Sent: Wednesday, April 15, 2020 7:43 AM

To: Mark Oberschmidt <moberschmidt@evanscolorado.gov>; Todd Hepworth <theppworth@evanscolorado.gov>; Leon Blasco <LBlasco@evanscolorado.gov>; Rick Pickard <rpickard@evanscolorado.gov>; Scott Sandridge <ssandridge@evanscolorado.gov>; Efren Rodriguez <ERodriguez@evanscolorado.gov>; Robby Porsch <RPorsch@evanscolorado.gov>; Heather Utrata <hutrata@evanscolorado.gov>; Kyle Fehr <KFehr@evanscolorado.gov>; Rick Brandt <rbrandt@evanscolorado.gov>; Ron Pristera (Fire District) <rpristera@evansfiredistrict.org>; Lauren Richardson <lrichardson@evanscolorado.gov>; Karen Sabin <ksabin@evanscolorado.gov>; Randy Ready <rready@evanscolorado.gov>

Subject: Quality Lube - DRT 4/22

Hello. Quality Lube has resubmitted. See items in file: [V:\Planning & Zoning\Case Files ACTIVE\19-USR-03 Quality Lube\Submitted Application 2020 04 13](#)

Referrals are due Friday, May 1. We will discuss the submittal at DRT next Wednesday so it will be helpful for you to review the three items submitted before then.

I believe we can have a May Planning Commission with this application!

Sincerely,

Anne

Anne Best Johnson, AICP, MBA

Community Development Director

Phone: 970-475-2228

Fax: 970-475-1194

1100 37th Street, Evans, CO 80620-2036



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From: [Robby Porsch](#)
To: [Kelsey Bruxvoort](#)
Cc: [Anne Best-Johnson](#); [TREY Beard](#); [Tim Naylor](#); [Shannon Toomey](#)
Subject: RE: Evans - Quality Lube
Date: Friday, May 15, 2020 11:33:19 AM
Attachments: [image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)
[image024.png](#)
[image025.png](#)
[image008.png](#)
[image010.png](#)
[image012.png](#)
[image014.png](#)
[image016.png](#)

Hi Kelsey,

Yes, the Z1186 is a more suitable unit for this application than the unit previously submitted. With good operations and maintenance procedures, the Z1186 size 400 will be acceptable.

Thank You

Robby Porsch

Wastewater Superintendent

Phone 970-475-2241 | Cell 970-630-3302

1100 37th Street, Evans, CO 80620-2036



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From: Kelsey Bruxvoort <Kbruxvoort@agpros.com>
Sent: Thursday, May 14, 2020 2:27 PM
To: Robby Porsch <RPorsch@evanscolorado.gov>
Cc: Anne Best-Johnson <abjohnson@evanscolorado.gov>; TREY Beard <rmql@msn.com>; Tim Naylor <tnaylor@agpros.com>; Shannon Toomey <stoomey@agpros.com>
Subject: Fw: Evans - Quality Lube

[EXTERNAL EMAIL]

Hi Robby,

I'm following up regarding the Fawsome (Quality Lube) site located at 3303 23rd Ave and your referral letter dated May 4, 202 for the SUP. We have selected a Zurn Z1186 oil interceptor, size 400 for this site. Attached is the specification sheet for your review.

Please confirm whether this will satisfy the oil interceptor condition for the SUP.

Feel free to call/email me with any questions.

Thanks,

Kelsey Bruxvoort

Land Planner

AGPROfessionals

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Greeley, CO 80634

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Mobile: 970-744-0068

Fax: 970-535-9854

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From: Anne Best-Johnson <abjohnson@evanscolorado.gov>

Sent: Saturday, May 2, 2020 9:20 AM

To: Kelsey Bruxvoort <kbruxvoort@agpros.com>

Cc: Lauren Richardson <lrichardson@evanscolorado.gov>; TREY Beard <rmql@msn.com>; Shannon Toomey <stoomey@agpros.com>

Subject: Evans - Quality Lube

Kelsey,

Hello. We are planning to take Quality Lube to Planning Commission on May 26 and then to City Council on either June 2 or June 14. June 2 may be pushing it, but we will try. We can discuss presentation format tips in the next few weeks.

Attached is the only referral on the third submittal to come back with comments. This is pretty simple. Just take a look at the alternative equipment.

Again, it has been a pleasure working with you. The applications have been clean and we appreciate it.

The Replat will be processed administratively.

Sincerely,
Anne

Anne Best Johnson, AICP, MBA

Community Development Director

Phone: 970-475-2228

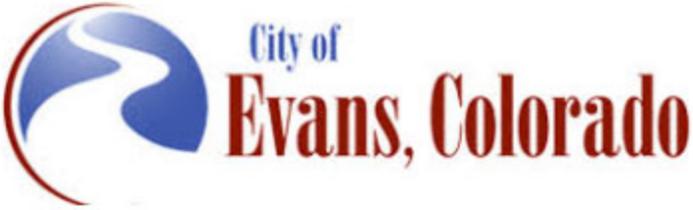
Fax: 970-475-1194

1100 37th Street, Evans, CO 80620-2036



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City of Evans Land Use Application Referral Request

April 15, 2020

The City of Evans Department of Planning has received the following item for:

Project Title: Quality Lube expansion

Case Number: #19-USR-03

Applicant: William D. Beard, III; Fawsome, LLC

Planner: Anne Best Johnson; 970-475-2228

Please Reply By: May 1, 2020; Review File prior to DRT Scheduled for April 22, 2020

Project: Third Submittal for a Use by Special Review application for the expansion of an existing Repair Shop in the C-1 zone district including an expansion to an existing business located at 3303 23rd Avenue including expanding and improving a parking area, changes to on-site circulation, Building footprint expansion area to accommodate future retail or service as detailed in application materials.

Location: 3303 23rd Avenue

Legal: Parcel 1: Lot 1 of Amended Replat of Lot 2 of the Replat of Commercial Tract 1, Colony Plaza (0.39 acres); and Parcel 2: Lot 2 of Amended Replat of Lot 2 of the Replat of Commercial Tract 1, Colony Plaza (0.41 acres)

The application is submitted to you for review and recommendation. Any comments or recommendation you consider relevant to this request would be appreciated. Please reply by the above listed date so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a positive response to the City Community Development Department. If you have any further questions regarding the application, please call the Planner associated with the request. **Please note that new information may be added to applications under review during the review process. If you desire to examine or obtain this additional information, please contact the Planner.**

We have reviewed the request and find that it does / does not comply with our Comprehensive / Master Plan for reasons included in the attached letter. _____

We have reviewed the request and find no conflicts with our interests.

Signature _____

Date 4/22/2020

Agency COE Engineering



Narrative

City of Evans Special Use Permit Application

Prepared for

Fawsome, LLC

Use By Special Review Narrative

Prepared for Fawsome, LLC

Introduction

Fawsome, LLC is requesting a Use By Special Review (USR) for a parking lot expansion for the existing Quality Lube located at 3303 23rd Avenue, Evans, CO. The USR will be for proposed improvements on two lots described as Lot 1, Colony Plaza Amended Replat of Lot 2 of Replat of Commercial Tract 1, being 0.39-acres (Lot 1) and Lot 2, Colony Plaza Amended Replat of Lot 2 of Replat of Commercial Tract 1, being 0.41-acres (Lot 2). Quality Lube is located on Lot 1. Lot 2 is currently vacant. Fawsome, LLC wishes to develop Lot 2 to expand the parking area for Quality Lube, including two drive isles to allow for additional vehicle stacking. An expansion to the existing drive isle east of the existing building is also proposed on Lot 1.

A future 1,650 SF building footprint for additional service bays or a retail area is included on the USR site plan. While there are no plans to construct this building currently, it has been included in the site plan to ensure it can be accommodated in the future.

Quality Lube is open Monday through Saturday, 8:00 a.m. to 6:00 p.m. Currently, there are 11 full-time employees and three part-time employees. One to two new full-time employees are expected with the parking area expansion. Quality Lube services approximately 55 to 70 cars daily. Typically, there are three deliveries per week, Monday through Friday.

Surrounding Land Uses

The subject property is located on the west side of 23rd Avenue approximately 600-feet south of 32nd Street. The site is in the C-1 Commercial Low Intensity Zone District and is within the shopping center containing Sam's Club, McDonalds, Papa Murphy's, Dollar Tree, T-Mobile and Big O Tires. All properties adjacent to the site and in the surrounding area are zoned C-1 Commercial Low Intensity.

Quality Lube is an established use. The proposed site improvements will allow for increased efficiency of the site. The paved parking will be an upgrade to the existing dirt lot and will increase the site's consistency with adjacent developments.

Site Photos

Photos of the site and surrounding properties are included below:



Lots 1 & 2, Existing Conditions (aerial)



Lot 2, Existing Conditions (looking northeast)



Lot 2, Existing Conditions (looking southeast)



Sam's Club (looking northwest)



Shopping center entrance and Lot 1 (looking southwest)



Shopping center entrance (looking northwest)



Development across 23rd Avenue (looking east)

Economic Impact Statement

Upon completion of the parking lot expansion, it is anticipated that Fawsome, LLC may increase their staff by one to two full-time employees. Annual sales for the last two years have averaged around \$1,250,000.00, which is expected to be increased by approximately 10% with the increased efficiency the site improvements will allow.

Access and Traffic Impacts

There are two existing access points that will continue to serve the lots. One access point is located on the internal commercial subdivision drive on the north side of the property. The other access is located on 23rd Avenue on the east side of Lot 1 and is shared with Big O Tires. No new access points are proposed.

Vehicles are expected to use 23rd Avenue for north-south travel. Travel distribution along 23rd Avenue is expected to be 50% from the north and 50% from the south.

Up to 13 full-time employees and three part-time employees are expected with the parking area expansion. Quality Lube currently services approximately 55 to 70 cars daily, typically there are three deliveries per week, Monday through Friday. A 10% increase in business is expected at full build-out. Typical vehicles accessing the site include employee and customer vehicles. The following numbers are anticipated for this site:

Passenger cars/pickup trucks:

65-80 trips per day, typical

Vendors/deliveries:

3-4 trips per week, typical

Highest traffic volumes are expected between 8 AM and 9 AM and between 5 PM and 6 PM. Traffic is expected to be dispersed throughout the day.

A Traffic Narrative is included with the application materials.

Off-Street Parking

The USR meets the off-street parking standards of the Land Development Code, as described below:

18.08.080 – Off-street parking and loading

B. Minimum Parking Requirements:

2. The following off-street parking areas shall be provided in connection with the erection or increase by units or dimensions of any of the following buildings or structures:

<i>Land Use</i>	<i>Number of spaces required</i>
<i>Retail sales and service</i>	<i>1 space for each 200 square feet of gross floor area</i>
<i>Any land use activity not otherwise identified in this section</i>	<i>A number of spaces determined by the administrative officer to be reasonably necessary requirements shall be consistent with the requirements set forth above for comparable uses activities</i>

There is existing parking provided for the existing approved Quality Lube building. The new 1,650 SF proposed building would require nine new spaces, as shown below:

$$1650 / 200 = 8.25 \text{ (nine total spaces)}$$

16 spaces are proposed for this development, which exceeds the minimum amount required. Parking spaces are not located within 5-feet of any property line. All parking areas will be paved, including curb and gutter.

Off-street parking spaces will serve both lots, as allowed by *Section 18.08.080.D.2. – “Off-street parking spaces may be located on the same lot as the use for which they are provided or they may be located on one or several separate parcels located adjacent to the use which they serve.”*

Landscaping

The subject property is bordered by landscaping strips and sidewalks managed by Sam's Club on the western, northern and eastern property lines. Additional landscaping is provided with this USR, as described below and shown on the Site Plan.

Proposed landscaping strips exceed the minimum requirement for developments less than 1-acre in size for a 5-foot landscaping strip extending inward from any property line which abuts a right-of-way. Landscaping for Lot 2 is proposed primarily along its northern and western property lines which abut rights-of-way for the commercial subdivision internal drives.

The landscaping strips include trees, shrubs, ornamental grasses, cobble mulch, fiber mulch and irrigated turf, and meet the minimum landscaping requirements for non-residential areas. The landscaping strips will not be used for storage or display of goods.

One 11.5' x 54' parking lot landscape island is proposed, which exceeds the minimum landscape island size requirement. The island contains one shade tree, ornamental grasses and cobble mulch. It will be bordered by concrete curbing.

Landscaping is desired throughout the parking area, as well as in the right-of-way landscaping strips. For a cohesive landscape design, one shade tree and two evergreen shrubs are proposed outside of the right-of-way landscaping strips, to the east of the proposed building. These three landscaping elements have been factored into the amount provided based on the right-of-way frontage requirement. Additionally, 10 ornamental grasses are proposed in place of two of the required shrubs, factoring in a 5:1 equivalent. Five of these ornamental grasses are located within the parking lot island.

The table below demonstrates how the proposed landscaping meets the required amount of landscaping elements described in Section 18.08.070 of the Land Development Code:

Landscaping Areas	Code Requirement	Amount	Calculation	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
North Landscape Strip Abutting ROW	1 Tree & 5 Shrubs / 35 LF	103'	$103 / 35 = 2.94$	3	3	15	15
West Landscape Strip Abutting ROW	1 Tree & 5 Shrubs / 35 LF	140'	$140 / 35 = 4$	4	3	20	16 shrubs plus 4 Ornamental Grasses (5:1 Equivalent)
Parking Islands	1 Tree / Island	1 Island	$1 \times 1 = 1$	1	1	N/A	6 Ornamental Grasses (5:1 Equivalent)
Southern and Eastern Property Lines	N/A	N/A	N/A	N/A	1	N/A	2
				<u>Total Required:</u>	<u>Total Provided:</u>	<u>Total Required:</u>	<u>Total Provided:</u>
				8	8	35	35

No more than 50% of the proposed trees will be the same species.

All land not within the building footprint, paved, or otherwise overlain by impervious surface or gravel, including such areas located on adjoining rights-of-way, are landscaped with shrubs, sod or other groundcover.

No new landscaping is proposed on Lot 1 as Quality Lube is an existing approved use with established landscaping. No buffer yards are required as the subject property is not adjacent to any residential uses.

Districts and Services

The City of Evans provides water and sanitary sewage disposal to the subject property. No new water or wastewater taps are proposed at this time.

Review Criteria

This USR application complies with the Criteria for Special Uses in the City of Evans Land Development Code as described below:

Section 18.06.060 Item C. Criteria for special uses

Item 2.a. The proposed use is found to be unlikely to harm the health, safety or welfare of the City or its residents.

The proposed improvements are not expected to be detrimental to the health, safety or welfare of the City or its residents. The additional paving is expected to increase the imperviousness of the site. A Preliminary Drainage Report is included with the application to address stormwater management for this site.

The site is within the Sam's at the Landings Subdivision. It is assumed that the detention pond for the Sam's at the Landings Subdivision is adequate for the proposed development for both volume and water quality capture volume. There does not appear to be any constraints that will inhibit drainage flow. All flows generated from the proposed development will flow south to an existing catch drain.

Item 2.b. The proposed use would benefit the City in terms of employment, tax revenue or other similar effects, as compared to the absence of the proposed use.

As stated in the Economic Impact Statement section above, upon completion of the parking lot expansion, it is anticipated that Fawsome, LLC may increase their staff by one to two full-time employees. Annual sales for the last two years have averaged around \$1,250,000.00, which is expected to be increased by approximately 10% with the increased efficiency the site improvements will allow.

Item 2.c. The proposed use shall be consistent with the Comprehensive Plan and shall be compatible with the surrounding area.

The site and all adjacent properties are zoned C-1 Commercial Low Intensity. The proposed improvements will allow for increased functionality of the existing, approved Quality Lube site. Proposed pavement will increase site's consistency with adjacent developments.

Item 2.d. The location, size, design and operating characteristics of the proposed use shall be compatible with the existing and proposed future land uses with 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.

This USR request is for additional parking for an established use. The proposed improvements will meet applicable City of Evans designs standards. The USR is expected to increase the site's consistency with surrounding development. No significant noise, traffic or other nuisances are expected to result from the proposed improvements. Conditions of approval are anticipated, including but not limited to submitting an approved Final Drainage Report signed and stamped by a licensed engineer and addressing site plan redlines provided by City Staff.

Item 2.e. The site shall be physically suitable for the type and intensity of the proposed land use.

Lot 2, a vacant dirt lot, is suitable for transition into additional parking and vehicle stacking for Quality Lube. Lot 1 can accommodate the expansion to the drive isle east of the existing building. The intensity of the proposed use is not expected to differ significantly from current operations.

Item 2.f. The proposed land use shall not adversely affect traffic flow and parking in the neighborhood.

The expanded parking area has been designed based on Land Development Code Section 18.08.080 requirements for parking. The request increases the amount of parking available for Quality Lube and therefore does not negatively impact parking in the neighborhood. Access points and subdivision roadways are already established. The USR is not expected to adversely affect traffic flow in the neighborhood.

Item 2.g. The location of other approved special uses in the neighborhood shall be determined, in order to avoid an over-concentration of such uses.

The property is surrounded by properties zoned C-1 Commercial Low Intensity Zone District. It is expected that the surrounding commercial development has been permitted as either uses by right or uses by special review depending on the applicable code at the time of development.

Item 2.h. Mini-storage units shall also comply with the following standards:

Items 2.h.1-7 are not applicable to this USR request.

Item 2.i. Car wash facilities shall also comply with the following standards:

Items 2.i.1-6 are not applicable to this USR request.

Item 2.j. Oil and gas facilities.

This item is not applicable to this USR request.

Item 2.k. Outdoor storage shall comply with the following standards:

Items 2.k.1-5 are not applicable to this USR request.

Conclusion

Quality Lube is an established use. The proposed site improvements will allow for increased efficiency of the site. The paved parking will be an upgrade to the existing dirt lot and will increase the site's consistency with adjacent developments.

The proposed USR is not expected to be detrimental to the public health, safety, or general welfare as similar commercial uses and parking areas surround the subject property. The development will conform to applicable zoning regulations and standards.



Traffic Narrative

City of Evans Special Use Permit Application

Prepared for

Fawsome, LLC

Traffic Narrative

Prepared for Fawsome, LLC
Use By Special Review

Introduction

Fawsome, LLC is requesting a Use By Special Review (USR) for a parking lot expansion for the existing Quality Lube located at 3303 23rd Avenue, Evans, CO. The USR will be for proposed improvements on two lots described as Lot 1, Colony Plaza Amended Replat of Lot 2 of Replat of Commercial Tract 1, being 0.39-acres (Lot 1) and Lot 2, Colony Plaza Amended Replat of Lot 2 of Replat of Commercial Tract 1, being 0.41-acres (Lot 2). Quality Lube is located on Lot 1. Lot 2 is currently vacant. Fawsome, LLC wishes to develop Lot 2 to expand the parking area for Quality Lube, including two drive isles to allow for additional vehicle stacking. An expansion to the existing drive isle east of the existing building is also proposed on Lot 1.

A future 1,650 SF building footprint for additional service bays or a retail area is included on the USR site plan. While there are no plans to construct this building currently, it has been included in the site plan to ensure it can be accommodated in the future.

Quality Lube is open Monday through Saturday, 8:00 a.m. to 6:00 p.m. Currently, there are 11 full-time employees and three part-time employees. One to two new full-time employees are expected with the parking area expansion. Quality Lube services approximately 55 to 70 cars daily. Typically, there are three deliveries per week, Monday through Friday.

Existing Conditions and Roadway Network

The subject property is located on the west side of 23rd Avenue approximately 600-feet south of 32nd Street. The site is in the C-1 Commercial Low Intensity Zone District and is within the shopping center containing Sam's Club, McDonalds, Papa Murphy's, Dollar Tree, T-Mobile and Big O Tires. All properties adjacent to the site and in the surrounding area are zoned C-1 Commercial Low Intensity.

Quality Lube is an established use. The proposed site improvements will allow for increased efficiency of the site. The paved parking will be an upgrade to the existing dirt lot and will increase the site's consistency with adjacent developments.

There are two existing access points that will continue to serve the lots. One access point is located on the internal commercial subdivision drive on the north side of the property. The

other access is located on 23rd Avenue on the east side of Lot 1 and is shared with Big O Tires. No new access points are proposed.

23rd Avenue is a north-south paved street with a posted speed limit of 30 mph, and an existing 4-lane cross section. 23rd Avenue is classified as an arterial roadway according to the City of Evans Transportation Plan.

Trip Generation

Vehicles are expected to use 23rd Avenue for north-south travel. Travel distribution is expected to be 50% from the north and 50% from the south.

Up to 13 full-time employees and three part-time employees are expected with the parking area expansion. Quality Lube currently services approximately 55 to 70 cars daily, typically there are three deliveries per week, Monday through Friday. A 10% increase in business is expected at full build-out. Typical vehicles accessing the site include employee and customer vehicles. The following numbers are anticipated for this site:

Passenger cars/pickup trucks:	65-80 trips per day, typical
Vendors/deliveries:	3-4 trips per week, typical

Highest traffic volumes are expected between 8 AM and 9 AM and between 5 PM and 6 PM. Traffic is expected to be dispersed throughout the day.

Travel Routes

Vehicles are expected to use 23rd Avenue for north-south travel. Travel distribution along 23rd Avenue is projected to be 50% from the north and 50% from the south.

The two most direct travel routes to/from the site are via 23rd Avenue north to Highway 34 and via 23rd Avenue south to 37th Street. Other potential east-west travel routes for connection with 23rd Avenue include 32nd Street and 34th Street. Some vehicles may also use the internal shopping center drives for connection to/from 32nd Street to the north and Anchor Drive to the south.

FAWSOME, LLC SPECIAL USE PERMIT (SUP)

LOTS 1 AND 2, COLONY PLAZA AMENDED REPLAT OF LOT 2 OF REPLAT OF COMMERCIAL TRACT 1,
CITY OF EVANS, COLORADO

GENERAL NOTES

ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
THE GENERAL CONTRACTOR SHALL CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-(800)-922-1987, OR THE NATIONWIDE UTILITY CONTACT NUMBER (811), TO REQUEST LOCATES OF ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY.

ALL VERTICAL AND HORIZONTAL DATUM INFORMATION SHOULD BE OBTAINED USING THE EVANS GEODETIC SURVEY CONDUCTED BY ALBERS, DREXEL & POHLY, INC. JANUARY 9, 1998. A COPY OF FINAL COORDINATES, ELEVATIONS, AND MONUMENT DESCRIPTIONS CAN BE OBTAINED BY CONTACTING THE CITY OF EVANS ENGINEERING DIVISION AT (970) 475 1114.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS FROM DAMAGE AND EROSION. ANY ADJACENT IMPROVEMENT DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRECONSTRUCTION STATE.

THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

IDENTIFYING THE NEED FOR A PERMIT, PREPARING THE APPLICATION, AND PAYING THE SUBMITTAL AND REVIEW FEES NECESSARY TO SECURE PERMITS WILL BE THE TOTAL RESPONSIBILITY OF THE GENERAL CONTRACTOR. A COPY OF ALL PERMITS MUST BE ON SITE AT ALL TIMES.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR STORM WATER DISCHARGE, ASSOCIATED WITH CONSTRUCTION ACTIVITY AND THE CITY OF EVANS MS4 PERMITTING PROCESS FOR STORM WATER. FOR INFORMATION, CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH, AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, SOCD-PE-B2, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO 80246-1530, ATTENTION PERMITS AND ENFORCEMENT SECTION, (303) 692-3500.

THE WATER QUALITY PERMITTING PAGE CAN BE ACCESSED AT www.evanscolorado.gov. IF DEWATERING IS TO BE USED, THEN A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED IF DISCHARGE IS INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH, OR ANY WATERS OF THE UNITED STATES.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL SOILS REPORT AND PAVEMENT DESIGN REPORT, PRODUCED, OR REFERENCED FOR THIS PROJECT.

THE GENERAL CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.

ALL WATER LINE, SANITARY SEWER, AND STORM WATER CONSTRUCTION SHALL CONFORM TO THE CITY OF EVANS STANDARDS AND SPECIFICATIONS LATEST REVISION THEREOF. A CURRENT COPY CAN BE DOWNLOADED FROM THE CITY OF EVANS WEBSITE AT www.evanscolorado.gov.

THE CITY OF EVANS FOLLOWS ALL TRAFFIC CONTROL STANDARDS SET FORTH IN THE CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).

A TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED FOR ANY AND ALL UTILITY WORK PERFORMED WITH THE CITY OF EVANS RIGHT-OF-WAY. TRAFFIC CONTROL PLANS CAN BE EMAILED TO THE ENGINEERING DIVISION ATTENTION TODD HEPWORTH @ thepworth@evanscolorado.gov

ALL STREET LIGHTING SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CITY OF EVANS MUNICIPAL CODE, SECTION 18.08.020.

ALL PLANTINGS SHALL UTILIZE THE CITY OF EVANS PARKS AND RECREATION APPROVED LANDSCAPING PLANTING LIST. ALL SEEDING SHALL UTILIZE THE CITY OF EVANS IRRIGATION DESIGN GUIDELINES AND THE LAWN AND GRASS SPECIFICATIONS SECTION 02930.

ALL WORK INCLUDING WARRANTY WORK, SHALL BE INSPECTED BY A CITY REPRESENTATIVE WHO SHALL HAVE AUTHORITY TO HALT CONSTRUCTION WHEN PROPER CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.

THERE SHALL BE NO WORK PERFORMED ON THE WEEKENDS, OR HOLIDAYS EXCEPT BY APPROVAL OF THE CITY OF EVANS WITH A MINIMUM OF 24 HOURS NOTICE.

THE GENERAL CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING PRIOR TO ANY DISRUPTION IN SERVICE.

THE NOTICES MUST HAVE THE GENERAL CONTRACTORS PHONE NUMBER AND THE NAME OF A CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOUR CALLS.

NOTICES SHALL NOT BE LEFT IN MAILBOXES UNLESS PROPERLY SENT THROUGH THE U.S. POST OFFICE.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN DISPOSAL SITE FOR ALL DISPOSED MATERIALS.

THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/ OR SEAL HEREOF DOES HEREBY AFFIRM RESPONSIBILITY TO THE CITY OF EVANS, AS A BENEFICIARY OF SAID ENGINEERS WORK, FOR ANY ERRORS OR OMISSIONS CONTAINED IN THESE PLANS.

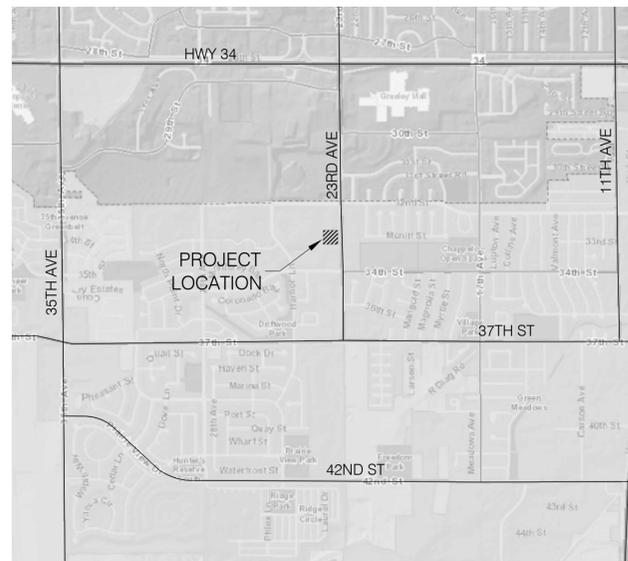
ACCEPTANCE OF THESE PLANS BY THE CITY OF EVANS SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF SUCH RESPONSIBILITY.

APPROVAL OF THIS PLAN MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24 C.R.S., AS AMENDED.

PURSUANT TO SECTION 18.04.070.E OF THE LAND USE CODE, AS AMENDED, THE MAXIMUM ALLOWABLE LOT COVERAGE IN THE COMMERCIAL ZONE DISTRICTS IS 80%; 72% LOT COVERAGE IS PROVIDED BY THESE PLANS.

ARCHITECTURAL DESIGN STANDARDS FOND IN SECTION 18.08.040.G OF THE LAND USE CODE, AS AMENDED, SHALL BE FOLLOWED. ARCHITECTURAL REVIEW SHALL OCCUR AT THE TIME A BUILDING PERMIT IS FILED FOR THE FUTURE BUILDING.

PARKING LOT SHALL BE STRIPED IN ACCORDANCE WITH SECTION 18.08.040.G.6 OF THE LAND USE CODE, AS AMENDED.



VICINITY MAP

1" = 2000'

PROJECT INFORMATION

PROJECT LOCATION:
3303 23RD AVE.
EVANS, CO

PROPERTY OWNER:
FAWSOME, LLC
TREY BEARD
875 S. LINCOLN AVE.,
LOVELAND, CO 80537
E-MAIL: rmq@msn.com
PH.#: (970) 214-9409

LOT SIZE:
34 800 SF / 0.8 ACRES

ACTIVITY:
VEHICLE MAINTENANCE SHOP (OIL CHANGES,
TRANSMISSIONS FLUSHES, GAS FILTERS, ETC.)
10 - 13 FULL TIME EMPLOYEES & 3 - 4 PART TIME
EMPLOYEES

PLANNER / ENGINEER / PREPARED BY:
AGPROFESSIONALS
KELSEY BRUXVOORT
CHAD TÖVELDE, PE
3050 67TH AVE
GREELEY, CO 80634
E-MAIL: ctovelde@agpros.com
PH. # 970-535-9318

SURVEYOR:
AGPROFESSIONALS
3050 67TH AVE
GREELEY, CO 80634
PH. # 970-535-9318

PROJECT NUMBER:
AGPROFESSIONALS PROJECT #: 1628-01

Sheet List Table	
SHEET NUMBER	SHEET TITLE
CS-1	COVER SHEET
E-1	EXISTING CONDITIONS
SP-1	SITE PLAN
UP-1	UTILITY PLAN
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE DETAILS & SPECIFICATIONS

Area	Parcel	
	Lot 1	Lot 2
Lot Gross Area	17018 SF (0.39 AC)	17781 SF (0.41 AC)
Total Building Area (SF)	2,088	1,650
Building Area (%)	12%	9%
Existing Paved Area (SF)	8,682	2,799
Existing Paved Area (%)	51%	16%
Proposed Paved Area (SF)	1,095	8,521
Proposed Paved Area (%)	6%	48%
Total Paved Area (SF)	9,777	11,320
Total Paved Area (%)	57%	64%
Total Landscaped Area (SF)	5,153	3,286
Landscaped Area (%)	30%	18%
Max. Allowable Lot Coverage (%)	80%	80%
Total Lot Coverage (%)	70%	73%

DEVELOPMENT STANDARDS

- THE PLANS REVIEWED BY THE CITY AND SUBSEQUENTLY RECORDED WITH WELD COUNTY CLERK AND RECORDER CONSTITUTE THE EXTENT OF THE LAND USE APPROVAL. ANY CHANGES MAY NECESSITATE AN AMENDMENT TO THE LAND USE PERMIT.
- THE APPROVED DEVELOPMENT AGREEMENT SHALL BE ADHERED TO.
- A GRADING PERMIT ISSUED BY THE CITY OF EVANS IS REQUIRED PRIOR TO CONSTRUCTION.
- TRACKING CONTROL SHALL BE INSTALLED DURING CONSTRUCTION TO ENSURE SAND AND MUD ARE NOT TRACKED ONTO CITY STREETS.
- ON-SITE LIGHTING SHALL BE SHIELDED TO NOT SHINE ONTO ADJACENT PROPERTIES.
- THE APPLICANT SHALL APPLY FOR BUILDING PERMITS WITH THE CITY OF EVANS.
- PLAN REVIEW BY THE FIRE PROTECTION DISTRICT IS REQUIRED.
- THE APPLICANT SHALL COORDINATE WITH THE FIRE PROTECTION DISTRICT FOR ALL INSPECTIONS.
- HOURS OF OPERATION ARE MONDAY THROUGH SATURDAY FROM 8 A.M. - 6 P.M.
- THERE WILL BE UP TO 20 EMPLOYEES ON SITE.
- TRAFFIC WILL BE A MAXIMUM OF 80 PASSENGER VEHICLES EACH DAY AND UP TO FIVE DELIVERY TRUCKS PER WEEK.

CERTIFICATION & SIGNATURES

I CERTIFY that to the best of my knowledge this application to the City of Evans includes all of the appropriate documentation as required:

Land Owner Signature: WILLIAM DAVID BEARD III - MANAGER, FAWSOME, LLC. Date: _____
Land Owner Printed Name: _____

Land Owner Signature: _____ Date: _____
Land Owner Printed Name: _____

Applicant Signature (If Different): KELSEY BRUXVOORT, AGPROFESSIONALS Date: _____
Applicant Printed Name: _____

COVER SHEET



AGPROprofessionals
DEVELOPERS OF AGRICULTURE
3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854



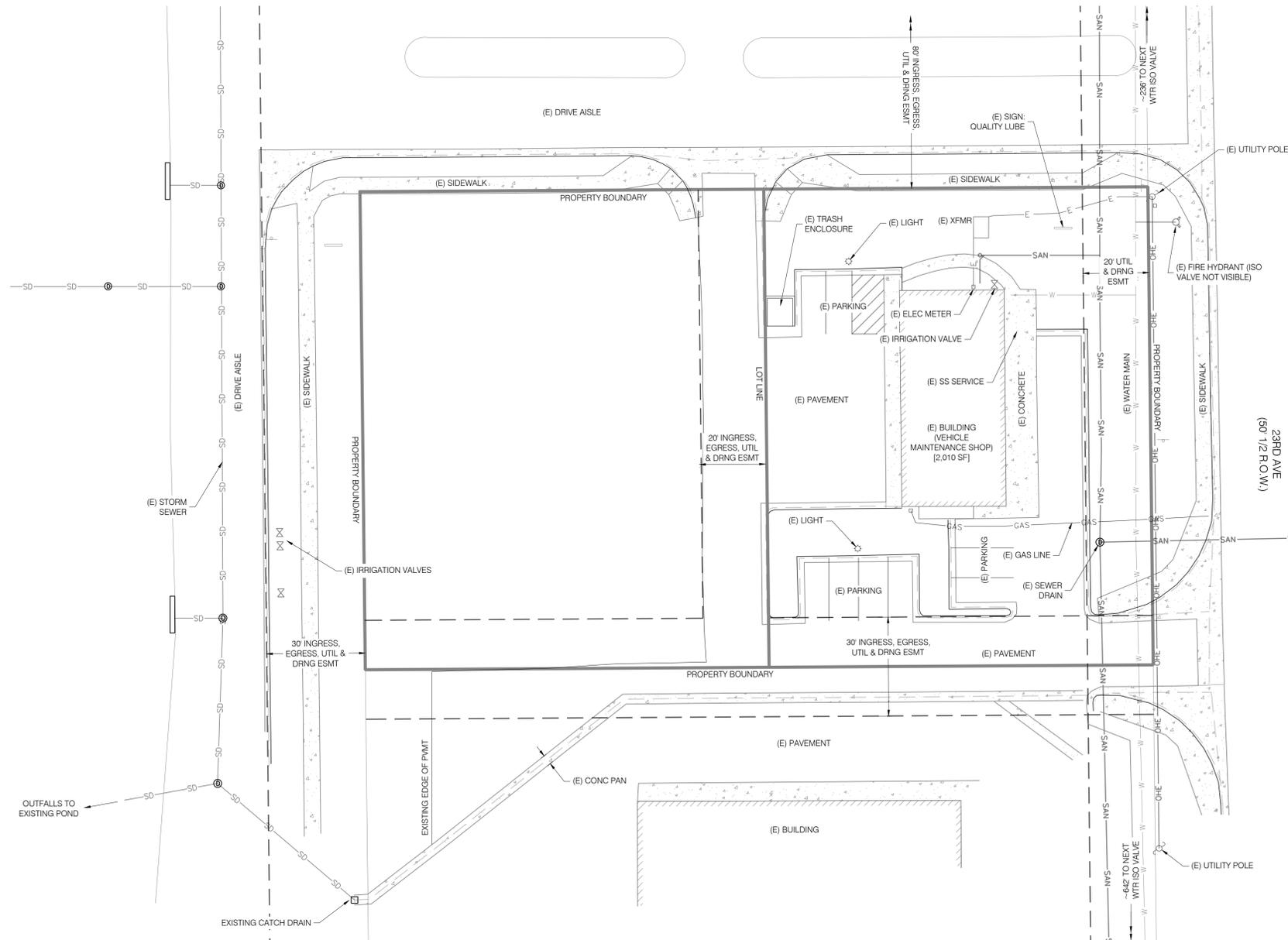
FAWSOME, LLC
SPECIAL USE PERMIT (SUP)
COVER SHEET
EVANS, CO

SHEET:

CS-1

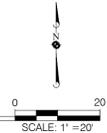
FAWSOME, LLC SPECIAL USE PERMIT (SUP)

LOTS 1 AND 2, COLONY PLAZA AMENDED REPLAT OF LOT 2 OF REPLAT OF COMMERCIAL TRACT 1,
CITY OF EVANS, COLORADO



NOTE
1. WATER METER LOCATED IN BASEMENT OF EXISTING BUILDING.

EXISTING CONDITIONS



DATE: April 8, 2020
DRAWN BY: AGPRO

REV	DATE	BY	DESC
1			
2			
3			
4			
5			



AGPRO Professionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • Fax: (970) 535-9854

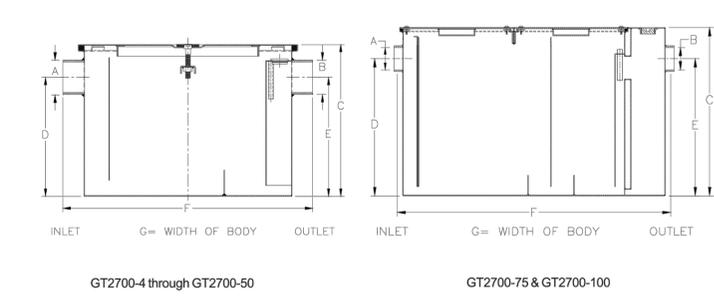
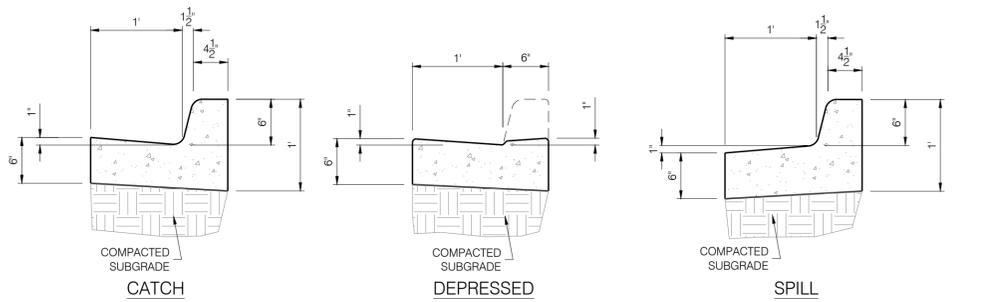
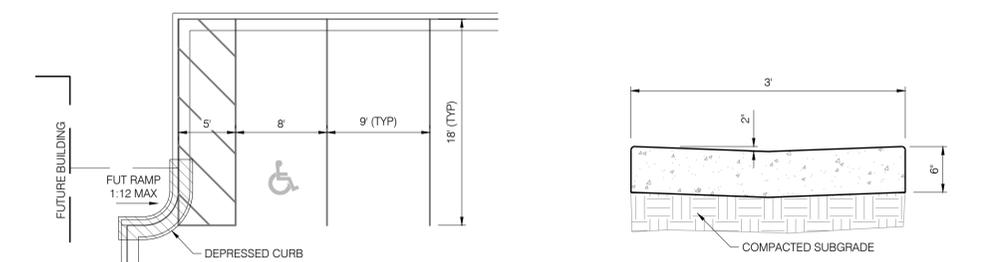
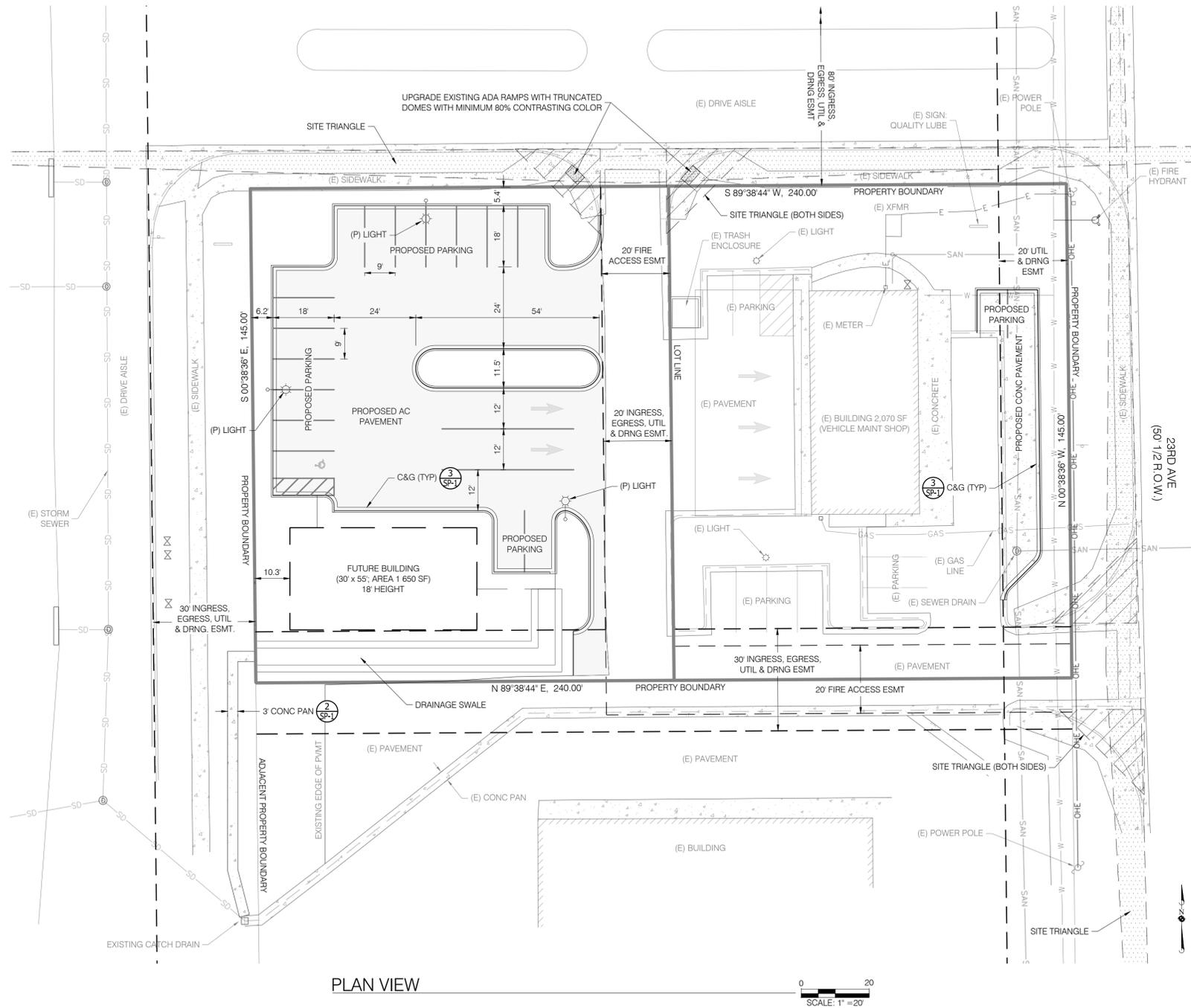


FAWSOME, LLC
SPECIAL USE PERMIT (SUP)
EXISTING CONDITIONS
EVANS, CO

SHEET:
E-1

FAWSOME, LLC SPECIAL USE PERMIT (SUP)

LOTS 1 AND 2, COLONY PLAZA AMENDED REPLAT OF LOT 2 OF REPLAT OF COMMERCIAL TRACT 1,
CITY OF EVANS, COLORADO



Model Number	A/B Inlet/Outlet No./Hub	Flow Rate G.P.M. [L]	Capacity Grease Lbs. [kg]	Dimension in Inches			
				C	D/E	F	G
GT2700-4	2 [51]	4 [15]	8 [4]	10 [254]	7-1/4 [184]	16-3/8 [416]	9-7/8 [251]
GT2700-7	2 [51]	7 [26]	14 [6]	11-1/8 [283]	8-1/8 [206]	17-3/4 [451]	11-7/8 [302]
GT2700-10	2 [51]	10 [38]	20 [9]	11-3/4 [298]	8-1/4 [210]	19-3/4 [502]	14 [356]
GT2700-15	2 [51]	15 [57]	30 [14]	13-3/8 [340]	9-3/8 [238]	21-3/4 [552]	16-3/4 [425]
GT2700-20	3 [76]	20 [76]	40 [18]	15 [381]	11-3/4 [298]	24-5/8 [625]	17-1/4 [438]
GT2700-25	3 [76]	25 [94]	50 [23]	17 [432]	12-7/16 [316]	26-5/8 [676]	19-7/8 [505]
GT2700-35	4 [102]	35 [132]	70 [32]	18-3/4 [476]	14-3/16 [360]	28-1/2 [724]	22-1/2 [572]
GT2700-50	4 [102]	50 [189]	100 [45]	21-1/2 [546]	16 [406]	30-3/8 [772]	24-1/2 [622]
GT2700-75	4 [102]	75 [283]	150 [68]	22-3/4 [587]	18-1/2 [470]	40-1/4 [1022]	28-5/8 [727]
GT2700-100	4 [102]	100 [379]	200 [91]	27 [685]	23 [584]	44 [1118]	33-5/8 [854]

NOTE:
ZURN GT2700-20 SAND / OIL INTERCEPTOR WILL BE LOCATED IN THE BASEMENT.

SAND / OIL INTERCEPTOR NTS

SITE PLAN

DATE: April 8, 2020
DRAWN BY: APPRO

REVISIONS	R1	R2	R3	R4	R5
DESC.					

811 CALL 811.COM

AGPRO professionals
DEVELOPERS OF AGRICULTURE

3050 6th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854



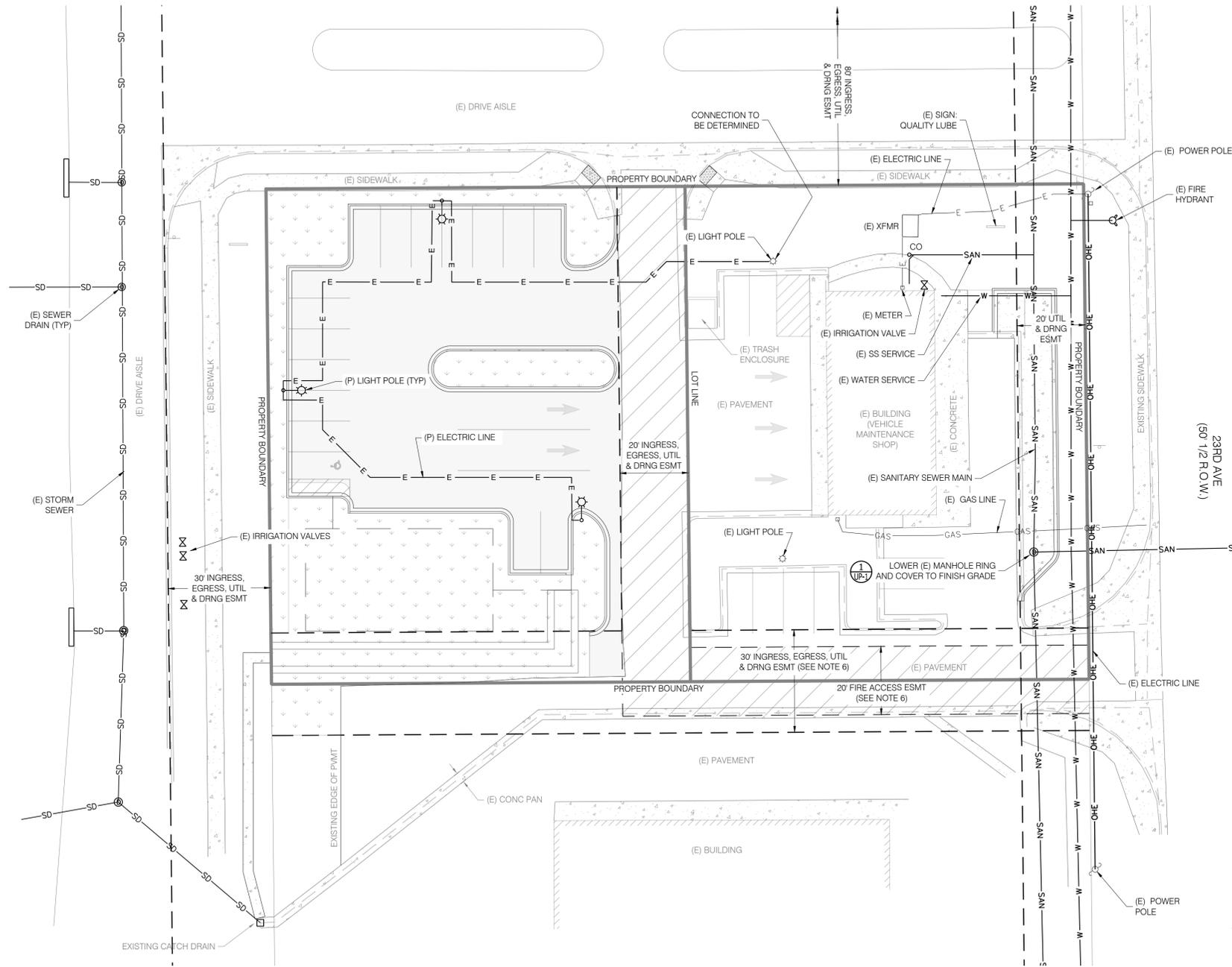
FAWSOME, LLC
SPECIAL USE PERMIT (SUP)
SITE PLAN
EVANS, CO

SHEET:

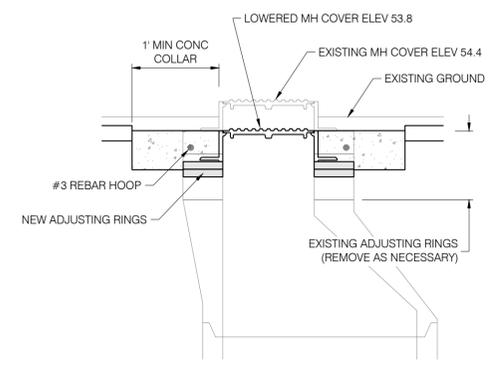
SP-1

FAWSOME, LLC SPECIAL USE PERMIT (SUP)

LOTS 1 AND 2, COLONY PLAZA AMENDED REPLAT OF LOT 2 OF REPLAT OF COMMERCIAL TRACT 1,
CITY OF EVANS, COLORADO



OVERALL LAYOUT
SCALE: 1" = 20'



1 UP-1 MH COVER LOWERING
NTS

LEGEND

FIRE LANE (SEE FIRE LANE NOTES)

- FIRE LANE NOTES**
1. FIRE LANE DESIGNED AND BUILT TO THE SPECIFICATIONS IN APPENDIX D OF THE 2018 FIRE CODE.
 2. CURBS MUST BE PAINTED RED.
 3. FIRE LANE SIGNS ARE REQUIRED.
 4. FIRE LANE MUST BE MAINTAINED AND KEPT CLEAR.
 5. SPEED BUMPS OR TRAFFIC CALMING DEVICES ARE PROHIBITED.
 6. EASEMENT IS BEING CONSIDERED A FIRE LANE AND MAY NOT BE REMOVED WITHOUT APPROVAL FROM THE FIRE DISTRICT.

REV	DATE	DESCRIPTION
R1	APR 8, 2020	REVISED
R2		
R3		
R4		
R5		



AGPROprofessionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854



**FAWSOME, LLC
SPECIAL USE PERMIT (SUP)
UTILITY PLAN**
EVANS, CO

SHEET:
UP-1

UTILITY PLAN

FAWSOME, LLC SPECIAL USE PERMIT (SUP)

LOTS 1 AND 2, COLONY PLAZA AMENDED REPLAT OF LOT 2 OF REPLAT OF COMMERCIAL TRACT 1,
CITY OF EVANS, COLORADO

LANDSCAPE LEGEND

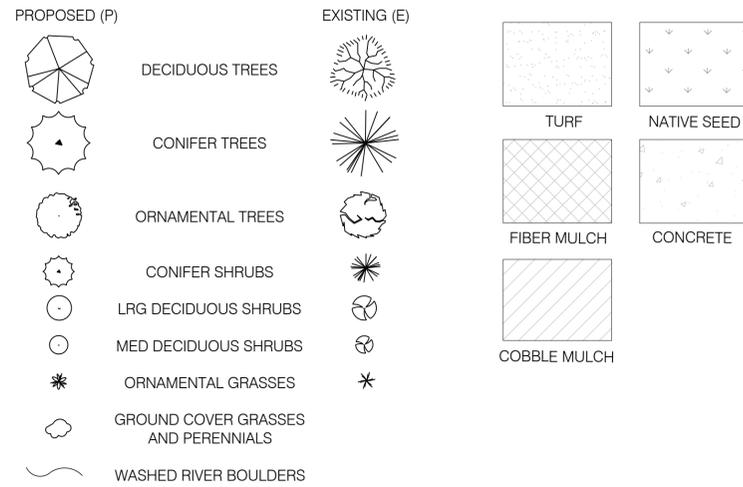
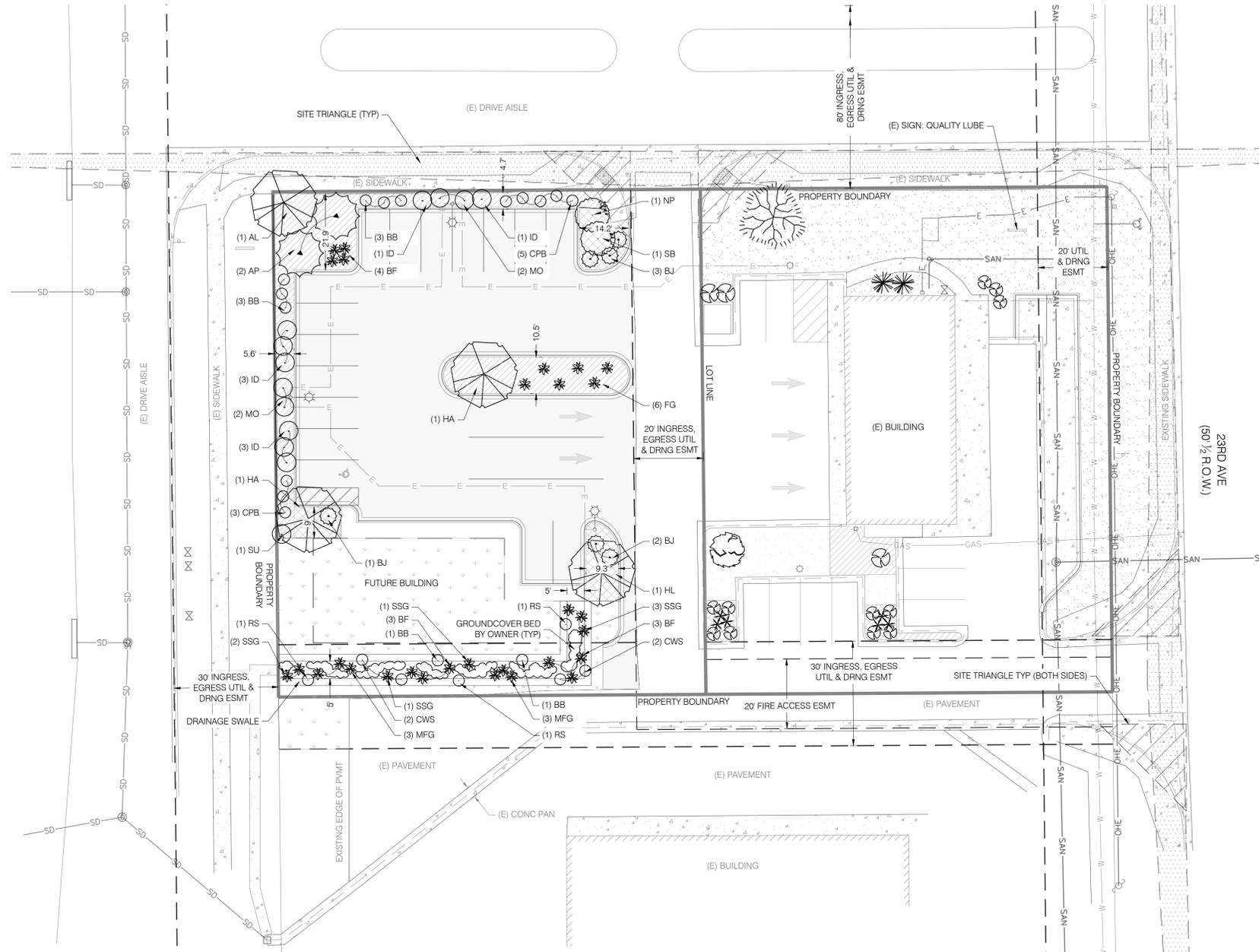


ABB.	SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	WATER USAGE	QTY.
AL	2" cal.	American Linden	Tilia americana	75'	35-45'	M	1
HA	2" cal.	Hackberry	Celtis occidentalis	50-55'	45-50'	L	2
HL	2" cal.	Thornless Honeylocust	Gleditsia tiananthos var. interis 'Shademaster'	35-40'	30-50'	M	1
AP	6'8"	Austrian Pine	Pinus nigra	40-50'	25-30'	L	2
SB	1-1/2" cal.	Autumn Brilliance Serviceberry	Amilanchier grandiflora 'Autumn Brilliance'	15'	15'	M	1
NP	1-1/2" cal.	Newport Plum	Prunus cerasifera 'Newport'	20-25'	10-15'	M	1
CWS	5 GAL.	Creeping Western Sand Cherry	Prunus besseyi 'Pawnee Buttes'	1-2'	4-6'	L	4
CPB	5 GAL.	Crimson Pygmy Barberry	Berberis thunbergii 'Atropurpurea Nana'	3-5'	3-5'	L	8
BB	5 GAL.	Dwarf Burning Bush	Euonymus alatus 'Compactus'	3-5'	3-5'	M	8
ID	5 GAL.	Isanti Dogwood	Cornus sericea	4-6'	4-6'	M	8
MO	5 GAL.	Mockorange	Philadelphus coronarius	6-10'	6-10'	M	4
RS	5 GAL.	Russian Sage	Perovskia atriplicifolia	3-4'	3-4'	L	3
SU	5 GAL.	Three Leaf Sumac	Rhus trilobata	4-6'	4-6'	M	1
BJ	5 GAL.	Buffalo Juniper	Juniperus sabina 'Buffalo'	1-6'	5-10'	L	6
BF	1 GAL.	Blue Fescue	Festuca glauca	8-12"	8-12"	L	10
FG	1 GAL.	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	4-5'	18-24"	L	6
MFG	1 GAL.	Miniature Fountain Grass	Pennisetum alopecuroides	1-2'	2-3'	L	6
SSG	1 GAL.	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	2-3'	2'	L	7

Total Canopy Trees 4
Total Evergreen Trees 2
Total Ornamental Trees 2
Total Deciduous Shrubs 33
Total Evergreen Shrubs 6
Total Ornamental Grasses 29
Total 76



GENERAL NOTES

UTILITIES:

- LOCATION OF LANDSCAPE MATERIAL MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF UNDERGROUND UTILITIES.
- UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO INSTALLATION OF LANDSCAPE MATERIALS.

GENERAL LANDSCAPE NOTES:

- LANDSCAPE TREATMENTS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE OWNER.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM OR POP-UP SPRAYS AS APPROPRIATE FOR THE TURF AREAS.
- ALL PLANTING BEDS SHALL BE EDGED WITH STEEL EDGING AND MULCHED WITH A FABRIC WEED BARRIER UNDERLAY AS DESCRIBED IN LANDSCAPE SPECIFICATION AND DETAILS INCLUDED HEREIN.
- GROUND COVER WILL CONSIST OF IRRIGATED TURF, COBBLE AND FIBER MULCH AS INDICATED ON THE LANDSCAPE PLAN, SPECIFICATION INCLUDED HEREIN.

- THIS LANDSCAPE PLAN IS DIAGRAMMATIC, TREE AND SHRUB LOCATIONS MAY BE ADJUSTED AS NEEDED AT THE TIME OF PLANTING TO MAINTAIN A MINIMUM SEPARATION FROM UNDERGROUND UTILITIES. MINIMUM SEPARATION SHOULD BE 10' FOR TREES AND 4' FOR SHRUBS.
- SCHEDULED SIZES STATED REPRESENT MINIMUM CALIPER AND HEIGHT. SIZES PROVIDED MAY EXCEED MINIMUM REQUIRED, BUT IN NO EVENT SHALL SMALLER PLANT MATERIALS SIZES BE PROVIDED.
- PLANTING MATERIALS SHALL HAVE BEEN GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH PROPER HORTICULTURAL PRACTICE. SHALL BE HEALTHY, WELL-BRANCHED, VIGOROUS STOCK WITH A GROWTH HABIT NORMAL TO THE SPECIES AND VARIETY; SHALL BE FREE OF DISEASES, PEST INFESTATION, OR DAMAGE AND SHALL CONFORM TO THE STANDARDS SET BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AS AMENDED FROM TIME TO TIME.
- SOIL IN AREAS INTENDED FOR PLANTINGS SHALL FIRST BE AMENDED ACCORDING TO CITY STANDARDS IN ORDER TO LOOSEN COMPACTED SOIL, IMPROVE VIABILITY OF PLANTINGS AND REDUCE THE AMOUNT OF WATERING REQUIRED.
- GROUNDCOVER BEDS IN DRAINAGE SWALE TO INCLUDE A MIX OF NATIVE GRASSES AND PERENNIALS OF A HARDY VARIETY THAT ARE DROUGHT TOLERANT AND CAN WITHSTAND OCCASIONAL STANDING WATER.
- PLANTINGS FOR THE BIOSWALE SHALL NOT IMPEDE THE DESIGNED DRAINAGE FLOW QUANTITY WHEN LANDSCAPING IS MATURE.

LANDSCAPE PLAN

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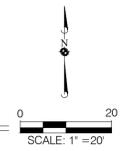
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FAWSOME, LLC
SPECIAL USE PERMIT (SUP)
LANDSCAPE PLAN
EVANS, CO

SHEET:

[S-1]



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LOTS 1 AND 2, COLONY PLAZA AMENDED REPLAT OF LOT 2 OF REPLAT OF COMMERCIAL TRACT 1,
CITY OF EVANS, COLORADO

LANDSCAPE SPECIFICATIONS

MATERIALS

- WEED BARRIER:** WEED BARRIER MAY BE TYPAR 3341 OR APPROVED EQUAL. PLACE WEED BARRIER BENEATH COBBLE MULCH AREAS.
- COBBLE MULCH:** 2-4" DIAMETER NOMINAL SIZE WASHED RIVER COBBLE. SUBMIT SAMPLE.
- BARK MULCH:** SHREDDED CEDAR BARK MULCH. BARK POLE PEELING FROM CEDAR TREES ONLY. MULCH SHALL BE DARK BROWN IN COLOR AND FINELY SHREDDED. MULCH SHALL BE FREE FROM NOXIOUS WEED SEED AND FOREIGN MATERIAL HARMFUL TO PLANT LIFE. CHIPPER CHIPS, PINE POLE PEELING OR OTHER ANGULAR BARK CHIPS ARE NOT ACCEPTABLE. SUBMIT SAMPLE.
- HEADERS:** STEEL HEADER: RYERSON ESTATE STEEL HEADER 1/8" X 4" WITH 1" X 24" SIZE STRAP STEEL STAKES OR EQUAL.
- TREE STAKES:** 8-FOOT LONG, 2-INCH DIAMETER PRESSURE TREATED LODGE POLE PINE STAKES OR METAL "T" POSTS AS ALLOWED BY LANDSCAPE DESIGNER. APPROVAL REQUIRED PRIOR TO INSTALLATION.
- GUY ANCHORS:** 24-INCH LONG METAL "T" POSTS.
- GUYING AND STAKING WIRE:** GALVANIZED IRON OR STEEL 12-GUAGE WIRE.
- WEBBING:** 2-INCH NYLON WEBBING OR RUBBERIZE CLOTH.
- TREE WRAP:** 4-INCH MINIMUM WIDTH COMMERCIAL TREE WRAP.
- SAFETY CAPS:** INDUSTRY STANDARD (FOR METAL "T" POST ONLY).
- COMPOST:** A TOTALLY ORGANIC PRODUCT THAT HAS BEEN AEROBICALLY AND NATURALLY PROCESSED IN SUCH A MANNER AS TO MAINTAIN A CONSISTENT TEMPERATURE OF 140 DEGREES FAHRENHEIT OR GREATER FOR A PERIOD OF TIME SUFFICIENT TO CREATE THE FOLLOWING MATTER: 25-40% ORGANIC MATTER; NITROGEN RATIO: 15:1 TO 20:1; PH: 7 TO 8; PH SALTS: BETWEEN 1 AND 10 MMHOS/CM; INORGANIC MATTER: LESS THAN 1% SOIL, DIRT OR SAND; MAXIMUM PARTICLE SIZE OF 1/2 INCH DIAMETER. ERADICATION OF ALL HARMFUL WEED SEEDS, PATHOGENS AND BACTERIA; A NON-OFFENSIVE EARTHLY SMELL.
- FERTILIZER:** FERTILIZER FOR TURF SHALL BE COMMERCIAL TYPE, OF UNIFORM COMPOSITION, FREE FLOWING, AND CONFORMING TO APPLICABLE STATE AND FEDERAL LAWS. SUBMIT MANUFACTURERS GUARANTEED ANALYSIS. FORMULATED FERTILIZER ANALYSIS SHALL BE SUBMITTED TO OWNERS REPRESENTATIVE FOR REVIEW AND SHALL BE BASED UPON RECOMMENDATIONS MADE BY SOIL LAB. CONTRACTOR SHALL SUBMIT SOIL SAMPLE TO SOIL LAB FOR ANALYSIS CONSISTENT FORMULATED FERTILIZER FOR THE ENTIRE SITE AREA. HOWEVER, IF SOIL STRUCTURES ARE VASTLY DIFFERENT, A FORMULATED FERTILIZER FOR EACH SPECIFIC SITE AREA WILL BE REQUIRED. FERTILIZER FOR TREE AND SHRUB, BACKFILL MIX, AND GROUND COVER AREAS SHALL BE OSMOCOTE SIERRABLEND, 9 MONTH SLOW-RELEASE FERTILIZER.
- BLUEGRASS SOD:** BLUEGRASS SOD SHALL CONTAIN THE FOLLOWING SEED MIX (OR ALTERNATIVE AS PROVIDED IN THE CITY OF EVANS APPROVED MATERIALS LIST):
60% EL DORADO SILVERADO AND MONARCH TURF TYPE TALL FESCUE
30% MONARCH SMOOTH BROME
10% BLUEGRASS MIX (DROUGHT TOLERANT BLENDS).
SOD SHALL BE A MINIMUM OF 3/4 INCH THICK, HARVESTED IN ROLLS, FERTILIZED TWO TO THREE WEEKS BEFORE CUTTING, AND SHALL BE CUT NO MORE THAN ONE DAY PRIOR TO PLANTING. SOD SHALL BE ONE YEAR OLD. MINIMUM GROWN UNDER INTENSIVE CARE AND CULTIVATION TO PRODUCE A THICK, EVEN STAND OF GRASS.
- SEEDED TURF:** SEEDED TURF AREAS SHALL BE SEEDDED WITH THE FOLLOWING BLEND OR ALTERNATIVE AS DESCRIBED IN THE CITY OF EVANS PRE-APPROVED TURF SEED MIXES:
20% WESTERN WHEATGRASS
18% SIDEOATS GRAMA
18% GREEN NEEDLEGRASS
10% SWITCHGRASS
10% LITTLE BLUESTEM
9% BLUE GRAMA

8% NEEDLE AND THREAD
7% INDIAN RICEGRASS.

- TREES, SHRUBS, AND GROUND COVERS:** PLANT MATERIALS SHALL BE GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH PROPER HORTICULTURAL PRACTICE. PLANTS SHALL BE HEALTHY, WELL-BRANCHED, VIGOROUS STOCK WITH A GROWTH HABIT NORMAL TO THE SPECIES AND VARIETY AND FREE OF DISEASES, INSECTS AND INJURIES. ALL PLANTS SHALL CONFORM TO STANDARDS FOR MEASUREMENTS, GRADING, BRANCHING, QUALITY BALL AND BURLAPPING AS STATED IN THE AMERICAN STANDARD FOR NURSERY STOCK, 1990 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN, INC. (AAN-ASNS) AND THE COLORADO NURSERY ACT OF 1965 (CNA). BOTANIC AND COMMON NAMES: PLANT NAMES GIVEN IN THE PLAN LIST ARE IN CONFORMANCE WITH STANDARD HORTICULTURAL PRACTICE IN THIS AREA. PLANTS ARE TO BE DELIVERED TO THE SITE WITH TAGS BEARING THE BOTANIC NAME AS INDICATED BY THE PLANT LIST.

INSTALLATION

- CLEARING:** PRIOR TO ANY SOIL PREPARATION, EXISTING VEGETATION TO REMAIN AND WHICH MIGHT INTERFERE WITH THE SPECIFIED SOIL PREPARATION SHALL BE MOWED, GRUBBED, RAKED, AND THE DEBRIS REMOVED FROM THE SITE. PRIOR TO OR DURING GRADING OR TILLAGE OPERATION THE GROUND SURFACE SHALL BE CLEARED OF MATERIALS THAT MIGHT HINDER FINAL OPERATION.
- PREPARE ALL AREAS TO BE PLANTED AS FOLLOWS:** RIP ALL AREAS TO BE PLANTED, SEEDDED OR SODDED TO A MINIMUM OF 8 INCHES IN TWO DIRECTIONS USING AN AGRICULTURAL RIPPER WITH TINES SPACED AT NO GREATER THAN 18 INCHES. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC. WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT, SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
- SOIL PREPARATION:** SPREAD 3 CY/1000 SF OF COMPOST AND SUFFICIENT FERTILIZER TO MEET REQUIREMENTS OF SOIL ANALYSIS OVER ALL AREAS TO BE SEEDDED, SODDED, AND/OR PLANTED WITH TREES, SHRUB BED AND GROUND COVER. INCORPORATE COMPOST MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

TREE AND SHRUB PLANTING

- SUBSTITUTIONS:** ANY PLANT SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
- ESTABLISHED LOCATION:** STAKE TREES AND FLAG OR SET OUT ALL SHRUBS IN LOCATIONS SHOWN ON THE PLANS PRIOR TO INSTALLATION FOR REVIEW BY OWNER. THE FOLLOWING ARE MINIMUM DISTANCES THAT PLANT MATERIALS CAN BE PLACED FROM ADJACENT WALLS, FENCES OR PAVED AREAS: LARGE SHRUBS: 4 FEET, MEDIUM SHRUBS: 2-2 1/2 FEET, PERENNIALS, GRASSES AND GROUND COVERS: 18 INCHES.
- PLANTING PITS:** DIG PLANTING PITS A MINIMUM OF 2 TIMES AS WIDE AS DIAMETER OF ROOT BALL OR CONTAINER, AND A DEPTH SUFFICIENT TO ALLOW TOP OF ROOT BALL AT TRUNK TO SIT A MINIMUM OF 3" ABOVE SURROUNDING GRADE FOR SHRUBS. INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 4 TO 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING. RESTORE THE FINE GRADE OF ALL AREAS TO BE PLANTED, SEEDDED AND/OR SODDED WITH FLOAT DRAG TO REMOVE IRREGULARITIES RESULTING FROM TILLING OPERATIONS. FLOAT DRAG TWO DIRECTIONS. REMOVE ANY ADDITIONAL STONES OVER 1-1/2 INCHES THAT HAVE COME TO THE SURFACE. UPON COMPLETION OF FINISH GRADING OPERATIONS, THE CONTRACTOR MUST PROVIDE A FINISH LANDSCAPE SURFACE. UPON COMPLETION OF FINISH GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS. SHRUBS: ROUGHEN SIDE OF THE PIT TO REMOVE ANY COMPACTING OR GLAZING. LOOSEN SOIL AT BOTTOM OF PIT TO A MINIMUM DEPTH OF SIX INCHES. MIX LOOSENED SOIL WITH SPECIFIED BACKFILL.
- BACKFILL MATERIAL:** TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING MIX: 75% TOPSOIL BY VOLUME (SOIL EXCAVATED FROM PLANTING PITS), 25% COMPOST BY VOLUME. THE SPECIFIED BACKFILL MATERIALS SHALL BE PRO-MIXED USING INDUSTRY ACCEPTED TECHNIQUE IN ORDER TO OBTAIN A UNIFORM, EVENLY BLENDED

CONSISTENCY, FREE FROM POCKETS OF UNBLENDED MATERIAL AND CLODS OR STONES GREATER THAN TWO INCHES IN DIAMETER. BACKFILL MIX SHALL BE DELIVERED TO EACH PLANTING PIT AFTER MIXING HAS OCCURRED.

PLANTING

- REMOVE STOCK FROM CONTAINER. DO NOT BREAK THE ROOT BALL. A SPADE SHALL NOT BE USED. SCARIFY SIDES AND BOTTOM OF ROOT BALL.
- PLACE BACKFILL MIX INTO PLANTING PIT TO A DEPTH SUCH THAT THE PLANT, WHEN PLANTED, WILL BE THREE INCHES ABOVE FINISH GRADE FOR DECIDUOUS TREES, FOUR TO SIX INCHES FOR CONIFEROUS TREES, AND TWO INCHES ABOVE FINISH GRADE FOR ALL SHRUBS.
- UNTIE AND REMOVE BURLAP FROM TOP THIRD OF ROOT BALL ON BALLED AND BURLAP MATERIAL. REMOVE WIRE BASKETS FROM TOP AND MINIMUM OF 2/3 OF ALL SIDE OF ROOT BALL.
- BACKFILL ONE-HALF OF PIT WITH BACKFILL MIXTURE AND WATER IN THOROUGHLY BEFORE PLACING ANY MORE BACKFILL.
- BACKFILL THE REST OF THE PLANTING PIT WITH BACKFILL MIXTURE AND TAMP TO COMPACT. WATER THOROUGHLY. DO NOT WORK WET SOIL. APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURERS DIRECTION OF SIZE OF PLANT MATERIAL, BY SPREADING EVENLY OVER THE TOP OF THE ENTIRE PLANTING PIT.
- STAKE OR GUY ALL TREES IN A TRUE VERTICAL POSITION. WRAP DECIDUOUS TREES BOTTOM TO TOP. STAPLE OR TACK IN PLACE AT TOP. WRAP APPROXIMATELY NOVEMBER 15 AND REMOVE APPROXIMATELY MAY 15.
- IF TREES ARE PLANTED IN A SPADE DUG HOLE, THEY SHALL BE DEEP WATERED WITH A WATERING NEEDLE ANGLING FROM THE INSIDE OF THE BALL OUT THROUGH THE PERIMETER OF THE SOIL.

WEED BARRIER INSTALLATION

- WEED BARRIER SHALL BE PLACED IN ALL SHRUB BED AREAS WHERE 5-GALLON SHRUB MATERIAL IS USED OR WHERE NOTED IN PLAN AND DETAILS. AT ALL EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS, AND HEADERS, WEED BARRIER SHALL BE SECURED WITH 11-GUAGE, 6-INCH LONG STAPES AT 18 INCHES O.C. AT ALL EDGES.
- NO WEED BARRIER SHALL BE PLACED IN AREAS RECEIVING ONE GALLON AND SMALLER PLANT MATERIAL.
- NO WEED BARRIER SHALL BE PLACED IN SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES PLANTED IN SODDED OR SEEDDED AREA.

STEEL HEADER CONSTRUCTION

- LAYOUT STEEL HEADER IN LOCATIONS SHOWN ON PLANS AND RECEIVE REVIEW OF OWNER PRIOR TO INSTALLATION. LOCATE BY SCALING OFF OF PLAN. INSTALL PLUMB WITH GRADES. MAINTAIN A MINIMUM CONSTANT HEIGHT OF ONE INCH ABOVE ADJACENT TURF AREA. INSTALL USING STRAIGHT LINES AND SMOOTH CURVES. STAKE STEEL HEADER USING PINS OF TWO FEET O.C. PROVIDE DRAINAGE SLITS OR HOLES AT SUFFICIENT INTERVALS TO ALLOW EXCESS WATER TO DRAIN AWAY.

LAYING SOD

- AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED SOIL BED.
- REPLACE HARD AND SOFT AREAS.
- SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
- KEEP SOIL BED MOIST DURING LYING OF SOD.
- LAY SOD SMOOTHLY; EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY.
- WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
- ROLL SOD DIAGONALLY WITH A LIGHT ROLLER, LEVELING IRREGULARITIES AND SEALING JOINTS.

- IN ORDER TO FACILITATE DRAINAGE, PLACE SOD FLUSH WITH PAVEMENT ON THE UPHILL SIDE OF PAVEMENT. ON THE DOWNHILL SIDE OF PAVEMENT, PLACE SOD SLIGHTLY BELOW PAVEMENT SURFACE.
- HOLD SOD BACK FROM TREE TRUNKS AS SHOWN IN DETAILS.

SEEDING

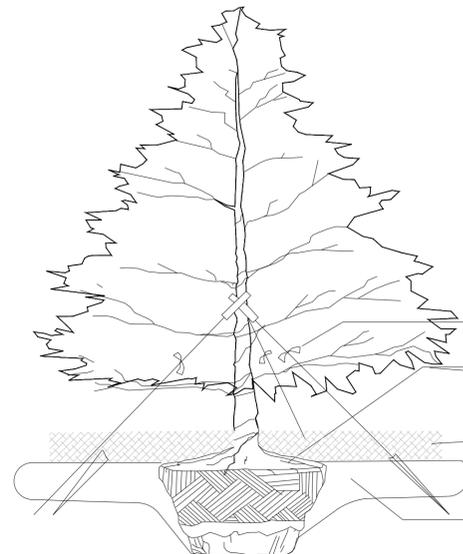
- TIME OF SEEDING: UNLESS OTHERWISE APPROVED, ALL TURF SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.
- DRILL SEEDING: DRILL SEED USING A DRILL IMPLEMENT EQUIPPED WITH THE FOLLOWING PREFERABLE FEATURES:
DEPTH BANDS - TO ALLOW SEEDING AT THE PROPER DEPTH
SEED BOX AGITATOR - TO PROMOTE SEED MIXING
SEED BOX BAFFLES - TO AID IN EVEN SEEDING DISTRIBUTION AMONG ROWS
SEED - METERING DEVICE - TO PROMOTE EVEN SEED DISTRIBUTION WITHIN ROWS
FURROW OPENERS - TO PERMIT PROPER SEED PLACEMENT FROM SEED SPOUTS, AND
DRAG CHAINS - TO AID IN SEED COVERAGE
- THE DRILL WILL BE ADJUSTED TO PLANT SEED TO THE PROPER DEPTH. THE DEPTH OF SEEDING WILL BE APPROXIMATELY 0.25 TO 0.50 INCH. DRILL ROW SPACING WILL BE SET AT APPROXIMATELY 6 TO 8 INCHES. THE DRILL WILL THEN BE TOWED ACROSS THE SEEDBED TO COMPLETE THE PLANTING OPERATION. DRILL SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEED BED PREPARATION TECHNIQUES.
- BROADCAST SEEDING: BROADCAST SEEDING SHALL ONLY OCCUR IN AREAS INACCESSIBLE TO A DRILL SEEDER. BROADCAST SEED ONLY AFTER ALL TREES AND SHRUBS HAVE BEEN PLANTED IN THESE AREAS. BROADCAST SEEDING WILL BE ACCOMPLISHED USING HAND-OPERATION "CYCLONE-TYPE" SEEDERS OR ROTARY BROADCAST EQUIPMENT ATTACHED TO CONSTRUCTION OR RE-VEGETATION MACHINE. ALL MACHINERY WILL BE EQUIPPED WITH METERING DEVICES. BROADCASTING BY HAND WILL BE ACCEPTABLE ON SMALL, ISOLATED SITES. WHEN BROADCAST SEEDING, PASSES WILL BE MADE OVER EACH SITE TO BE SEEDDED IN A MANNER TO ENSURE AN EVEN DISTRIBUTION OF SEED. WHEN USING HOPPER TYPE EQUIPMENT, SEED SHOULD BE FREQUENTLY MIXED WITHIN THE HOPPER TO DISCOURAGE SEED SETTLING AND UNEVEN PLANTING DISTRIBUTION OF SPECIES.
- BROADCAST SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEEDBED PREPARATION TECHNIQUES. BROADCAST SEEDING SHOULD NOT BE CONDUCTED WHEN WIND VELOCITIES WOULD PROHIBIT EVEN SEED DISTRIBUTION. THE BROADCAST SEEDING RATE WILL BE TWICE THE RATE OF DRILL SEEDING.

MULCHING

MULCH FOLLOWING ALL SOIL PREPARATION AND PLANTING.

- SHRUB BEDS: MULCH SHRUB BEDS (DECIDUOUS, CONIFEROUS SHRUBS & GRASSES) WITH A 3-INCH LAYER OF WASHED RIVER GRAVEL MULCH WHERE 5 GALLON SHRUB MATERIAL IS USED. MULCH ALL ONE GALLON PERENNIAL AND GROUND COVER PLANTING AREAS WITH A 3" LAYER OF WOOD MULCH.
- TREE PLANTING RINGS IN IRRIGATED TURF AREAS: MULCH ALL SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES WITH A 3" LAYER OF WOOD BARK MULCH.

TREE AND SHRUB INSTALLATION



EVERGREEN TREES

- GUY ALL CONIFER TREES AND ALL DECIDUOUS TREES LARGER THAN 2 1/2" CAL. AS SHOWN.
- IN SODDED AREAS, CUT SOD IN 36" CIRCLE AND MULCH. FOR CONIFERS CUT SOD AT DRIP LINE OF TREE AND MULCH.
- GUY EVERGREEN TREES IN 3 PLACES AT 45 DEGREE ANGLE SLIGHTLY TAUT ONLY TO ALLOW SOME MOVEMENT. USE NYLON STRAPS (NOT HOSES) WITH METAL GROMMETS.

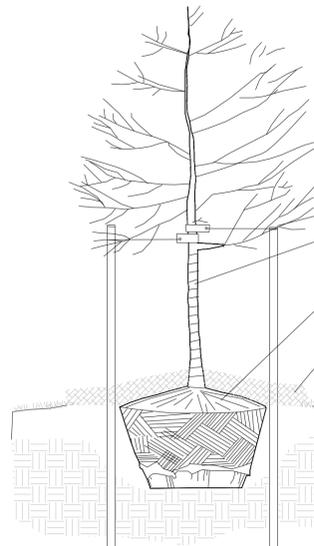
FLAGGING

SET TOP OF ROOTBALL 4" ABOVE LOWEST ADJACENT GRADE. REMOVE TOP 2/3 OF WIRE BASKET AND BURLAP.

WOOD MULCH (4" DEPTH).

6" DEPTH AMENDED SOIL

BACKFILL PIT WITH EXCAVATED SOIL



DECIDUOUS TREES

STAKE TREES USING METAL POSTS WIRED (SLIGHTLY TAUT) WITH NYLON STRAPS. SET POSTS VERTICALLY PLUMB. NO RUBBER HOSES.

PROTECTIVE RUBBER CAPS ON POSTS. WRAP TREES TO FIRST BRANCH IN THE FALL.

IF PLANTED IN THE SPRING DO NOT WRAP. REMOVE TOP 3/4 OF WIRE BASKET AND BURLAP.

SET TREE ON COMPACTED SUBGRADE WITH TOP OF ROOT BALL 3" ABOVE LOWEST ADJACENT GRADE.

4" DEPTH WOOD MULCH AT BASE OF TREE. 30" DIA. MULCH RING IN LAWN AREAS.

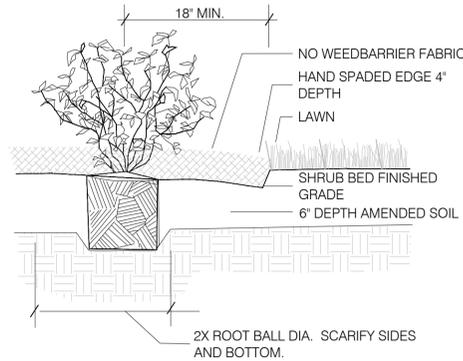
6" DEPTH AMENDED SOIL. NO SPECIAL BACKFILL MIX.

EXISTING SUBGRADE.

SHRUBS

PLACE SHRUBS A MINIMUM OF 18" FROM PLANTING BED EDGE (STEEL HEADER, CURBS, WALKS, WALLS, ETC.) FOR 1 GALLON SHRUBS, 3" MINIMUM FOR 5 GALLON DECIDUOUS SHRUBS, 4" FOR CONIFER SHRUB.

FOR 5 GALLON AND LARGER PLANT MATERIAL CONSTRUCT A 2" HIGH WATERING RING AROUND SHRUB AT EDGE OF PLANTING PIT. FOR 1 GALLON MATERIAL, CONSTRUCT A 2" X 18" DIA. WATER RING AND MULCH WITH WOOD BARK INSIDE OF THE WATER RING.



2X ROOT BALL DIA. SCARIFY SIDES AND BOTTOM.

LANDSCAPE DETAILS & SPECIFICATIONS

DATE:	APRIL 8, 2020	REVISIONS:
R1	DESC.	--/--/--
R2	DESC.	--/--/--
R3	DESC.	--/--/--
R4	DESC.	--/--/--
R5	DESC.	--/--/--

AGPROfessionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854



FAWSOME, LLC
SPECIAL USE PERMIT (SUP)
LANDSCAPE DETAILS & SPECIFICATIONS
EVANS, CO

SHEET:

LS-2



**PLANNING COMMISSION COMMUNICAITON
STAFF COMMENTS FOR 20-AP-02
May 13, 2020**

AGENDA ITEM: 5.B

PREPARED BY: Lauren Richardson, City Planner

ACTION: Review for City Council Decision for Replat

PLANNING COMMISSION DATE: May 26, 2020

SITE INFORMATION		
Location	37 th Street & 35 th Avenue, Evans, CO 80620	
Parcel Number	095925214002	
Property Owner	Lisa Dell - DLR Property Holdings LLC	
Applicant	Nick Brewka – MAH Architectural Group	
Property Acreage	0.724 acres	
Existing Land Use	Vacant	
Proposed Land Use	Personal Service Establishment, Drive-Thru Coffee Kiosk	
Surrounding Uses:	North	A Bank and Business Park
	South	Vacant
	East	Vacant
	West	Drug Store
Zoning	C-3 Commercial District	
Surrounding Zoning	North	C-1, A Bank and Business Park
	South	C-3, Vacant
	East	C-3, Vacant
	West	R-1, Drug Store - Walgreens
Comprehensive Plan Future Use Designation	The 2014 Future Land Use Map designates the site as being appropriate for Commercial Development	
Overlay Districts	None	

VICINITY MAP

The property is outlined in red on the image below obtained from Weld County GIS on March 11, 2020. Two access points are proposed. Access to the developed site would come from existing access road off of 37th Street and an access road / easement from 35th Avenue.



MINOR REPLAT PURPOSE

The intent of a minor replat as detailed in Section 18.07.120 of the Evans Municipal Code is to provide a process for reviewing change to a recorded plat that ensures that the change is consistent with the particular zone district the property is located in. The Minor Replat process follows the Final Plat process outlined in Section 18.07.090.

PROJECT DESCRIPTION

The applicant has requested a replat on the undeveloped parcel that is zoned C-3 to allow a subdivision of land and submitted application materials in conformance with Section 18.07.120.F of the Land Use Code. Two parcels will be created from the one. The resulting parcels will be 0.724 and 1.421 acres in size. Both parcels will share an access from 35th Avenue.

The applicant provided materials for a Site Plan application for a proposed Coffee Shop on the 0.724-acre parcel. The Site Plan for the Coffee Shop has been Administratively Approved.

The following describes the site in relationship to existing plans in place.

- A. **Highway 85 Plan:** Not applicable
- B. **2010 Comprehensive Plan:** The existing Zone District of C-3, Commercial is consistent with the commercial land use designation in the 2010 Comprehensive Plan, Future Land Use Map.
- C. **Freedom Parkway Master Plan.** 37th Avenue is Freedom Parkway. Lot 2A will need to preserve access across the south property to serve lot 2B in perpetuity.



18.07.120.C.1 REVIEW CRITERIA FOR A MINOR REPLAT

The review process for a Minor Replat found in Section 18.07.120.C.1.a was followed. According to Section 18.07.120.C.1.b, the City may approve the request after referral agency review. Referral comments were solicited, and a plat correction shall be prepared after complying with the Conditions of Approval.

All Replats follow the Final Plat Process. The criteria for approval for a Final Plat can be found in Section 18.07.090. D. This criteria states, “the only basis for rejection of a Final Plat shall be its non-conformance to adopted rules, regulations and ordinances currently in force and affecting the land and its development in the City, its lack of conformance with the approved preliminary plan, and changes required in the public interest.” Staff finds the review criteria for Final Plat has been met.

Conditions of Approval for Minor Replat

The applicant shall provide responses to the following Conditions of Approval in writing with reference provided to amended documents and plans to be attached. One comprehensive resubmittal will be accepted and reviewed for completeness by the City.

1. Prior to submitting the final documents for recording, the Applicant shall amend the Replat per the following requirements:
 - a. All utilities shall be illustrated in an easement on the Replat. This includes all utilities that may be currently on lots 2A and 2B. Please coordinate with the City Engineering Department.
2. Upon completion of the Conditions of Approval listed above, the applicant shall re-submit one electronic copy of the Replat along with supporting documents for review by the City of Evans Planning Department. The mylar for the Minor Replat shall be submitted for recording within thirty (30) days of the City Council hearing.



January 28, 2020

Project Name: Ziggi's Coffee-Evans

Please find this letter to serve as the **Project Description** for the above referenced project.

The proposed development is the construction of Type V-B, wood framed commercial drive-thru coffee kiosk called Ziggi's Coffee. It is a 624 square foot, single story building serving only as a drive-thru and walk-up coffee shop. There is no dining room or indoor areas meant for customers to consume their beverages.

Along with the construction of the building will be the development of the site, which as it currently sits is a completely undeveloped parcel of land comfortably placed between a Walgreens pharmacy and some residential neighborhoods. The proposed site development will consist of the modification of existing curbs to tie into existing transportation infrastructure and the creation of new drive-thru lanes, parking areas, sidewalks, landscaping and a patio for walk-up orders. Access to the developed site will come from the shared access road serving the Walgreens off of 37th Street as well as the access road from 35th Avenue. Existing easements were taken into consideration during the design of the site to ensure all requirements have been followed.

The parcel is classified in the City of Evans 2019 Official Zoning Map as C-3 Commercial High Intensity District. Ziggi's Drive-Thru Coffee is a commercial use and is therefore appropriate for the lot in question.

Please let me know if there are any questions.

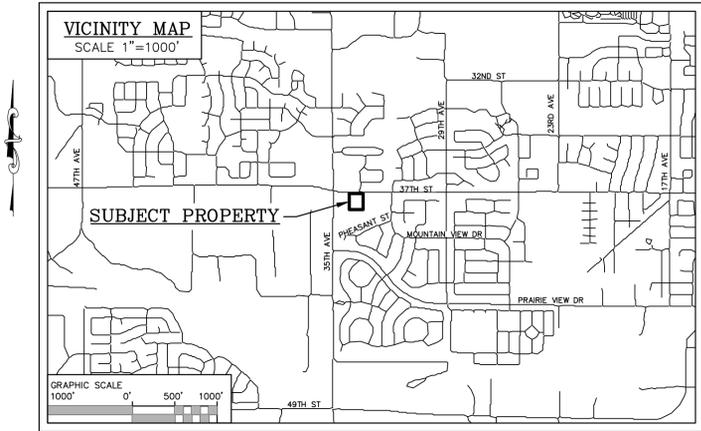
Respectfully,

A handwritten signature in black ink that reads "Nick Brewka". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Nick Brewka
MAH Architectural Group

HUNTER'S RESERVE CENTER FILING NO. 2 MINOR SUBDIVISION

A REPLAT OF LOT 2, HUNTER'S RESERVE CENTER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT _____, BEING THE OWNER(S), MORTGAGE OR LIENHOLDER OF CERTAIN LAND IN EVANS, COLORADO, DESCRIBED AS FOLLOWS:

LOT 2, HUNTER'S RESERVE CENTER, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

CONTAINING 93,413 SQUARE FEET OR 2.144 ACRES MORE OR LESS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF, AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND EASEMENTS FOR PURPOSES SHOWN HEREON.

EXECUTED THIS ___ DAY OF _____, A.D. 20____

OWNER(S), MORTGAGES OR LIENHOLDER

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, A.D., 20____. MY COMMISSION EXPIRES _____
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

SURVEYING CERTIFICATE

I, JEFFREY J. MACKENNA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

BY: _____
REGISTERED LAND SURVEYOR

PLANNING COMMISSION CERTIFICATE

THIS PLAT REVIEWED BY THE CITY OF EVANS PLANNING COMMISSION THIS ___ DAY OF _____, A.D. 20____

BY: _____
CHAIRMAN

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF EVANS, COLORADO, THIS ___ DAY OF _____, A.D. 20____

BY: _____
MAYOR
ATTEST: _____
CITY CLERK

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT ON THE ___ DAY OF _____, A.D. 20__ IN BOOK _____, PAGE _____, MAP _____, AT RECEPTION # _____

ATTEST: _____
COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HUNTER'S RESERVE CENTER FILING NO.2 MINOR SUBDIVISION. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES. THE UNDERSIGNED GRANTS THE CITY OF EVANS A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF EVANS, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY. THE CITY IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE CITY A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE CITY OF EVANS' REGULATIONS AND STANDARDS, AS AMENDED. THE CITY IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S).

(OWNERS/MORTGAGEE)

BY: _____
TITLE: _____

ATTEST: _____
SECRETARY

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____, 20____, BY* (NAME PRINTED).
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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 CERTIFICATION SHOWN HEREON.
- FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN THE SERVICES OF A COMPETENT INDIVIDUAL TO CONSULT PERTINENT DOCUMENTS FOR SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA WHICH MIGHT APPLY TO SUBJECT PARCEL. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ZONING RESTRICTIONS UPON THE SUBJECT PROPERTY.
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UTILITY PLANS. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY, WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL OVERHANGS. THE DIMENSIONS OF ALL UTILITY POLE CROSS-MEMBERS AND/OR OVERHANGS SHOWN HEREON ARE LOCATED TO THE BEST OF OUR ABILITY AND ARE APPROXIMATE. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- FALCON SURVEYING, INC. DOES NOT HAVE THE EXPERTISE TO ADDRESS THE MINERAL RIGHTS. FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN A MINERAL RIGHTS EXPERT TO ADDRESS THESE MATTERS. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- SUBJECT PROPERTY LIES IN "ZONE X", (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER FLOOD INSURANCE RATE MAP PANEL NO. 08123C1540E. EFFECTIVE DATE:1/20/2016
- ALL DISTANCES USED ARE IN U.S. SURVEY FEET
- ZONING: SUBJECT PROPERTY ZONED C-3, PER CITY OF EVANS ZONING MAP ACCESSED ON DECEMBER 11, 2019. REPORT OR LETTER TO BE SUPPLIED BY CLIENT.
- BENCHMARK: FOUND 2.5" ALUMINUM CAP BEING THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS OBSERVED VIA "VRS NETWORK" NAVD88 ELEVATION= 4758.27
- BASIS OF BEARINGS: THE GPS DERIVED EAST LINE OF THE NORTHWEST 1/4 SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS EVIDENCED BY A FOUND 2.5" ALUMINUM CAP "TAIT, PLS 30126" BEING THE NORTH 1/4 CORNER OF SAID SECTION 25 FROM WHENCE A FOUND 3.25" ALUMINUM CAP "KING SURVEYORS INC, PLS 34990" BEING THE CENTER 1/4 CORNER OF SAID SECTION 25 BEARS SOUTH 00°18'35" EAST, A DISTANCE OF 2620.65 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

LEGAL DESCRIPTION - METES AND BOUNDS

OVERALL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, HUNTER'S RESERVE CENTER, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER OF SAID SECTION 25 AS EVIDENCED BY A FOUND 2.5" ALUMINUM CAP "PLS 30126" FROM WHENCE THE CENTER QUARTER OF SAID SECTION 25 AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "PLS 34990" BEARS SOUTH 00°18'35" EAST, A DISTANCE OF 2620.65 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE SOUTH 87°49'21" WEST, A DISTANCE OF 2040.83 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°46'25" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 291.87 FEET;
THENCE SOUTH 89°13'35" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 320.05 FEET;
THENCE NORTH 00°46'25" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 291.87 FEET;
THENCE NORTH 89°13'35" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 320.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 93,413 SQUARE FEET OR 2.145 ACRES MORE OR LESS.

LOT 2A DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER OF SAID SECTION 25 AS EVIDENCED BY A FOUND 2.5" ALUMINUM CAP "PLS 30126" FROM WHENCE THE CENTER QUARTER OF SAID SECTION 25 AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "PLS 34990" BEARS SOUTH 00°18'35" EAST, A DISTANCE OF 2620.65 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE SOUTH 87°49'21" WEST, A DISTANCE OF 2040.83 FEET;
THENCE SOUTH 89°13'35" WEST ALONG THE NORTH LINE OF LOT 2, HUNTER'S RESERVE CENTER, A DISTANCE OF 210.05 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 291.90 FEET;
THENCE SOUTH 89°13'35" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 106.06 FEET;
THENCE NORTH 00°46'25" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 291.87 FEET;
THENCE NORTH 89°13'35" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 31,530 SQUARE FEET OR 0.724 ACRES MORE OR LESS.

LOT 2B DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER OF SAID SECTION 25 AS EVIDENCED BY A FOUND 2.5" ALUMINUM CAP "PLS 30126" FROM WHENCE THE CENTER QUARTER OF SAID SECTION 25 AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "PLS 34990" BEARS SOUTH 00°18'35" EAST, A DISTANCE OF 2620.65 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE SOUTH 87°49'21" WEST, A DISTANCE OF 2040.83 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°46'25" EAST ALONG THE EAST LINE OF LOT 2, HUNTER'S RESERVE CENTER, A DISTANCE OF 291.87 FEET;
THENCE SOUTH 89°13'35" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 213.99 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 291.90;
THENCE NORTH 89°13'35" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 210.05 FEET TO THE POINT OF BEGINNING.

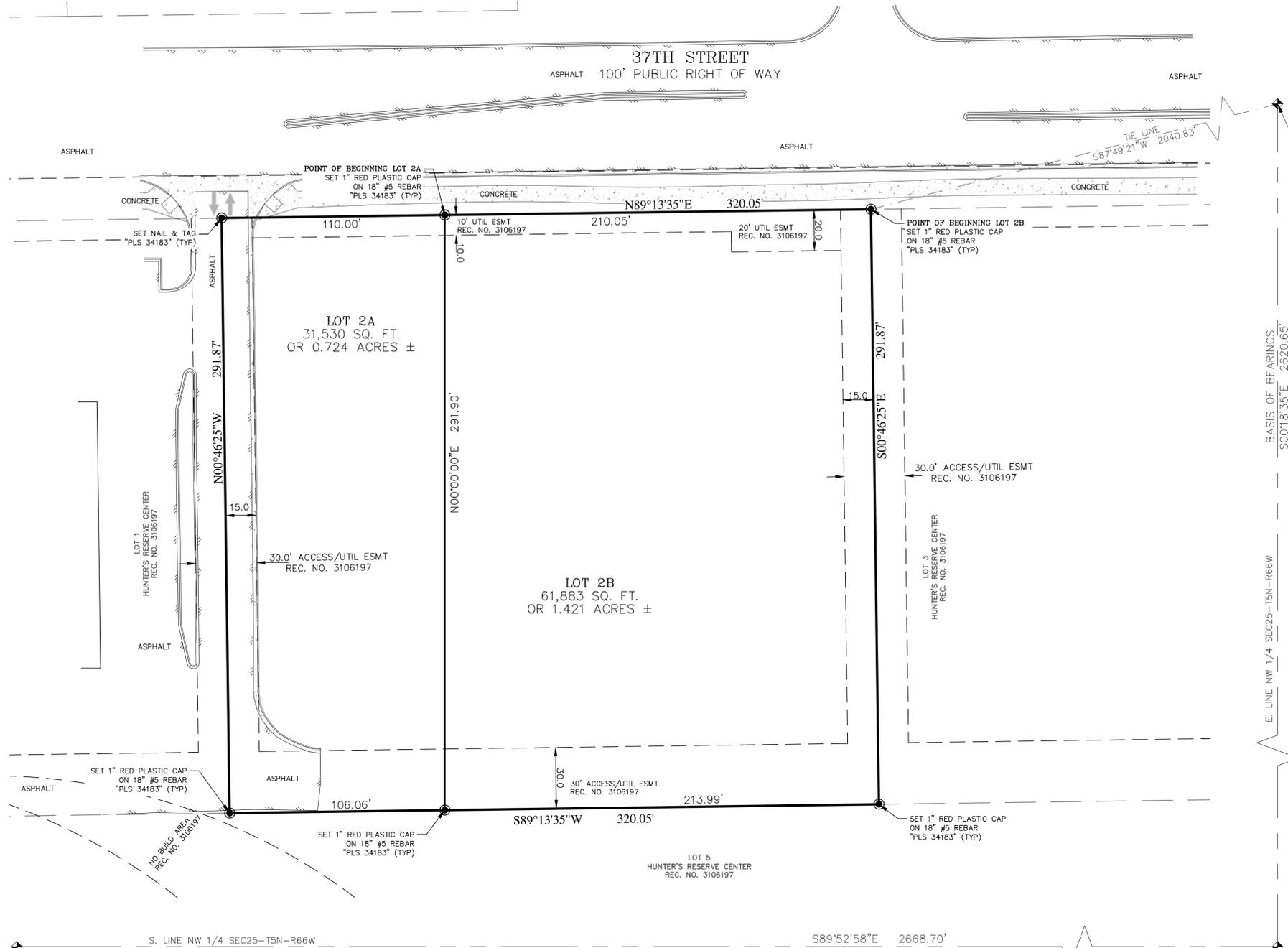
CONTAINING: 61,883 SQUARE FEET OR 1.421 ACRES MORE OR LESS

SHEET 1 OF 2

	9940 WEST 25TH AVENUE LAKEWOOD, CO 80215 303-202-1560 WWW.FALCONSURVEYING.COM	
	DATE: 02/04/20	REVA:
DRAWN BY: CAC	CHK'D BY: JJM	JOB NO. 191109
DATE OF FIELD SURVEY: 12/24/19	191109_ALTA_TOPO.DWG	

HUNTER'S RESERVE CENTER FILING NO. 2 MINOR SUBDIVISION

A REPLAT OF LOT 2, HUNTER'S RESERVE CENTER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

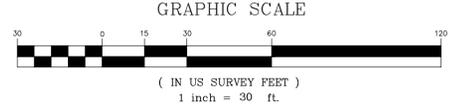


NORTH 1/4 SEC25-T5N-R66W
POINT OF COMMENCEMENT
FOUND 2.5" ALUMINUM CAP
0.6' B.G. IN RANGE BOX
"TAIT, PLS 30126"
~SITE BENCHMARK~
NAVD88=4758.27'

BASIS OF BEARINGS
S00°18'35"E 2620.65'
E. LINE NW 1/4 SEC25-T5N-R66W

LEGEND	
	INDICATES SUBDIVISION BOUNDARY AS SHOWN
	INDICATES LOT LINES AS SHOWN
	INDICATES ADJACENT BOUNDARY
	INDICATES EASEMENTS AS SHOWN
	INDICATES TIE LINE FROM PDC TO PDB
	INDICATES FOUND SURVEY MONUMENT AS STATED
	INDICATES SECTION CORNER AS SHOWN
	INDICATES SET PIN AND CAP ON NO.5 REBAR 18" LONG PLS 34183
	MEASURED
	RECORDED

S. LINE NW 1/4 SEC25-T5N-R66W
WEST 1/4 SEC25-T5N-R66W
FOUND 3.25" ALUMINUM CAP
0.3' B.G. IN RANGE BOX
"KING SURVEYORS INC, PLS 22098"
S89°13'35"W 320.05'
S89°52'58"E 2668.70'
CENTER 1/4 SEC25-T5N-R66W
FOUND 3.25" ALUMINUM CAP
0.3' B.G. IN RANGE BOX
"KING SURVEYORS INC, PLS 34990"



S:\JOBS\2019\191109\DWG\191109_MSP_V0.dwg

SHEET 2 OF 2

		9940 WEST 25TH AVENUE LAKEWOOD, CO 80215 303-202-1560 WWW.FALCONSURVEYING.COM	
DATE:	02/04/20	REVA:	
DRAWN BY:	CAC	CHK'D BY:	JJM
DATE OF FIELD SURVEY:	12/24/19	JOB NO.	191109
		FILE NAME:	191109_ALTA_TOPO.DWG