

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 976**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING
THE ESTABLISHMENT OF INITIAL ZONING FOR PROPERTY KNOWN AS THE
WATERFRONT ANNEXATION AS RESIDENTIAL SINGLE-FAMILY (RSF-4),
RESIDENTIAL MULTI-FAMILY (RMF-8), RESIDENTIAL MULTI-FAMILY (RMF-14)
AND GENERAL COMMERCIAL (GC) WITH A PLANNED UNIT DEVELOPMENT (PUD)
OVERLAY, AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF MEAD**

WHEREAS, in accordance with Section 16-3-160 of the *Mead Municipal Code* (“MMC”), Tharaldson Ethanol Plant I, L.L.C., a Nevada limited liability company (the “Owner”) submitted an application to amend the official Town zoning map and rezone certain real property generally coterminous with the boundaries of the Waterfront Annexation, consisting of approximately 586.072 acres more or less (the “Subject Property”); and

WHEREAS, the Subject Property is further described in **Exhibit 1** attached hereto; and

WHEREAS, at a duly noticed public hearing of the Town of Mead Board of Trustees (“Board of Trustees”) held on August 30, 2021, the Board of Trustees adopted Ordinance No. 970, Annexing Certain Territory Known as the Waterfront Annexation to the Town of Mead; and

WHEREAS, C.R.S. § 31-12-115(2) requires that property annexed to the Town must be zoned pursuant to the Town’s zoning regulations within ninety (90) days after the effective date of the annexation; and

WHEREAS, the Future Land Use Plan included in the Town’s 2018 Comprehensive Plan, designates the majority of the Subject Property as Residential Mixed-Use (residential development with a wide range of density and scale including large lot, single-family (attached and detached), and multi-family) (“RMU”); and

WHEREAS, the Owner is proposing initial zoning of the Subject Property of Residential Single Family (RSF-4), Residential Multi-Family (RMF-8), Residential Multi-Family (RMF-14) and General Commercial (GC) with a Planned Unit Development (PUD) Overlay, as shown on the Waterfront Planned Unit Development (PUD) and Zoning Map attached hereto as **Exhibit 2** (“Waterfront PUD”); and

WHEREAS, in accordance with Sections 16-3-160 and 16-8-90 of the MMC, the Planning Commission held a duly noticed public hearing on August 18, 2021, which was continued to October 20, 2021, to review and consider the proposed Waterfront PUD; and

WHEREAS, following the conclusion of the public hearing on October 20, 2021, the Planning Commission adopted Resolution No. 09-PC-2021, recommending approval of the Waterfront PUD to the Board of Trustees; and

WHEREAS, on August 30, 2021, the Board of Trustees opened and continued the public hearing regarding the Waterfront PUD to the Board's November 8, 2021 regular meeting; and

WHEREAS, public notice has been properly given of the proposed rezoning of the Property by publication in *The Times-Call*, a newspaper of general circulation within the Town of Mead, by posting the Subject Property, and by notification of adjacent property owners and other interested parties in accordance with applicable provisions of the Land Use Code; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code (including subdivision and zoning amendment regulations), the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Planning Director and Town Engineer related to the Rezoning Plan, any and all submittals by the Applicant and members of the public, and the audio recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

WHEREAS, the Applicant has agreed to all conditions of approval as stated in this Ordinance; and

WHEREAS, the Board of Trustees has determined that the PUD Overlay request satisfies at least one of the review criteria applicable to amendments to the Town's official zoning map set forth in Section 16-3-160(e) of the MMC, specifically that the rezoning to Planned Unit Development Overlay district will encourage innovative and creative design and promote a desirable mix of land uses; and

WHEREAS, the Board of Trustees has further determined that approval of the Waterfront PUD will advance the public health, safety, convenience, and general welfare of the residents of the Town.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Rezoning of Property Approved. The Board of Trustees hereby grants and approves the establishment of initial zoning for the Property as a Planned Unit Development (PUD) Overlay under the Town's Land Use Code, as depicted on the Waterfront PUD, subject to the conditions below. Following the effective date of this Ordinance and satisfaction of the conditions set forth below, the Property shall be zoned Residential Single Family (RSF-4), Residential Multi-Family (RMF-8), Residential Multi-Family (RMF-14) and General Commercial (GC) with a Planned Unit Development (PUD) Overlay, as shown on the Waterfront Planned Unit Development (PUD).

- a. The Applicant shall pay all fees and costs incurred by the Town and its consultants, including without limitation legal fees and costs, for review and processing of the PUD application within forty-five (45) days of receiving an invoice from the Town.

Section 2. Amendment of Zoning Map. The Town Clerk is instructed to record the PUD Overlay for the Property in the real property records of Weld County, Colorado once the Applicant has satisfied the conditions set forth in Section 1 of this Ordinance. In accordance with

Sec. 16-3-160 of the MMC, the official zoning map of the Town of Mead shall be amended to conform to and reflect the Property's Planned Unit Development Overlay zone district classification.

Section 3. Effective Date. This Ordinance shall be published and become effective as provided by law.

Section 4. Certification. The Town Clerk shall certify to the passage of this Ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

Section 5. Severability. If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the Ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

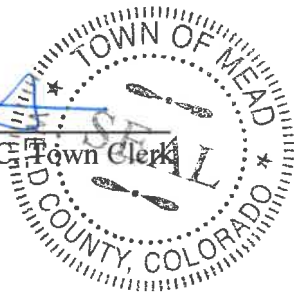
Section 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 8TH DAY OF NOVEMBER, 2021.

ATTEST:

By: _____

Mary E. Strutt, MMC Town Clerk



TOWN OF MEAD

By: _____

Colleen G. Whitlow, Mayor

Attachments:

Exhibit 1 – Legal Description

Exhibit 2 – Waterfront Planned Unit Development (PUD) Overlay

Exhibit 1
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M. COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 27, BEING CONSIDERED TO BEAR NORTH 89°04'52" EAST, A DISTANCE OF 5245.30 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

-THE EAST QUARTER CORNER OF SECTION 27 BEING A FOUND 3.25" ALUMINUM CAP PLS 29420 FLUSH MATCHING MONUMENT RECORD FILED 7/27/09.

-THE WEST QUARTER CORNER OF SECTION 27 BEING A FOUND 2.5" ALUMINUM CAP PLS 30462 IN RANGE BOX MATCHING MONUMENT RECORD FILED 7/31/17.

COMMENCING AT SAID EAST QUARTER CORNER SECTION 27;

THENCE ALONG SAID NORTH LINE OF THE SOUTH HALF OF SECTION 27 SOUTH 89°04'52" WEST, A DISTANCE OF 350.06 FEET TO THE WESTERLY LINE OF I-25/WCR 26 ANNEXATION, RECEPTION NO. 3461763 AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY LINE AND LINE EXTENDED THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES.

1. THENCE SOUTH 00°06'20" WEST, A DISTANCE OF 2,577.69 FEET;
2. THENCE SOUTH 85°58'51" WEST, A DISTANCE OF 456.96 FEET;
3. THENCE SOUTH 89°07'02" WEST, A DISTANCE OF 214.68 FEET;
4. THENCE SOUTH 00°52'58" EAST, A DISTANCE OF 30.00 FEET;
5. THENCE NORTH 89°07'02" EAST, A DISTANCE OF 214.60 FEET;
6. THENCE SOUTH 00°56'50" EAST, A DISTANCE OF 75.00 FEET;
7. THENCE SOUTH 85°51'34" EAST, A DISTANCE OF 456.80 FEET;
8. THENCE SOUTH 00°56'51" EAST, A DISTANCE OF 2,857.96 FEET;
9. THENCE SOUTH 13°55'37" EAST, A DISTANCE OF 289.42 FEET;
10. THENCE SOUTH 00°56'54" EAST, A DISTANCE OF 1,025.00 FEET;
11. THENCE SOUTH 07°07'46" EAST, A DISTANCE OF 325.06 FEET;
12. THENCE SOUTH 01°01'13" EAST, A DISTANCE OF 376.33 FEET;
13. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 22,668.30 FEET, A CENTRAL ANGLE OF 00°18'04", WHOSE CHORD BEARS SOUTH 00°43'16" EAST A DISTANCE OF 119.08 FEET, FOR AN ARC DISTANCE OF 119.08 FEET;
14. THENCE SOUTH 88°58'51" WEST, A DISTANCE OF 65.66 FEET;
15. THENCE NORTH 65°06'08" WEST, A DISTANCE OF 69.29 FEET;

16. THENCE SOUTH 00°02'55" EAST, A DISTANCE OF 330.71 FEET TO THE NORTHERLY LINE OF SAINT VRAIN STATE PARK PARCEL AS DESCRIBED AT RECEPTION NO. 2265474;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. THENCE SOUTH 89°47'59" WEST, A DISTANCE OF 568.77 FEET;
2. THENCE SOUTH 50°06'59" WEST, A DISTANCE OF 440.00 FEET;
3. THENCE SOUTH 73°04'26" WEST, A DISTANCE OF 1,383.42 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAINT VRAIN STATE PARK PARCEL AS DESCRIBED AT RECEPTION NO. 2945897 SOUTH 20°26'43" WEST, A DISTANCE OF 50.97 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE ALONG SAID EAST LINE NORTH 00°17'07" EAST, A DISTANCE OF 719.35 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89°54'46" WEST, A DISTANCE OF 520.40 FEET;

THENCE NORTH 28°21'05" WEST, A DISTANCE OF 737.50 FEET;

THENCE NORTH 01°03'46" WEST, A DISTANCE OF 2,032.85 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER NORTH 89°07'19" EAST, A DISTANCE OF 817.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 34;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 NORTH 00°34'58" WEST, A DISTANCE OF 1,333.53 FEET;

THENCE SOUTH 89°26'05" WEST, A DISTANCE OF 2,539.96 FEET TO A POINT LYING 30.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE 30.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°24'49" WEST, A DISTANCE OF 1,311.39 FEET;

THENCE 30.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 NORTH 00°22'24" WEST, A DISTANCE OF 2,654.35 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID NORTH LINE NORTH 89°04'52" EAST, A DISTANCE OF 1,354.33 FEET TO THAT PARCEL DESCRIBED IN BOOK 163 AT PAGE 435;

THENCE ALONG SAID PARCEL THE FOLLOWING NINE (9) COURSES AND DISTANCES;

1. THENCE SOUTH 06°51'07" WEST, A DISTANCE OF 267.00 FEET;
2. THENCE SOUTH 30°38'53" EAST, A DISTANCE OF 445.00 FEET;
3. THENCE SOUTH 42°21'07" WEST, A DISTANCE OF 219.00 FEET;
4. THENCE SOUTH 23°06'07" WEST, A DISTANCE OF 660.00 FEET;
5. THENCE SOUTH 24°53'53" EAST, A DISTANCE OF 700.00 FEET;
6. THENCE NORTH 88°51'07" EAST, A DISTANCE OF 454.00 FEET;

7. THENCE SOUTH 60°53'53" EAST, A DISTANCE OF 385.00 FEET;
8. THENCE NORTH 86°21'07" EAST, A DISTANCE OF 178.52 FEET;
9. THENCE SOUTH 75°00'00" EAST, A DISTANCE OF 155.20 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 27 BEING ALSO A POINT ALONG THE BOUNDARY OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2009954;

THENCE ALONG SAID PARCEL THE FOLLOWING TWELVE (12) COURSES AND DISTANCES;

1. THENCE BEING ALSO ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER SOUTH 00°23'45" WEST, A DISTANCE OF 89.28 FEET;
2. THENCE SOUTH 85°38'17" EAST, A DISTANCE OF 582.81 FEET;
3. THENCE NORTH 65°31'22" EAST, A DISTANCE OF 315.60 FEET;
4. THENCE NORTH 52°04'24" EAST, A DISTANCE OF 339.15 FEET;
5. THENCE NORTH 50°39'42" EAST, A DISTANCE OF 213.85 FEET;
6. THENCE NORTH 21°19'16" EAST, A DISTANCE OF 257.83 FEET;
7. THENCE NORTH 00°31'12" WEST, A DISTANCE OF 298.26 FEET;
8. THENCE NORTH 14°21'24" WEST, A DISTANCE OF 244.37 FEET;
9. THENCE NORTH 12°34'51" WEST, A DISTANCE OF 588.61 FEET;
10. THENCE NORTH 43°15'27" EAST, A DISTANCE OF 134.45 FEET;
11. THENCE NORTH 51°34'02" EAST, A DISTANCE OF 332.64 FEET;
12. THENCE NORTH 41°59'02" EAST, A DISTANCE OF 419.69 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE ALONG SAID NORTH LINE NORTH 89°04'52" EAST, A DISTANCE OF 472.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,749,747 SQUARE FEET OR 591.133 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 68 WEST 6TH P.M. COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SOUTH 00°34'58" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF RECORDED EXEMPTION NO. 1207-34-1 RE-4683 RECEPTION NO. 3567466 AND THE POINT OF BEGINNING;

THENCE ALONG SAID EXEMPTION THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. THENCE 30.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER NORTH 89°07'18" EAST, A DISTANCE OF 765.40 FEET;

2. THENCE SOUTH 02°06'23" WEST, A DISTANCE OF 310.68 FEET;
 3. THENCE NORTH 87°52'50" WEST, A DISTANCE OF 751.65 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;
 4. THENCE ALONG SAID WEST LINE NORTH 00°34'58" WEST, A DISTANCE OF 270.95 FEET TO THE POINT OF BEGINNING.
- CONTAINING 220,452 SQUARE FEET OR 5.061 ACRES, MORE OR LESS.
YIELDING A COMBINED 25,529,295 SQUARE FEET OR 586.072 ACRES, MORE OR LESS

Total acreage (approximate): 586.072 acres, as more particularly shown in the annexation map(s) on file with the Town Clerk.

Exhibit 2
WATERFRONT PUD

WATERFRONT PLANNED UNIT DEVELOPMENT (P.U.D.) AND ZONING MAP

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M. COUNTY OF WELD, STATE OF COLORADO 586.072 ACRES MORE OR LESS

PUD Overview

The Waterfront PUD includes multiple lots, in various sizes, of the community. The majority of the lots will be used for residential purposes, including single-family detached, townhomes, and multi-family units. The lots will be developed in a manner that provides a mix of housing types, including single-family detached, townhomes, and multi-family units. The lots will be developed in a manner that provides a mix of housing types, including single-family detached, townhomes, and multi-family units. The lots will be developed in a manner that provides a mix of housing types, including single-family detached, townhomes, and multi-family units.

Additional Information

Need for the proposed development: The development is needed to provide a mix of housing types, including single-family detached, townhomes, and multi-family units. The development is needed to provide a mix of housing types, including single-family detached, townhomes, and multi-family units. The development is needed to provide a mix of housing types, including single-family detached, townhomes, and multi-family units.

Impact of the development on the surrounding area: The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units. The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units.

Availability of utilities for the proposed development: The development is located in an area with access to all necessary utilities, including water, sewer, gas, and electric. The development is located in an area with access to all necessary utilities, including water, sewer, gas, and electric.

Impact of the development on the surrounding area: The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units. The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units.

Public benefits resulting from the proposed development

The Waterfront PUD offers many public benefits to the community. The development will provide a mix of housing types, including single-family detached, townhomes, and multi-family units. The development will provide a mix of housing types, including single-family detached, townhomes, and multi-family units. The development will provide a mix of housing types, including single-family detached, townhomes, and multi-family units.

Need for the proposed development: The development is needed to provide a mix of housing types, including single-family detached, townhomes, and multi-family units. The development is needed to provide a mix of housing types, including single-family detached, townhomes, and multi-family units.

Impact of the development on the surrounding area: The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units. The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units.

Availability of utilities for the proposed development: The development is located in an area with access to all necessary utilities, including water, sewer, gas, and electric. The development is located in an area with access to all necessary utilities, including water, sewer, gas, and electric.

Impact of the development on the surrounding area: The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units. The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units.

Single Family Residential and Multi-Family Design Standards

The Waterfront PUD will follow the Town of Weld Comprehensive Architecture Guidelines for Residential Development. The development will follow the Town of Weld Comprehensive Architecture Guidelines for Residential Development. The development will follow the Town of Weld Comprehensive Architecture Guidelines for Residential Development.

Additional Information

Need for the proposed development: The development is needed to provide a mix of housing types, including single-family detached, townhomes, and multi-family units. The development is needed to provide a mix of housing types, including single-family detached, townhomes, and multi-family units.

Impact of the development on the surrounding area: The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units. The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units.

Availability of utilities for the proposed development: The development is located in an area with access to all necessary utilities, including water, sewer, gas, and electric. The development is located in an area with access to all necessary utilities, including water, sewer, gas, and electric.

Impact of the development on the surrounding area: The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units. The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units.

Parking Standards

The Waterfront PUD will follow the Town of Weld Comprehensive Architecture Guidelines for Residential Development. The development will follow the Town of Weld Comprehensive Architecture Guidelines for Residential Development. The development will follow the Town of Weld Comprehensive Architecture Guidelines for Residential Development.

Additional Information

Need for the proposed development: The development is needed to provide a mix of housing types, including single-family detached, townhomes, and multi-family units. The development is needed to provide a mix of housing types, including single-family detached, townhomes, and multi-family units.

Impact of the development on the surrounding area: The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units. The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units.

Availability of utilities for the proposed development: The development is located in an area with access to all necessary utilities, including water, sewer, gas, and electric. The development is located in an area with access to all necessary utilities, including water, sewer, gas, and electric.

Impact of the development on the surrounding area: The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units. The development will have a positive impact on the surrounding area by providing a mix of housing types, including single-family detached, townhomes, and multi-family units.

WATERFRONT PLANNED UNIT DEVELOPMENT AND ZONING MAP	
PLANNED/OWNER: ROCK ENGINEERING COMPANY 8001 EAST JACOBI AVE DENVER, CO 80231 303-557-8000	PREPARED BY: TRANSDIEM ENGINEERING 8601 E. 14th Avenue DENVER, CO 80231 (303)596-7000
DATE: SEPTEMBER 29, 2021	SHEET: 3 OF 11



Multi-family example architecture



Architectural sketches depict an example of potential architecture only. Actual architectural plans, colors, finishes, and themes may vary from images shown.



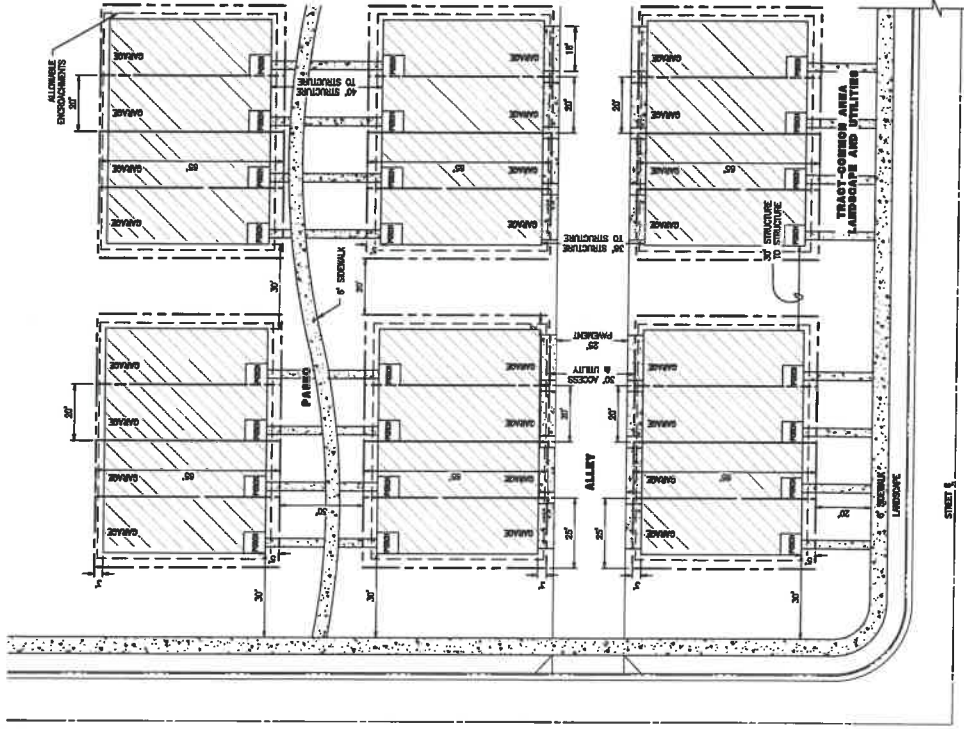
Other recreation along the open space corridors may include picnic shelters and a skating rink.



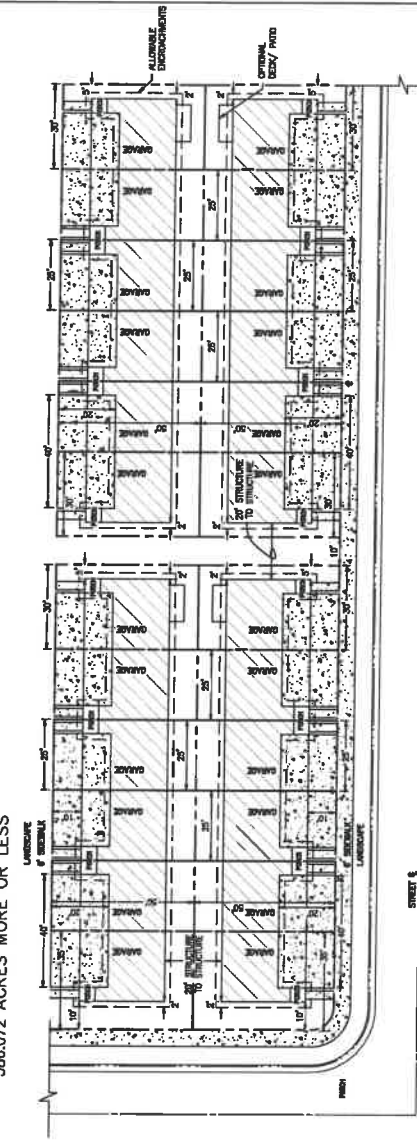
Waterfront is providing an additional trail network throughout the community that will allow for recreation and connectivity. The neighborhood park with Waterfront will include a variety of multi-use trail uses, picnic areas, and dog-park equipment.



WATERFRONT PLANNED UNIT DEVELOPMENT (P.U.D.) AND ZONING MAP
 A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH,
 AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M.
 COUNTY OF WELD, STATE OF COLORADO
 586.072 ACRES MORE OR LESS



TYPICAL LOT LAYOUT
 8FA (REAR ALLEY LOADED)
 MIN LOT SIZE 1,250 SF



TYPICAL LOT LAYOUT
 8FA (FRONT LOADED)
 MIN LOT SIZE 1,250 SF



New city looked single family attached example architecture
 Architectural character images are examples of permitted architecture only, actual architectural styles, colors, finishes, and textures
 may vary from images shown.



Street looked single family attached example architecture

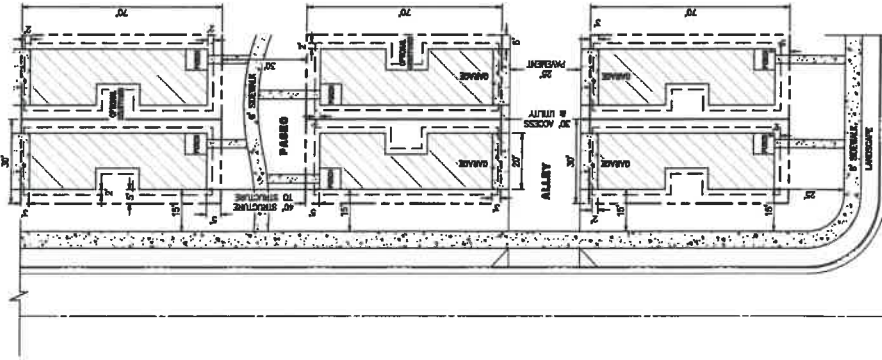
WELLS FARGO BANK, N.A.
 MEMBER FDIC
 EQUAL OPPORTUNITY LENDER

**WATERFRONT PLANNED UNIT DEVELOPMENT
 AND ZONING MAP**

PREPARED BY:
 ROCK ENGINEERING COMPANY
 8801 EAST ENTER AVE
 CENTENNIAL, CO 80112
 303-557-0000

DATE: SEPTEMBER 29, 2021
 SHEETS: 4 OF 11

WATERFRONT PLANNED UNIT DEVELOPMENT (P.U.D.) AND ZONING MAP
 A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH,
 AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M.
 COUNTY OF WELD, STATE OF COLORADO
 586.072 ACRES MORE OR LESS



TYPICAL LOT LAYOUT
SFD (REAR ALLEY
LOADED-SMALL LOT)
MIN LOT SIZE 2,000 SF



Four story loaded single family detached example houses and architecture



Four story loaded single family detached example houses and architecture
 Architectural character images are examples of potential architecture only. Actual architecture styles, colors, finishes, and themes may vary from images shown.

**WATERFRONT PLANNED UNIT DEVELOPMENT
 AND ZONING MAP**

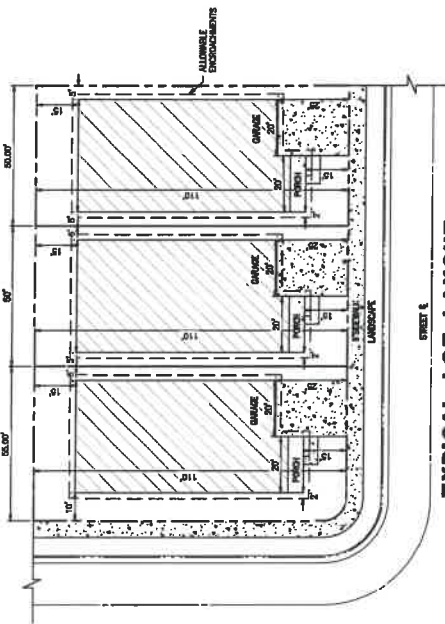
PLANNING/ENGINEERS:
 ROCK ENGINEERING COMPANY
 8001 EAST FORTER AVE
 SUITE 20112
 DENVER, CO 80231

PREPARED FOR:
 THEODORE CHANDLER PARTNERS, L.L.C.
 8001 E. FORTER AVENUE
 SUITE 20112
 DENVER, CO 80231

DATE: SEPTEMBER 25, 2021
SHEET: 5 OF 11

WEST MAP SYSTEMS, LLC
 1400 S. WATSON ST.
 SUITE 100
 DENVER, CO 80202

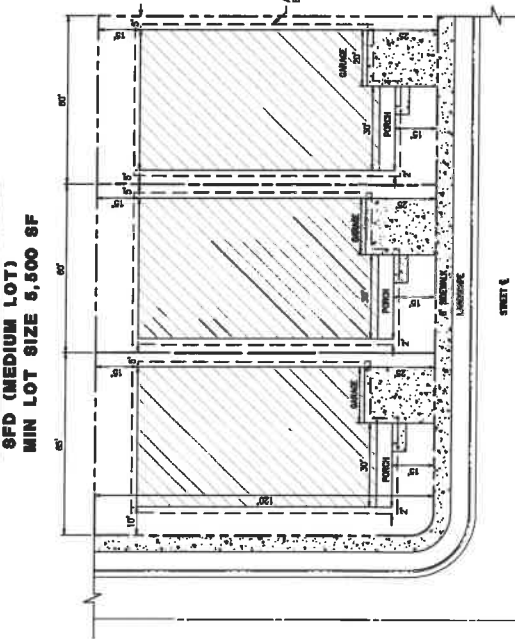
WATERFRONT PLANNED UNIT DEVELOPMENT (P.U.D.) AND ZONING MAP
 A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH,
 AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M.
 COUNTY OF WELD, STATE OF COLORADO
 586.072 ACRES MORE OR LESS



TYPICAL LOT LAYOUT
SFD (MEDIUM LOT)
MIN LOT SIZE 5,500 SF



Single family detached (SFD 40) example architecture

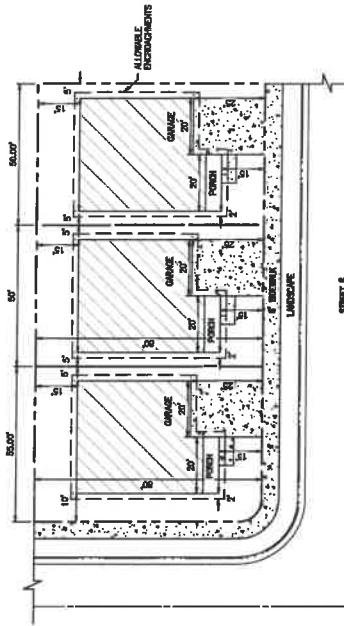


TYPICAL LOT LAYOUT
SFD (LARGE LOT)
MIN LOT SIZE 7,200 SF

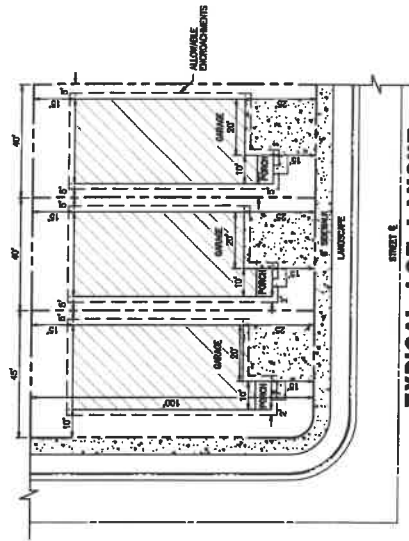


Single family detached (SFD 50) example architecture

Architectural elevation images are examples of potential architecture only. Actual architectural styles, colors, materials and finishes may vary from images shown.



TYPICAL LOT LAYOUT
SFD (SMALL LOT)
MIN LOT SIZE 4,000 SF



TYPICAL LOT LAYOUT
SFD (SMALL LOT)
MIN LOT SIZE 4,000 SF

WATERFRONT PLANNED UNIT DEVELOPMENT
 AND ZONING MAP

PLANNED/DESIGNED BY
ROCK ENGINEERING COMPANY
 1000 W. UNIVERSITY BLVD.
 COVINGTON, CO 80112
 303-937-8000

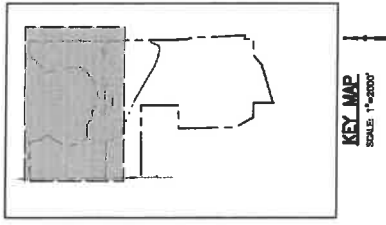
PREPARED FOR
THORNTON PLANNED UNIT DEVELOPMENT
 1000 W. UNIVERSITY BLVD.
 COVINGTON, CO 80112
 303-937-8000

DATE: SEPTEMBER 28, 2021

SHEET
6 OF 11

WATERFRONT PLANNED UNIT DEVELOPMENT (P.U.D.) AND ZONING MAP

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH,
AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
586.072 ACRES MORE OR LESS



- LEGEND**
- NOT A PART OF P.U.D.
 - PROPOSED TRAIL
 - 100-YEAR FLOODPLAIN BOUNDARY
 - PROPERTY BOUNDARY
 - PLANNING AREA BOUNDARY
 - SECTION LINE
 - EXISTING EASEMENT
 - EXISTING OIL AND GAS WELL
- NOTES:**
- OIL AND GAS STRUCKS PER TITLE OF LEAD MINERAL CODE ARE AS FOLLOWS:
 - 100' STRUCK TO LOTS
 - 100' STRUCK TO BULKHEADS
 - 100' STRUCK TO LINES OF ADJACENT
 - 100' STRUCK TO LINES OF ADJACENT
 2. SPECIAL REPT/PLANNING AREA, AS OF THIS DATE, IS REQUIRED TO BE SUBMITTED TO THE LANDSCAPE, SCENIC AND OPEN SPACE DEPT. FOR REVIEW AND APPROVAL. THE SPECIAL REPT TREATMENT FOR THE EASEMENTS WILL BE DETERMINED DURING THE PLANNING PROCESS.

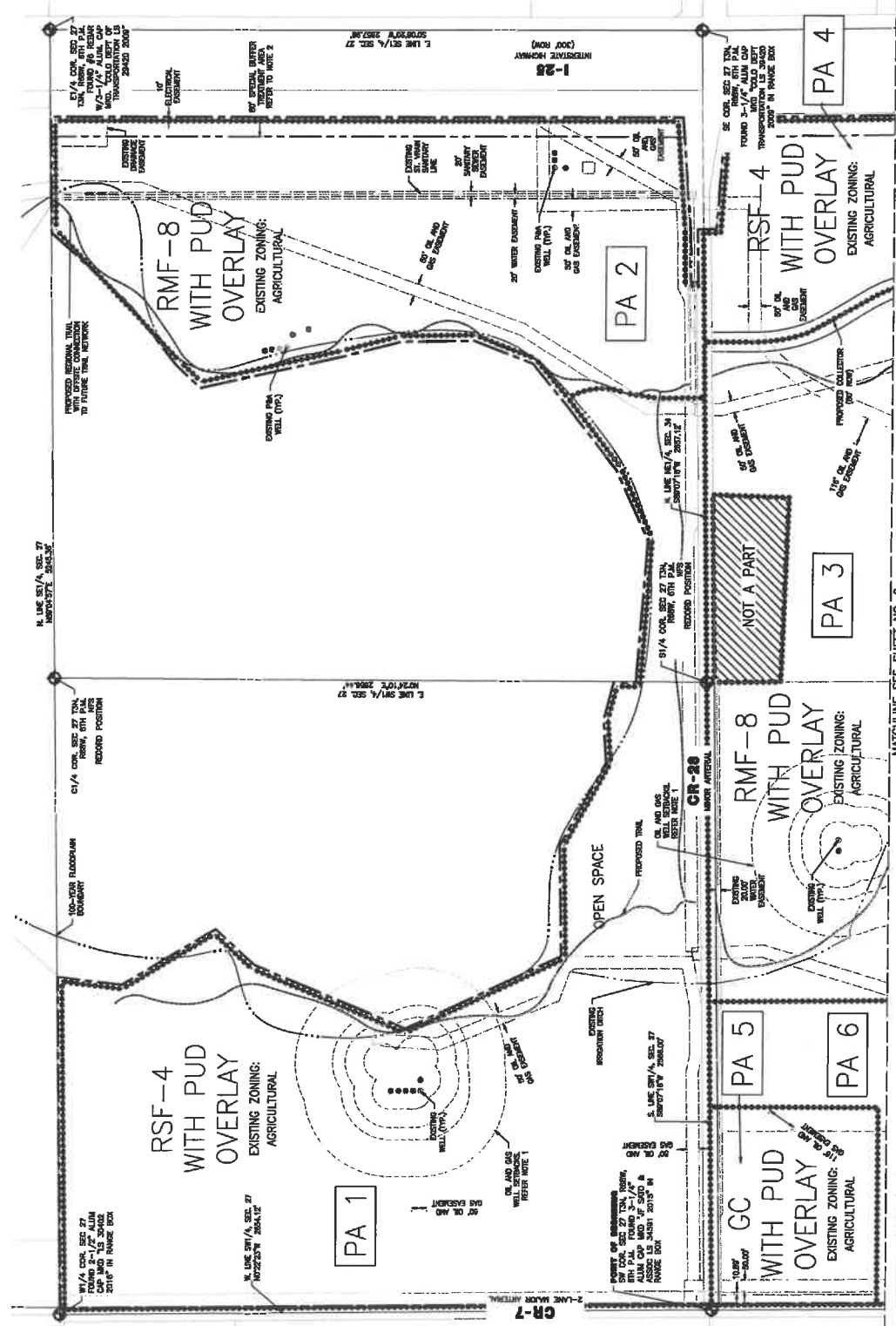


WATERFRONT PLANNED UNIT DEVELOPMENT AND ZONING MAP

PLANNED/DESIGNED BY: **RESERVED, LLC**
 ARCHITECT/ENGINEER: **RESERVED, LLC**
 8001 EAST PACER AVE
 DENVER, CO 80231
 303-557-4000

DATE: SEPTEMBER 29, 2021

SHEET: **8 OF 11**

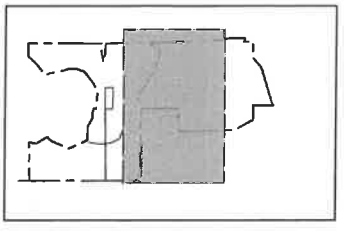


MATCHLINE SEE SHEET NO. 9

DATE: SEPTEMBER 29, 2021

WATERFRONT PLANNED UNIT DEVELOPMENT (P.U.D.) AND ZONING MAP

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH,
AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
586.072 ACRES MORE OR LESS



- LEGEND:**
- KEY A PART OF P.U.D.
 - PROPOSED TRAIL
 - 100'-FEET FLOODPLAIN BOUNDARY
 - PROPERTY BOUNDARY
 - PLANNING AREA BOUNDARY
 - SECTION LINE
 - EXISTING EASEMENT
 - EXISTING OIL AND GAS WELL
- NOTES:**
- OIL AND GAS STRUCKS PER TOWN OF WELD MUNICIPAL CODE ARE AS FOLLOWS:
 - 15' BUFFER TO LOTS
 - 15' BUFFER TO LOTS
 - 10' BUFFER TO LOTS
 - 20' BUFFER TO LOTS
 - 20' BUFFER TO LOTS
 - 20' BUFFER TO LOTS
 - SPECIAL REGULATIONS APPLY TO ALL OF THESE STRUCKS. THE TOWN OF WELD HAS A POLICY OF MAINTAINING EXISTING AND/OR EXISTING TO PROVIDE ADEQUATE WATER SUPPLY FOR THE STRUCKS WILL BE CONSIDERED DURING THE PLANNING PROCESS.

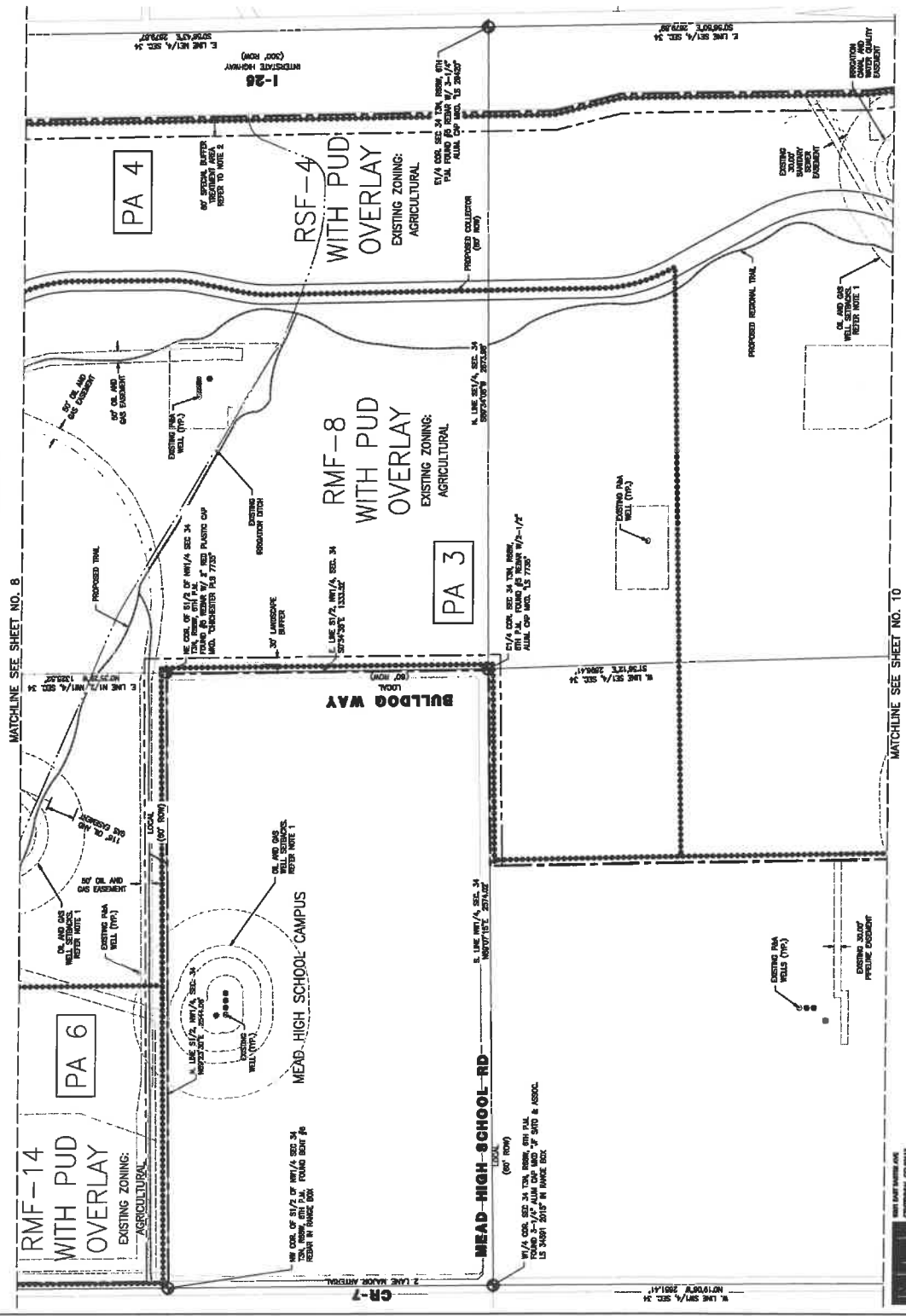


WATERFRONT PLANNED UNIT DEVELOPMENT AND ZONING MAP

PREPARED BY:
DICK ENGINEERING COMPANY
8001 EAST PARKER AVE
DENVER, COLORADO 80231
303-557-6200

DATE: SEPTEMBER 29, 2021

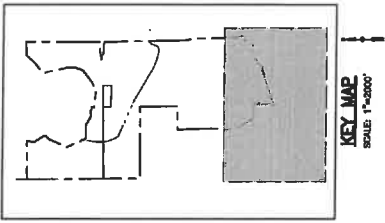
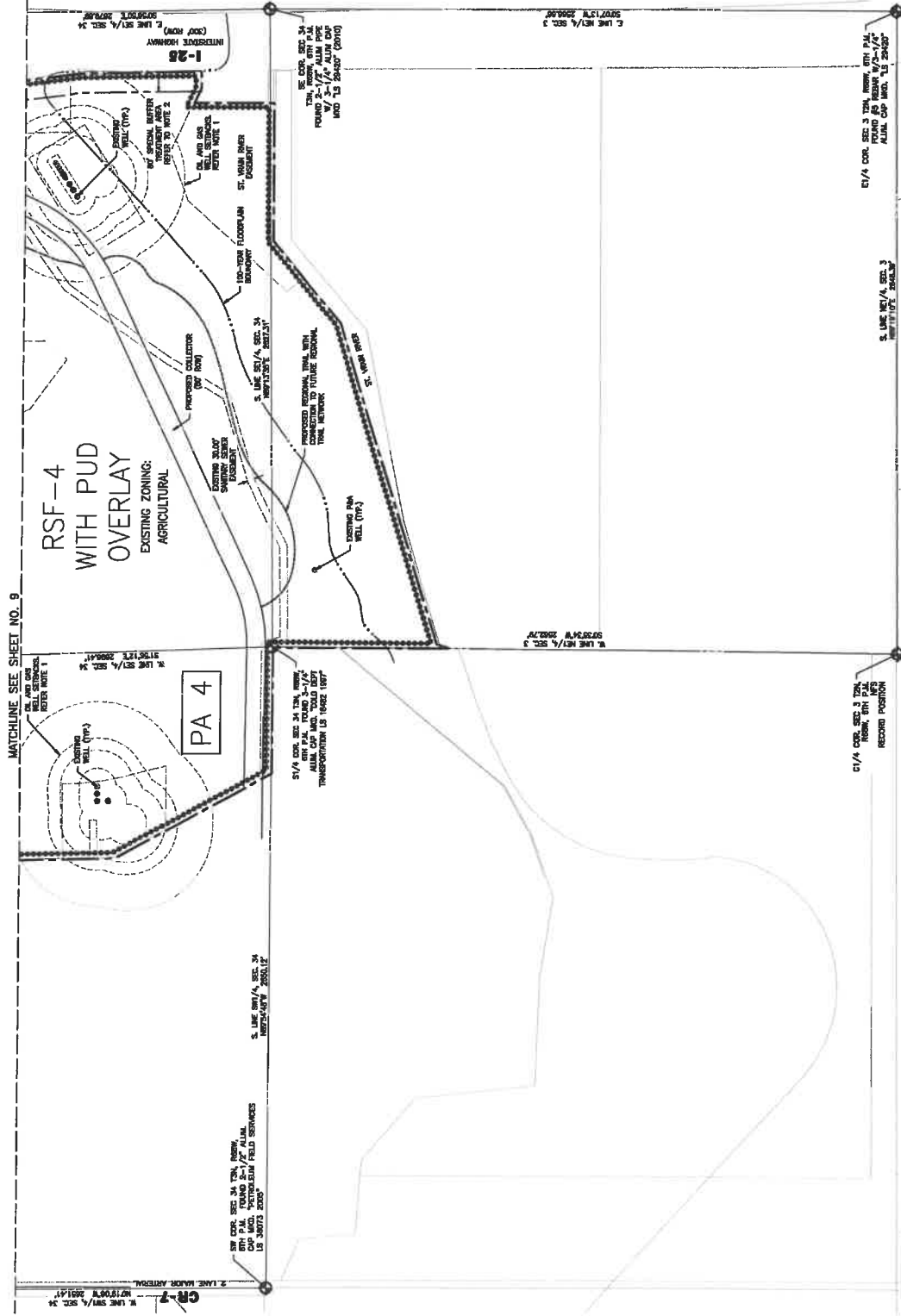
SHEET: 9 OF 11



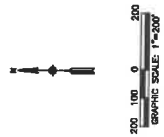
WATERFRONT PLANNED UNIT DEVELOPMENT AND ZONING MAP
DICK ENGINEERING COMPANY
8001 EAST PARKER AVE
DENVER, COLORADO 80231
303-557-6200

WATERFRONT PLANNED UNIT DEVELOPMENT (P.U.D.) AND ZONING MAP

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH,
AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO
586.072 ACRES MORE OR LESS



- LEGEND**
- NOT A PART OF P.U.D.
 - PROPOSED TREATMENT
 - 10-YEAR FLOODPLAIN BOUNDARY
 - PROPERTY BOUNDARY
 - PLANNING AREA BOUNDARY
 - SECTION LINE
 - EXISTING EASEMENT
 - EXISTING OIL AND GAS WELL
- NOTES:**
- OIL AND GAS SETBACKS PER TOWN OF WINDY HOLLOW CODE ARE AS FOLLOWS:
 - 10' SETBACK TO LOTS
 - 20' SETBACK TO BUILDINGS
 - 50' SETBACK TO ROADS OF ASSEMBLY.
 - THE TOWN OF WINDY HOLLOW HAS A SPECIAL TREATMENT AREA IN PLACE OF A REGIONAL TREATMENT PLANT. THE TOWN OF WINDY HOLLOW HAS AGREED TO PROVIDE REGIONAL TREATMENT FOR THE DEVELOPMENT WILL BE COVERED DURING THE PLANNING PROCESS.



**WATERFRONT PLANNED UNIT DEVELOPMENT
AND ZONING MAP**

PREPARED BY:
 WINDY HOLLOW COMPANY
 6001 E. Lamar Avenue
 WINDY HOLLOW, CO 80112
 303-537-6000

DATE: SEPTEMBER 29, 2021

SHEET: **100F 11**

