



**Garden
Spot of
Colorado**

807 Mountain Avenue | PO Box 1229 | Berthoud, CO 80513 | O: 970.532.2643 | F: 970.532.0640 | Berthoud.org

TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL

807 Mountain Avenue

THURSDAY, May 26, 2022

6:00 P.M.

1. Call to Order

2. Roll Call

Jan Dowker, Chairwoman
Karen Anderson
Abigail Smith

Jeff Butler, Vice Chair
Chris Kurtz

All matters listed under Item 3, Consent Agenda, are considered to be routine by the Planning Commission and will be enacted with a single vote. If discussion is deemed necessary on an item, that item should be removed from the consent Agenda and considered separately.

3. Approval of Minutes of the March 10, 2022 Planning Commission Meeting.

4. Election of Planning Commission Secretary

5. Public Hearing: Heritage West Minor Subdivision and Setback and Drive Thru Spacing Variance, Tyson and Suzie Hull Applicant.

6. Reports.

7. Adjourn.

The Planning Commission hearing will be held on Zoom, and in person, and can be joined at the following link: <https://us02web.zoom.us/j/85778111512> or by calling 1 (669) 900-6833 and inputting the following Meeting ID number: 839-7952-4774.

If you require a special accommodation, please contact the Town Clerk 24 hours in advance at (970) 532-2643.



Planning Commission Minutes – March 10, 2022

1. Call to Order – The Planning Commission convened a regular meeting on March 10, 2022. Chairwoman Dowker called the meeting to order at 6:00 p.m.

2. Roll Call – Members present:

Jan Dowker	(Chairwoman)
Sean Murphy	(Secretary)
Karl Ayers	(Commissioner)
Karen Anderson	(Commissioner)
Chris Kurtz	(Commissioner)
Abigail Smith	(Commissioner) <i>via ZOOM</i>

Staff present:	Curt Freese	(Director)
	Adam Olinger	(Planner)
	Jonathan Mitchell	(Permit Technician)

3. Consent Agenda – Minutes from the January 27, 2022 Planning Commission Meeting.

MOTION made by Commissioner Anderson.

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

Commissioner Murphy and Commissioner Smith abstained due to absence at last meeting.

4. Public Hearing: Westside Crossing Preliminary Plat Request (Scott Charpentier, agent for Berthoud Gateway LLC)

Director Freese introduced the Westside Crossing Preliminary Plat request.

Scott Charpentier (agent) showed off the integration between the residential and the commercial sections of the development.

Public Comment was opened at 6:20 p.m.

Public Comment was closed at 6:21 p.m.

Commissioner Ayers addressed concern over the connections to the neighborhood to the east.

Commissioner Dowker expressed concern for traffic movement on Meadowlark Drive emphasizing the intersection at Tundra Avenue.

Commissioner Murphy showed concern over the noise at the plaza.

MOTION made by Commissioner Ayers to APPROVE the Westside Crossing Preliminary Plat, finding that it satisfies Section 30-6-107 B., with the following conditions:

01. Rapid Flashing Beacons across Highway 56 are required with the development of the commercial lots.
02. The northern duplexes remain one story in height.
03. Berms are included on the west side between Highway 287 and the development.
04. An easement for Gateway signage to be dedicated at the southwest corner of the development.

And the following recommendations:

01. Recommendation for a noise study for the southwest plaza.
02. Recommendation for a further traffic safety study at Meadowlark Drive and Tundra Avenue.

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

5. Reports –

Director Freese announced that today we had a kickoff with the Colorado Department of Transportation about an Access Control Plan for Highway 287 throughout town.

There will not be a Planning Commission Meeting on Thursday, March 24, 2022.

6. Adjourn –

The meeting was adjourned at 6:53 p.m.



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STAFF REPORT: HERITAGE WEST

DATE: May 26, 2022

GENERAL INFORMATION		
Applicant:	Suzanne and Tyson Hull	
Site Location:	Located on the SW corner of Meadowlark and Mountain Ave	
Applicant's Request:	Minor Subdivision to create two additional Commercial Lots; the applicant is also requesting for two variances to allow an expansion of an existing building in the setback and to allow less than the required drive-thru spaces	
Current Zoning:	C-2 (General Commercial)	
ZONING DISTRICT INFORMATION		
Related Zoning District Requirements		
	C-2	
Min. Lot Width	50'	
Front Setback	25'	
Side Setback	0'; 25' if abutting a different zoning district	
Rear Setback	35'	
Building Height:	50'	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: C-2	Vacant Commercial Property	N/A
South: RR-2 (Larimer County)	Rural Residence	25'
East: C-2, Transitional	Gas Station	N/A
West: C-2	Boat Sales	N/A

PROPOSAL

The application is to subdivide the existing Hometown Liquors lot of 1.912 acres into three commercial lots, all keeping the C-2 (General Commercial) zoning classification. As part of the request, the Applicant is also requesting a setback variance of 15' to build an addition onto the existing liquor store building, and for a drive thru stacking variance to allow a drive thru with a stacking of five cars instead of seven as required by code.

BACKGROUND

The Applicants annexed the lot into the Town on March 27, 2018 with a C-2 (General Commercial) zoning designation. The lot had been located in Larimer County with an FA-1 zoning classification prior to its annexation. The property is currently served by Little Thompson water, but the owners were informed that any development would require the entire site to be served by Berthoud water.

MINOR SUBDIVISION:

A minor subdivision is allowed in cases where there are less than five lots created, and when no public infrastructure is created. Minor Subdivisions are approved by the Planning Commission, and only require one public hearing. If a Minor Subdivision is approved, the Minor Subdivision Plat may create easements, ROW, and legally transferrable lots once recorded.

In this case, the Applicant is proposing to subdivide the existing liquor store lot into two additional commercial lots, and one common drainage lot. The two lots will be accessed from Meadowlark by a private common access easement owned in common by all three lots. The Applicant is proposing an addition with a drive thru on the lot with the existing Hometown Liquor store, and a mixed-use building with a residence/commercial use on the rear southwestern new lot. The remaining undeveloped lot will be located along Mountain Avenue and will be subject to the Mountain Avenue Zoning and Design Overlay should it develop. The Site Plan's for the addition and the new mixed-use building are approved administratively but have been submitted and, should the Minor Subdivision be approved, they can be signed and approved as well.

VARIANCE REQUESTS:

A Minor Subdivision cannot be legally approved if it does not meet the standards of the Berthoud Development Code. Moreover, a Site Plan for the addition of the Liquor Store, also cannot be approved without satisfying the standards of the Development Code.

Setback Variance:

The applicant is proposing to add on to the existing liquor store to add a drive thru. The current building is currently non-conforming with a 10' south side setback, when 25' is required. Once the building is altered, the legal non-conforming status ends, and thus a variance is required for this addition to be permitted.

Drive Thru Variance:

The liquor store drive thru addition only has room for stacking of five cars, instead of the seven required. The layout does not allow for any location for stacking without potentially eliminating the commercial lot to the North. In addition, liquor stores have far less traffic than a typical drive thru, which is what the standard anticipates.

ZONING

The C-2 (General Commercial) zoning district allows a wide variety of commercial and residential uses, but specifically is intended for automobile-oriented uses. From a residential standpoint, C-2 does allow multi-family with up to ten (10) dwelling units per acre with a conditional use, and mixed-use buildings as a use by right.

PREFERRED LAND USE

This property is located within the Suburban Business Preferred Land Use designation, which plans for retail, office, and employment-related uses developed in the typical suburban development pattern.

MINOR SUBDIVISION CRITERIA/FINDINGS

The criteria in Section 30-6-109 C of the Development Code provides the following review criteria to evaluate the Minor Subdivision (with Staff analysis regarding each point below):

1. The minor subdivision plat is in compliance with this Code, Comprehensive Plan, and the PORT Plan.
 - ✓ The minor subdivision plat is in full compliance with the Code.
 - ✓ The Comprehensive Plan is satisfied, as this follows the desire for commercial development along Mountain Avenue.
2. The Planning Commission shall also consider how the Applicant has addressed comments received from the public during the Public Comment portion of the process when considering the request.
 - ✓ There were no comments received for this project.

FINDINGS NECESSARY FOR A VARIANCE

1. **Such relief may be granted without substantial detriment to the neighborhood or the public good and without substantially impairing the intent and purposes of this code**
 - ✓ The liquor store building has been on the site for many years, and the addition does not encroach into the setback, but only triggers the loss of its non-conforming status and therefore will not provide any substantial detriment to the neighborhood or public good than what already exists.
 - ✓ The liquor store drive thru typically has much lower average traffic counts as per the International Traffic Engineer's Parking Guide, than other drive thru uses, and the loss of stacking for two spaces on a private drive should not impact motorists or the general public.
2. **Provided that there are exceptional circumstances applying to the specific piece of property which do not generally apply to the remaining property in the same zoning area or neighborhood**
 - ✓ The existing liquor store building that was built on the property prior to the establishment of this setback, and while it was within the County.
 - ✓ The lot is constrained by its size, the grade of Mountain Avenue, the location of the existing access points (no new ones will be allowed), drainage, and the existing building. There is no functional way to add the two additional stacking spaces without removing the Northern commercial lot.
3. **That the requested variance shall not authorize any permanent use not permitted in the zoning district**
 - ✓ This request will not be authorizing any permanent use not permitted in the zoning district.

4. **If the hardship on which the request for variance is based, in whole or in part, is self-inflicted, that will be a highly significant fact which is a material element bearing on the issue, and will weigh heavily against the owner or applicant seeking the variance**

✓ When the liquor store building was built, it conformed to Larimer County's setback standards and only became non-conforming when the property was annexed in 2018. The variance is now only required due to the addition, as the code does not allow legal non-conformities to retain their legal non-conforming status if the building is enlarged.

✓ The Applicant has worked to provide as much stacking as is functionally possible on the site.

5. **In circumstances where the property owners affected most directly, e.g. neighbors, concur in writing with the variance that fact shall be given significant (but not conclusive) weight in favor of the request**

x. Staff did not receive any public comment regarding the variance request.

PUBLIC NOTICE

Notice of the Town Board Public Hearing has been mailed to property owners within 300 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code.

FINDINGS AND RECOMMENDATIONS

There are two separate items, which each require a separate set of motions and findings.

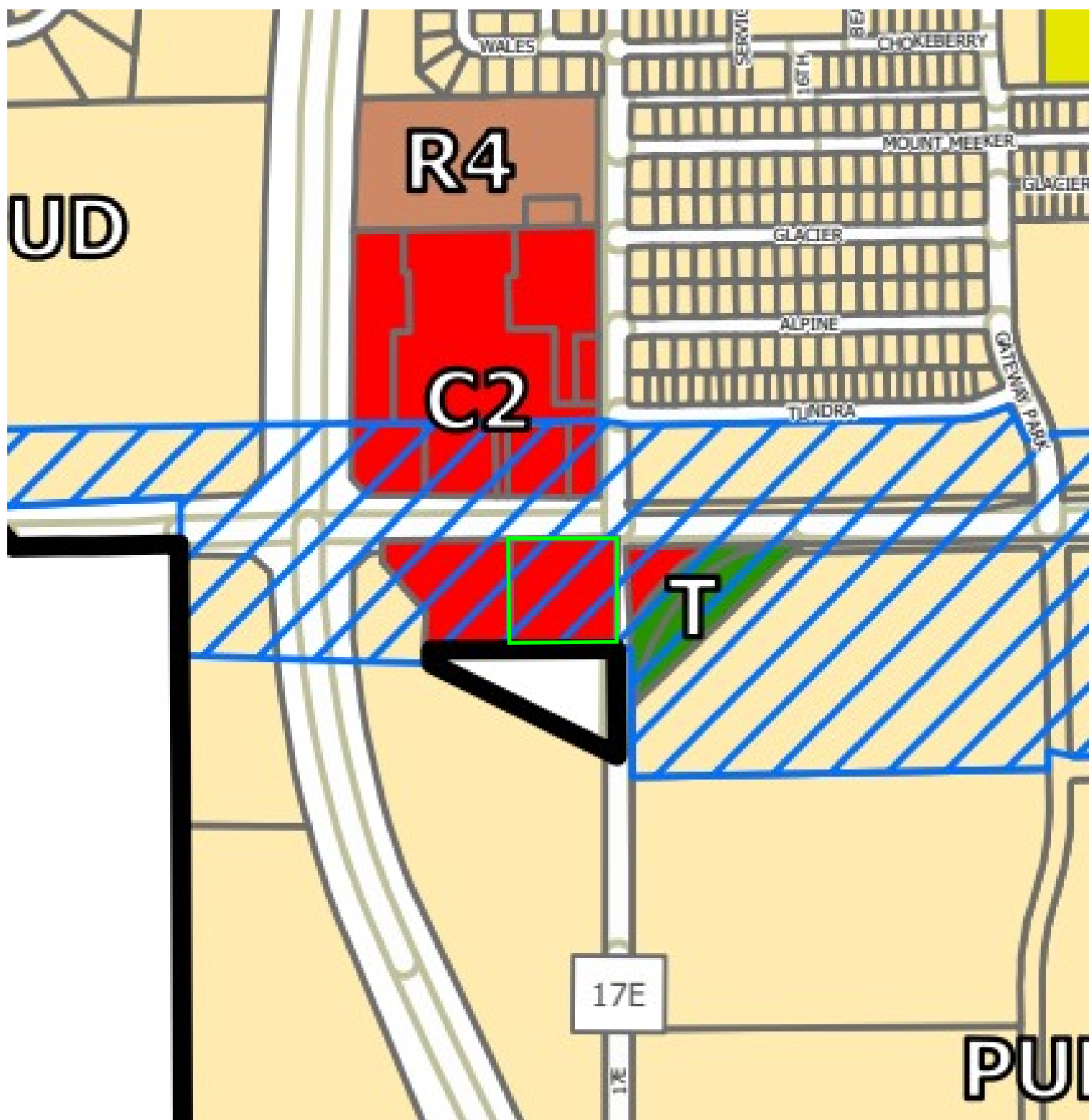
Variances:

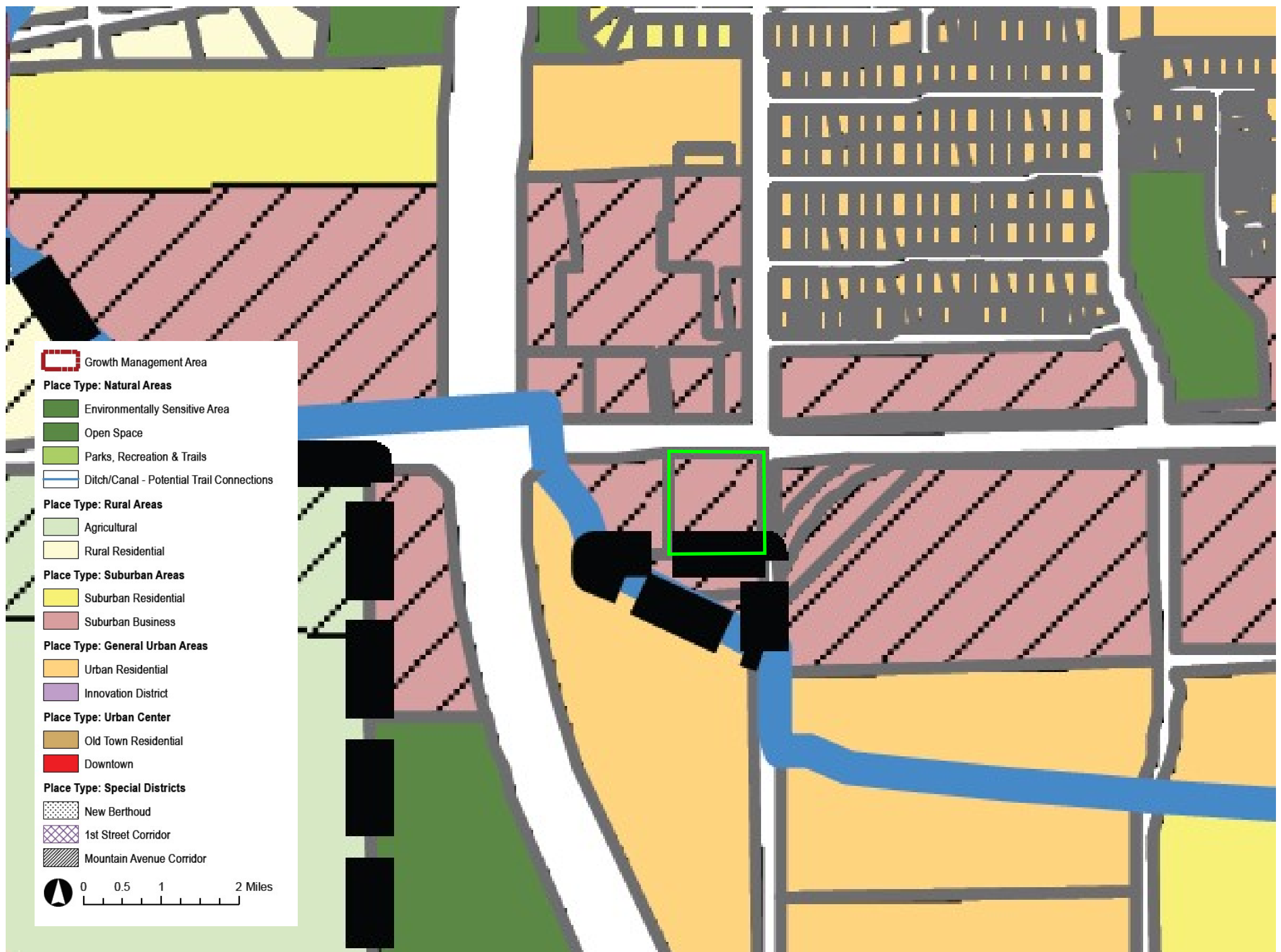
Staff recommends a motion to approve the 15' side setback variance request of Section 30-3-104 B and the two-car drive thru stacking variance of Section 30-2-106 C at 425 Mountain Ave, finding that the variance requests satisfy all of the applicable requirements specified in Section 30-3-108 of the Berthoud Municipal Code.

Minor Subdivision:

Staff recommends a motion to approve the Heritage West Minor Subdivision, finding it satisfies the requirements of Section 30-6-109 C (found in the Staff Report).

**ZONING
AND
PREFERRED
LAND USE
MAP**

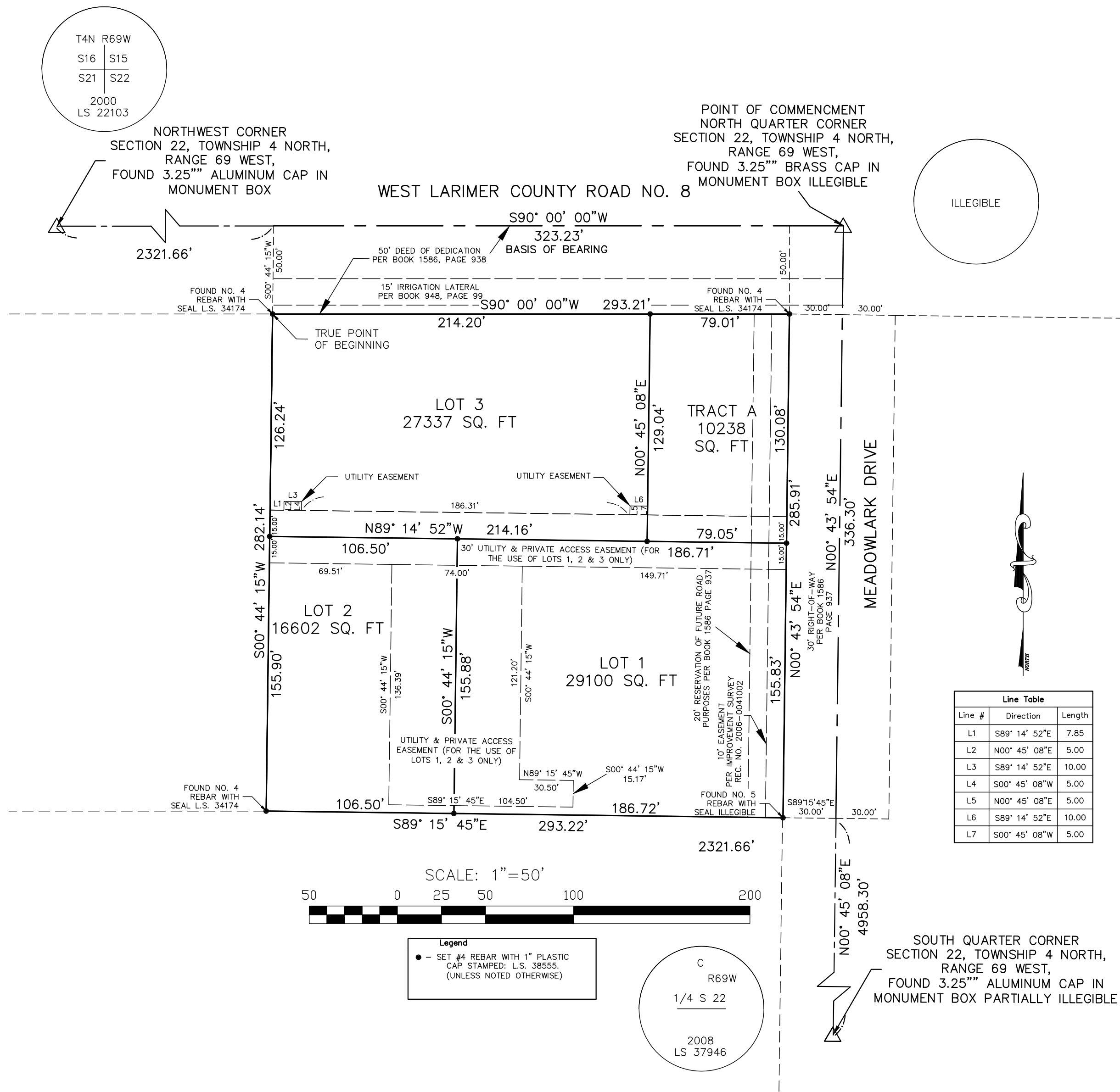




**MINOR
SUBDIVISION
SUBMITTAL**

HERITAGE WEST MINOR SUBDIVISION

BEING A PORTION OF THE LIGHTFOOT ANNEXATION SITUATE IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO.



LEGAL DESCRIPTION AND DEDICATION— HERITAGE WEST MINOR SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of:

THAT PORTION OF LIGHTFOOT ANNEXATION, SITUATE IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO:

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 AS BEARING SOUTH 90°00'00" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

A PORTION OF THE NW 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO CONSIDERING THE NORTH LINE OF THE SAID NW 1/4 AS BEARING EAST AND WEST AND WITH ALL BEARINGS HEREIN RELATIVE THERETO: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 22, THENCE ALONG SAID NORTH LINE WEST 323.23 FEET; THENCE SOUTH 0 DEGREES 44' 15" WEST 332.14 FEET; THENCE SOUTH 89 DEGREES 15' 45" EAST 323.20 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EAST LINE NORTH 0 DEGREES 44' 15" EAST 336.30 FEET TO THE POINT OF BEGINNING.

Containing 83,277 Square Feet (1.912 Acres) more or less.

Have laid out, platted and subdivided the above described land, under the name and style of HERITAGE WEST MINOR SUBDIVISION, and by these presents do dedicate to the Town of Berthoud in fee simple the street and public "rights-of-way" as shown on the plats, and grant the Town of Berthoud such easements and rights-of-way, and all right, title and interest in real property to the above described lands, including all surface interests and all minerals within or underlying said lands, as are created hereby and depicted on, by note, referenced hereon, along with the right to install, maintain, replace and operate mains, transmission lines, service lines, and appurtenances, either directly or through the various public utilities, as may be necessary to provide such utility, cable television, water, electric, natural gas and sanitary services within this subdivision or property contiguous thereto, through, over, under, and across streets, utility and other easements, and other public places as shown on the plat.

LIGHTFOOT, LLC,
A Colorado Limited Liability Company
Tyson D. Hull

LIGHTFOOT, LLC,
A Colorado Limited Liability Company
Suzanne E. Hull

NOTICE OF OTHER DOCUMENTS

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promises and covenants that run with the land. These documents should be closely examined by all persons interested in purchasing any portion of the development site.

NOTES

- 1) Basis of Bearings:
Assuming the North line of the Northwest Quarter of Section 22 as bearing South 90°00'00" West and with all bearings contained herein relative thereto. North Quarter Corner found 3.25" Brass Cap illegible in monument box and the Northwest Corner found 3.25" Aluminum Cap L-S 22103 in monument box as noted above.
- 2) Recorded and apparent rights-of-way and easements are shown per Title, Old Republic National Title Insurance Company, Order No. FC125192133, dated September 19, 2021 and updated January 4, 2022.
- 3) 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.
- 4) The lineal units used in preparing this survey are U.S. survey feet.
- 5) Flood Zone: The subject parcel does not lie in any Floodplain area per FEMA and Larimer County Flood maps.

OWNER / APPLICANT

LIGHTFOOT, LLC, A COLORADO LIMITED LIABILITY COMPANY
425 MEADOWLARK DRIVE
BERTHOUD, COLORADO 80513
seohull@hotmail.com

ENGINEER / DESIGNER

COLORADO CIVIL GROUP INC.
2204 HOFFMAN DRIVE
LOVELAND, COLORADO 80538
sshadowen@cgcinc.us

SURVEYOR

SNYDER LAND SURVEYING INC
2061 SANDWATER CT.
WINDSOR, CO 80550
SnyderLandSurveying@outlook.com

DEED OF TRUST'S DEDICATION

The undersigned mortgagee, for good and valuable consideration does by these presents, hereby subordinate all of its rights to such fee simple dedications and grants of easements to the Town of Berthoud as are depicted and referenced hereon and to the terms and conditions of the development agreement and this final plat and agrees that the development agreement and this final plat shall constitute a first and prior lien upon the HERITAGE WEST MINOR SUBDIVISION to the same extent as though it were actually executed and recorded prior to said lien or deed of trust.

Dated: _____

Dean G. Anderson (deceased)
By: Steven D. Anderson

Betty J. Anderson (deceased)
By: Steven D. Anderson

RIGHT TO FARM STATEMENT:

The Town of Berthoud has adopted a "Right to Farm" policy. All new and existing residents are expected to read and understand the policy. For a copy of the policy, please contact the Town of Berthoud.

SITE SPECIFIC DEVELOPMENT PLAN:

This plan constitutes a site specific development plan as defined in Article 68 of Title 24, C.R.S., as amended, and Chapter 30 of the Berthoud Development Code available at the Berthoud Town Hall , 807 Mountain Avenue, Berthoud, Colorado 80513.

APPROVAL CERTIFICATES:

Approved by the Planning Commission of the Town of Berthoud, Colorado, this _____ day of 2022.

Chairman

The foregoing plat is approved for filing and accepted by the Town of Berthoud, Colorado, this _____ day of _____, 2022.

ATTEST:

Community Development Director

POUDRE VALLEY REA APPROVAL:

Approved this the _____ day of _____, 2022

LITTLE THOMPSON WATER DISTRICT APPROVAL:

Approved this the _____ day of _____, 2022

XCEL ENERGY APPROVAL:

Approved this the _____ day of _____, 2022

LARIMER COUNTY CLERK AND RECORDER CERTIFICATE:

The foregoing HERITAGE WEST MINOR SUBDIVISION is approved for filing and accepted by the County of Larimer, State of Colorado, this day _____, 2022

Attest:
Larimer County Clerk and Recorder

CLIENT: TYSON & SUZIE HULL

TITLE: HERITAGE WEST MINOR SUBDIVISION

DATE: 25 APRIL 2022 SCALE: 1"=50'

JOB NO: HULL-21-09-007

Snyder Land Surveying Inc.

Professional Land Surveyor
Erik Jay Snyder; PLS 38555
C: 970-686-5157
C: 724-992-8754
E: SnyderLandSurveying@outlook.com
W: SnyderLandSurveying.com



DRAWN BY:

EJS

CHECKED BY:

TTS

APPROVED BY:

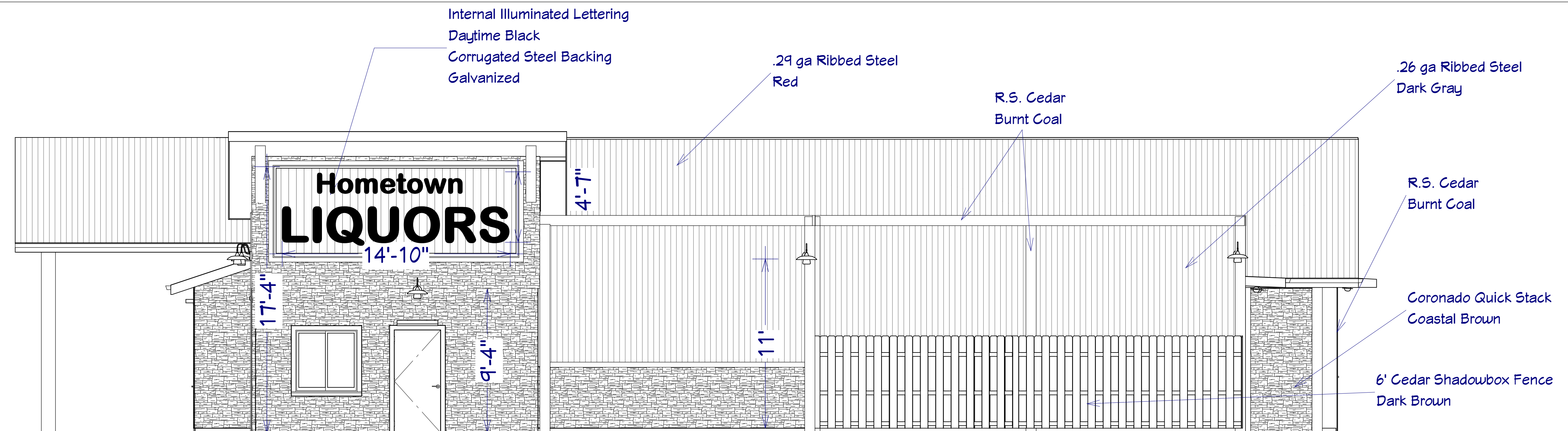
EJS

REVISIONS:

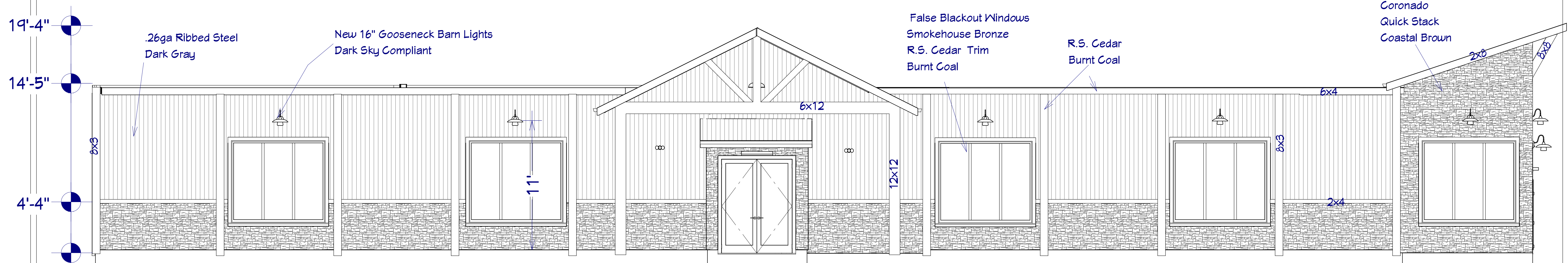
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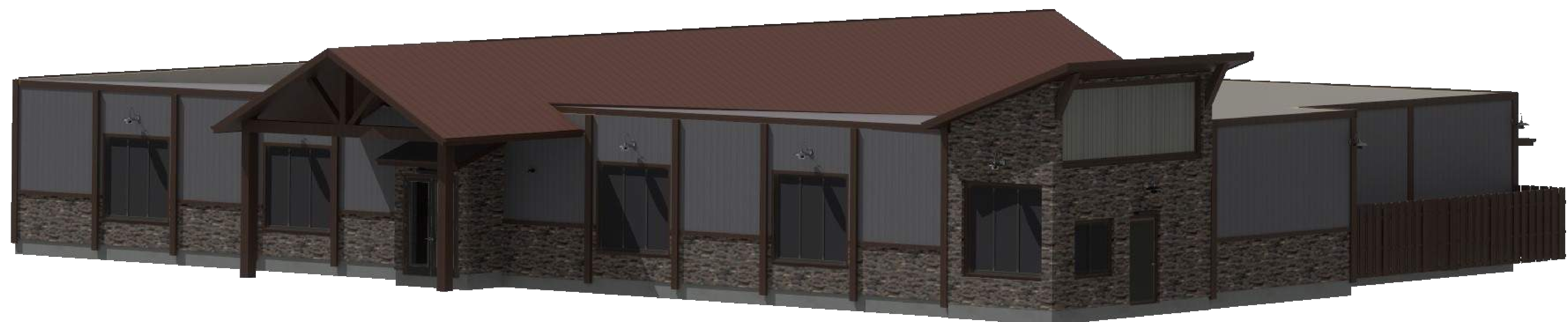
**SITE PLAN
SUBMITTAL
(REFERENCE
FOR
VARIANCES)**

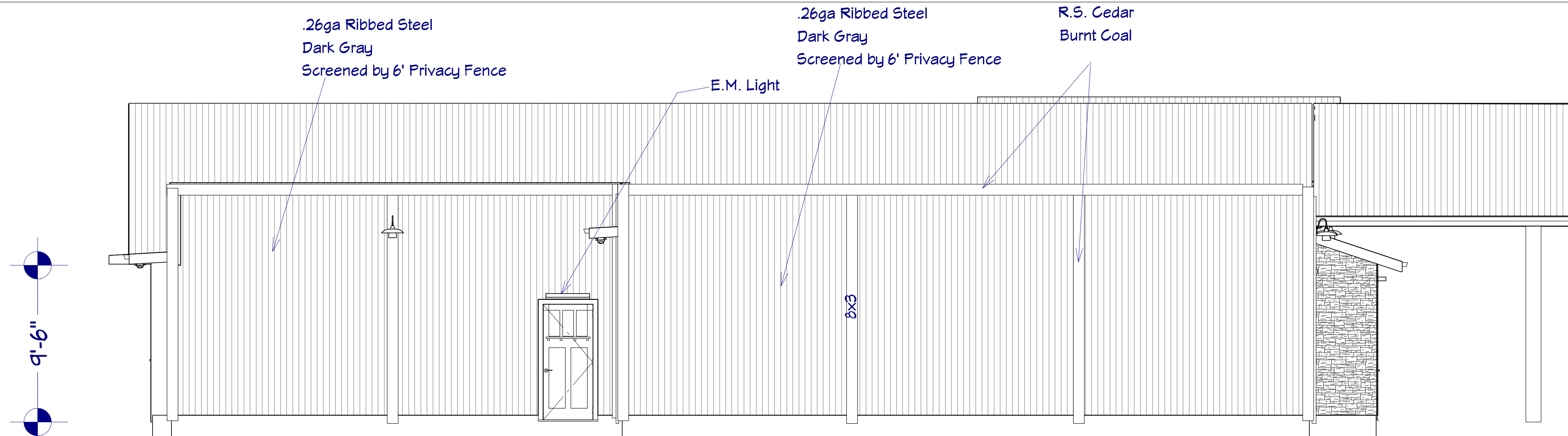


Elevation North

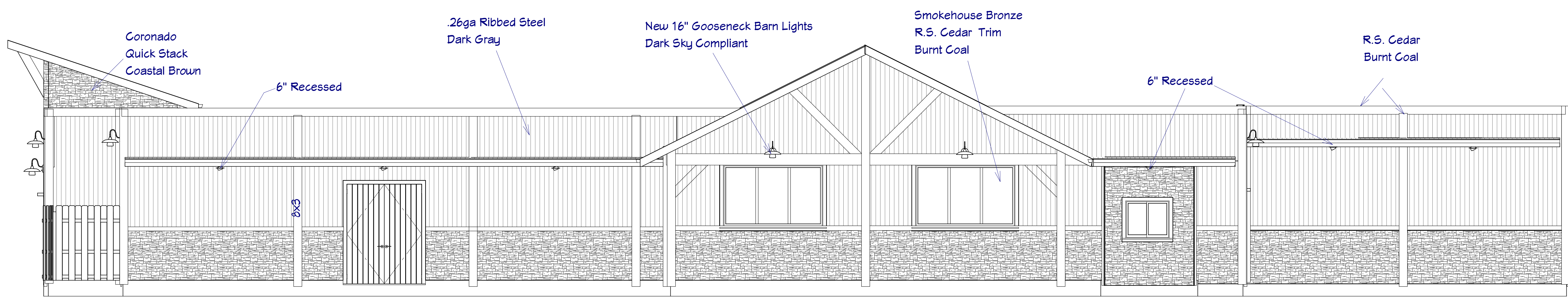


Elevation East





Elevation South

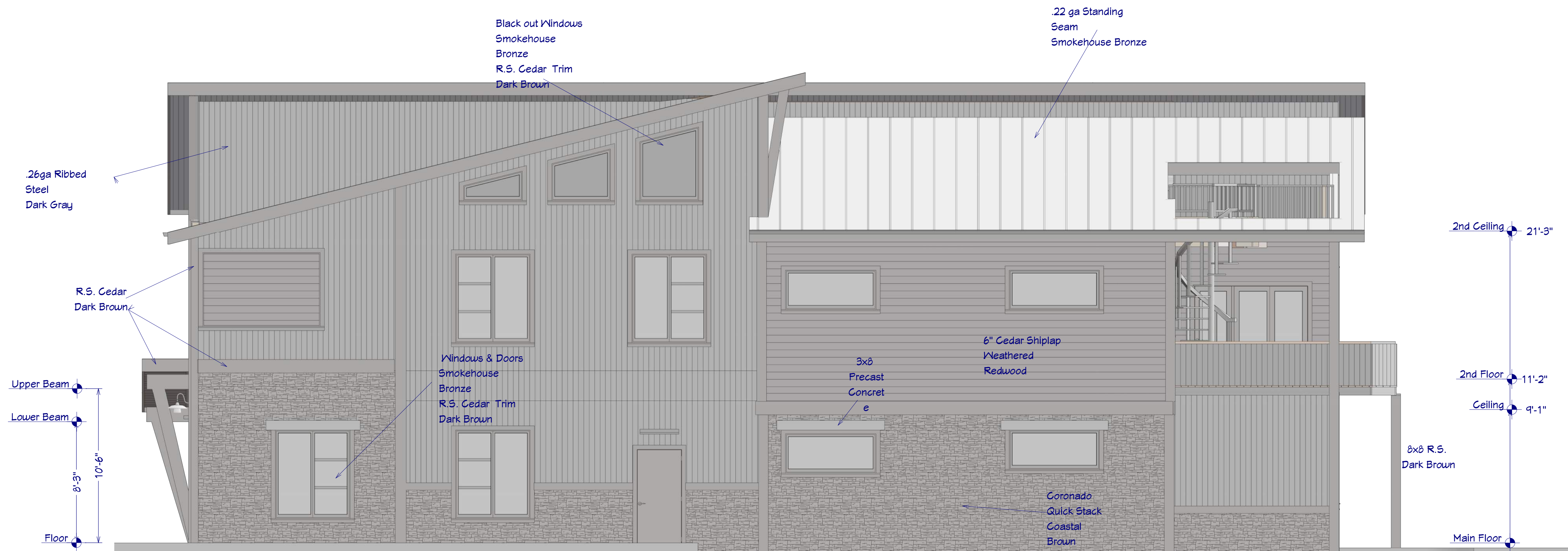


Elevation West

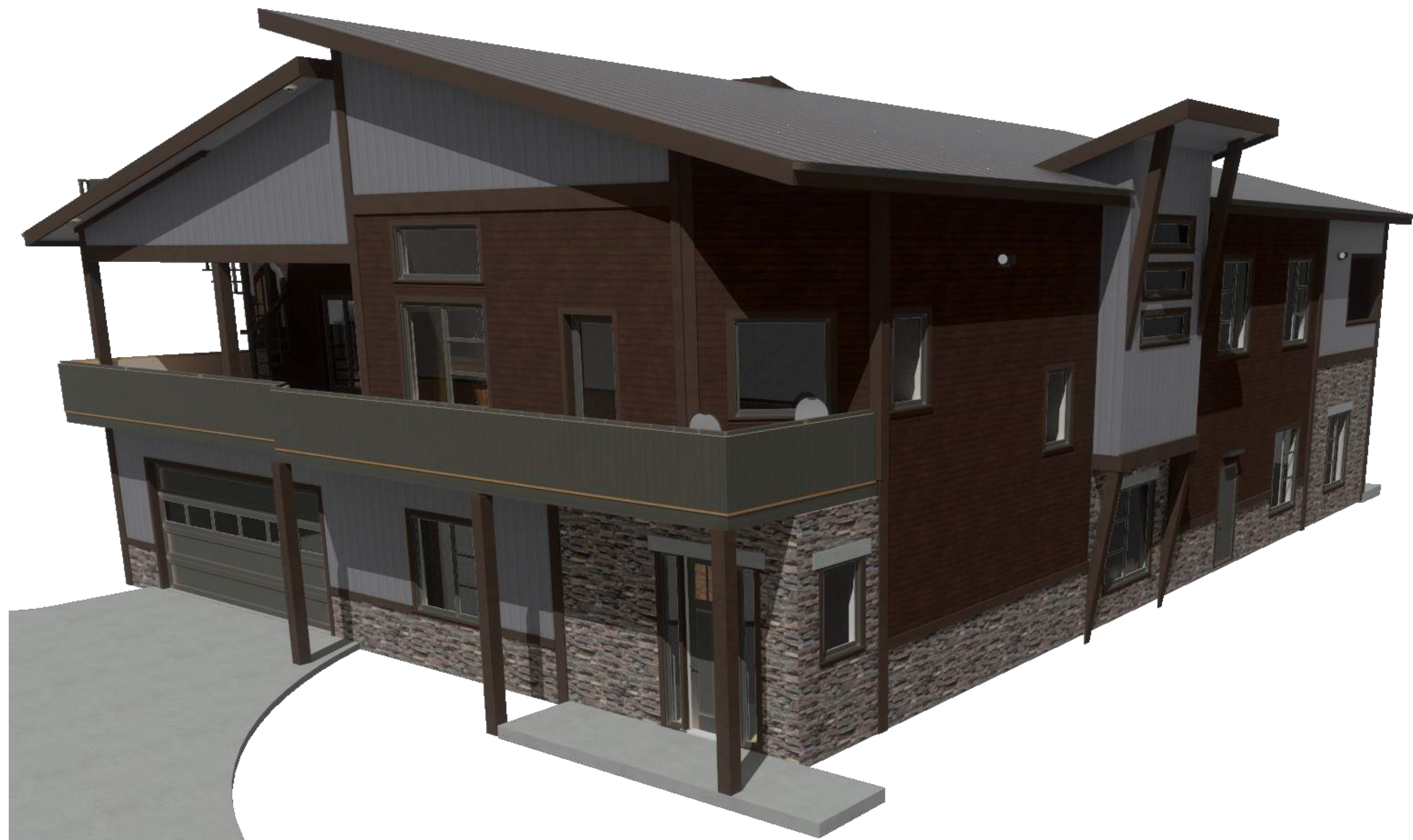




Elevation North



Elevation West



Elevation South



Elevation East

Heritage Nest

Elevations South & East

DRAWINGS PROVIDED BY:
Jesse Sanders
Sanders Construction
SandersConstruction.Jesse@gmail.com
(410)240-2477

DATE:

4/27/2022

SCALE:

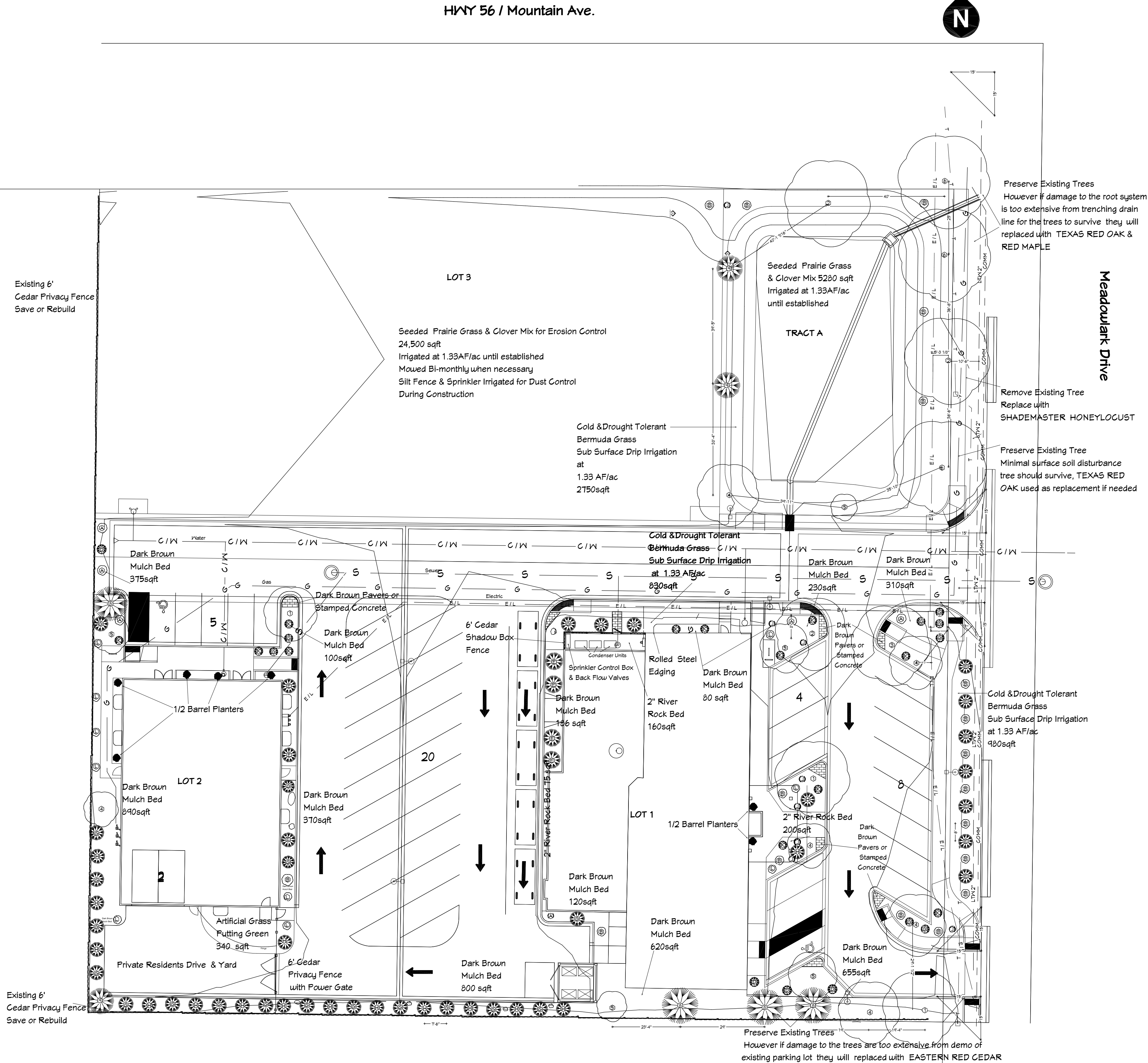
1/4"=1'

SHEET:

A7

Deciduous Trees								
Lable	Name Scientific	Name Common	Quantity	Height	Spread	Drought Tolerant	Size	Tree %
1	Acer rubrum	Red Maple	3	40-60'	25-45'	Yes	2"	11%
2	Gleditsia triacanthos	Shademaster Honeylocust	3	50-70'	25-40'	yes	2"	11%
3	Quercus bucklyi	Texas Red Oak	1	40-70'	30-50'	yes	2"	4%
4	Prunus virginiana	Canada Red Chokecherry	5	20-25'	10-12'	Yes	1.5"	18.5%
5	Syringa reticulata	Japanese Lilac Tree	5	20-25'	15-20'	Moderate	1.5"	18.5%
6	Populus deltoides	Cottonwood	3 Existing	60'	40'	No	-	11%
Evergreen Trees								
8	Juniperus virginiana	Eastern Red Cedar	2+2 Existing	30-50'	12-20'	Very	6'	15%
9	Thuja plicata	Green Giant Arborvitae	3	30-40'	10-14'	Yes	6'	11%

Deciduous Shrubs								
Lable	Name Scientific	Name Common	Quantity	Height	Spread	Drought Tolerant	Size	Shrub %
A	Berberis thunbergii	Rose Glow Barberry	9	4-5'	4-5'	Yes	5 gal	6%
B	Euonymus alatus	Burning Bush	20	4-8'	4-8'	Yes	5gal	17%
Evergreen Shrubs								
D	Juniperus virginiana	Skyrocket Juniper	5	15-18'	2-3'	Very	5 gal	3%
E	Juniperus virginiana	Moon Glow Juniper	14	10-15"	4-6'	Very	5 gal	12%
F	Juniperus procumbens	Green Mound Juniper	2	1'	6-8'	Very	5 gal	2%
G	Buxus microphylla	Wintergreen Boxwood	24	4-6'	4-6'	Yes	5 gal	19%
H	Thuja occidentalis	American Pillar Arborvitae	23	25-30"	4-5'	Yes	5 gal	18%
J	Thuja occidentalis	Magic Ball Arborvitae	11	1-2'	1-2'	Yes	5 gal	10%
K	Chamaecyparis pisifera	Gold Mop Cypress	8	3-4'	3-4'	Yes	5 gal	4%
L	Azalea x karen	Karen Azalea	12	2-4'	3-5'	Yes	3 gal	9%



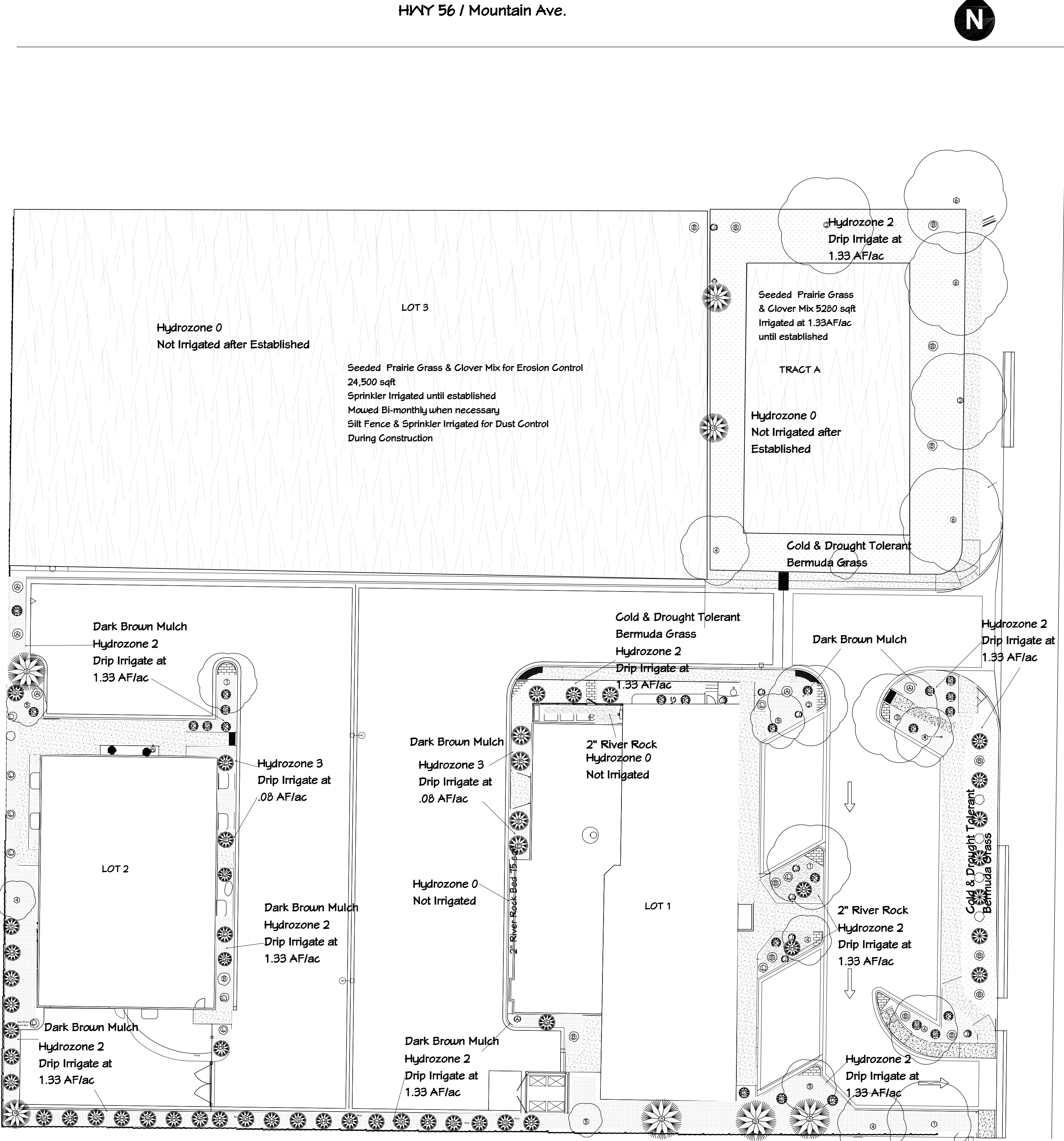
Landscape Requirements	
Improvement Area	
Lot 1	28,970 sqft
Lot 2	16,560 sqft
Tract A	10,280 sqft
Total	55,810 sqft
Parking Lot Area	18,500 sqft
Parking Spaces	40
Required Landscape	
Total Improvement Area x 15%	8,372 sqft
Parking Lot Area x 5%	925 sqft
Total Area Required	9,297 sqft
Total Area Provided	9,800 sqft
Trees Required	
1/1000 Landscaped Area	11 Trees
1/5 Parking Spaces	8 Trees
Total Trees Required	19 Trees
Total Trees Provided	27 Trees
Shrubs Required	
1/150 Landscaped Area	70 Shrubs
1/100 Parking Lot Landscape Area	10 Shrubs
Screening Shrubs	20 Shrubs
Total Shrubs Required	100 Shrubs
Total Shrubs Provided	120 Shrubs
Barrel Planters Provided	7 Planters
Ground Covering Area	
Total Mulch Bed Area	4100 sqft
Total Rock Bed Area	435 sqft
Artificial Grass Area	440 sqft
Total Bermuda Grass Sod Area	5530 sqft
Planted Bed Area	2885 sqft
Live Ground Cover Area Provided	8415 sqft
Erosion Control	
Lot 3 Grass & Clover Seeded Area	24,500 sqft
Tract A Grass & Clover Seeded Area	5,280 sqft

General Notes.

1. Provide 4" Conduit Under Slabs, Sidewalks, Pavers & Pavement at all Sprinkler Line Crossings
2. Trees planted min. 5' from utilities & 10' from Water & Sewer Main lines, mature canopy to have min. 7' clearance from overhead lines.
3. All Trees & Shrubs to be healthy, disease & insect free And conform to standards for measurement, grading, branching, quality, ball & burlapping with AAN-ASNS & CNA
4. Maximum percentage of one species is 33% for 20-39 trees on site
5. All Work Shall be Done in Accordance with the Plans and The Town Of Berthoud Code 30-2-112
6. Landscape Contractor Is not to Change Grade Detailed in The Site Grading Plan.
7. Site Contractor to Verify Set Backs, Easements & Utility Locations Before Any Work Begins.
8. Soil Tests & Conditioning to be Done Before Planting Begins
9. Screening plants to create a 3' screen within 3 years from planting.
10. Plants not to exceed 24" within sight triangle.

Hydrozone Notes.

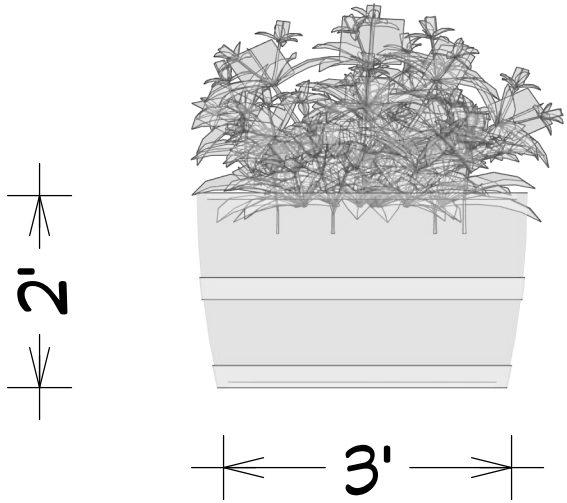
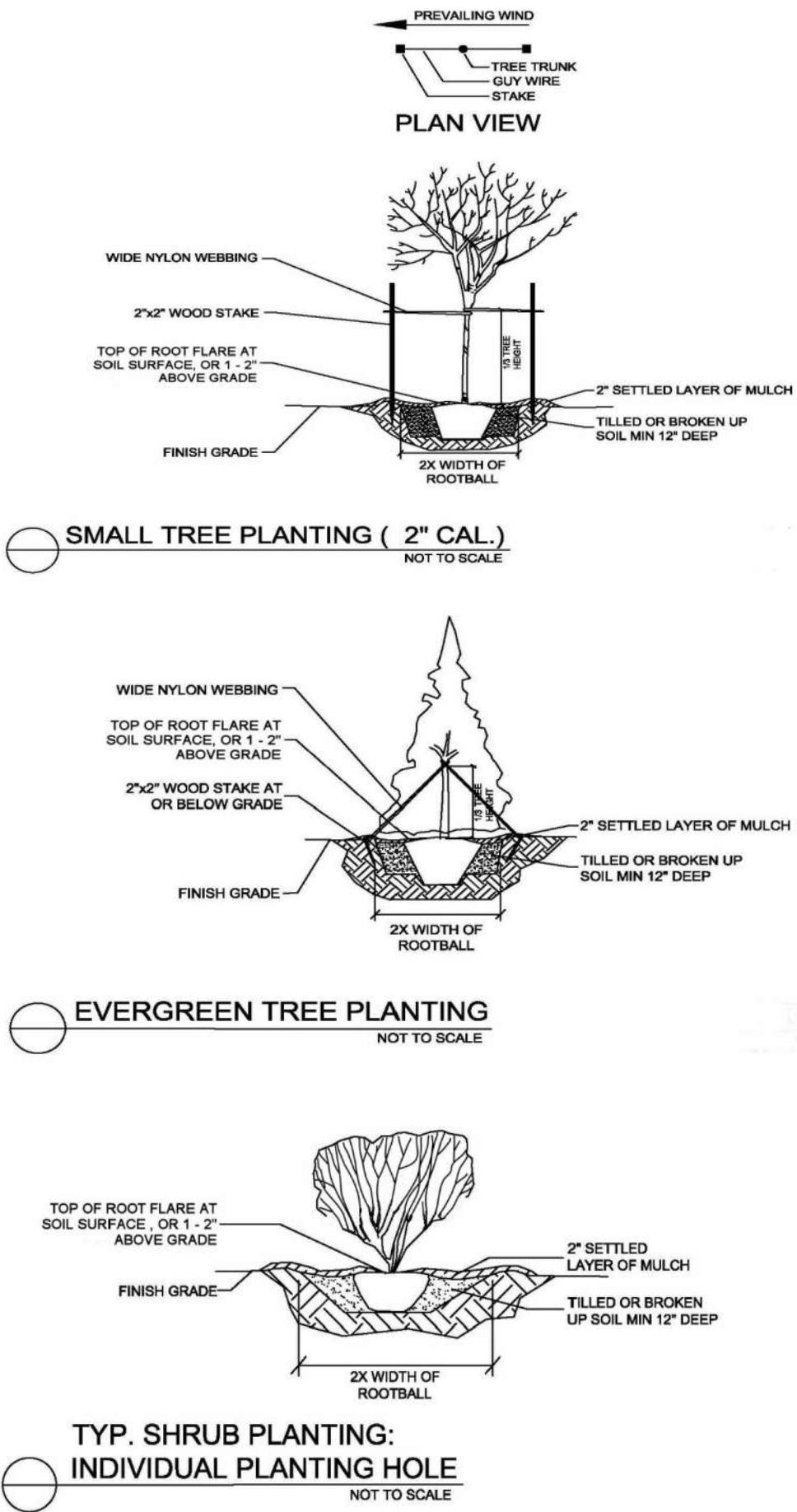
1. Tahoma 31 is a cold hearty drought tolerant Bermuda grass, water use is 60-75% less than Bluegrass.
2. Trees in Turf area require separate drip irrigation from turf.
3. Water Time of Day to be Set Between 11 P.M.- 4 A.M.
4. All Work Shall be Done in Accordance with the Plans and The Town Of Berthoud.
5. Landscape Contractor Is not to Change Grade Detailed in The Site Grading Plan.
6. Site Contractor to Verify Set Backs, Easements & Utility Locations Before Any Work Begins.



Ground Cover Legend

- Seeded Native Prairie Grass & Clover Mix
- 2" River Rock
- Dark Brown Mulch
- Tahoma 31 Bermuda Grass
- 1/2 Barrel Planter
- Deciduous Tree
- Evergreen Tree
- Deciduous Shrub
- Evergreen Shrub
- Dark Brown 4x8 Pavers or Stamped Concrete
- Concrete Side Walk

Planting Detail



1/2 Barrel Planter
1/2" Scale

Landscape Requirements		
Improvement Area		
Lot 1	.665 acre	
Lot 2	.38 acre	
Tract A	.236 acre	
Total	1.281 acre	
Lot 3	.56 acre	
Required Landscape		
Total Area Required	.213 acre	
Total Area Provided	.225 acre	
Hydrozone Area & Irrigation		
Zone 1	3 AF/ac	
Not used	0ac	
Zone 2	1.33 AF/ac	
Tahoma 31 Sod Area	.123 acre	
Planted Bed Area	.051 acre	
Zone 2 total AF	.239 AF	
Zone 3	.08 AF/ac	
Planted Bed Area	.013 acre	
Zone 3 total AF	.001 AF	
Zone 0	Not Irrigated	
Lot 3 Grass & Clover Seeded Area	.56 acre	
TractA Grass & Clover Seeded Area	.121 acre	
Rock Bed	.009 acre	
Artificial Grass	.01 acre	
Mulch Bed	.230 acre	
Total Landscaping Water needed		.24 AF

PUBLIC COMMENT

From: [David Johnson](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Heritage West Project
Date: Saturday, February 12, 2022 12:58:35 PM

To whom it may concern,

I am responding to the proposed development at 425 Meadowlark Dr. I did not receive notice until 5 days prior to the submission deadline, so this response is at the last minute.

Furthermore, the signage was not placed where it could be readily seen. It was leaning against the building at the east entrance to the liquor store.

I am the owner of the property west of the proposed development at 1621 Mountain Ave. I don't have an objection to the proposal, but I do have a couple of concerns and requests to consider.

1. Due to the lack of a west bound entrance and the future possibility of CDOT shutting down my only entrance, I would like to have an ingress egress easement from Meadowlark Dr.
2. Since water and sewer is already at Meadowlark Dr. I feel that it would be advantageous to have a utility easement in place.

Both easements could be in between Lot 3 and Lots 1&2.

Sincerely Yours,
David Johnson
(720)350-2568

From: [John Terrell](#)
To: [Curt Freese](#); [Adam Olinger](#)
Subject: Neighborhood Notice on Project Name: Heritage West
Date: Saturday, February 12, 2022 1:04:13 PM
Attachments: [image001.png](#)
[Heritage West Neighborhood Notice.pdf](#)

To Whom It May Concern:

These comments are related to Project Name – Heritage West, Property Location – 425 Meadowlark Dr. We are the business that leases the property West of the Property Location on this notice at 1621 Mountain Ave - Sundance RV Marine Auto LLC.

- Why wasn't a notice of this sent to our business?
- The signage for the Request in question is not visible to the public. I have photographs from multiple angles where there is no sign in the ground notifying the public. It is leaning against the building at the entrance of Hometown Liquors and not posted by the road for easy viewing. We had to find this out third party.
- How will this affect our business – Sundance RV Marine Auto LLC? Access, etc.
- What kind of businesses / zoning, are proposed for these additional subdivisions?
- At a prior meeting we discussed an easement for a left turn. We do not currently have a left turn access into our business. Would like your consideration for an ingress egress easement and utility easement as well.
- Timeframe?

Thank you for your time and consideration on these matters above.

Sincerely,

John Terrell
970-535-0761
Sundance RV Marine Auto LLC
1621 Mountain Ave
Berthoud, CO 80513

