WESTMINSTER
COLORADO

**Tuesday, February 10, 2026, at 7:00 p.m.**

# PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL

2. CONSIDERATION OF PREVIOUS MEETING MINUTES
   Meeting minutes of January 13, 2026

3. CONSIDERATION OF NEW BUSINESS

   a. Public Hearing and Consideration of an Official Development Plan for the Novera Commerce Center located at the Northeast Corner of West 138th Avenue and Huron Street
      *Prepared by: Carson Byerhof, Planner*

   b. Public Hearing and Recommendation of a Preliminary Development Plan Amendment for the Westglenn Subdivision Filing No. 7, located at 9140 Wadsworth Parkway
      *Prepared by: Trevor Harlow, Senior Planner*

4. OLD BUSINESS

5. MISCELLANEOUS BUSINESS

6. ADJOURNMENT

**PLEASE NOTE**

The following are the procedures used by the Planning Commission for in-person meetings.
For participation guidelines please visit www.westminsterco.gov/pc

1. Staff will present agenda items. The Developer may present after Staff.
2. Public testimony will be heard for Public Hearing items on the agenda. The Chair may impose time limits on speakers. Please use the sign in sheet located at the back of the room if you wish to provide public testimony.
3. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
4. The Commission is charged with the review of Comprehensive Plan Amendments, Rezonings, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
5. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
   a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
   b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a "party-in-interest," as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.

**NOTE:** Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no later than noon on the Thursday prior to the scheduled Planning Commission hearing to allow adequate time to discuss arrangements. Please call 303-658-2092/TTY711 or State Relay or email rgarcia@westminsterco.gov to make a reasonable accommodation request.

WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
January 13, 2026

1. ROLL CALL

The meeting was called to order at 7:00 pm by Chairperson Jim Boschert. Present were Commissioners Larry Dunn, David Carpenter, David Tomecek, Kevin Kinnear and Nicole Morris. Excused from attendance were Commissioners Chennou Xiong and Tracy Colling. Unexcused from attendance was Commissioner Tim Pegg. Also present, staff members, Planning Aide/ Secretary Veronica Garcia, Associate Planner Jennifer Baden, Senior Planner Trevor Harlow, Senior Planner Rebecca Batzel, Principal Planner Jacob Kasza, and Deputy City Attorney Greg Graham. With the roll being called, Chairperson Boschert stated that a quorum was present, and the alternate Commissioner would be voting. Commissioner Morris served as the Alternate.

Chair Boschert acknowledged the retirement of Commissioner Rick Mayo after serving on the Planning Commission for seventeen years. Chair Boschert also welcomed new Commissioner Nicole Morris.

2. CONSIDERATION OF MINUTES

Meeting Minutes from December 9, 2025
Commissioner Tomecek made a motion to approve the minutes from the December 9, 2025, Planning Commission meeting.
Commissioner Dunn seconded the motion.
The minutes were unanimously approved (6-0).

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Action on a requested Special Use Permit for the expansion of Arc Thrift Store, located at 8657 Sheridan Boulevard

Chairperson Boschert opened the public hearing at 7:03 pm.

Trevor Harlow, Senior Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, and certification of posted notice. Notices were provided by the required deadline. Mr. Harlow narrated a PowerPoint presentation for the proposal to:

a. Hold a public hearing.

b. Planning Commission approves a Special Use Permit for the expansion of a "Thrift Store Greater than Five-Thousand Square Feet" for the existing Arc Thrift Store within the Labelles Plaza Subdivision, subject to the rules and requirements of Section 11-4-8 of the Westminster Municipal Code and all other applicable City codes and regulations.

Commissioner Tomecek asked why limitations are set at five-thousand-square feet. and why it is considered a special use compared to a thrift store less than five-thousand-square feet.

Staff explained that the code specifically adopts a five-thousand-square-foot limitation, likely because larger stores tend to generate greater impacts related to traffic, pedestrian volume, and donation drop-offs.

Chair Boschert opened the public testimony at 7:14pm.

Seeing there was no public testimony, Chairperson Boschert closed the public testimony at 7:14pm.

Commissioner Kinnear made a motion that the Planning Commission approves Special Use Permit for the expansion of a "Thrift Store Greater than five-thousand Square Feet" for the existing Arc Thrift Store within the Labelles Plaza Subdivision, subject to the rules and requirements of Section 11-4-8 of the Westminster Municipal Code and all other applicable City codes and regulations.
Commissioner Tomecek seconded the motion.

The motion passed unanimously (6-0).

3b) Public Hearing and Action on a requested Sign Variance for the Orchard Town Center, located at 14697 Delaware St., Ste. 850

Chairperson Boschert opened the public hearing at 7:16pm.

Rebecca Batzel, Senior Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, and certification of posted notice. Notices were provided by the required deadline. Ms. Batzel narrated a PowerPoint presentation for the proposal to:

a. Hold a public hearing.

b. Deny the requested height variance for the Orchard Town Center, located at 14697 Delaware St., Ste. 850

The applicant team gave a presentation.

Chair Boschert asked for discussion from the Commission.

Vice-Chair Carpenter expressed concern to staff that public comment was left by a nearby property owner that they were not properly noticed of tonight's public hearing.
Staff explained that the City's GIS department pulls addresses within a specified buffer of a subject site. For tonight's variance request, the buffer is required to cover a three-hundred-foot radius. Regarding the public comment that was left, it is likely the property owner fell out of the exact buffer radius.

Vice Chair Carpenter requested clarification from staff regarding the differing buffer requirements for proper noticing of new developments and entire surrounding neighborhoods compared to commercial projects. Staff explained that sign variance requests require notice to property owners within a three-hundred-foot buffer, while notices for new neighborhoods require a one-thousand-foot radius.

Commissioner Kinnear requested that the applicant clarify the discrepancy between the eight-by-twelve-foot flag depicted in the presentation and the six-by-ten-foot flag identified in the documents submitted to the Commission.
The applicant stated that during the previous Planning Commission meeting, the Commission requested that a variance be proposed for a thirty-five-foot flagpole with a reduced flag size as a contingency. Commissioner Kinnear asked the applicant to clarify whether the request was for an eight-by-ten-foot flag, noting that the code identifies a six-by-ten-foot flag as appropriate for a thirty-five-foot flagpole.
Mr. Kasza responded that the variance application submitted is just for the thirty-five-foot flagpole and a sixty-square foot flag is the maximum allowed flag size.

Commissioner Tomecek asked staff when it comes to the notice requirements, if the buffer is determined from the project location or the boundary of the property.
Staff responded it is from the edge of the property, so in this case, three-hundred-feet from the property, not from the edge of the entire Orchard Town Center.
He asked the applicant why they were only requesting a single flagpole as opposed to multiple flag poles given the grade changes and issues identified with their previous proposal.
The applicant responded the direction from their corporate leadership was to request a single flagpole.

Chair Boschert opened the public testimony at 7:28 pm.

Seeing there was no public testimony Chair Boschert closed the public testimony at 7:29 pm.

Vice-Chair Carpenter made a motion that the Planning Commission approve the sign variance for the Orchard Town Center. This recommendation is based on that the six criteria set forth in the 11-11-13 (E)(2) of the Westminster Municipal Code are met.

Vice Chair Carpenter stated that the application meets Criteria 1, noting special circumstances such as topography and visibility presenting challenges to the site. The application also satisfies Criteria 2, as the proposed eighteen-point six percent deviation would not weaken the sign code, and the Planning Commission is authorized to approve deviations of up to twenty percent. Vice Chair Carpenter further noted that Official Development Plans (ODP) allow for negotiation of height requests and referenced a recently approved cell tower height variance, though acknowledged a cell tower is not the same as a sign.

Commissioner Tomecek seconded the motion.

Commissioner Kinnear stated that standards are set forth in the City code for a reason and the applicant's request is not compelling enough to deviate from the standard and that a thirty-five-foot flagpole is a reasonable height for the location.

Commissioner Tomecek stated he agreed with Commission Kinnear's statement and there are other solutions the property owner can pursue rather than granting an exemption.

Chair Boschert stated he has mixed feelings on the motion.

The motion failed (2-4).

Attorney Graham recommended that the Planning Commission make a denial motion.

Commissioner Kinnear made a motion that the Planning Commission deny the Sign Variance for the Orchard Town Center. This recommendation is based on a finding that the six criteria set forth in Section 11-11-13(E)(2) of the Westminster Municipal Code are not met.
Commissioner Tomecek seconded the motion.

Vice-Chair Carpenter asked staff if the applicant were to instead request a thirty-five-foot flagpole with a sixty square-foot flag, that would be allowed within the code, and they would not need to go back through the Planning Commission.
Ms. Batzel responded that was correct and that the applicant could apply for a permit for the allowed thirty-five-foot flagpole with the sixty square-foot flag.

Vice-Chair Carpenter asked if the thirty-five-foot allowance included the anodized ball. Staff responded the anodized ball, and the truck would need to be included in the thirty-five-foot height.

The motion passed (5-1).

Chairperson Boschert thanked Staff for their presentation.

4. MISCELLANOUS BUSINESS
Chair Boschert complimented the City on the holiday decorations.

5. ADJOURNMENT
The meeting was adjourned at 7:36pm

THE WESTMINSTER PLANNING COMMISSION

_____
James Boschert, Chairperson

A full recording of the meeting has been posted on The City of Westminster website. www.cityofwestminster.us/pc

WESTMINSTER

Agenda Memorandum

Agenda Item 3a

Planning Commission Meeting
February 10, 2026

**Economic Vitality**: Promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base.

**SUBJECT:** Public Hearing and Consideration of an Official Development Plan for the Novera Commerce Center located at the Northeast Corner of West 138th Avenue and Huron Street.

**PREPARED BY:** Carson Byerhof, Planner
John McConnell, AICP, Planning Manager

**RECOMMENDED PLANNING COMMISSION ACTION:**

1. Hold a public hearing.

2. Approve the Official Development Plan for Novera Commerce Center, subject to the conditions set forth in the Summary of Staff Recommendations herein. This recommendation is based on the finding that the Official Development Plan generally complies with the criteria in Section 11-5-15 of the Westminster Municipal Code.

**SUMMARY STATEMENT:**

- The subject property is located on the northeast corner of West 138th Avenue and Huron Street, see Attachment 1.

- The applicant is requesting approval of an Official Development Plan (ODP) for an Employment-Flex development. The development consists of three buildings totaling approximately 380,000 square feet for flexible employment uses on 28 acres, see Attachment 2.

**FISCAL IMPACT:**

$0 in expenditures.

**SOURCE OF FUNDS:**

Not applicable.

**POLICY ISSUE(S):**

Should Planning Commission conditionally approve the ODP for the subject property known as Novera Commerce Center?

**ALTERNATIVE(S):**

1. Planning Commission could deny the ODP. Staff does not recommend this option because the approval of the ODP is generally supported by the criteria set forth in Section 11-5-15 of the Westminster Municipal Code (W.M.C.).

2. Planning Commission could choose to approve the ODP without the conditions recommended by Staff. Staff does not recommend this option because the conditions of approval outlined in this agenda memo ensure that the ODP meet the Standards for Approval of ODP as well as requirements for site development standards and unaddressed technical corrections.

**BACKGROUND INFORMATION:**

Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but typically requires a Preliminary Development Plan (PDP) and ODP pursuant to the land use allowances established by the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses and identify allowed densities and intensities of use. The W.M.C. requires that all development be in compliance with the Comprehensive Plan. If the Planning Commission chooses to approve this ODP, the next steps in the development review process will be to complete the final stages of the technical development review process addressing the conditions of approval, and secure the approval of civil construction and building construction documents prior to commencing construction on the site.

History of Subject Property

The land is currently vacant and has been historically used for agricultural uses. The property was annexed into the City from Adams County in 2000 and zoned Planned Unit Development (PUD). The latest PDP Amendment was approved in 2024. The realignment of the Bull Canal was approved in 2024 through a separate administrative approval.

Nature of Request

The applicant is seeking approval of an ODP for the Novera Commerce Center development. The development consists of three tilt-up concrete buildings totaling approximately 380,000 square feet for flexible employment spaces on 28 acres. The developer is also proposing associated improvements such as parking and landscaping, which are included in the site plans. A drainage way will be constructed on the south end of the project adjacent to the future West 138th Avenue. This drainage way will connect storm flow from the west to the channel north of Lowes that flows into the larger regional detention pond. The development will include landscape buffers on all four sides. One of the

three buildings will be restricted to only primary uses as listed in the Comprehensive Plan and PDP. The other two buildings could consist of only secondary uses. This development will consume the vast majority of the secondary use allowance throughout the Novera development. For more information on primary and secondary uses within the Comprehensive Plan, please see Attachment 3.

Applicant & Developer

Opus Development Company
950 17th Street, Suite 1500
Denver, CO 80903

Property Owner
Schuck-Chapman Investments LLC
2N Cascade Avenue #1280
Colorado Springs, CO 80903

Location

The subject property is located on the northeast corner of West 138th Avenue and Huron Street, see Attachment 1.

Surrounding Land Uses and Designations

| Direction | Development Name | Zoning | Comp Plan Designation | Current Use |
|---|---|---|---|---|
| **North** | Orchard Lakes | PUD | Employment-Flex | Vacant |
| **East** | Novera | PUD | Employment-Flex | Vacant |
| **South** | Novera | PUD | Commercial | Vacant |
| **West** | Lexington | PUD | Residential; Parks/Golf Courses | Residential/Private Park |

Public Notification

Section 11-5-13(A), W.M.C. requires the following public notification procedures:

- Property Posting: Notice of the public hearing shall be posted on the property by the applicant with a minimum of one sign per every 660 linear feet of street frontage in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the City's Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.

- Written Notice: At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to all addresses within 1,000 feet of the subject property. The mailing list to be used shall be provided to the applicant by City staff. The applicant has provided the City's Planning Manager with a certification that the required notices were mailed by the required deadline.

- Website Notice: Notice of the public hearing shall be published by the City on the City's official website.

Westminster Municipal Code Analysis

*11-5-15. - Standards for Approval of Official Development Plans and Amendments to Official Development Plans.*

*(A) In reviewing an application for the approval of an Official Development Plan or amended Official Development Plan, the following criteria shall be considered:*

1. *The plan is in conformance with all City Codes, ordinances, and policies.*

   The plan is generally in conformance with City codes and policies. The developer is proposing variations from the Retail Commercial Design Guidelines as the development is an employment-flex type of use and the tilt-up concrete panels cannot meet all the architectural requirements. Due to the nature of the proposed use, the building length is a scale that is not common in retail commercial development.

2. *The plan is in conformance with an approved Preliminary Development Plan or the provisions of the applicable zoning district, if other than Planned Unit Development (PUD).*

   Generally, the plan is in conformance with the approved PDP, see Attachment 4. Due to the type of construction, several of the standards listed in the General Design Standards are not met.

3. *The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.*

   The proposed development utilizes planning and design principles that are common in employment-flex developments of this character.

4. *For plans in PUD zones, any exceptions from standard code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Official Development Plan.*

   A PUD exception for the landscape buffer along West 138th Avenue is requested as shown on sheet 4 of Attachment 2.

5. *The plan is compatible and harmonious with existing public and private development in the surrounding area.*

   The plan is generally compatible with development in the surrounding area. The properties to the north and east are also proposed for employment-flex uses. The property to the south is a proposed retail commercial development that would be separated by a drainage way and future West 138th Avenue. The property to the west is a single-family neighborhood, so the

development plan includes enhanced landscaping and limited vehicular access to decrease incompatibilities.

6. *The plan provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.*

   The plan includes conforming landscape setbacks on the northern, eastern, and western boundaries with enhanced landscaping to mitigate adverse influences from within and around the development. The planned truck court is fully interior to the development and will be screened by the building and masonry screening walls.

7. *The plan has no significant adverse impacts on future land uses and future development of the immediate area.*

   Staff finds that this plan will not create significant adverse impacts on the immediate area.

8. *The plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.*

   The front entries of all structures are oriented toward the exterior of the development. The rear of the buildings with the truck courts and roll-up doors are oriented interior to mitigate impacts from trucks. The access point on Huron Street is limited to a right-in-right-out. The traffic study anticipates that most trucks would utilize Orchard Parkway or West 138th Avenue. The plan includes smaller amenity areas throughout the development and a larger amenity gathering area in one central location.

9. *Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.*

   The building conforms to the height and setbacks required in the PDP. The scale and mass of the tilt-up concrete buildings are partially mitigated by the subdued colors and landscaping used to limit the visibility of the buildings from adjacent public view.

10. *The architectural design of all structures is internally and externally compatible, in terms of shape, color, texture, forms, and materials.*

    Tilt-up concrete buildings are not located in this portion of the City. The buildings within the development are consistent with each other. The colors utilized on the building were selected to minimize the visibility of the buildings and to conform to the color standards in the Retail Commercial Design Guidelines.

11. *Fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development.*

    Walls and landscaping have been provided around the edges of the development to mitigate the impacts of the undesirable views, lighting, noise, and other environmental effects.

12. *Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.*

    Aside from the PUD requested exception, the remainder of the landscaping is in conformance with the 2004 Landscape Regulations.

13. *Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.*

The applicant's traffic study demonstrates that the surrounding roads are adequate for the additional traffic generated by this development.

14. *Streets, parking areas, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.*

    Driveways and access points have been designed in a manner to support a safe movement of vehicles and pedestrians.

15. *Pedestrian movement is designed in a manner that forms a logical, safe, and convenient system between all structures and off-site destinations likely to attract substantial pedestrian traffic.*

    The development includes sidewalk connections through the development and to the surrounding areas.

16. *Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with the Preliminary Development Plans and utility master plans.*

    The applicant submitted drainage and utility studies demonstrating that this proposed development is adequately served with utility and drainage infrastructure.

17. *The applicant is not in default or does not have any outstanding obligations to the City.*

    The applicant is not in default and is working to meet the requirements for the overall Novera master development.

*(B) Failure to meet any of the above-listed standards may be grounds for denial of an Official Development Plan or an amendment to an Official Development Plan.*

Neighborhood Meeting(s) and Public Comments

A neighborhood meeting was held at the meeting room in North Horizons Credit Union at 13559 Huron Street on August 14, 2025. Concerns and questions included traffic, interior truck court, screening, landscaping, lighting, height, and connectivity. Public comments have been received for the development and can be seen in Attachment 5.

Summary of Staff Recommendation

Staff recommends that Planning Commission approve the Novera Commerce Center ODP subject to the Additional Conditions.

"The Additional Conditions" shall mean:

1. Prior to recordation of the ODP and issuance of a building permit, the applicant shall submit for Staff review and approval the technical corrections outlined in Attachment 6**.**

2. Irrigation plans shall be submitted concurrent with the technical corrections.

**STRATEGIC PLAN PRIORITIES:**

The City's Strategic Plan priority of Economic Vitality is met by providing a development that includes structures and uses not commonly found in Westminster, that would diversify the City's overall business and job opportunities.

Respectfully Submitted,

John McConnell, AICP
Planning Manager

**ATTACHMENTS:**

Attachment 1: Vicinity Map

Attachment 2: Proposed Official Development Plan

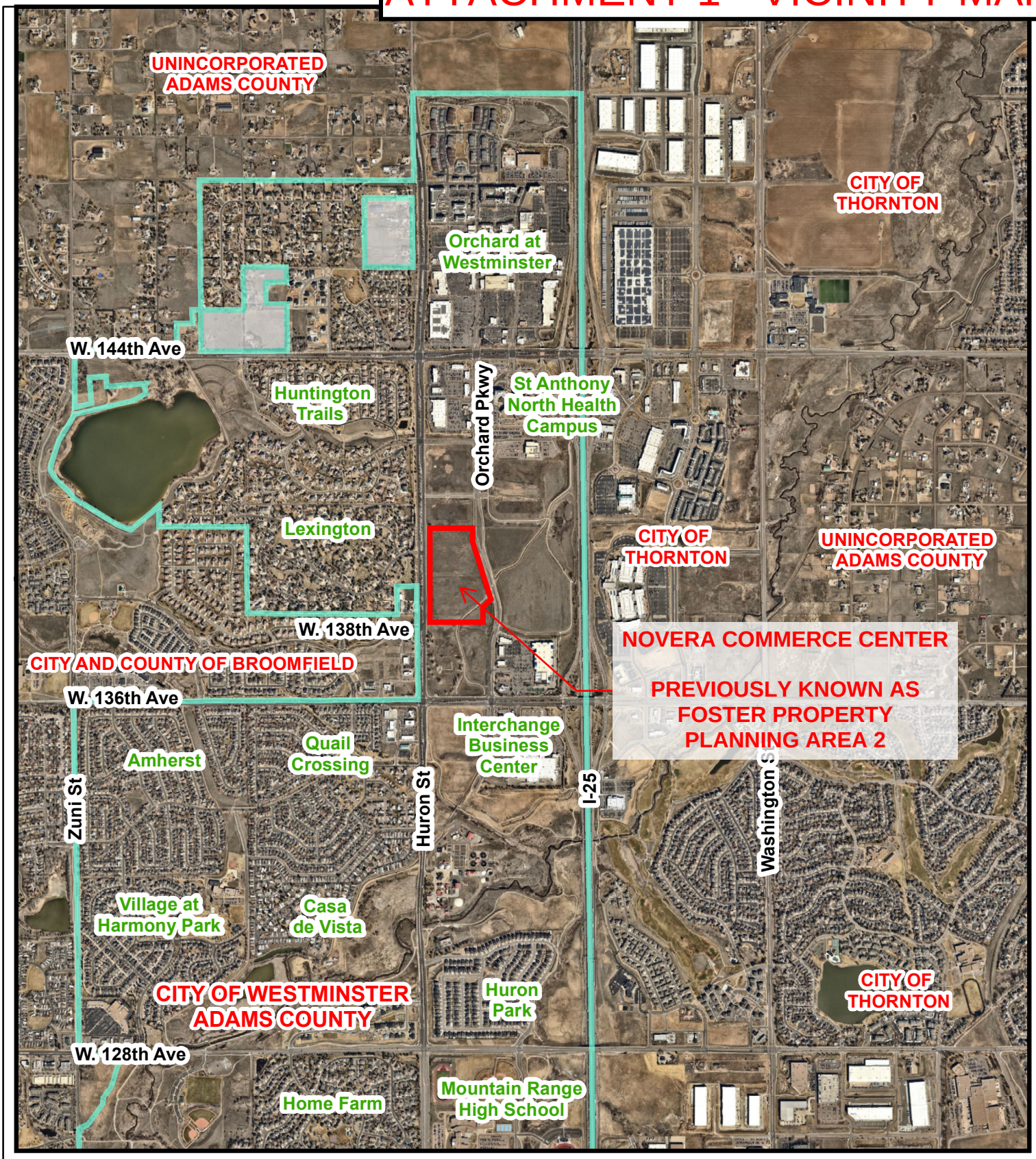
Attachment 3: Comprehensive Plan Land Use Character Types

Attachment 4: 5th Amended Preliminary Development Plan

Attachment 5: Public Comment

Attachment 6: Outstanding Technical Corrections

# ATTACHMENT 1 - VICINITY MAP




## Vicinity Map
## Foster Property Planning Area 2
## Employment-Flex

WESTMINSTER

City of Westminster Engineering (GIS)/ Planning - DWG - 07-22-2022

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 70

**LEGAL DESCRIPTION:**
SEE SHEET 3.

**SURVEYOR'S CERTIFICATE**

I, JEFFREY C. ANTON, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PROPERTY BOUNDARY.

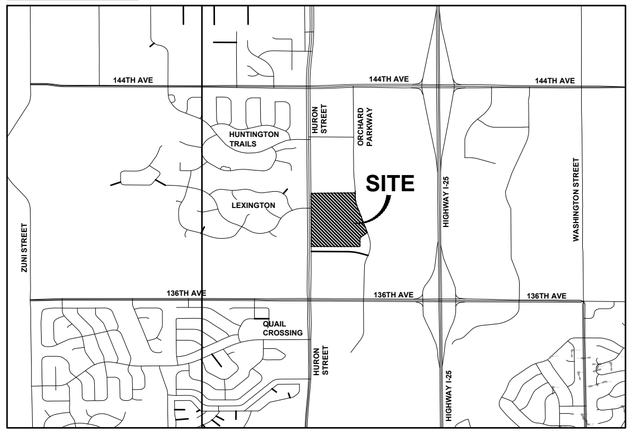
_____
DATE REGISTERED
LAND SURVEYOR &
NO.
(JEFFREY C. ANTON, COLORADO PLS 38818)

SEAL

**PERMITTED & PROHIBITED USES:**
SEE SHEET 2.

**PROJECT SCOPE:**
THE PROJECT CONSISTS OF THREE BUILDINGS, TOTALING APPROXIMATELY 380,000 GSF DESIGNED TO MEET THE EVOLVING NEEDS OF THE MARKET BY OFFERING FLEXIBLE EMPLOYMENT SPACES. AS THE MARKET SHIFTS AWAY FROM TRADITIONAL OFFICE ENVIRONMENTS, THIS DEVELOPMENT WILL CATER TO TENANTS SEEKING VERSATILE SPACES THAT CAN ADAPT TO VARIOUS BUSINESS NEEDS, FROM OPEN-PLAN WORKSPACES TO SPECIALIZED PRODUCTION SPACES. TENANT SIZES WILL RANGE FROM 15,000 TO 80,000 GSF, PROVIDING FLEXIBILITY TO ACCOMODATE SMALL TO MID-SIZED COMPANIES, STARTUPS, AND GROWING ENTERPRISES.

**VICINITY MAP**




**ZONING & LAND USE:**
SEE SHEET 3

**LOTS & COVERAGE:**
SEE SHEET 3

**PROJECT/SITE DATA:**
SEE SHEET 3

**MINIMUM SETBACKS:**
SEE SHEET 3

**OWNER APPROVAL**
I, BROCK CHAPMAN, AS MANAGER OF SCHUCK CHAPMAN INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20___.

_____ _____ _____
SIGNATURE TITLE

**CITY APPROVAL**
ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER
THIS _____ DAY OF _____, 20__.

_____
CHAIRMAN

_____
ATTEST: CITY CLERK

**CLERK AND RECORDER'S CERTIFICATE**

_____
RECEPTION NO.

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS _____ DAY OF _____, 20___, AT ___:___ O'CLOCK __.M.

_____
ADAMS COUNTY CLERK AND RECORDER

_____
BY: DEPUTY CLERK

**PROPERTY OWNER**
SCHUCK-CHAPMAN INVESTMENTS LLC
2N CASCADE AVENUE #1280
COLORADO SPRINGS, CO 80903
PH: 720-937-6724

**DEVELOPER**
OPUS DEVELOPMENT COMPANY
950 17TH STREET, SUITE 1500
DENVER, CO 80903
PH: 303-515-8814

**CONSULTANTS**
SURVEYOR
CORE CONSULTANTS, INC.
JEFF ANTON, P.L.S.
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JANTON@LIVEYOURCORE.COM

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JOHN.GLOVER@HRGREEN.COM

LANDSCAPE ARCHITECT
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ISAWATZKY@WAREMALCOMB.COM

LIGHTING CONSULTANT
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ANDI WALTER
1900 WAZEE STREET, SUITE 205
DENVER, CO 80202
PH: 720-776-4237
AWALTER@AEDESIGN-INC.COM

**DEVELOPMENT TIMING & PHASING**
IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S ODP OR LATEST ODP AMENDMENT IS MORE THAN THREE (3) YEARS OLD AND NO LAND DISTURBANCE PERMIT HAS BEEN ISSUED, THE ODP OR AMENDED ODP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE.

THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS: 2026-2028

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| SHEET 69-70 | PHOTOMETRIC DETAILS |


ETRAKIT #PLN25-0016

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DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 70

PERMITTED PRIMARY USES:
PROFESSIONAL OFFICES
- ACCOUNTING/BOOKKEEPING
- ADDRESSING/MAILING SERVICES
- ADMINISTRATIVE OFFICES (1)
- ADOPTION AGENCY
- ADVERTISING OFFICE
- APPRAISAL SERVICE
- ARCHITECTURE, LANDSCAPE ARCHITECTURE, PLANNING AND DESIGN
- CONSULTING SERVICES
- CREDIT/COLLECTION AGENCY
- DATA PROCESSING SERVICE (NOT DATA CENTERS)
- DETECTIVE AGENCY
- EMPLOYMENT AGENCY
- ENGINEERING AND TECHNICAL OFFICE
- ENTERTAINMENT SERVICES OFFICE
- GOVERNMENT OFFICES
- INSURANCE OFFICE, SALES, AND ADJUSTORS
- LEGAL SERVICE
- MILITARY RECRUITING
- NEWS OFFICE
- PHOTOGRAPHY/PROCESSING STUDIO
- REAL ESTATE OFFICE
- RADIO/TV RECORDING STUDIO
- TRAINING SERVICE
- TRAVEL AGENCY
- VETERINARY OFFICE AND CLINIC, INDOOR

BANKING
- BANKING AND FINANCIAL INSTITUTIONS- OFFICE ONLY, NO DRIVE-THROUGH

RESEARCH AND DEVELOPMENT LABS
- RESEARCH AND TESTING LABORATORY

MEDICAL FACILITIES
FLEX OFFICE
INCUBATOR SPACE

SECONDARY USES*:
HOTELS
MANUFACTURING
WAREHOUSING
- CLEANING/LAUNDRY/TAILOR/FUR STORAGE
- FROZEN FOOD LOCKERS, ICE AND COLD STORAGE
- GENERAL CONTRACTOR STORAGE
- GENERAL WAREHOUSING AND STORAGE

PRODUCTION
- BAKERIES
- BREWERY/DISTILLERY/WINERY (2)(3)
- COMMERCIAL PRINTING ESTABLISHMENT
- CUSTOM CRAFTS/CERAMICS/STAINED GLASS (3)
- FLORIST AND PLANT SHOP (3)
- GREENHOUSE
- PRINTING AND PUBLISHING

FABRICATION
- MACHINE AND WOODWORKING SHOP

REPAIR SHOPS
- AUTO BODY REPAIR AND PAINT SHOPS
- *CONDITIONS ON AN "AUTO BODY REPAIR AND PAINT SHOP"
- SECONDARY USE:
  - **VEHICLES REQUIRING WORK SHALL NOT BE PARKED IN FRONT OF BUILDING.
  - **ALL VEHICLES UNDER REPAIR WILL BE PARKING INSIDE OR IN THE LOADING DOCK AREA OF THE BUSINESS PREMISES.
  - **VEHICLES WILL BE 100% FENCED IN AND SCREENED.
- FURNITURE REFINISHING
- GENERAL REPAIR SHOP
- JEWELRY, WATCH, AND CLOCK REPAIR
- TV AND ELECTRONIC APPLIANCE REPAIR

WHOLESALE DISTRIBUTORS
- BARBER AND BEAUTY SHOP SUPPLY
- BEAUTY SUPPLY SALES (3)
- BUILDERS SUPPLY YARDS
- CAMERA AND PHOTOGRAPHIC SUPPLY (3)
- CARPET AND RUG STORE (3)
- CHINA AND GLASSWARE SUPPLY (3)
- DISTRIBUTION, LAST MILE DELIVERY
- DRAPERIES AND WINDOW COVERINGS (3)
- FABRIC STORE (3)
- KITCHEN, COOKWARE STORE (3)
- LIQUOR DISTRIBUTION
- PAINT AND WALLPAPER STORE (3)
- TOY/HOBBY STORE DISTRIBUTION
- WHOLESALE AND COMMERCIAL SUPPLIES AND BUSINESSES (1)

SUPPORT COMMERCIAL, INCLUDING EATING ESTABLISHMENTS.
SUPPORT COMMERCIAL USES, CUMULATIVELY, ARE ALLOWED UP TO 15,000 SQ FT WITHIN THE PRIMARY BUILDING ON EACH LOT.
- BREWPUB
- FAST FOOD RESTAURANTS/SNACKS
- MASSAGE THERAPIST
- PACKAGING AND POSTAL SUBSTATION
- PRINT SHOP
- RESTAURANTS

PHARMACIES
- DRUG STORE

BUSINESS SERVICES
OFFICE SUPPLY
- COMPUTER HARDWARE, SOFTWARE, AND ACCESSORIES (3)
- OFFICE FURNISHINGS AND SUPPLY

PROHIBITED USES:
THE FOLLOWING USES SHALL BE PROHIBITED:
- PAWN SHOPS
- NEW AND USED CAR SALES
- MASSAGE PARLORS
- TATTOO PARLORS
- OFF-TRACK BETTING
- BILLIARD PARLORS
- THRIFT STORE
- AUCTION HOUSES
- MINI-STORAGE FACILITIES
- STAND-ALONE GUN SHOPS
- DAY LABOR SERVICES
- ADULT BUSINESSES
- PAYDAY LENDING
- CHECK CASHING FACILITIES

ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALLS INTO THE DEFINITION OF A LISTED PERMITTED USE.

DEFINITIONS:
MEDICAL FACILITY: USES CONCERNED WITH THE DIAGNOSIS, TREATMENT, AND CARE OF HUMAN BEINGS. INCLUDING:
- HOSPITALS
- MEDICAL OFFICE BUILDINGS
- AMBULATORY SURGICAL CENTERS
- DENTAL SERVICES
- PHYSICIAN OFFICES OR CLINICS
- COUNSELING
- LABORATORIES
- DIAGNOSTIC SERVICES
- BEHAVIORAL HEALTH AND SUBSTANCE ABUSE FACILITIES
- SHORT TERM REHABILITATION OR SKILLED NURSING FACILITIES (INTENDED FOR PEOPLE RECOVERING FROM DISABILITIES CAUSED BY INJURIES, ILLNESS, OR SURGERY WITH STAYS OF 100 DAYS OR LESS).
- WAREHOUSING OF MEDICAL PRODUCTS AND LONG-TERM RESIDENTIAL CARE FACILITIES ARE NOT MEDICAL FACILITIES.

NOTES:
1. CORPORATE, REGIONAL, OR DISTRICT OFFICES FOR NATIONAL MANUFACTURERS, CONTRACTORS AND SIMILAR USES WILL BE CONSIDERED A PROFESSIONAL OFFICE AND ALLOWED AS A PRIMARY USE. EXAMPLE: PLUMBING CONTRACTOR WITH FRONT OFFICE AND BACK OF HOUSE USED FOR PRE-ASSEMBLY AND MATERIAL WAREHOUSING.
2. INTENSIVE WATER USE IN THIS AREA REQUIRES SEWER CAPACITY STUDY APPROVED BY CITY PRIOR TO PERMIT SUBMITTAL.
3. FOR LOTS 1 & 2 ONLY, PRIMARY OR SECONDARY USES ARE ALLOWED.
4. FOR LOT 3 ONLY. PRIMARY USES ONLY. ANCILLARY USE OF WAREHOUSE/DISTRIBUTION USE SHALL NOT BE MORE THAN 60% OF TOTAL TENANT LEASE AREA EXCLUDING ASSEMBLY & SHOWROOM AREAS.

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USE TABLE

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OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 70

## ZONING & LAND USE

| | ZONING | LAND USE | COMP. PLAN DESIGNATION |
|---|---|---|---|
| SUBJECT SITE: | PUD | VACANT | EMPLOYMENT FLEX |
| NORTH: | PUD | VACANT | EMPLOYMENT-FLEX |
| SOUTH: | PUD | VACANT | COMMERCIAL |
| EAST: | PUD | VACANT | EMPLOYMENT-FLEX |
| WEST: | PUD | RESIDENTIAL/ PRIVATE PARK | RESIDENTIAL/PARK |

## LOTS AND COVERAGE

| | | |
|---|---|---|
| TOTAL SITE AREA: | 1,222,982 SF | 100% |
| NUMBER OF LOTS: | 3 | N/A |
| BUILDING COVERAGE (SF & %): | 386,486 SF | 31.6% |
| PAVING AND DRIVES (SF & %): | 526,207 SF | 43.0% |
| LANDSCAPE OPEN AREA (SF & %): | 267,785 SF | 21.9% |
| DRAINAGE CHANNEL (SF & %): | 42,504 SF | 3.5% |
| MINIMUM LOT SIZE: | N/A | N/A |

NOTE: DRAINAGE CHANNEL AREA ALONG W. 138TH AVE INCLUDES CHANNEL BOTTOM AND AREA UP TO THE 100-YR WSEL.

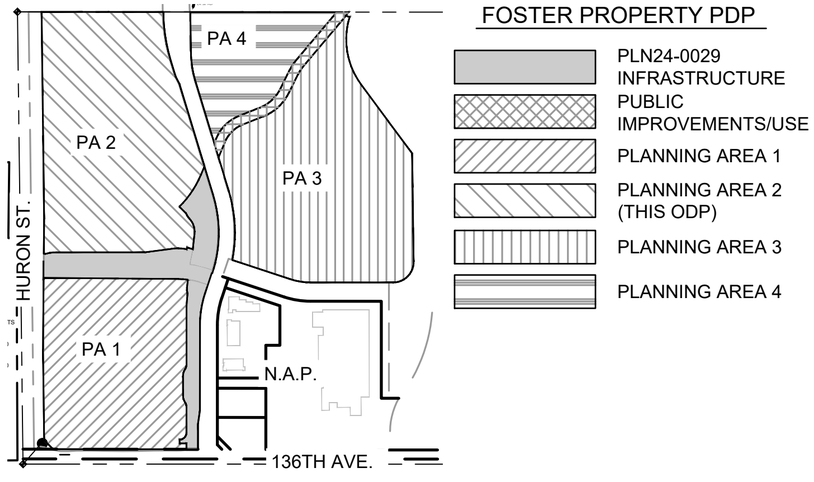
## PROJECT/SITE DATA

| | LOT 1 | LOT 2 | LOT 3 |
|---|---|---|---|
| ODP BOUNDARY AREA (SF): | 278,199 SF | 505,301 SF | 439,482 SF |
| ODP BOUNDARY AREA (AC): | 6.390 AC | 11.600 AC | 10.090 AC |
| OFFICE GFA (SF): | 10,276 SF | 9,734 SF | 35,618 SF |
| WAREHOUSE GFA (SF): | 92,487 SF | 184,946 SF | 53,426 SF |
| TOTAL GFA (SF): | 102,763 SF | 194,680 SF | 89,044 SF |
| FAR: | 0.369 | 0.385 | 0.203 |
| MAXIMUM BUILDING HEIGHT(S) (FT): | 37'-6" | 43'-0" | 37'-6" |

## MINIMUM SETBACK

| LOCATION | BUILDING | PARKING | LANDSCAPE |
|---|---|---|---|
| ORCHARD PARKWAY | 40* FT | 25 FT | 25 FT |
| HURON STREET | 50 FT | 25 FT | 25 FT |
| 138TH AVENUE | 35 FT | 25 FT | 25 FT |
| NORTH PROPERTY LINE | 20 FT | 20 FT | 20 FT |
| EXISTING ABANDONED WELL | 200 FT | 0 FT | 0 FT |

* SETBACK TO BE 50 FT IF PARKING IS ADJACENT TO THE RIGHT OF WAY




## LEGAL DESCRIPTION

BLOCK 2 (PLANNING AREA 2):
A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°42'31" W, FROM THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 25645" TO THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 25645", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE S 89°57'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 141.01 FEET TO A POINT ON THE EAST LINE OF THE HURON STREET RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2006000987018, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE S 89°57'40" E, CONTINUING ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER CORNER OF SAID SECTION 22, A DISTANCE OF 712.36 FEET TO A POINT ON THE WEST LINE OF ORCHARD PARKWAY RIGHT-OF-WAY, AS DESCRIBED AT RECEPTION NO. 2013000079333, SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID ORCHARD PARKWAY RIGHT-OF-WAY, THE FOLLOWING FIVE(5) COURSES:
1. S 0°42'47" E, A DISTANCE OF 3.87 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1006.00 FEET, A CENTRAL ANGLE OF 16°09'15" AND AN ARC LENGTH OF 283.64 FEET;
3. S 16°52'02" E, A DISTANCE OF 98.35 FEET;
4. S 27°04'16" E, A DISTANCE OF 50.80 FEET;
5. S 16°52'02" E, A DISTANCE OF 501.58 FEET TO A POINT OF CURVATURE;

THENCE S 22°54'14" W, A DISTANCE OF 53.61 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 583.50 FEET, A CENTRAL ANGLE OF 22°14'57" AND AN ARC LENGTH OF 226.59 FEET;

THENCE S 44°48'35" E, A DISTANCE OF 55.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 19°22'15" AND AN ARC LENGTH OF 37.19 FEET, THE CHORD OF WHICH BEARS S 32°47'57" E, A DISTANCE OF 37.01 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 49°01'24" AND AN ARC LENGTH OF 98.40 FEET, THE CHORD OF WHICH BEARS S 17°58'22" E, A DISTANCE OF 95.42 FEET;

THENCE S 6°32'20" W, A DISTANCE OF 94.17 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 22°11'30" AND AN ARC LENGTH OF 13.94 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 22°11'30" AND AN ARC LENGTH OF 27.89 FEET, THE CHORD OF WHICH BEARS S 17°38'05" E, A DISTANCE OF 27.71 FEET;

THENCE S 6°32'20" W, A DISTANCE OF 43.86 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 7°03'10" AND AN ARC LENGTH OF 67.09 FEET, THE CHORD OF WHICH BEARS N 85°58'58" W, A DISTANCE OF 67.04 FEET;

THENCE N 89°30'33" W, A DISTANCE OF 776.23 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'09" AND AN ARC LENGTH OF 15.71 FEET TO A POINT ON THE EAST LINE OF SAID HURON STREET RIGHT-OF-WAY;

THENCE ALONG THE EAST LINE OF SAID HURON STREET RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:
1. N 0°29'36" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 244.25 FEET;
2. N 0°42'31" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1211.15 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 1,222,982 SQUARE FEET OR 28.076 ACRES, MORE OR LESS.

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LEGAL DESCRIPTION

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 70

## PROJECT NOTES

**MASTER SIGN PROGRAM:**
SEE SHEET 5.

**COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE:**
COMPLIANCE WITH THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE IS REQUIRED. PER CMERSRC SECTION 102, THE CITY OF WESTMINSTER IS AUTHORIZED TO GRANT AN EXEMPTION FROM A PORTION OF THE REQUIREMENTS OF THIS CODE WHERE COMPLIANCE WOULD RESULT IN A SUBSTANTIAL COST DIFFERENTIAL, AS DEFINED IN SECTION 102.2.1

**COMMON PUBLIC ACCESS AND PARKING:**
NOVERA COMMERCE CENTER - BLOCK 2, LOTS 1, 2, AND 3 ARE SUBJECT TO COMMON ACCESS BETWEEN EACH LOT FOR INGRESS FROM AND EGRESS TO PUBLIC ROADWAYS AS MORE PARTICULARLY SET FORTH IN A RECIPROCAL EASEMENT AGREEMENT TO BE RECORDED AGAINST EACH LOT.

**PUBLIC ART:**
PER THE CITY OF WESTMINSTER RETAIL COMMERCIAL DESIGN GUIDELINES AND RESOLUTION 68, 12/11/06, PUBLIC ART IS REQUIRED FOR THE FOSTER PROPERTY DEVELOPMENT.

PUBLIC ART WILL BE PROVIDED FOR THIS SITE BY THE FOSTER PROPERTY WEST ODP (RECEPTION NO. 2025000002448) (PLN #24-0029). SEE BELOW:

"THE PROPERTY OWNER IS PROPOSING TO USE PUBLIC ART FEES TO INSTALL A PHYSICAL ART PIECE WITHIN PUBLIC USE PARCEL NO. 2. THE PROPERTY OWNER WILL PROVIDE AN IMPROVED ART LOCATION AND DEDICATE AN EASEMENT TO THE CITY OVER THIS IMPROVED ART LOCATION. FOR THE GROSS 89.415 ACRES OF THE FOSTER PROPERTY, THE VALUE OF THE INSTALLED PUBLIC ART SHALL EQUAL OR EXCEED $89,415 TO FULFILL THE PUBLIC ART REQUIREMENT. THE DEVELOPER WILL PROVIDE A BILL OF SALE FOR THE ART PIECE FROM THE DEVELOPER TO THE CITY. THE PUBLIC ART PIECE AND IMPROVEMENTS TO THE ART LOCATION WILL BE REVIEWED AND APPROVED WITH A FUTURE ODP/ODP AMENDMENT. THE ART PIECE WILL BE INSTALLED NO LATER THAN TWO YEARS AFTER THE CONSTRUCTION HAS COMMENCED ON EITHER PLANNING AREAS 1 OR 2. PROPERTY OWNER WILL WORK COLLABORATEIVELY WITH THE CITY ON SELECTING OR PROCURING AN ART PIECE AND WILL PROVIDE A MINIMUM OF THREE ART PIECES FOR THE CITY'S CONSIDERATION OR A MEMBER OF CITY STAFF WILL BE INVOLVED IN THE PROCESS OF COMMISSIONING THE ARTIST WHO WILL CREATE THE WORK OF ART."

**RECOVERY COSTS:**
ANY SUBSEQUENTLY OCCURING RECOVERY COSTS SHALL ALSO BE EFFECTIVE AGAINST THE DEVELOPMENT ARE DUE AT THE TIME OF RECORDING OF THE FINAL PLAT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INDAVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN. RECOVERIES COSTS LISTED BELOW WILL BE PROVIDED BY THE 5TH AMENDED PDP FOR FOSTER PROPERTY (RECEPTION NO. 2024000029743) (PLN #23-0090).

A. CITY OF WESTMINSTER RECOVERIES/CASH-IN-LIEU AFFECTING FOSTER PROPERTY:

A.1. SANITARY SEWER OUTFALL - CITY PROJECT WW87-1: $392.85/ACRE (MAXIMUM INTEREST HAS BEEN MET)

A.2. NORTH HURON UTILITIES WATER MAIN - CITY PROJECT W87-1: $637.35/ACRE (MAXIMUM INTEREST HAS BEEN MET)

A.3. HURON STREET IMPROVEMENTS FROM 128TH TO 140TH - CITY ORDINANCE #3373: $18,767.74/ACRE (MAXIMUM INTEREST HAS BEEN MET)

A.4. ORCHARD PARKWAY IMPROVEMENTS FROM 138TH AVENUE (NORTH PROPERTY LINE OF LOWES PROPERTY) TO 140TH AVENUE (NORTH PROPERTY LINE OF FOSTER PROPERTY): $20,759.23/ACRE PLUS INTEREST ACCRUED, STARTING ON NOVEMBER 27, 2017, UP TO THE DATE OF ACTUAL PAYMENT, MAXIMUM INTEREST DUE SHALL NOT EXCEED 50% OF PRINCIPAL.

A.5. FOSTER PROPERTY DRAINAGE IMPROVEMENT AGREEMENT DATED MAY 23, 2005 ABSOLVES THE FOSTER PROPERTY FROM RECOVERIES ASSOCIATED WITH MCKAY LAKE DAM IMPROVEMENTS AND MCKAY LAKE DRAINAGEWAY AND REGIONAL DETENTION POND IMPROVEMENTS.

**SERVICE COMMITMENTS:**
MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PRELIMINARY DEVELOPMENT PLAN USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY OR F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

## PUD EXCEPTIONS

THE DEVELOPER IS REQUESTING AN EXCEPTION TO THE PERIMETER LANDSCAPE SETBACK REQUIREMENT ALONG W 138TH AVENUE.

**REQUIREMENT:** A PERMANENT 25 FOOT LANDSCAPED AREA SHALL BE PROVIDED ALONG THE NORTH SIDE OF THE 138TH DRAINAGE EASEMENT. NO DRIVES, DETENTION AREAS, OR OFF-STREET PARKING ARE PERMITTED IN THIS AREA.

**PROPOSED DEVIATION:** 0' LANDSCAPE BUFFER ALONG THE NORTH SIDE OF THE 138TH DRAINAGE EASEMENT.

**JUSTIFICATION:** AS THE NORTH SIDE OF THE 138TH DRAINGE EASEMENT IS 60+ FT BACK FROM THE 138TH ROW, AN ADDITIONAL 25' BUFFER WOULD REMOVE AN UNREASONABLE AMOUNT OF BUILDABLE AREA ON THIS PARCEL. IN ORDER TO ACHIEVE THE EFFECTS OF A LANDSCAPE SETBACK: LANDSCAPED PARKING ISLANDS ON THE SOUTH SIDE OF BUILDINGS B & C HAVE BEEN STAGGERED TO PROVIDE MORE SCREENING, ISLANDS HAVE BEEN INCREASED IN SIZE WELL BEYOND MINIMUM REQUIREMENTS TO ALLOW FOR LARGER TREES AND ADDITIONAL GRASS PLANTINGS, AND TREES, SHRUBS, AND GRASSES HAVE BEEN ADDED, WHERE POSSIBLE, BETWEEN THE PARKING & NORTH SIDE OF THE DRAINAGE EASEMENT AS WELL AS THE SOUTH SIDE OF THE DRAINAGE EASEMENT AND THE 138TH ROW, ABOVE THE 100-YR WSEL.

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OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 70

## STANDARD STATEMENTS

A. THE PROJECT OWNER/DEVELOPER AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION DRAWINGS AND DOCUMENTS COMPLY WITH ALL REQUIREMENTS OF THE ODP. THE PROJECT OWNER/DEVELOPER SHALL BE HELD RESPONSIBLE FOR ANY CONSTRUCTION AND GRADING COMPLETED THAT DOES NOT COMPLY WITH THE APPROVED ODP AND SHALL BE REQUIRED TO MAKE ALL MODIFICATIONS NECESSARY TO BRING THE PROJECT IN COMPLIANCE WITH THE ODP.

B. THE FINAL PLAT FOR THIS PROJECT MUST BE SUBMITTED FOR CITY APPROVAL WITHIN TWELVE (12) MONTHS OF THE APPROVAL DATE OF THIS OFFICIAL DEVELOPMENT PLAN.

C. CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

D. THE DESIGN OF PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.

E. ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW OR UTILITY EASEMENTS SHALL BE MAINTAINED BY THE CITY OF WESTMINSTER PUBLIC WORKS DEPARTMENT. THE CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PAVEMENT, CURB AND GUTTER, LANDSCAPING OR ANY OTHER PRIVATE IMPROVEMENTS WITHIN UTILITY EASEMENTS DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

F. UTILITY BOXES ARE TO BE INSTALLED IN THE LOCATION(S) SHOWN ON THIS ODP. ANY PROPOSED REVISIONS TO THE LOCATION(S) SHOWN ON THIS ODP SHALL REQUIRE AN ODP AMENDMENT PRIOR TO THE INSTALLATION OF THE BOXES, AND THE CITY'S APPROVAL OF SUCH AN AMENDMENT MAY BE CONDITIONAL UPON THE PROVISION OF ADDITIONAL SCREENING (E.G. MASONRY WALL AND/OR LANDSCAPING).

G. THE INSTALLATION AND/OR MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS NEEDED TO SERVE THIS SITE, INCLUDING BUT NOT LIMITED TO OFFSITE STORM DRAINAGE DETENTION FACILITIES IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF WESTMINSTER WITH THE EXCEPTION OF DESIGNATED REGIONAL STORMWATER OR WATER QUALITY FACILITIES.

H. THE PROPERTY OWNER WILL CONVEY TO THE CITY ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THIS PROJECT, AS WELL AS EASEMENTS FOR ACQUISITION OF SUCH WATER AS PART OF THE FINAL PLAT.

I. STORM DRAINAGE SHALL ONLY BE DISCHARGED ONTO OR ACROSS PUBLIC LAND AS DESCRIBED IN THE APPROVED DRAINAGE STUDY.

J. ANY NEW FACILITY OR MODIFICATIONS TO AN EXISTING DEVELOPMENT THAT RESULT IN ADDITIONAL WATER USE INCLUDING BUILDING FIXTURES, LANDSCAPE, IRRIGATION OR OTHER WATER USE CATEGORY WILL REQUIRE A REVIEW OF EXISTING AND PROPOSED WATER USE PROJECTIONS. THIS REVIEW MAY RESULT IN AN INCREASE IN TAP FEES.

K. CITY WILL INSTALL, AT DEVELOPER'S EXPENSE, STREET NAME SIGNS.

L. PUBLIC STREET LIGHTS WILL BE INSTALLED, AS DESIGNED BY XCEL ENERGY, IN ACCORDANCE WITH THE CURRENT DESIGN STANDARDS EMPLOYED BY XCEL ENERGY AND APPROVED BY THE CITY OF WESTMINSTER, AT THE DEVELOPER'S EXPENSE.

M. ALL LIGHTING WILL BE DIRECTED DOWNWARD, FULL CUTOFF AND SHIELDED. THE PHOTOMETRIC PLAN WILL SHOW NO LIGHT TRESPASS TO RESIDENTIAL PROPERTIES, AND MINIMAL OFF SITE FOR OTHER PROPERTY.

N. ALL ROOFTOP EQUIPMENT ON THE BUILDING WILL BE SCREENED TO ITS FULL HEIGHT AND DESIGNED AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.

O. ALL WATER FEATURES MUST BE FUNCTIONAL AND OPERATE ANNUALLY - AT LEAST FROM MAY 1 THROUGH SEPTEMBER 30.

P. ALL SIGNAGE PROPOSED / INSTALLED WILL COMPLY WITH THE WESTMINSTER MUNICIPAL CODE SIGNAGE REGULATIONS AND THIS ODP AND MUST BE SEPARATELY REVIEWED AND PERMITTED WITH A VALID SIGN PERMIT. SIGNAGE LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH THE INTENT OF PROVIDING ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE BEST INTEGRATED INTO THE ARCHITECTURE OF THE BUILDING. THESE LOCATIONS ARE INTENDED TO PROVIDE OPTIONS FOR THE BUILDING'S END-USER TO CONSIDER WHEN APPLYING FOR WALL SIGN PERMITS WITH THE UNDERSTANDING THAT THE CITY'S SIGN CODE MAY FURTHER RESTRICT THE MAXIMUM AREA, LOCATION, AND NUMBER OF PROPOSED SIGNS.

Q. NO TEMPORARY OR PERMANENT ACCESS WILL BE ALLOWED ON, ADJACENT TO, FROM, OR ACROSS PUBLIC OPEN SPACE AND PUBLIC PARKS, EITHER EXISTING OR LAND TO BE DEDICATED, AS PART OF THE DEVELOPMENT PROJECT.

R. FENCING SHALL BE INSTALLED ON THE PRIVATE SIDE OF THE PROPERTY LINE ADJACENT TO PUBLIC LANDS, EITHER EXISTING OR LAND TO BE DEDICATED AS PART OF THE DEVELOPMENT PROJECT, PRIOR TO ANY CONSTRUCTION AND GRADING ACTIVITY. TEMPORARY FENCING IS TO BE MAINTAINED AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. PUBLIC LAND SHALL NOT BE DISTURBED.

S. DURING THE CONSTRUCTION PROCESS, THE DEVELOPER AND/OR BUILDER WILL PROVIDE EMERGENCY ACCESS ROADWAYS TO WITHIN 150' OF ALL BUILDINGS AND STRUCTURES, PRIOR TO WALL CONSTRUCTION OR BY SUCH TIME THAT COMBUSTIBLES ARE BROUGHT ON SITE. ANY TEMPORARY ACCESS WILL BE CONSTRUCTED USING A MINIMUM OF 8" OF BASE COURSE AND A SUFFICIENT AMOUNT OF “ALL-WEATHER” SURFACE MATERIAL THAT WILL SUPPORT THE LOAD OF FIRE APPARATUS.

T. DEVELOPER AND BUILDER SHALL PATROL ON A WEEKLY BASIS THE PUBLIC AND OTHER LANDS ADJACENT TO THE DEVELOPMENT DURING THE CONSTRUCTION PROCESS, AND REMOVE CONSTRUCTION DEBRIS TO KEEP THE ADJACENT LANDS CLEAN AND SAFE.

U. ADDITIONAL PROJECT NOTES MAY BE FOUND THROUGHOUT THE ODP, INCLUDING STANDARD NOTES FOR LANDSCAPING AND IRRIGATION.

V. NO OUTDOOR DISPLAY, STORAGE IN BETWEEN BUILDINGS OR IN ROW, OR SALE OF MERCHANDISE SHALL BE PERMITTED.

W. TO ENSURE WALL-MOUNTED SIGNAGE WITHIN THE DEVELOPMENT REFLECTS A COHESIVE ARCHITECTURAL IDENTITY AND CONTRIBUTES POSITIVELY TO THE VISUAL ENVIRONMENT, THE FOLLOWING RESTRICTIONS SHALL APPLY TO ALL TENANT AND BUILDING-MOUNTED SIGNS. WALL-MOUNTED INTERNALLY ILLUMINATED CABINET ("BOX") SIGNS ARE EXPRESSLY PROHIBITED. THIS INCLUDES ANY SIGN UTILIZING A PLASTIC FACE WITH INTERNAL FLUORESCENT OR LED ILLUMINATION HOUSED IN A METAL OR PLASTIC CABINET, REGARDLESS OF SHAPE OR MOUNTING METHOD.

## MASTER SIGN PROGRAM

A. NO ANIMATED, FLASHING, OR AUDIBLE SIGNS SHALL BE PERMITTED.

B. ALL SIGNS, INCLUDING TEMPORARY SIGNS AND THEIR INSTALLATION, SHALL COMPLY WITH ALL BUILDING AND ELECTRICAL CODES. NO EXPOSED COVERS OR CONDUITS SHALL BE PERMITTED UNLESS PHYSICAL CHARACTERISTICS EXIST THAT PROHIBIT THE SIGNAGE TO OTHERWISE BE INSTALLED.

C. ALL CONDUCTORS AND OTHER EQUIPMENT SHALL BE CONCEALED WITHIN THE INTERIOR. ALL TRANSFORMERS SHALL BE LOCATED AT THE INTERIOR OF THE TENANT SPACE OR WITHIN THE RACEWAY.

D. ALL WALL SIGNAGE SHALL CONSIST OFF INDIVIDUAL RAISED LETTERS INSTALLED ON THE BUILDING WALL SURFACE. COMBINATIONS OF INDIVIDUAL RAISED LETTERS AND OTHER SIGN TYPES ARE NOT ALLOWED, EXCEPT THAT A STYLE LOGO MAY BE ADDED TO THE LETTERS PROVIDED IT DOES NOT EXCEED NINE (9) SQUARE FEET. ONLY ONE STYLE LOGO IS ALLOWED PER EACH INDIVIDUAL RAISED LETTER SIGN.

E. WALL SIGN ILLUMINATION IS RESTRICTED TO BACKLIT HALO ILLUMINATION AND/OR EXTERNAL ILLUMINATION CONSISTENT WITH THE CITY OF WESTMINSTER SIGN CODE REGULATIONS.

F. RACEWAYS ARE PERMITTED, PROVIDED THEY ARE PAINTED TO MATCH THE ADJACENT SURFACE.

G. BACKER PANELS ARE PERMITTED. SIGNS OF THE DESIGN TYPE WILL BE MEASURED AT ONE (1) SQUARE FOOT SIGN AREA FOR EACH ONE (1) LINEAR FOOT OF BUILDING OR TENANT FRONTAGE, NOT TO EXCEED ONE HUNDRED AND FIFTY (150) SQUARE FEET IN TOTAL AREA.

H. ALL SIGNS OR DEVICES IDENTIFYING AN INDIVIDUAL USE OR BUSINESS NAME SHALL BE ATTACHED TO THE BUILDING OR OTHER SPECIFICALLY DESIGNED SIGNAGE ASSEMBLIES AT THE LOCATION AUTHORIZED BY THIS ODP.

I. BUILDING FACADES SHALL NOT BE MODIFIED TO ACT AS A SIGN ELEMENT.

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DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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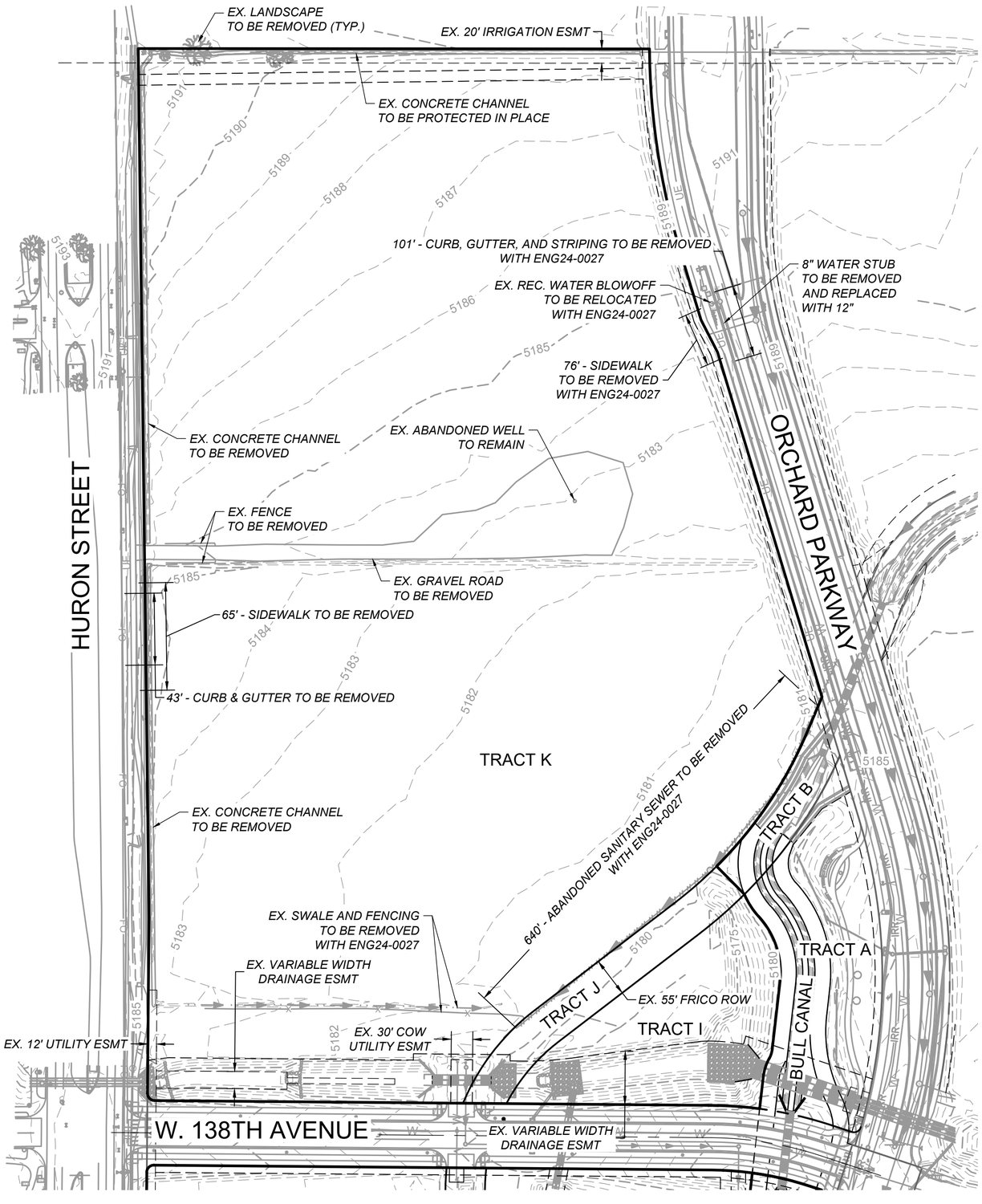
NOTES

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 70




**LEGEND:**

- PLANNING AREA BOUNDARY
- EASEMENT LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EX. SAN. SEWER ABANDONED IN PLACE
- EXISTING WATER LINE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SWALE
- EXISTING FENCE
- EXISTING FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING STREET LIGHT
- EXISTING SIGN
- EXISTING POST
- EXISTING TELECOMM MANHOLE
- EXISTING MAJOR CONTOUR (5')
- EXISTING MINOR CONTOUR (1')

**NOTES:**

1. ALL EXISTING INFRASTRUCTURE TO REMAIN UNLESS OTHERWISE NOTED.

NORTH

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NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

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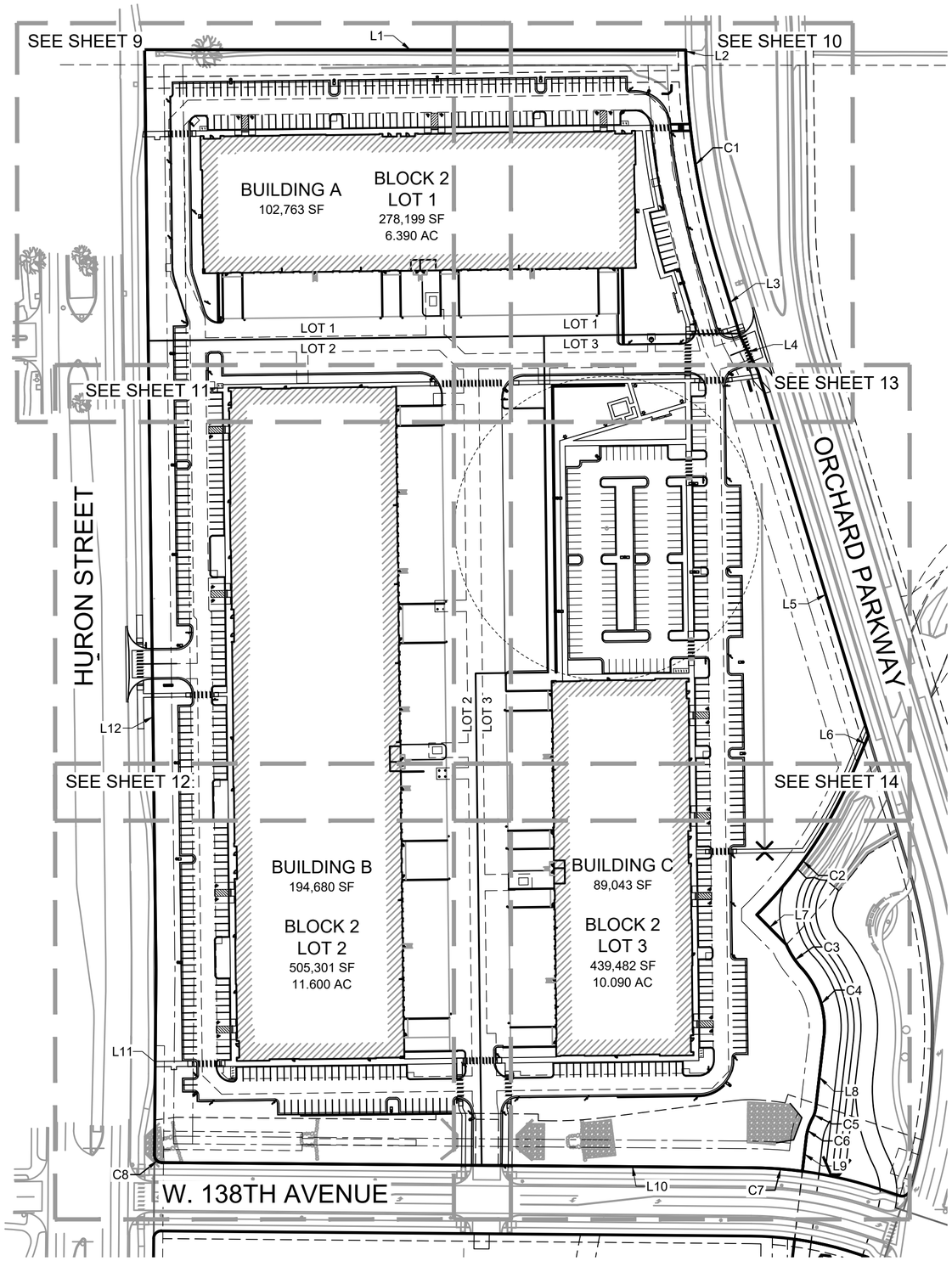
EXISTING CONDITIONS

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 70




| Line Table | | | Curve Table | | | |
|---|---|---|---|---|---|---|
| Line # | Length | Direction | Curve # | Length | Radius | Delta |
| L1 | 712.36 | S 89°57'40" E | C1 | 283.64 | 1006.01 | 16°09'15" |
| L2 | 3.87 | S 0°42'47" E | C2 | 226.59 | 583.50 | 22°14'58" |
| L3 | 98.35 | S 16°52'02" E | C3 | 37.19 | 110.00 | 19°22'15" |
| L4 | 50.80 | S 27°04'16" E | C4 | 98.40 | 115.00 | 49°01'24" |
| L5 | 501.58 | S 16°52'02" E | C5 | 13.94 | 36.00 | 22°11'30" |
| L6 | 53.61 | S 22°54'14" W | C6 | 27.89 | 72.00 | 22°11'30" |
| L7 | 55.00 | S 44°48'35" E | C7 | 67.09 | 545.00 | 7°03'10" |
| L8 | 94.17 | S 6°32'20" W | C8 | 15.71 | 10.00 | 90°00'09" |
| L9 | 43.86 | S 6°32'20" W | | | | |
| L10 | 776.23 | N 89°30'33" W | | | | |
| L11 | 244.25 | N 0°29'36" E | | | | |
| L12 | 1211.15 | N 0°42'31" W | | | | |

**LOT COVERAGE**

| SURFACE TYPE | AREA (SF) | % OF SITE |
|---|---|---|
| BUILDING COVERAGE: | 386,486 | 31.6% |
| PAVING & DRIVES: | 526,207 | 43.0% |
| LANDSCAPE OPEN AREA: | 267,785 | 21.9% |
| DRAINAGE CHANNEL*: | 42,504 | 3.5% |
| TOTAL: | 1,222,982 | 100.0% |

NOTE: LANDSCAPE OPEN AREA TO BE A MINIMUM OF 20% OF THE OVERALL SITE, EXCLUDING ROW AND DRAINAGE CHANNEL.
* DRAINAGE CHANNEL AREA ALONG W. 138TH AVE INCLUDES CHANNEL BOTTOM AND AREA UP TO THE 100-YR WSEL.

**PARKING**

| PARKING LAND USE TABLE | | | |
|---|---|---|---|
| LAND USE | LOT 1 | LOT 2 | LOT 3 |
| OFFICE GFA (SF): | 10,276 SF | 9,734 SF | 35,618 SF |
| WAREHOUSE GFA (SF): | 92,487 SF | 184,946 SF | 53,426 SF |
| TOTAL GFA (SF): | 102,763 SF | 194,680 SF | 89,044 SF |

| PARKING TABLE | | | | | | |
|---|---|---|---|---|---|---|
| TYPE | SPACES REQUIRED (#) | | | SPACES PROVIDED (#) | | |
| BUILDING/LOT | A/1 | B/2 | C/3 | A/1 | B/2 | C/3 |
| VEHICULAR, TOTAL: | 127 | 218 | 193 | 127 | 215 | 261 |
| VEHICULAR, STANDARD: | 122 | 211 | 187 | 121 | 207 | 253 |
| VEHICULAR, ACCESSIBLE: | 5 | 7 | 6 | 6 | 8 | 8 |
| VEHICULAR, VAN ACCESSIBLE: | 1 | 2 | 1 | 2 | 2 | 2 |
| BICYCLE, TOTAL: | 9 | 11 | 9 | 10 | 12 | 10 |

**NOTES:**

1. NOVERA COMMERCE CENTER - BLOCK 2, LOTS 1, 2, AND 3 ARE SUBJECT TO COMMON ACCESS BETWEEN EACH LOT FOR INGRESS FROM AND EGRESS TO PUBLIC ROADWAYS AS MORE PARTICULARLY SET FORTH IN A RECIPROCAL EASEMENT AGREEMENT TO BE RECORDED AGAINST EACH LOT.
2. SIGNALIZATION PLANS FOR THE INTERSECTION OF W 138TH AVENUE AND HURON STREET WILL BE SUBMITTED WITH PERMIT ENG24-0027 PLANS.

NORTH
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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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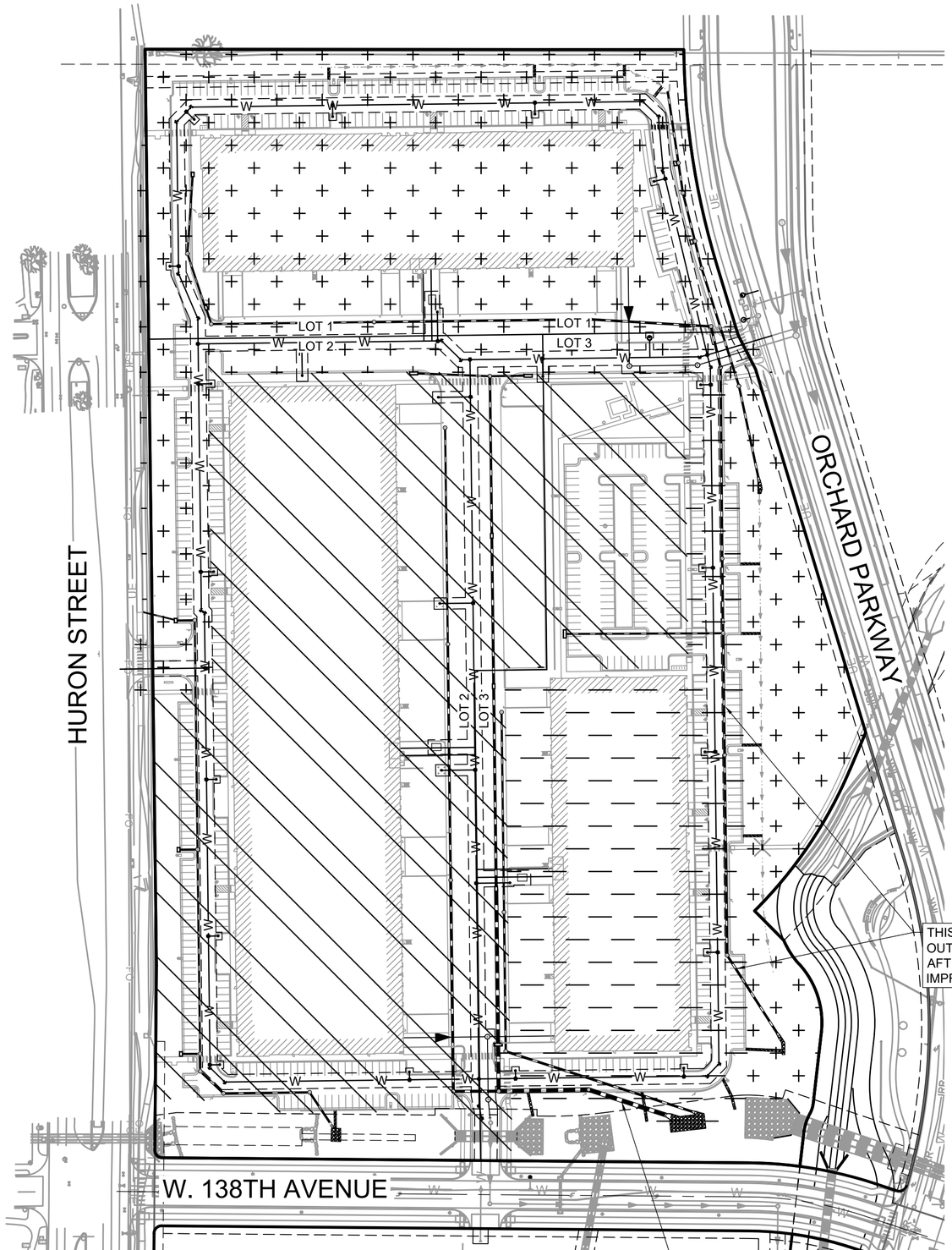
OVERALL
SITE PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 70




LEGEND:

- PHASE 1 (INCLUDES OVERLOT GRADING OF PHASE 2 & 3 AREAS)
- PHASE 2
- PHASE 3

NOTES:

1. INTERIM DETENTION MAY BE REQUIRED FOR PHASE 1 IMPROVEMENTS IF IMPROVEMENTS ASSOCIATED WITH BULL CANAL REALIGNMENT (ENG23-0013) ARE NOT COMPLETED BY THE TIME PHASE 1 WORK COMMENCES. FURTHER COORDINATION IS NEEDED BETWEEN THIS PROJECT AND PERMITS ENG23-0013 & ENG24-0027.

2. PHASING REFERS TO ORDER BUILDINGS SHALL BE BUILT. THE ENTIRE PROJECT WILL BE BUILT IN A SINGLE PHASE.

NORTH

0 120
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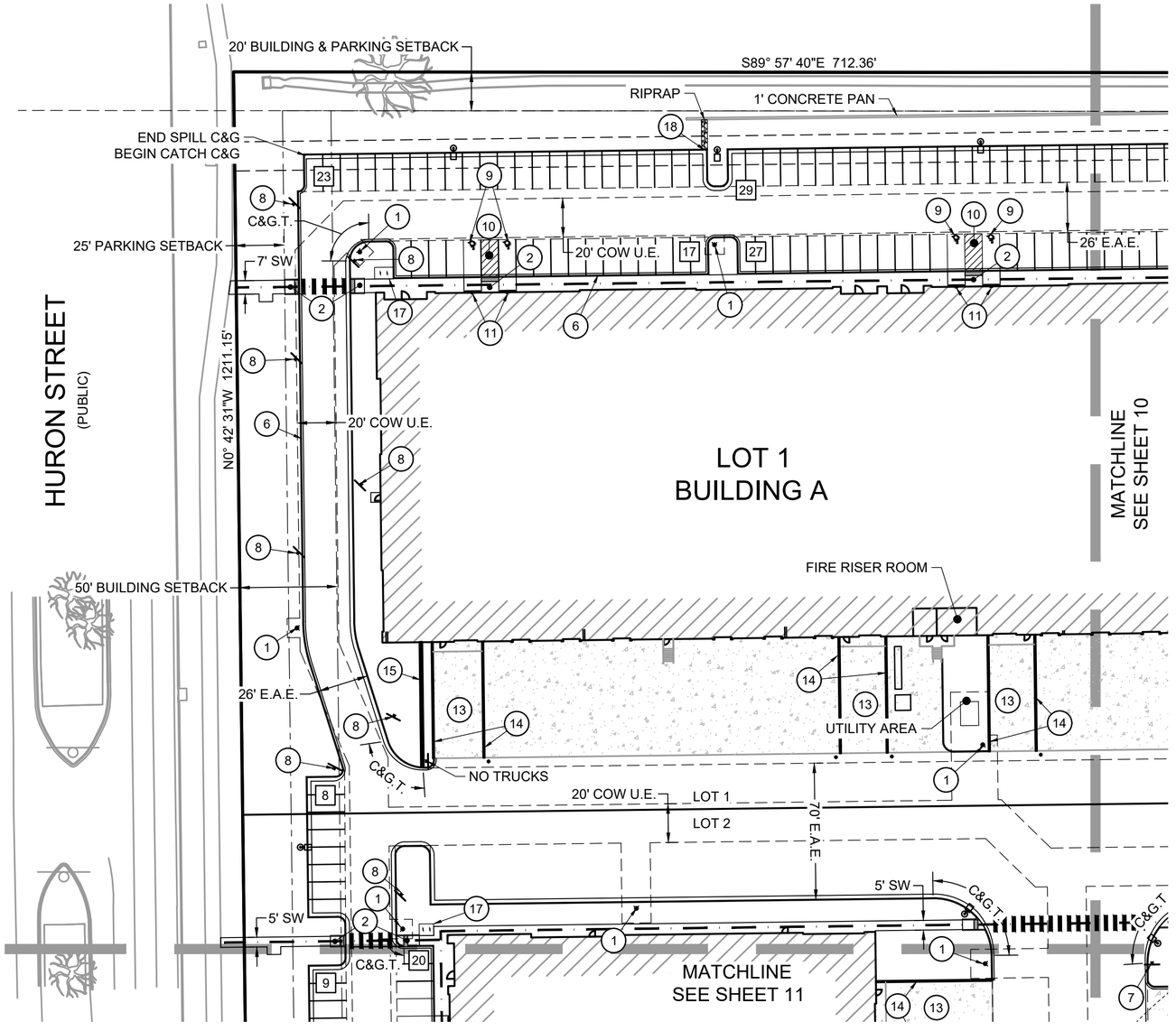
PHASING PLAN

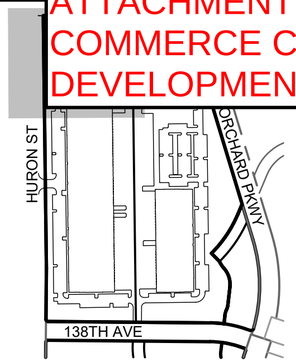
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 70




**LEGEND:**

- PROPERTY LINE
- EDGE OF CONCRETE
- RIGHT OF WAY
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- ACCESSIBLE ROUTE
- WALL RAILING

- CONCRETE
- X — PARKING COUNT
- PR. PRIVATE LIGHT POLE
  BOLLARD

**KEYNOTE LEGEND:**

1. PR. FIRE HYDRANT
2. CURB RAMP
3. MSE RETAINING WALL (SEE NOTE 3 & DETAIL ON SHEET 15)
4. LANDSCAPE TRIANGLE
5. SIGHT TRIANGLE
6. 6" VERTICAL SPILL CURB & GUTTER
7. STOP SIGN (R1-1)
8. NO PARKING/ FIRE LANE SIGN
9. ACCESSIBLE PARKING SYMBOL PER MUTCD FIGURE 3B.22
10. ACCESSIBLE PARKING STRIPING (45° 4" YELLOW STRIPING @ 2" O.C.)
11. ACCESSIBLE PARKING SIGN
12. BIKE RACK
13. TRUCK RAMP
14. RAMP WALL
15. 10' SCREEN WALL
16. MONUMENT SIGN
17. BICYCLE PARKING
18. 2 LF CURB CUT
19. 8' MASONRY WALL (SEE SHEET 62 FOR DETAIL)

**ABBREVIATIONS:**
COW U.E. - COW UTILITY EASEMENT
U.E. - UTILITY EASEMENT
E.A.E. - EMERGENCY ACCESS EASEMENT
SW - SIDEWALK
C&G.T. - CURB & GUTTER TRANSITION

**NOTES:**
1. ALL PROPOSED SIDEWALKS ARE 7', UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURB & GUTTER IS 6" VERTICAL CATCH, UNLESS OTHERWISE NOTED.
3. EXACT RAILING LOCATIONS AND EXTENTS MAY BE ADJUSTED TO ENSURE THAT THEY ARE PROVIDED ON ALL WALLS OVER 30" IN HEIGHT.
4. SEE MASTER SIGN PROGRAM NOTES ON SHEET 5 FOR SIGNAGE REQUIREMENTS.

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NOVERA COMMERCE CENTER
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OFFICIAL DEVELOPMENT PLAN

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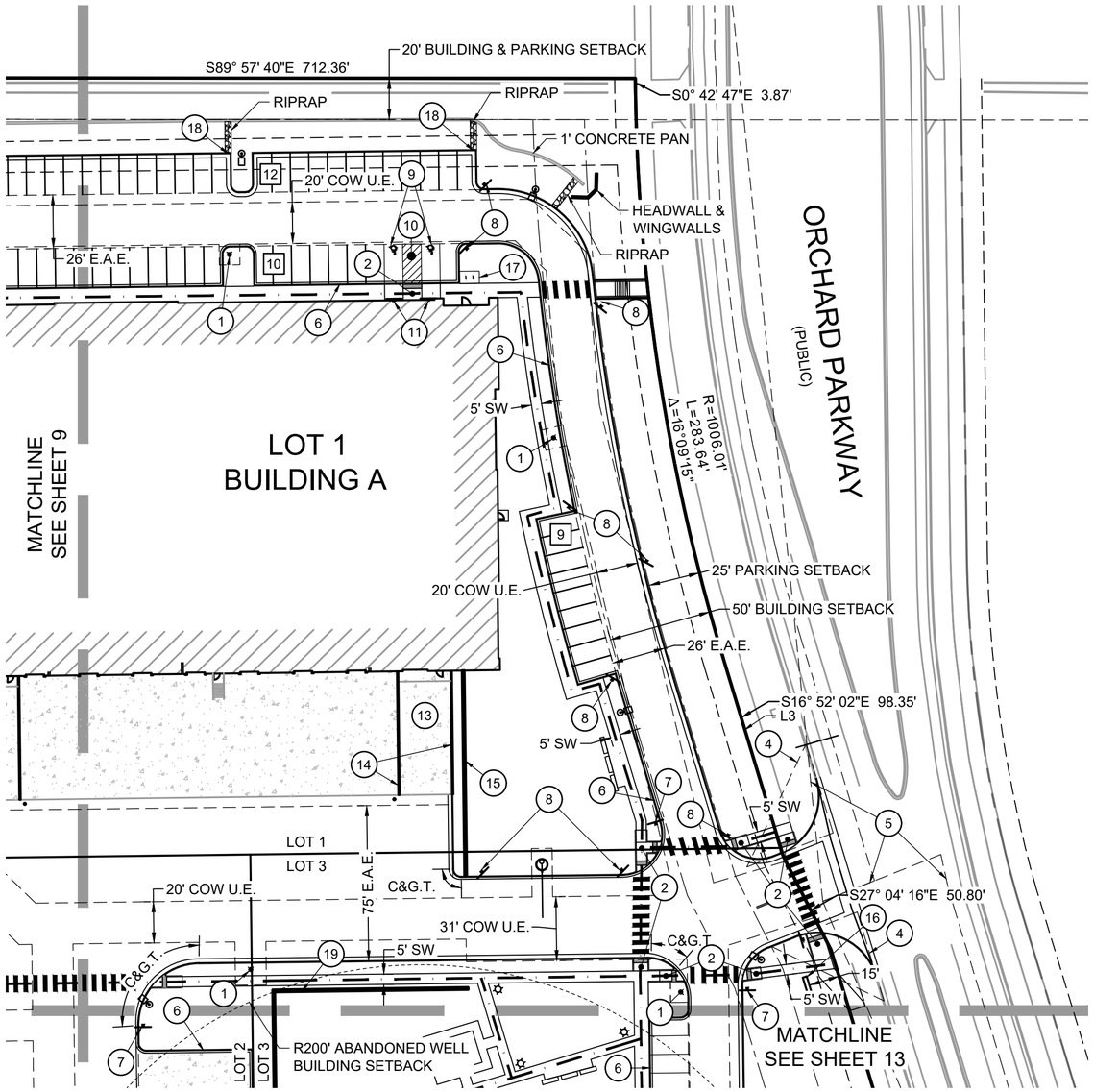
SITE PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

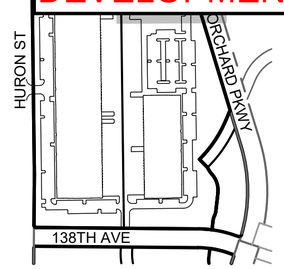
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 70




NOTE:
THE OWNER/DEVELOPER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.

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NORTH
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ETRAKIT #PLN25-0016


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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

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SITE PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
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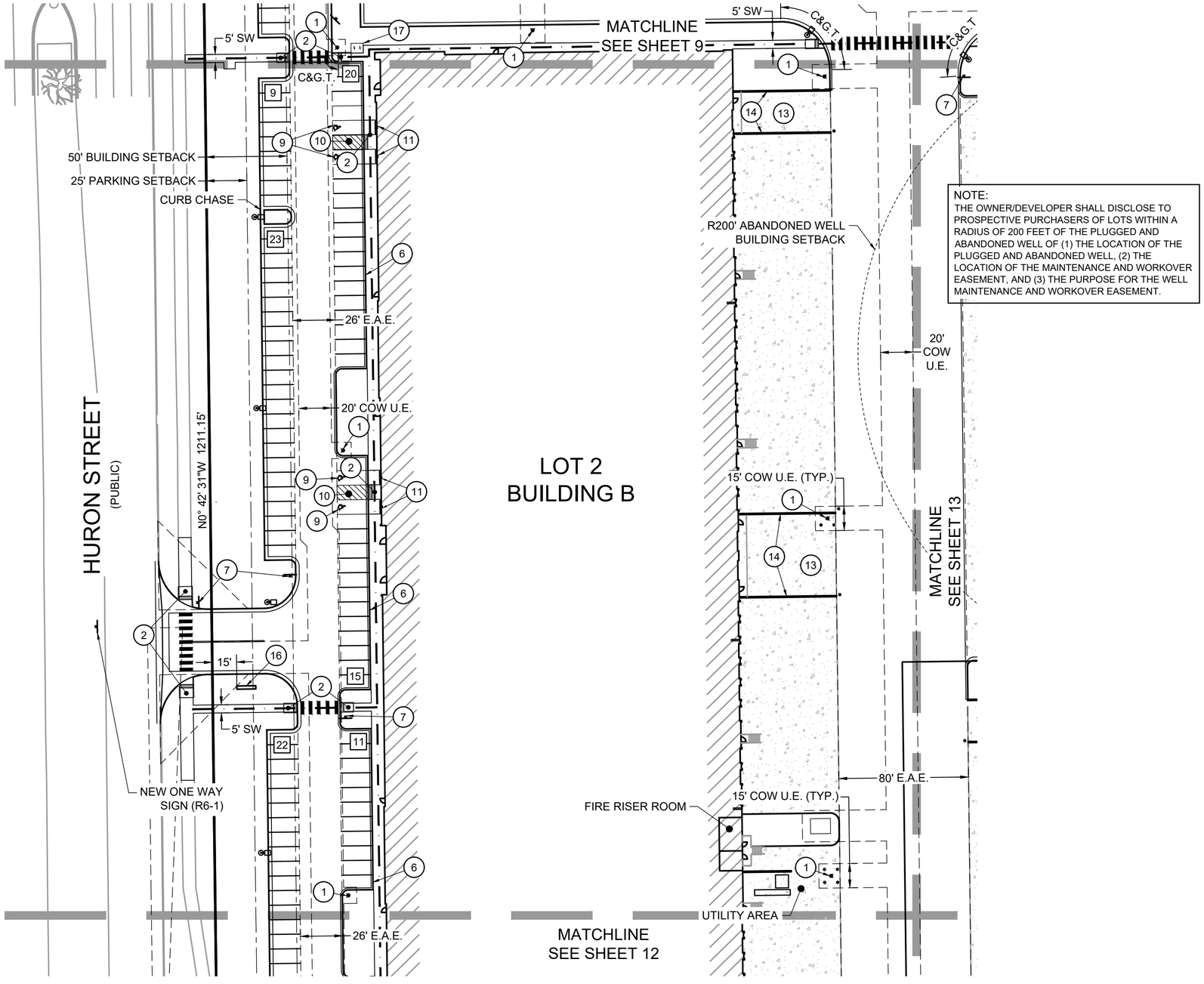


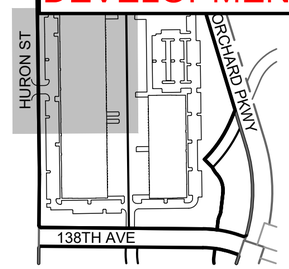


NOTE:
THE OWNER/DEVELOPER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.

**LEGEND:**

- PROPERTY LINE
- EDGE OF CONCRETE
- RIGHT OF WAY
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- ACCESSIBLE ROUTE
- WALL RAILING
- CONCRETE
- X — PARKING COUNT
- PR. PRIVATE LIGHT POLE
- BOLLARD

**KEYNOTE LEGEND:**

1. PR. FIRE HYDRANT
2. CURB RAMP
3. MSE RETAINING WALL (SEE NOTE 3 & DETAIL ON SHEET 15)
4. LANDSCAPE TRIANGLE
5. SIGHT TRIANGLE
6. 6" VERTICAL SPILL CURB & GUTTER
7. STOP SIGN (R1-1)
8. NO PARKING/ FIRE LANE SIGN
9. ACCESSIBLE PARKING SYMBOL PER MUTCD FIGURE 3B.22
10. ACCESSIBLE PARKING STRIPING (45° 4" YELLOW STRIPING @ 2" O.C.)
11. ACCESSIBLE PARKING SIGN
12. BIKE RACK
13. TRUCK RAMP
14. RAMP WALL
15. 10' SCREEN WALL
16. MONUMENT SIGN
17. BICYCLE PARKING
18. 2 LF CURB CUT
19. 8' MASONRY WALL (SEE SHEET 62 FOR DETAIL)

**ABBREVIATIONS:**
COW U.E. - COW UTILITY EASEMENT
U.E. - UTILITY EASEMENT
E.A.E. - EMERGENCY ACCESS EASEMENT
SW - SIDEWALK
C&G.T. - CURB & GUTTER TRANSITION

**NOTES:**
1. ALL PROPOSED SIDEWALKS ARE 7', UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURB & GUTTER IS 6" VERTICAL CATCH, UNLESS OTHERWISE NOTED.
3. EXACT RAILING LOCATIONS AND EXTENTS MAY BE ADJUSTED TO ENSURE THAT THEY ARE PROVIDED ON ALL WALLS OVER 30" IN HEIGHT.
4. SEE MASTER SIGN PROGRAM NOTES ON SHEET 5 FOR SIGNAGE REQUIREMENTS.

NORTH
0 50
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ETRAKIT #PLN25-0016

OPUS

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PHONE: 720.602.4999
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DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS | | | |
|---|---|---|---|
| SUB 02 - 08.29.2025 | SUB 03 - 11.10.2025 | SUB 04 - 12.30.2025 | |

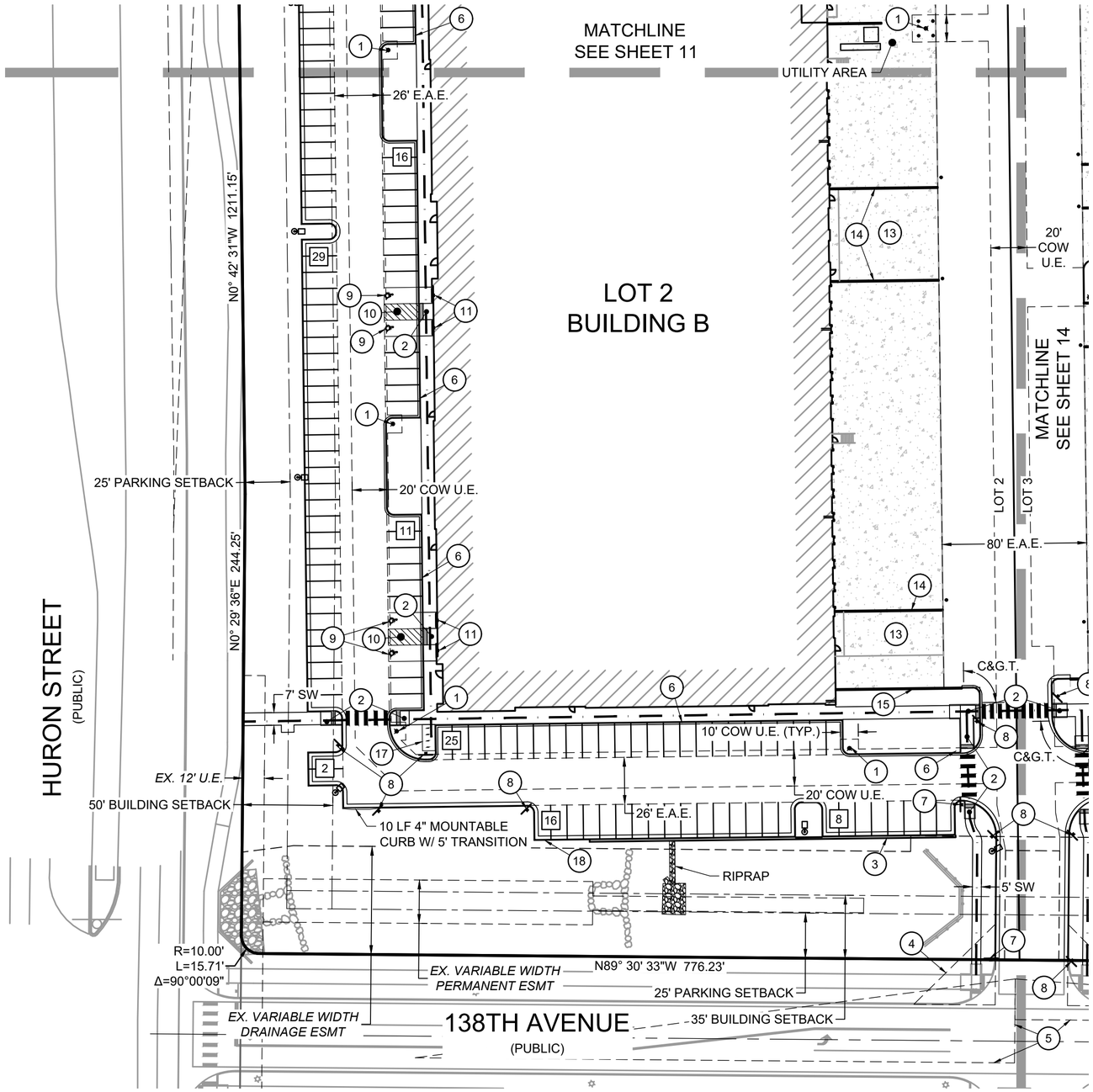
11 OF 70
SITE PLAN

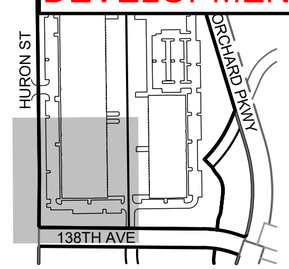
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 70




**LEGEND:**

- PROPERTY LINE
- EDGE OF CONCRETE
- RIGHT OF WAY
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- ACCESSIBLE ROUTE
- WALL RAILING
- CONCRETE
- PARKING COUNT
- PR. PRIVATE LIGHT POLE BOLLARD

**KEYNOTE LEGEND:**

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NORTH
0 50
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ETRAKIT #PLN25-0016

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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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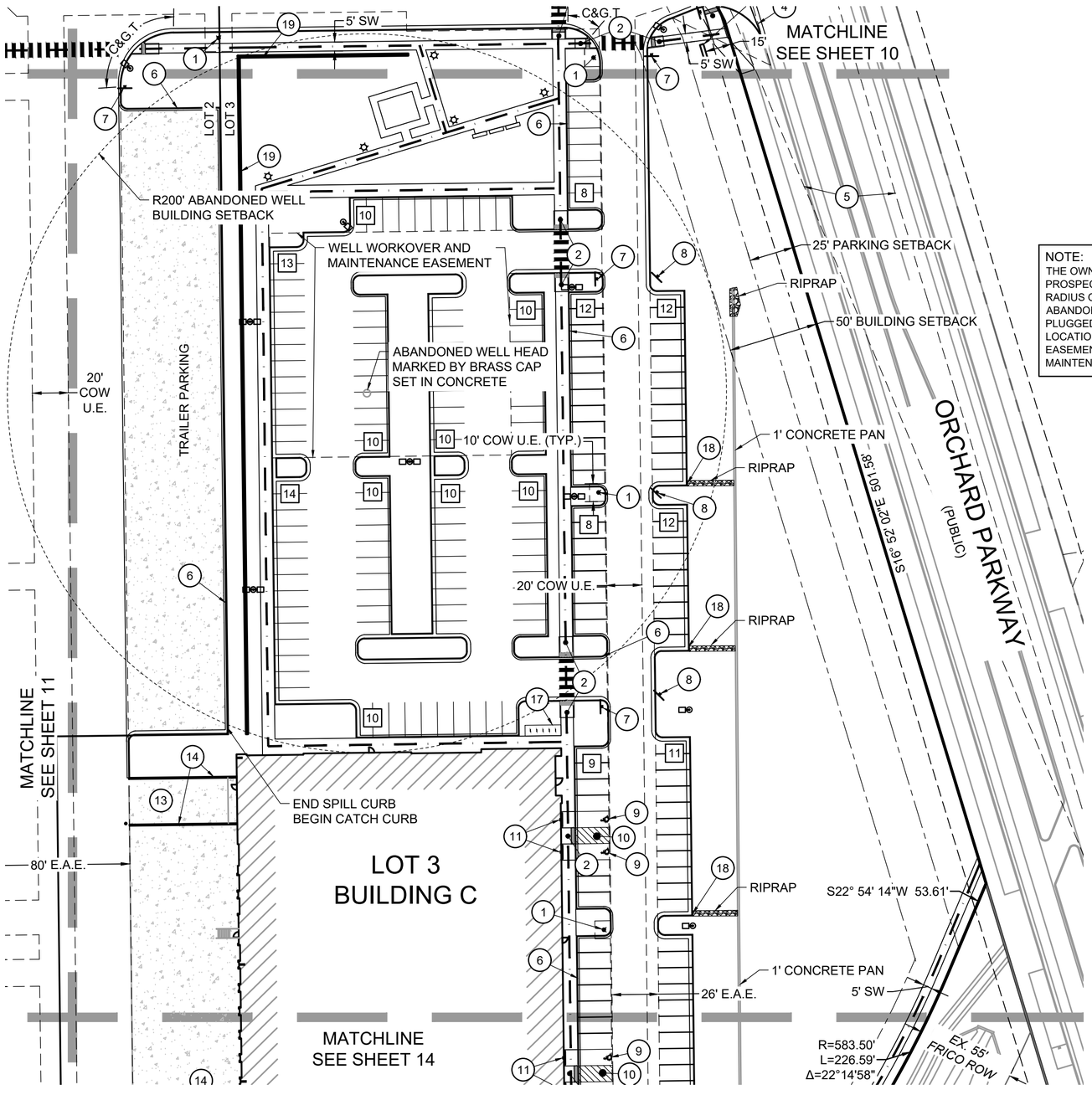
12 OF 70
SITE PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 70

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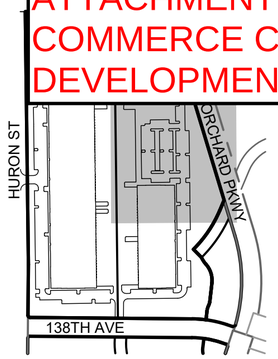


**LEGEND:**

- PROPERTY LINE
- EDGE OF CONCRETE
- RIGHT OF WAY
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- ACCESSIBLE ROUTE
- WALL RAILING

- CONCRETE
- X — PARKING COUNT
- PR. PRIVATE LIGHT POLE BOLLARD

**KEYNOTE LEGEND:**

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NORTH
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25

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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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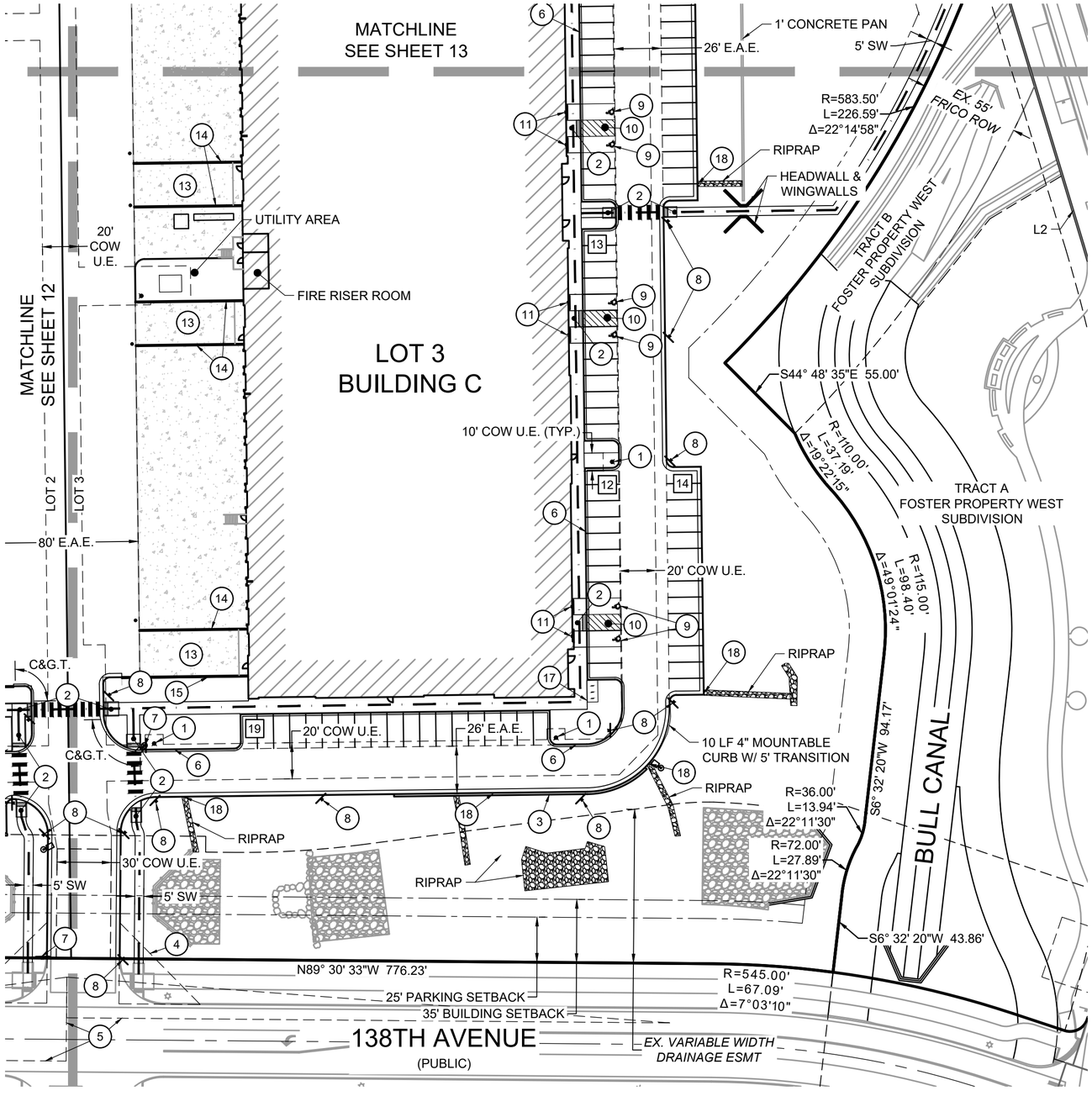
13 OF 70
SITE PLAN

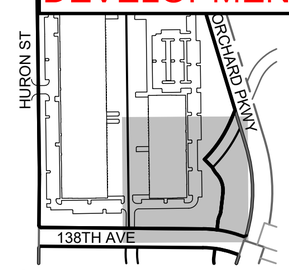
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 14 OF 70




**LEGEND:**

- PROPERTY LINE
- EDGE OF CONCRETE
- RIGHT OF WAY
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- ACCESSIBLE ROUTE
- WALL RAILING

- CONCRETE
- X — PARKING COUNT
- PR. PRIVATE LIGHT POLE BOLLARD

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NORTH
0 50
25

ETRAKIT #PLN25-0016

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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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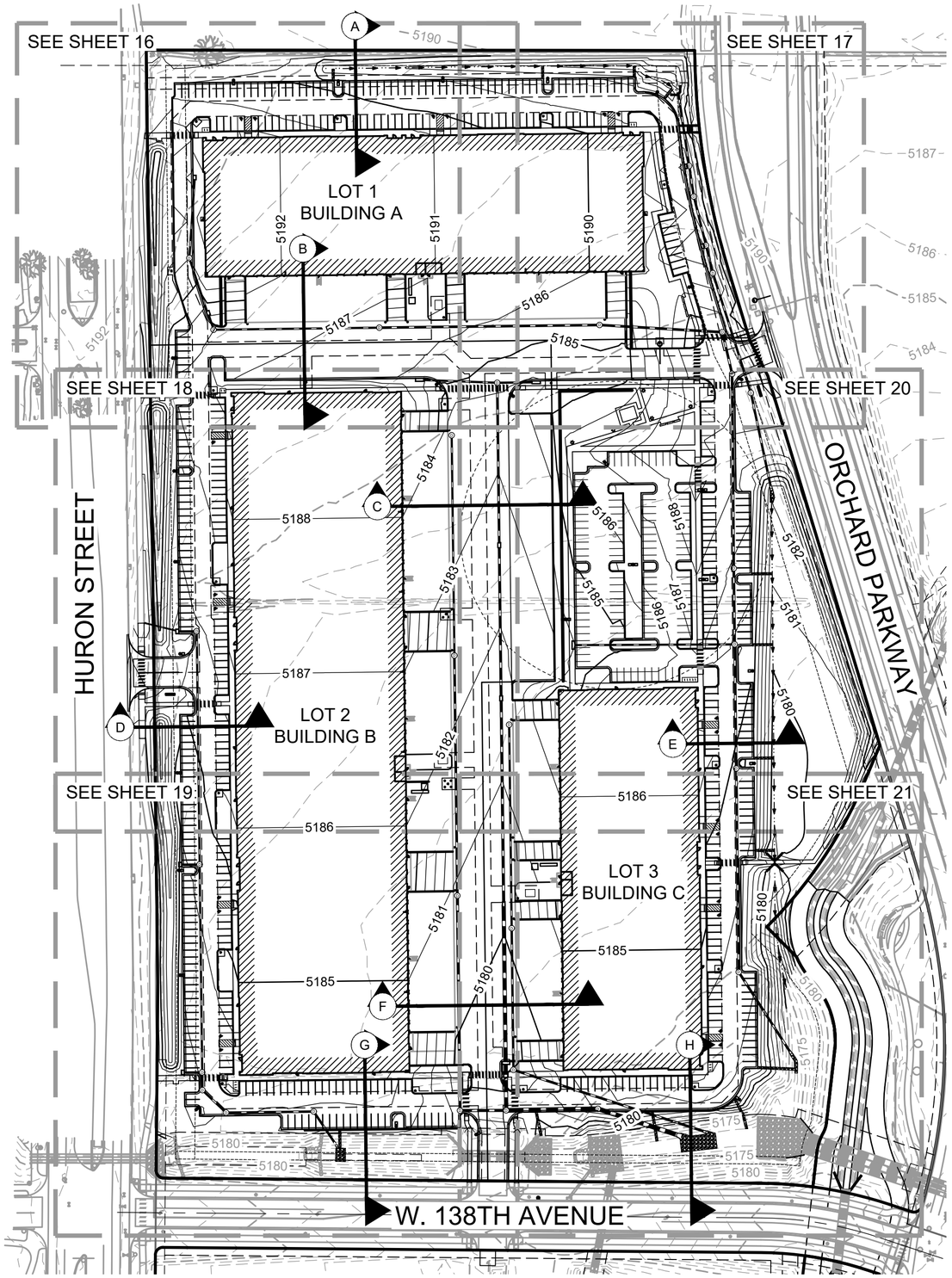
14 OF 70
SITE PLAN

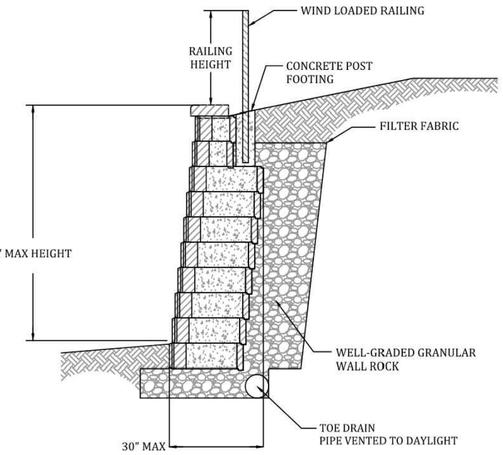
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 70




RETAINING WALL
ALLAN BLOCK OR EQUIVALENT, TAN COLOR

NOTES:
1. THIS IS A DESIGN/BUILD ELEMENT BASED UPON EVENTUAL CONTRACTOR SELECTION. THE EXACT DIMENSIONS AND DETAILS MAY VARY WITH SPECIFIC WALL MANUFACTURER.
2. NO RETAINING WALLS SHALL EXCEED 4' IN HEIGHT.

NORTH
0 120
60

ETRAKIT #PLN25-0016

OPUS

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NOVERA COMMERCE CENTER

OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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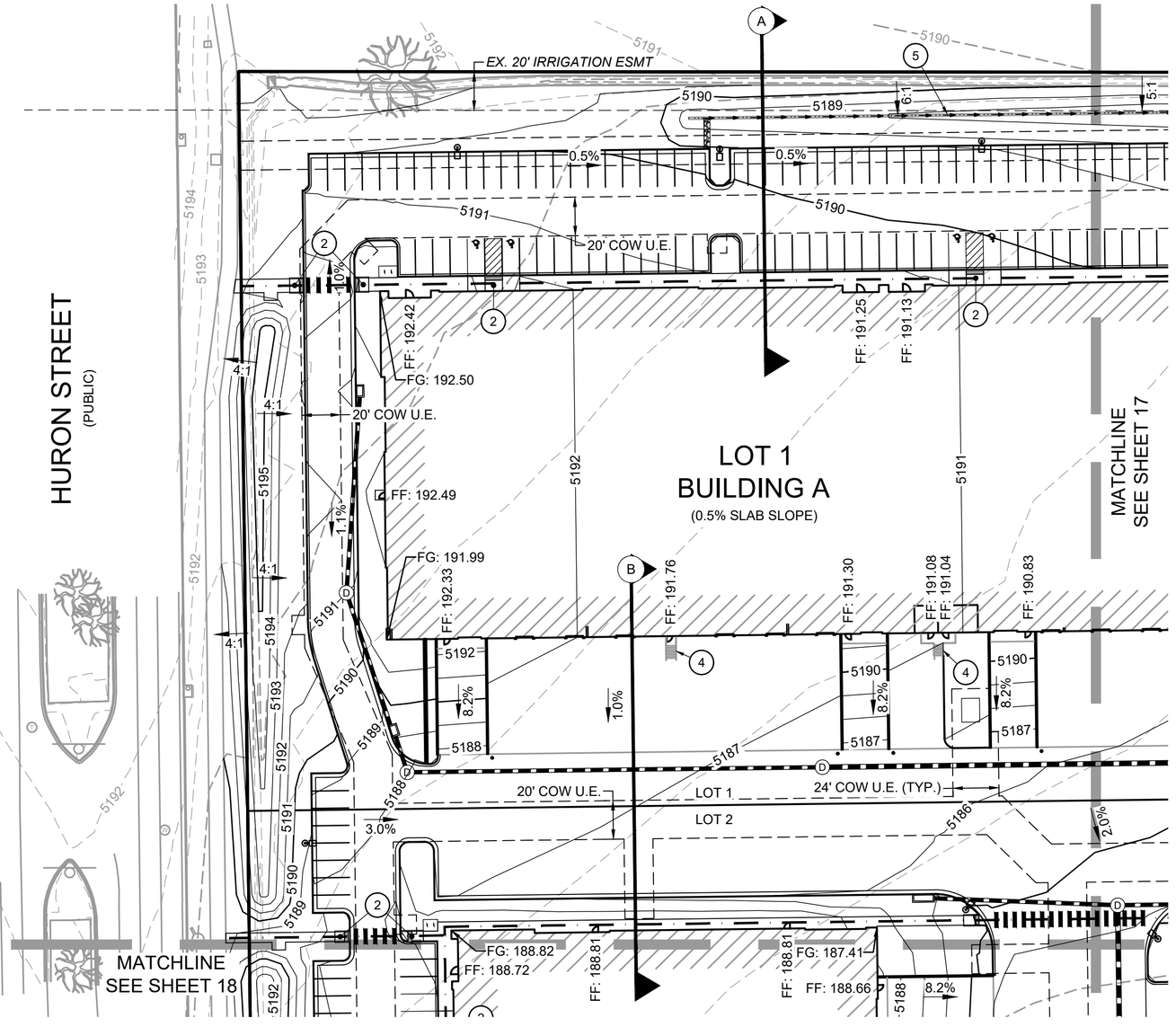
15 OF 70
OVERALL
GRADING PLAN

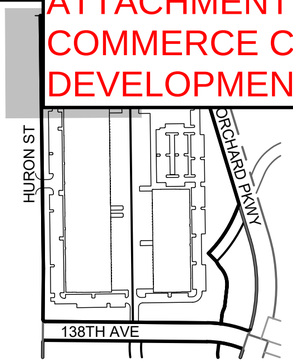
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 16 OF 70




**LEGEND:**

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- 5500 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 5500 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ACCESSIBLE ROUTE
- WALL RAILING
- SWALE W/ CONCRETE PAN

**ABBREVIATIONS:**

TW - FINSHED GRADE AT TOP OF WALL
BW - FINISHED GRADE AT BOTTOM OF WALL
FF - FINISHED FLOOR
FG - FINISHED GRADE AT CORNER OF BUILDING
COW U.E. - COW UTILITY EASEMENT
U.E. - UTILITY EASEMENT

**KEYNOTE LEGEND:**

1. VARIABLE HEIGHT MSE WALL (SEE DETAIL ON SHEET 15)
2. SIDEWALK RAMPS
3. WALL RAILING
4. STAIRS
5. 1' CONCRETE PAN

**NOTES:**

1. SEE SITE PLAN FOR APPROXIMATE RAILING LOCATIONS. EXACT RAILING LOCATIONS AND EXTENTS MAY BE ADJUSTED TO ENSURE THAT THEY ARE PROVIDED ON ALL WALLS OVER 30" IN HEIGHT.
2. ALL STORM SEWER INFRASTRUCTURE IS PRIVATE, UNLESS OTHERWISE NOTED.


OPUS

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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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NORTH
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16 OF 70
GRADING PLAN

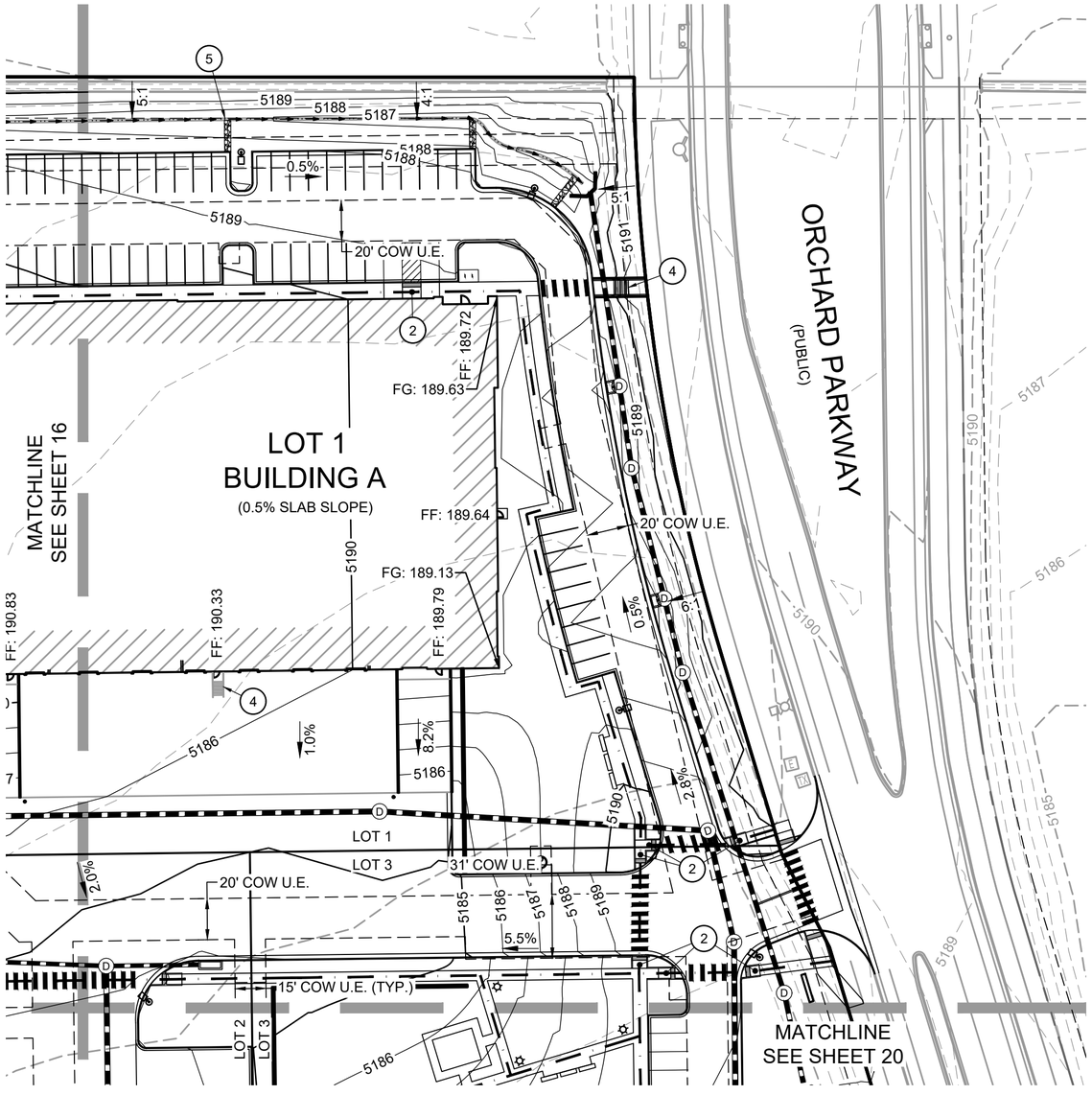
ETRAKIT #PLN25-0016

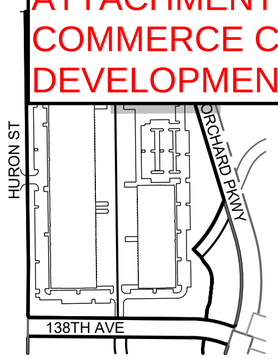
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 17 OF 70




**LEGEND:**

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- 5500 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 5500 EXISTING MAJOR CONTOUR
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- ACCESSIBLE ROUTE
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- SWALE W/ CONCRETE PAN

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**NOTES:**

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NORTH

0 50
25

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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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| SUB 02 - 08.29.2025 |
| SUB 03 - 11.10.2025 |
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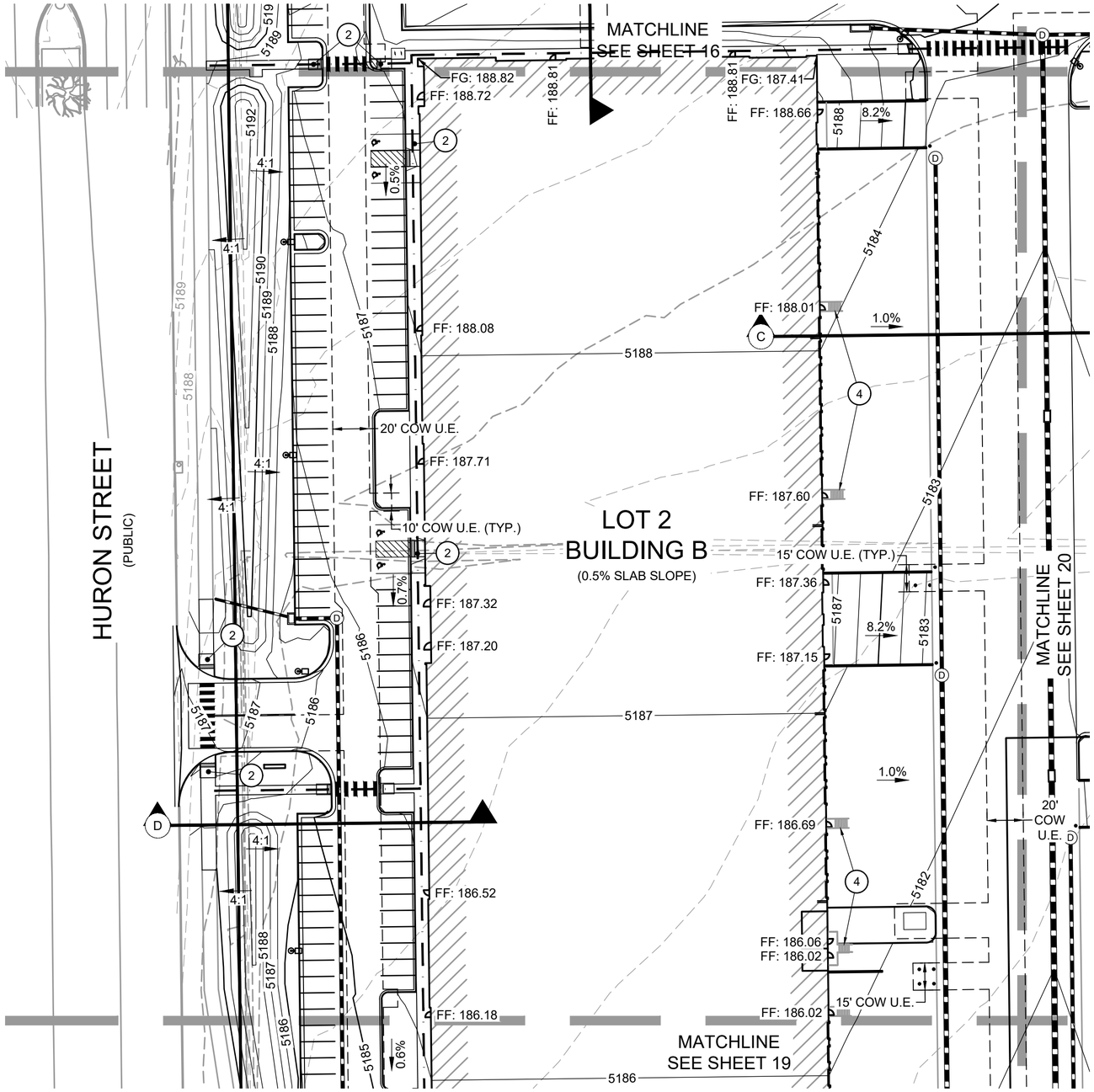
17 OF 70
GRADING PLAN

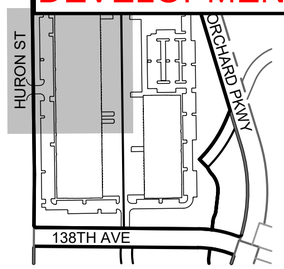
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 18 OF 70

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NORTH
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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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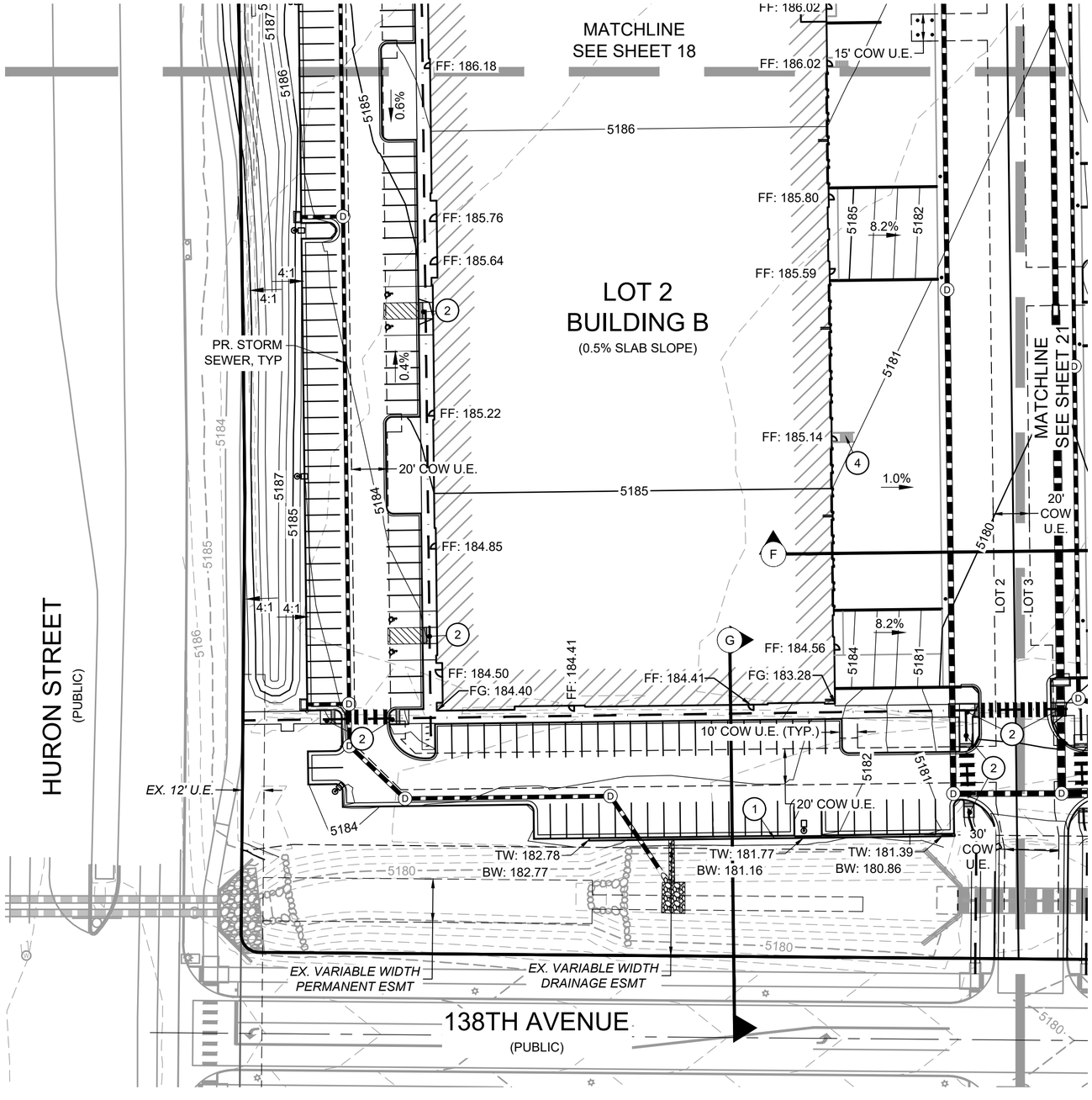
18 OF 70
GRADING PLAN

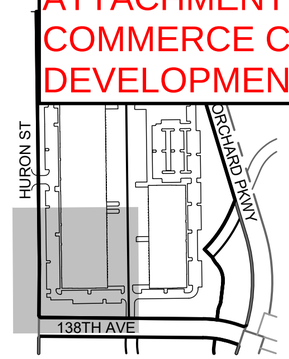
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 19 OF 70




**LEGEND:**

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- 5500 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 5500 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ACCESSIBLE ROUTE
- WALL RAILING
- SWALE W/ CONCRETE PAN

**ABBREVIATIONS:**

TW - FINISHED GRADE AT TOP OF WALL
BW - FINISHED GRADE AT BOTTOM OF WALL
FF - FINISHED FLOOR
FG - FINISHED GRADE AT CORNER OF BUILDING
COW U.E. - COW UTILITY EASEMENT
U.E. - UTILITY EASEMENT

**KEYNOTE LEGEND:**

1. VARIABLE HEIGHT MSE WALL (SEE DETAIL ON SHEET 15)
2. SIDEWALK RAMPS
3. WALL RAILING
4. STAIRS
5. 1' CONCRETE PAN

**NOTES:**

1. SEE SITE PLAN FOR APPROXIMATE RAILING LOCATIONS. EXACT RAILING LOCATIONS AND EXTENTS MAY BE ADJUSTED TO ENSURE THAT THEY ARE PROVIDED ON ALL WALLS OVER 30" IN HEIGHT.
2. ALL STORM SEWER INFRASTRUCTURE IS PRIVATE, UNLESS OTHERWISE NOTED.

NORTH
0 50
25

ETRAKIT #PLN25-0016

OPUS

HRGreen
HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
GREENWOOD
VILLAGE CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS |
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| SUB 04 - 12.30.2025 |

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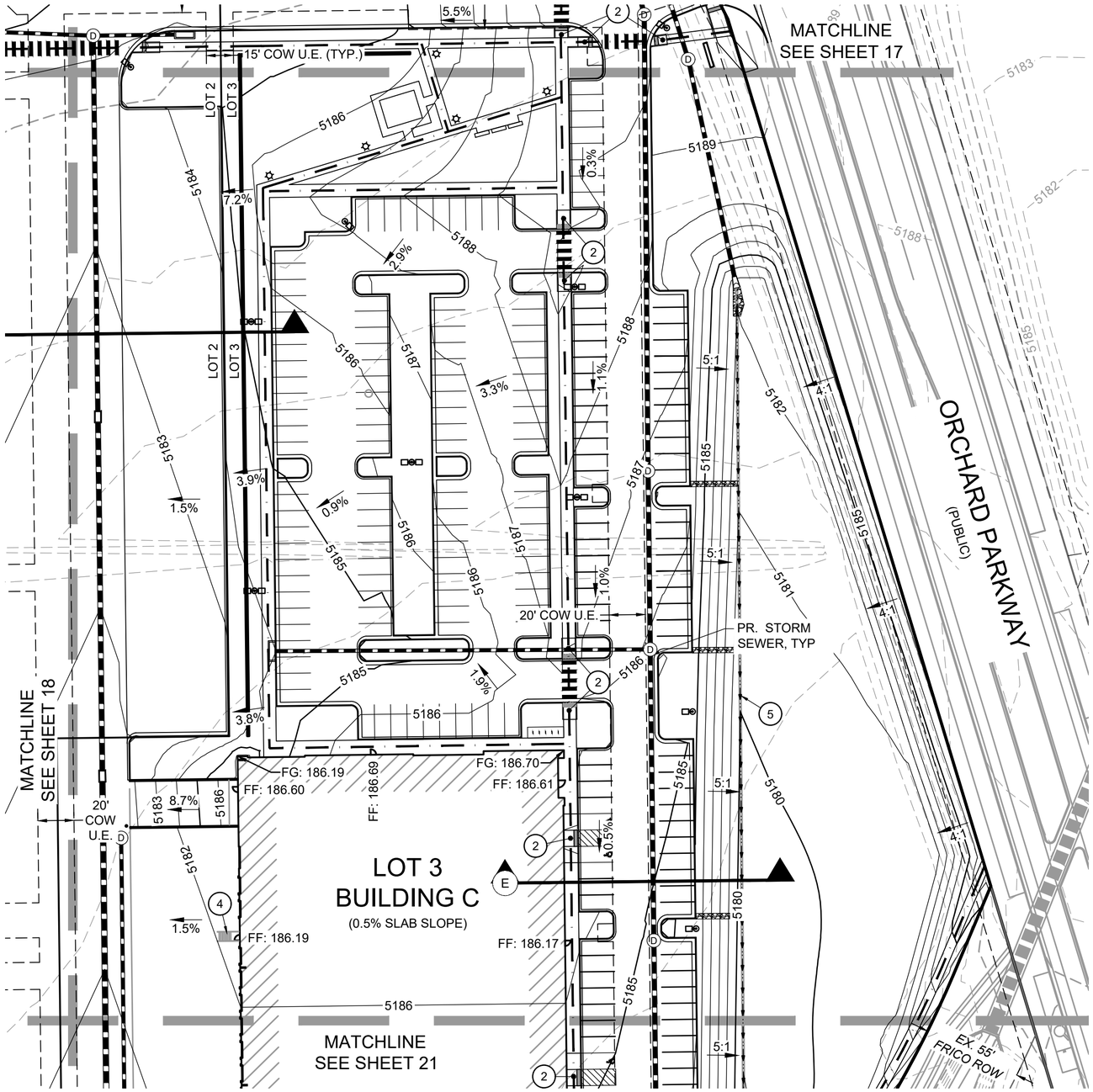
GRADING PLAN

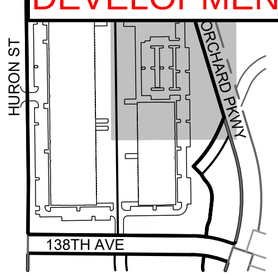
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 20 OF 70




**LEGEND:**

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- 5500 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 5500 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ACCESSIBLE ROUTE
- WALL RAILING
- SWALE W/ CONCRETE PAN

**ABBREVIATIONS:**

TW - FINSHED GRADE AT TOP OF WALL
BW - FINISHED GRADE AT BOTTOM OF WALL
FF - FINISHED FLOOR
FG - FINISHED GRADE AT CORNER OF BUILDING
COW U.E. - COW UTILITY EASEMENT
U.E. - UTILITY EASEMENT

**KEYNOTE LEGEND:**

1. VARIABLE HEIGHT MSE WALL (SEE DETAIL ON SHEET 15)
2. SIDEWALK RAMPS
3. WALL RAILING
4. STAIRS
5. 1' CONCRETE PAN

**NOTES:**

1. SEE SITE PLAN FOR APPROXIMATE RAILING LOCATIONS. EXACT RAILING LOCATIONS AND EXTENTS MAY BE ADJUSTED TO ENSURE THAT THEY ARE PROVIDED ON ALL WALLS OVER 30" IN HEIGHT.
2. ALL STORM SEWER INFRASTRUCTURE IS PRIVATE, UNLESS OTHERWISE NOTED.

NORTH
0 50
25

ETRAKIT #PLN25-0016

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GREENWOOD
VILLAGE CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

HRGreen

DATE: 12/30/2025

NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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| SUB 04 - 12.30.2025 |

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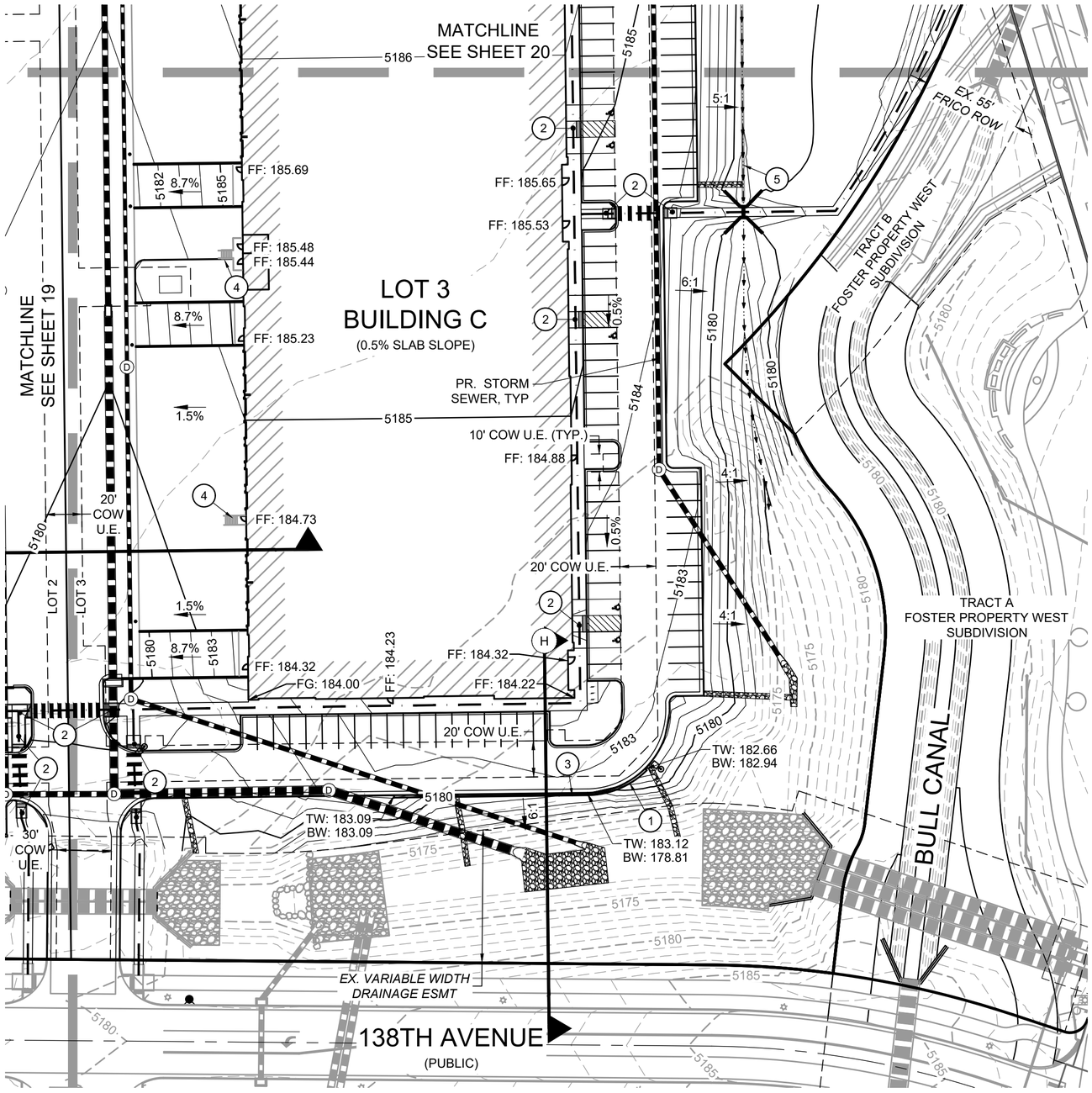
GRADING PLAN

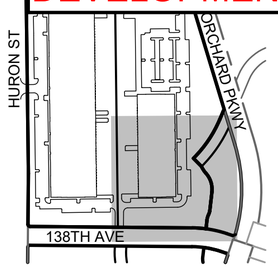
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 21 OF 70




**LEGEND:**

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- 5500 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 5500 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ACCESSIBLE ROUTE
- WALL RAILING
- SWALE W/ CONCRETE PAN

**ABBREVIATIONS:**

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**KEYNOTE LEGEND:**

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2. SIDEWALK RAMPS
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4. STAIRS
5. 1' CONCRETE PAN

**NOTES:**

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NORTH

0 50
25

ETRAKIT #PLN25-0016


OPUS

HRGreen

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GREENWOOD VILLAGE CO 80111
PHONE: 720.602.4999
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DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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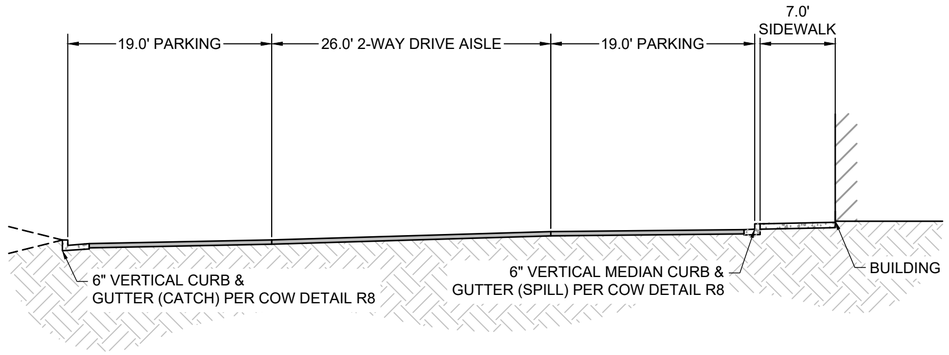
GRADING PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

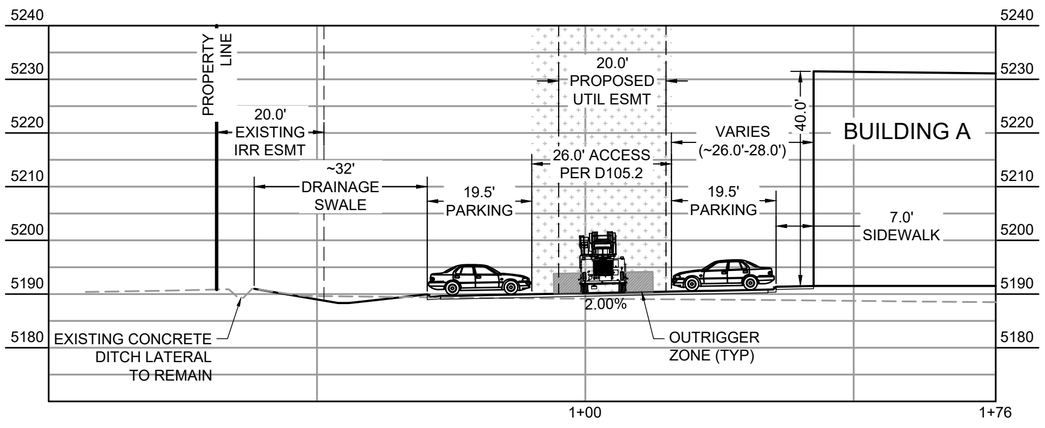
# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 22 OF 70



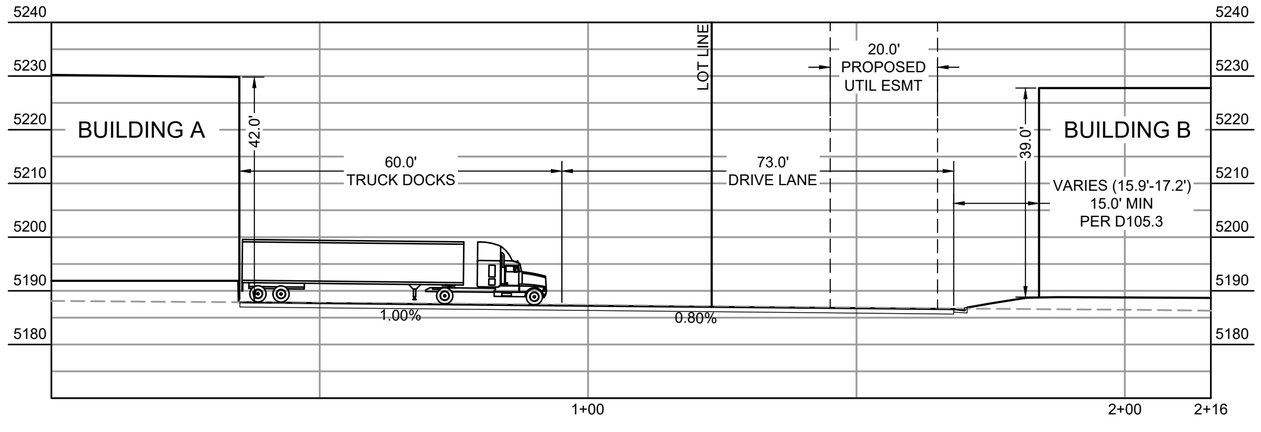

## TYPICAL PASSENGER VEHICLE DRIVE

SCALE: 1" = 10'



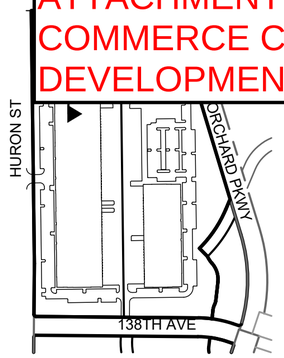

## SECTION A

SCALE: 1" = 20'




## SECTION B

SCALE: 1" = 20'




SECTION LEGEND

- EXISTING GROUND
- PROPOSED GRADE

OPUS

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DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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CROSS SECTIONS

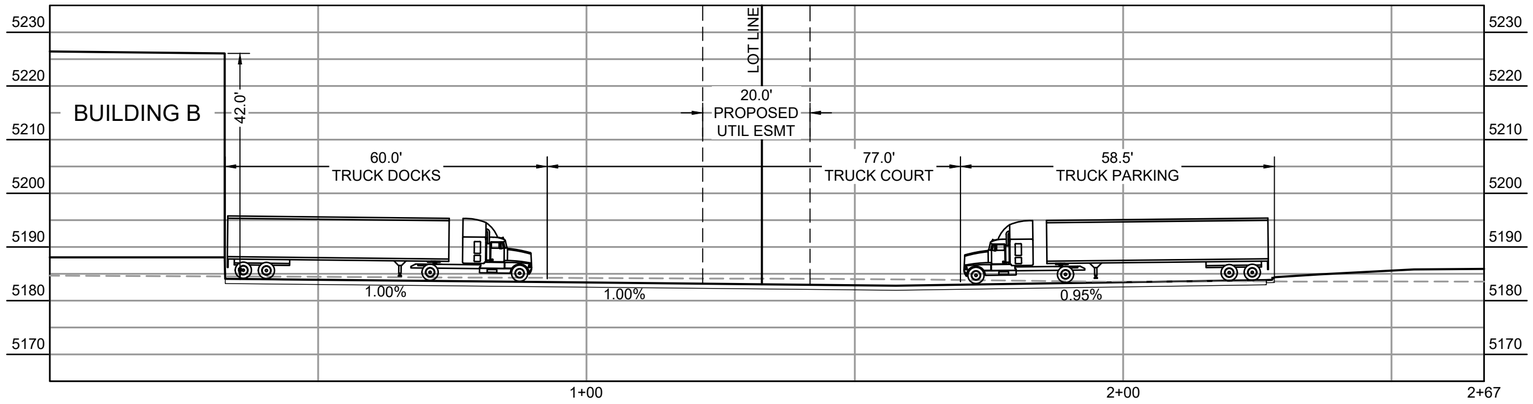
ETRAKIT #PLN25-0016

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

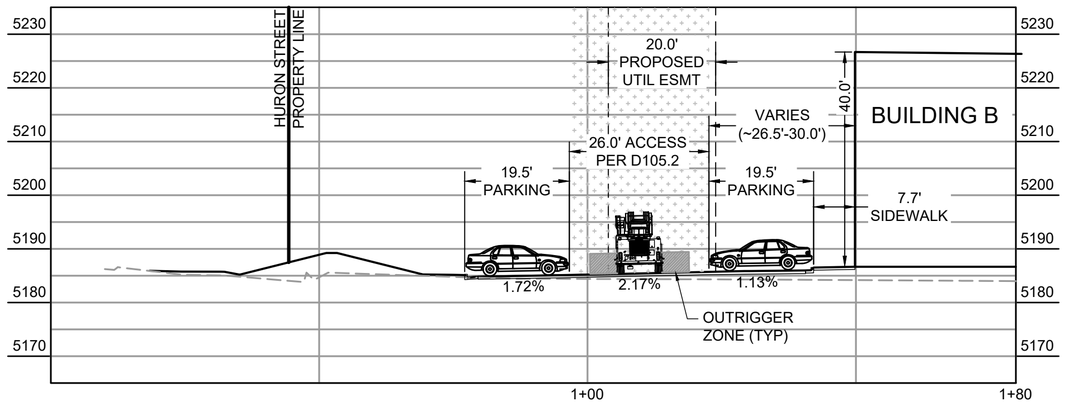
# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 23 OF 70



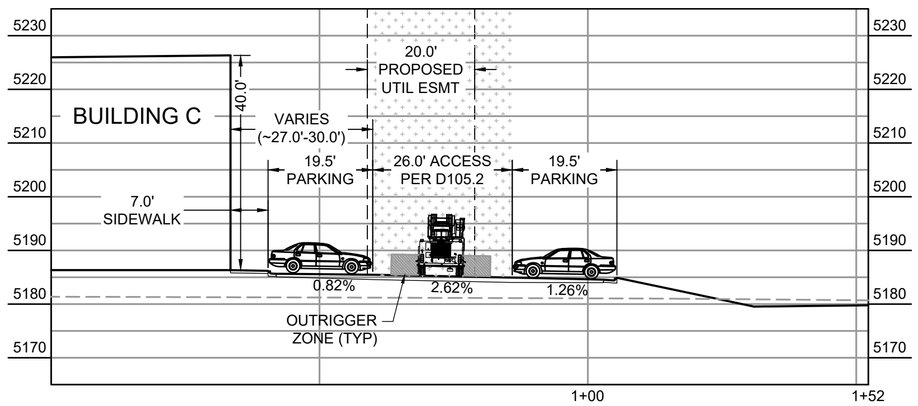

## SECTION C

SCALE: 1" = 20'



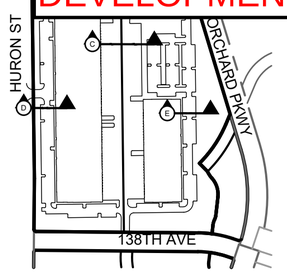

## SECTION D

SCALE: 1" = 20'




## SECTION E

SCALE: 1" = 20'




SECTION LEGEND

- EXISTING GROUND
- PROPOSED GRADE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DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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CROSS SECTIONS

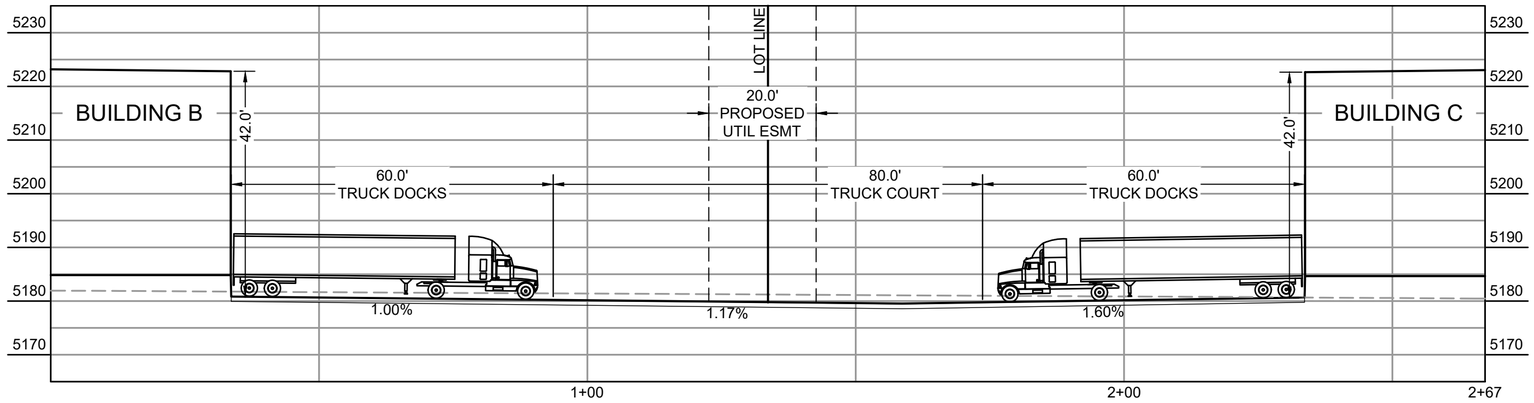
ETRAKIT #PLN25-0016

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

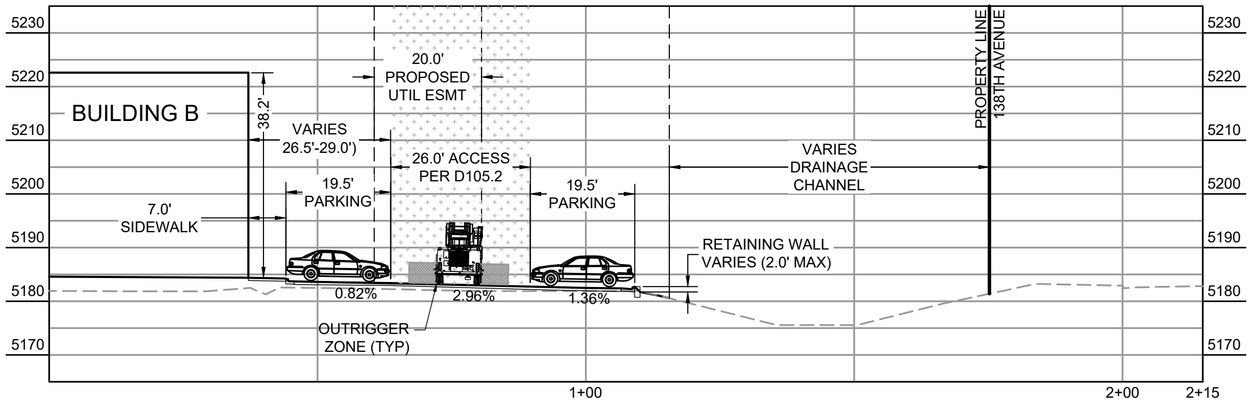
# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 24 OF 70



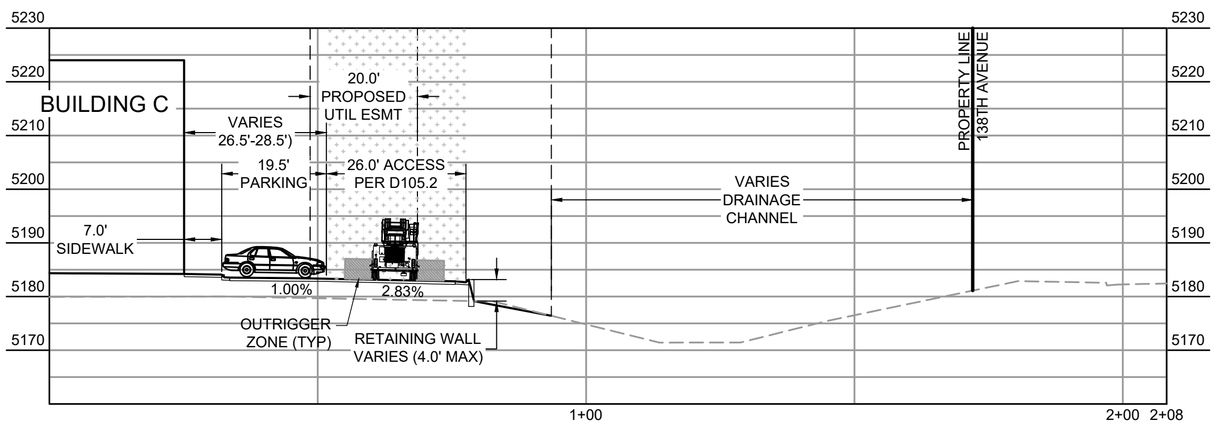

## SECTION F

SCALE: 1" = 20'



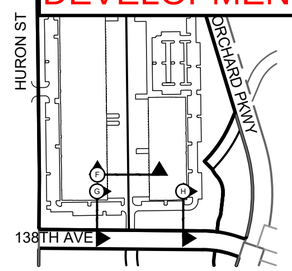

## SECTION G

SCALE: 1" = 20'




## SECTION H

SCALE: 1" = 20'




SECTION LEGEND

- EXISTING GROUND
- PROPOSED GRADE


HR GREEN - DENVER
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GREENWOOD
VILLAGE CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057


DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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CROSS SECTIONS

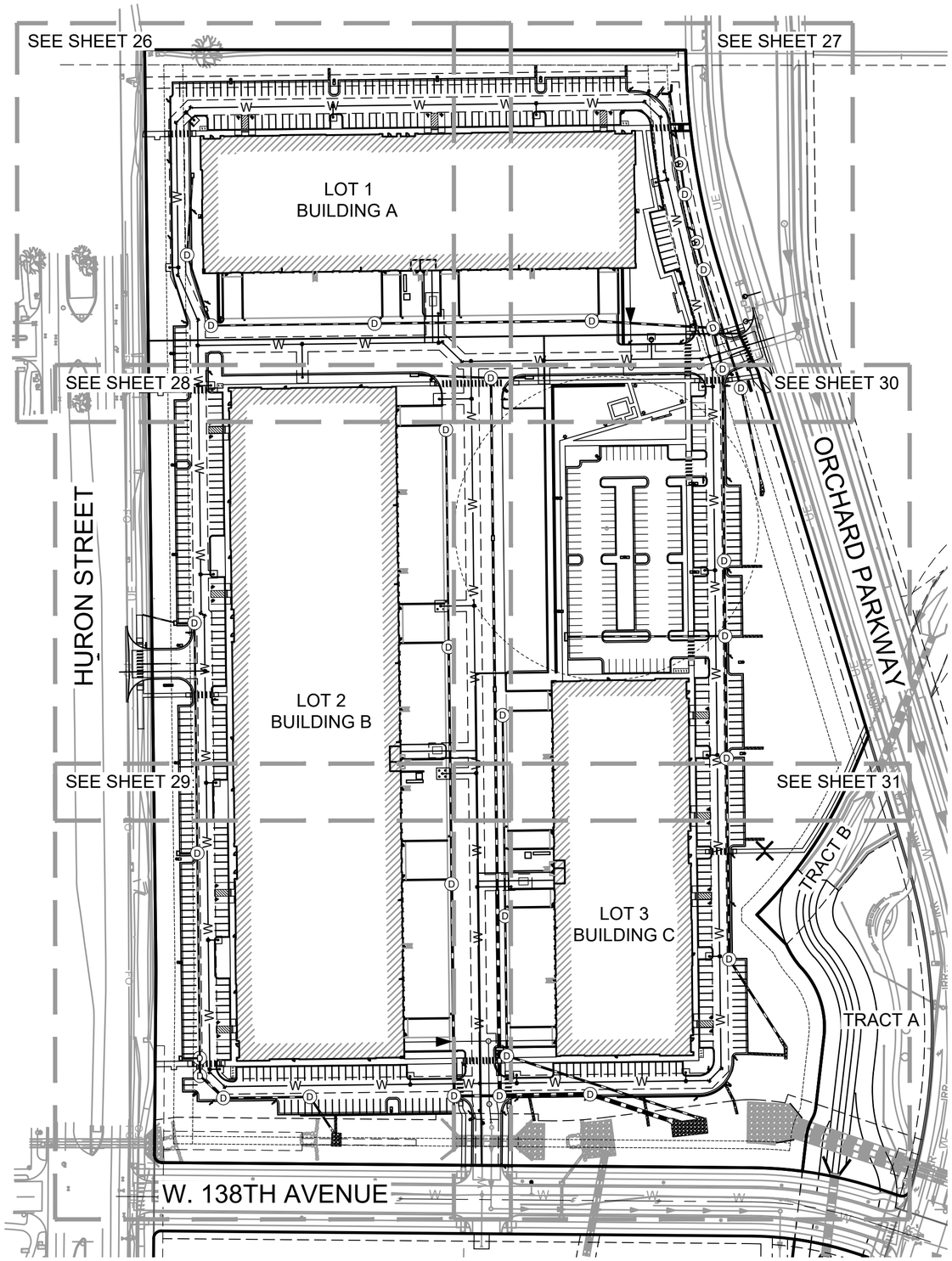
ETRAKIT #PLN25-0016

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 25 OF 70




NORTH
0 120
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ETRAKIT #PLN25-0016

OPUS

HRGreen
HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
GREENWOOD
VILLAGE CO 80111
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DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
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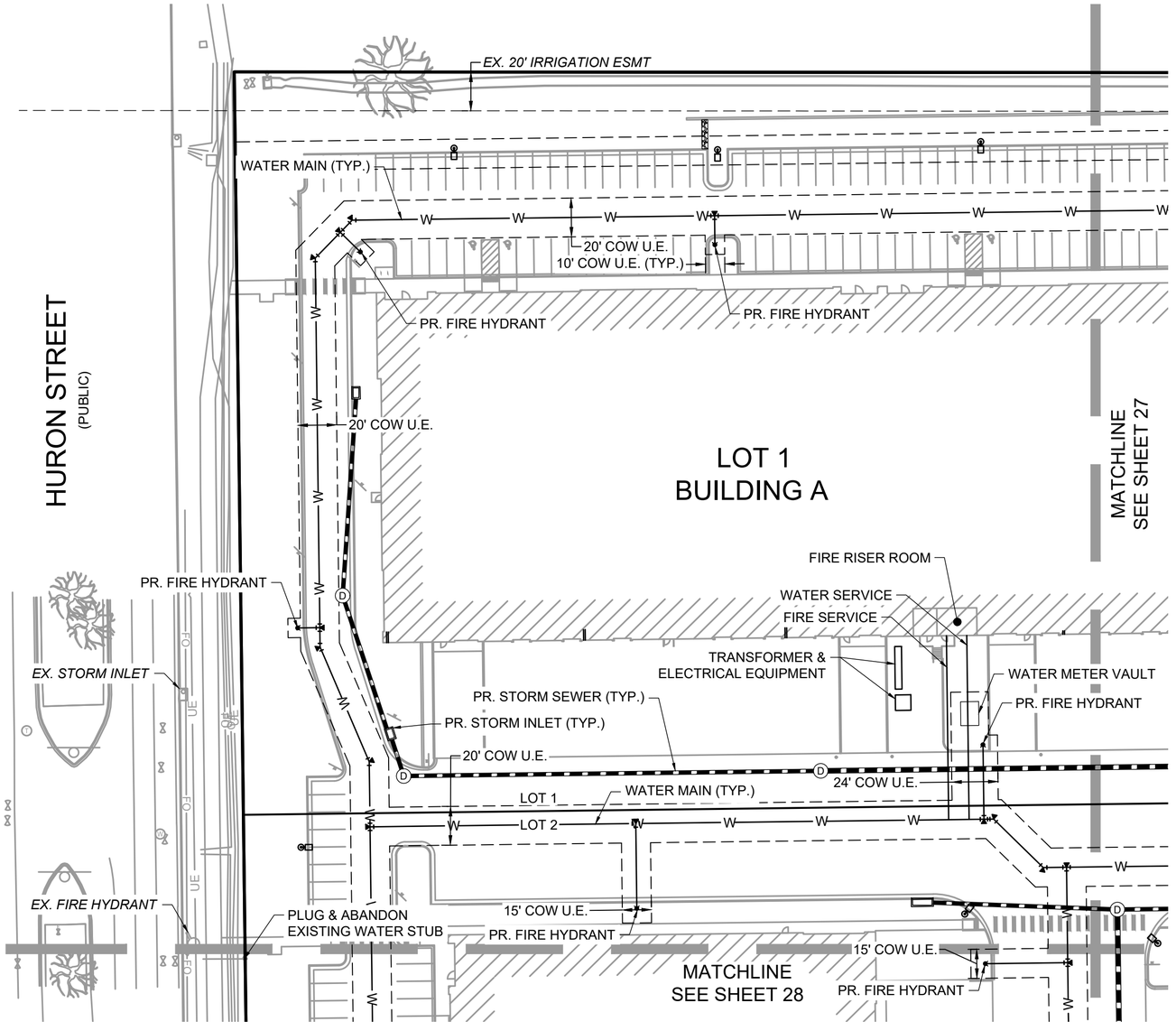
25 OF 70
OVERALL
UTILITY PLAN

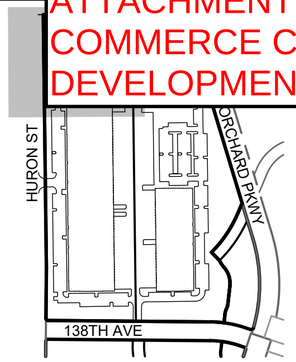
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 26 OF 70




**LEGEND:**

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- PR. SANITARY SEWER
- PR. SANITARY MANHOLE
- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- PR. WATER LINE
- PR. FIRE HYDRANT
- EX. WATER LINE
- EX. FIRE HYDRANT
- PR. STORM SEWER
- PR. STORM MANHOLE
- PR. STORM INLET
- EX. STORM SEWER
- EX. STORM MANHOLE
- EX. STORM INLET
- PR. PRIVATE LIGHT POLE

**ABBREVIATIONS:**
COW U.E. - COW UTILITY EASEMENT
U.E. - UTILITY EASEMENT

**NOTES:**
1. ALL STORM SEWER IS PRIVATE, UNLESS OTHERWISE NOTED.

NORTH

0 50
25

ETRAKIT #PLN25-0016

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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS |
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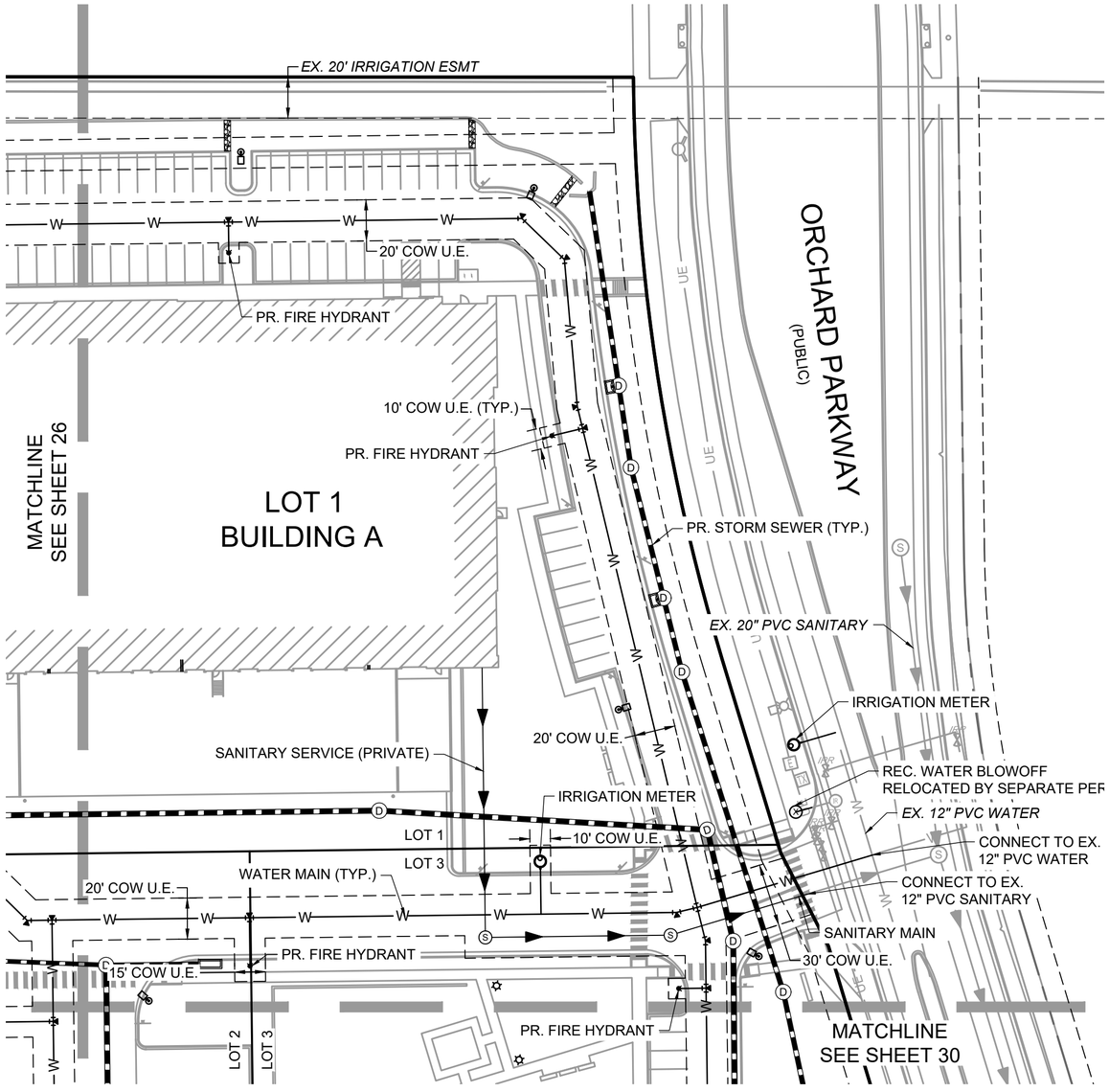
26 OF 70
UTILITY PLAN

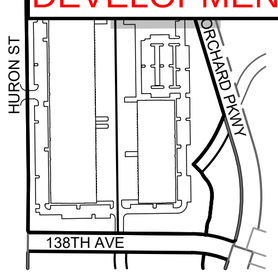
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 27 OF 70




**LEGEND:**

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- PR. SANITARY SEWER
- PR. SANITARY MANHOLE
- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- PR. WATER LINE
- PR. FIRE HYDRANT
- EX. WATER LINE
- EX. FIRE HYDRANT
- PR. STORM SEWER
- PR. STORM MANHOLE
- PR. STORM INLET
- EX. STORM SEWER
- EX. STORM MANHOLE
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**ABBREVIATIONS:**
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DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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| SUB 04 - 12.30.2025 |

NORTH
0 50
25

27 OF 70
UTILITY PLAN

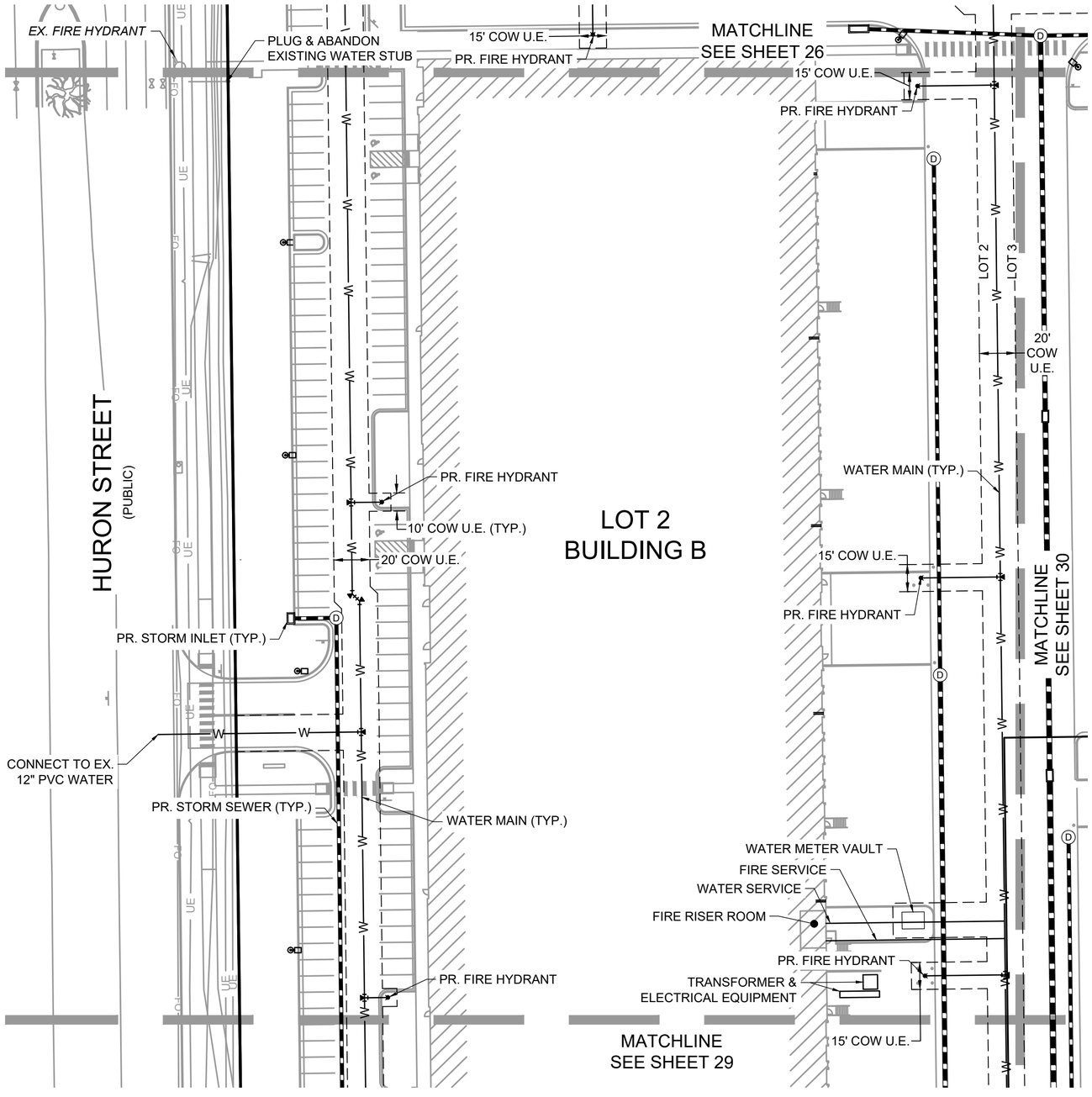
ETRAKIT #PLN25-0016

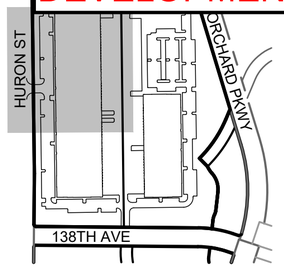
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 28 OF 70




**LEGEND:**

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- PR. SANITARY SEWER
- PR. SANITARY MANHOLE
- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- PR. WATER LINE
- PR. FIRE HYDRANT
- EX. WATER LINE
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**ABBREVIATIONS:**
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**NOTES:**
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NORTH
0 50
25

ETRAKIT #PLN25-0016

OPUS

HRGreen
HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
GREENWOOD VILLAGE CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS |
|---|
| SUB 02 - 08.29.2025 |
| SUB 03 - 11.10.2025 |
| SUB 04 - 12.30.2025 |

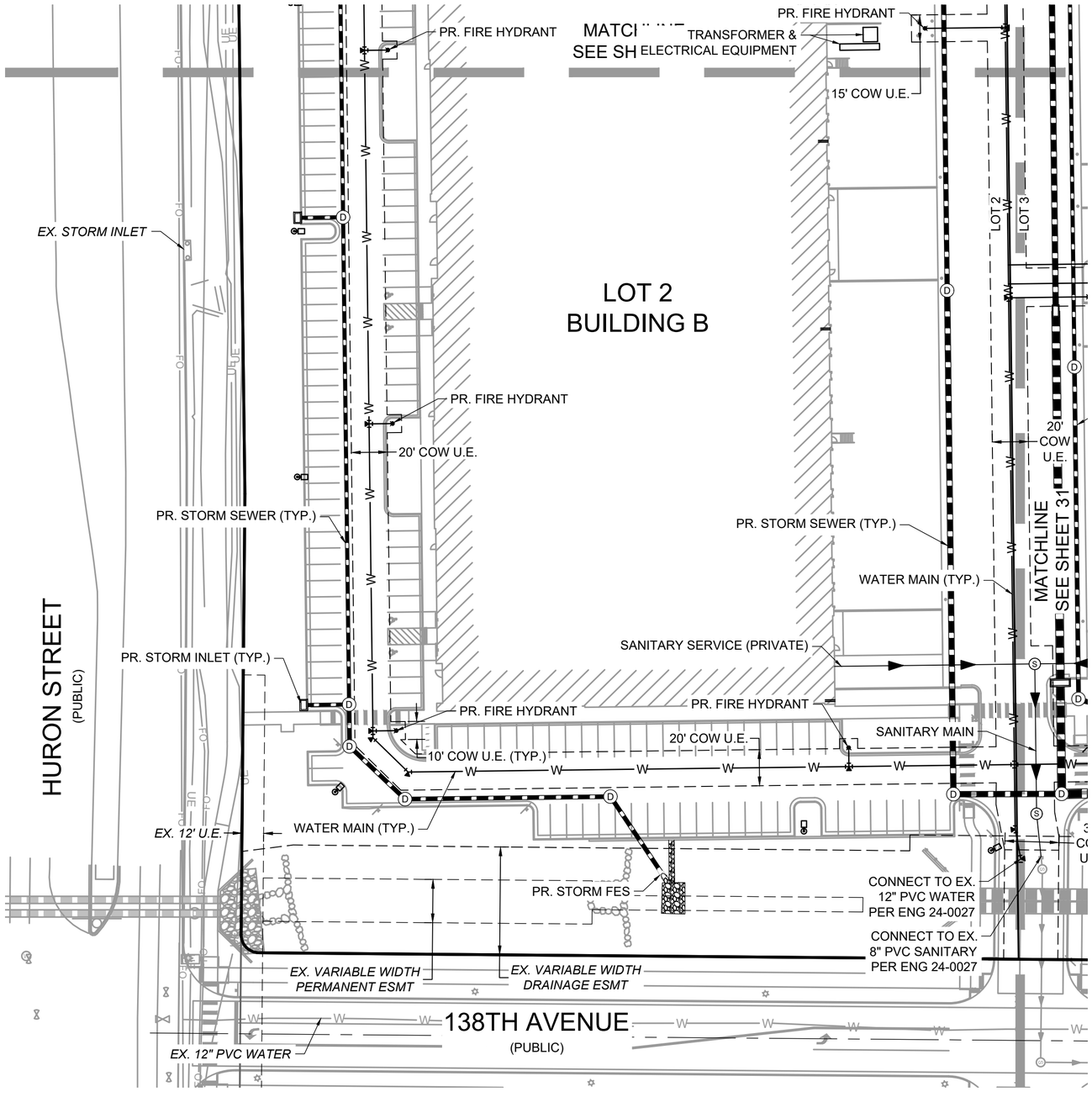
28 OF 70
UTILITY PLAN

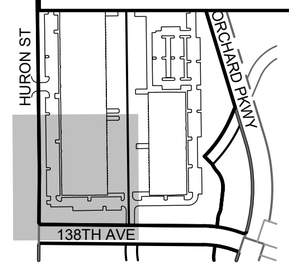
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 29 OF 70




**LEGEND:**

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- PR. SANITARY SEWER
- PR. SANITARY MANHOLE
- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- PR. WATER LINE
- PR. FIRE HYDRANT
- EX. WATER LINE
- EX. FIRE HYDRANT
- PR. STORM SEWER
- PR. STORM MANHOLE
- PR. STORM INLET
- EX. STORM SEWER
- EX. STORM MANHOLE
- EX. STORM INLET
- PR. PRIVATE LIGHT POLE

**ABBREVIATIONS:**
COW U.E. - COW UTILITY EASEMENT
U.E. - UTILITY EASEMENT

**NOTES:**
1. ALL STORM SEWER IS PRIVATE, UNLESS OTHERWISE NOTED.

NORTH
0 50
25

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NOVERA COMMERCE CENTER
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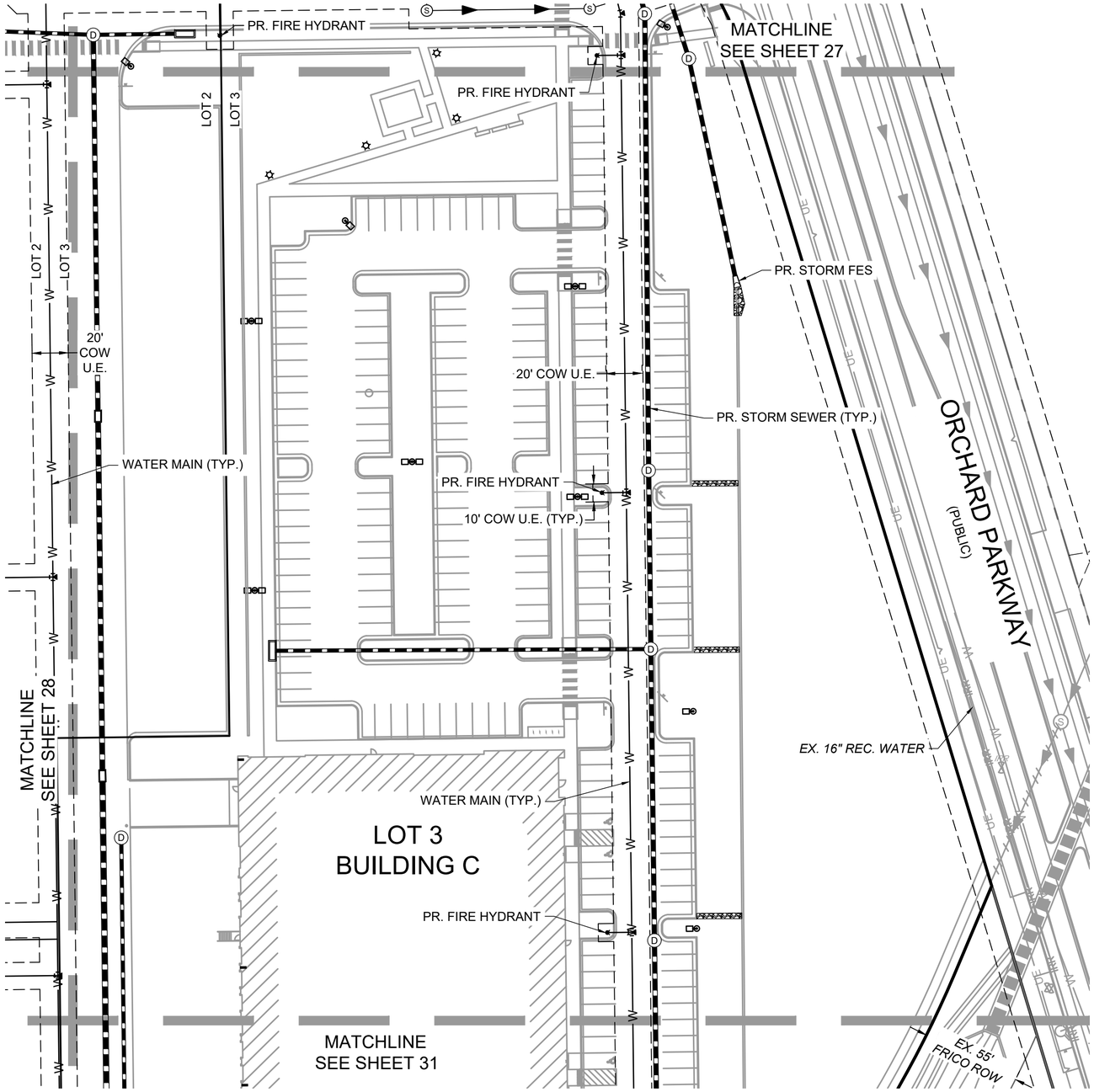
29 OF 70
UTILITY PLAN

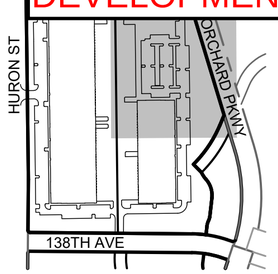
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 30 OF 70

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NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS |
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| SUB 02 - 08.29.2025 |
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30 OF 70

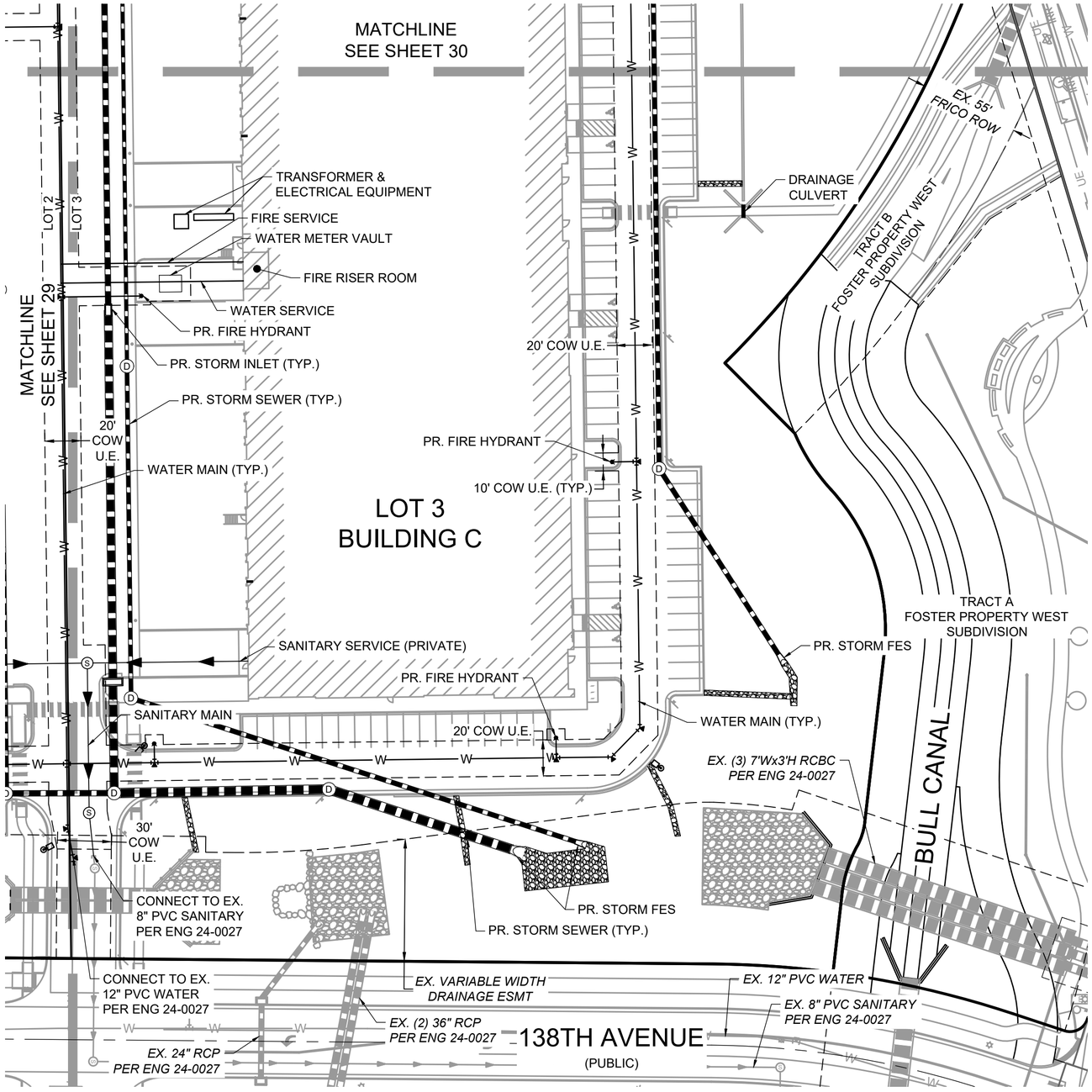
UTILITY PLAN

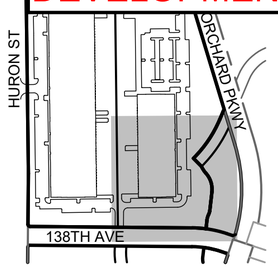
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 31 OF 70

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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

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| SUB 03 - 11.10.2025 |
| SUB 04 - 12.30.2025 |

31 OF 70
UTILITY PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

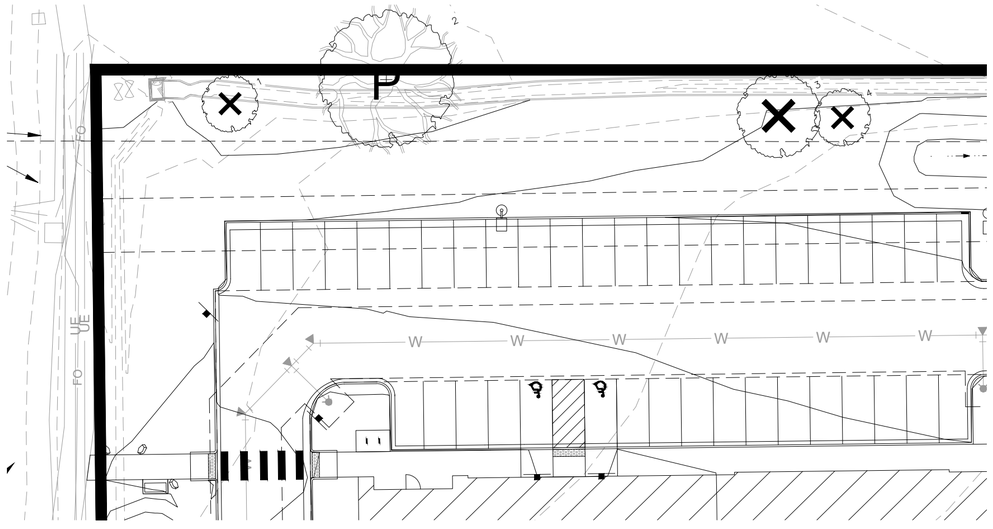
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 32 OF 70

## STANDARD STATEMENTS

1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION AND ORDINANCE NO. 3133, SERIES OF 2004.
2. THE TOTAL WATER BUDGET SHALL NOT EXCEED 15 GALLONS/SQUARE FEET/IRRIGATION SEASON (YEAR), UNLESS APPROVED OTHERWISE BY THE CITY.
3. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE DEVELOPER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL, (AS DETERMINED BY THE CITY), SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE CITY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS OFFICIAL DEVELOPMENT PLAN.
4. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 8" DEPTH INTO THE SOIL. AN INSPECTION AND AFFIDAVIT REGARDING SOIL PREPARATION WILL BE REQUIRED.
5. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS.
6. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND PERIODICALLY ADJUSTED TO ASSURE WATERING EFFICIENCY AND CONSERVATION METHODS. IRRIGATION SHOULD NOT OCCUR BETWEEN THE HOURS OF 10 A.M. AND 6 P.M. IN ORDER TO REDUCE EVAPORATION. EXCESSIVE WATER RUN OFF, AS DETERMINED BY THE CITY, IS NOT PERMITTED.
7. NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
8. ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD AREAS BY EDGING MATERIAL.
9. FINAL LANDSCAPING AND IRRIGATION DRAWINGS AND PRIVATE IMPROVEMENTS AGREEMENT SHALL BE SUBMITTED TO THE CITY OF WESTMINSTER FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF FINAL PLAT.
10. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.

NOTE: DECORATIVE ROCK TO BE PROVIDED BY SITEONE STONE CENTER - 11250 DILLON RD. BROOMFIELD, CO 80020 (STORE #1170).

## TREE PRESERVATION PLAN




## TREE PROTECTION KEY

P — EXISTING TREE TO BE PRESERVED

X — EXISTING TREE TO BE REMOVED

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)

| | |
|---|---|
| EXIST. TREES TO BE PRESERVED | 1 |
| EXIST. TREES TO BE REMOVED | 3 |
| TOTAL EXISTING TREES TAGGED | 4 |

GENERAL NOTES

1. THE INTENT IS TO KEEP THE EXISTING TREES TO BE PRESERVED IN TACT THROUGHOUT THE DURATION OF CONSTRUCTION ON-SITE. IF THE TREES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR REPLACING PER THE MUNICIPALITY'S ORDINANCE.
2. CONTRACTOR IS RESPONSIBLE FOR THE HAUL-OFF OF ALL TREES AND OTHER VEGETATION TO BE REMOVED.

## SOD / SEEDING SPECIFICATIONS

| MATERIAL | | DESCRIPTION | SEEDING RATE |
|---|---|---|---|
| SOD | | ENVIRO TURF SOD<br>- TURF MASTER ENVIROTURF - HYBRID FESCUE BLEND | SOD ROLLS (NOT SEED) |
| SEED 1 | APPROX. HT. 36" | BUFFALO BRAND FOOTHILLS MIX<br>- 20% SNAKE RIVER WHEATGRASS - SECAR, 20% ANNUAL RYEGRASS - VNS, 25% THICKSPIKE WHEATGRASS - CRITANA, 10% SWITCH-GRASS - VNS, 15% SIBERIAN WHEATGRASS - STABILIZER, 10% GREEN NEEDLE - LODORM. | 20-25 LBS / ACRE |
| SEED 2 | APPROX. HT. 12" | BUFFALO BRAND NATIVE TURF MIX<br>- 75% BUFFALO, SHARP'S IMPROVED II KNO3, 25% BLUE GRAMA, NATIVE | 2-3 LBS / 1000 SF |
| SEED 3 | APPROX. HT. 36" | HONEY BEE WILDFLOWER MIX<br>- SIBERIAN WILDFLOWER, CORN POPPY, CRIMSON CLOVER, LANCE-LEAVED COREOPSIS, PURPLE CONEFLOWER, CALIFORNIA POPPY, BLANKETFLOWER, PURPLE PRAIRIE CLOVER, CHINESE FORGET-ME-NOT, COSMOS 'SENSATION MIX', ROCKY MOUNTAIN PENSTEMON, LACY PHACELIA, WHITE PRAIRIE CLOVER, NEW ENGLAND ASTER, ROCKY MOUNTAIN BEE PLANT, AND WHITE YARROW. | 5 LBS / 1000 SF |
| SEED 4 | APPROX HT. 6-12" | BUFFALO/BLUE GRAMA MIX<br>- 80% BUFFALO GRASS AND 20% BLUE GRAMA | 3 LBS / 1000 SF |

NOTE: REFER TO MANUFACTURER SPECIFICATIONS FOR ALL MIXES AND SEEDING RATES. SEEDING RATES AND MIXTURES ARE SUBJECT TO CHANGE AT MANUFACTURER'S DISCRETION.

## SEED INSTALLATION REQUIREMENTS

1. ALL SEED MIXES SHALL BE INSTALLED BY DRILL SEEDING WHERE PRACTICAL. SEED DRILL DEPTH SHALL BE PER MANUFACTURER'S SPECIFICATION.
2. WILDFLOWER SEED MIX CAN BE INSTALLED VIA HYDROSEEDING INCLUDING A MULCH AND TACKIFIER.
3. ALL NATIVE SEED AREAS SHALL BE ESTABLISHED AT A MINIMUM OF 4 TO 5 PLANTS PER SQUARE FOOT WITHIN 4 WEEKS AFTER GERMINATION, AND MAINTAINED AT THIS LEVEL, OR SHALL BE RESEEDED UNTIL ESTABLISHED AT THAT RATE.
4. ALL NATIVE SEED AREAS SHALL HAVE A LONG TERM MAINTENANCE PLAN THAT INCLUDES A MOWING, WATERING, WEED CONTROL, FERTILIZATION AND CORE AERATION SCHEDULE.
5. ALL TURF INSTALLATIONS, OTHER THAN SODDING, WILL REQUIRE AN ADDITIONAL WARRANTY PERIOD OF NO LESS THAN 2 YEARS.

## SOILS STATEMENT

ACCORDING TO UNITED STATES DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES CONSERVATION SERVICE, ONLY TWO TYPES OF SOILS HAS BEEN IDENTIFIED WITHIN THE PROJECT BOUNDARY. NUNN CLAY LOAM, 0 TO 1 PERCENT SLOPES MAKES UP 20% OF THE SOIL TYPE FOR THE PROJECT AREA AND PLATNER LOAM 0 TO 3 PERCENT SLOPES MAKES UP 80% OF THE SOIL TYPE FOR THE PROJECT ARE. SOIL TYPES PRESENT NO RESTRICTIONS FOR DEVELOPMENT.

| SOIL AMENDMENT REQUIRED | | | |
|---|---|---|---|
| R.O.W. AREA (SF) | 43,898 | X 5YDS / 1000 SF = | 220 CU.YDS. |
| PA 2 (SF) | 271,105 | X 5YDS / 1000 SF = | 1356 CU.YDS. |
| | | TOTAL | 1576 CU.YDS. |

## TREE SURVEY

NOVERA PA-2
1/8/2020
TREE SURVEY

| TAG # | DBH(INCHES) | BOTANICAL NAME | COMMON NAME | ISSUES AND CONCERNS | CONDITION | COND % |
|---|---|---|---|---|---|---|
| 3 | 24.0 | *Ulmus pumila* | Siberian Elm | Limited root space. Co-dominant trunk, 50% dead crown, squirrel damage. | POOR | 40% |
| | 24.0 | | | | | |
| 1 | 12.0 | *Ulmus pumila* | Siberian Elm | Limited root space. Co-dominant trunk, squirrel damage, > 30% crown dieback. | FAIR | 50% |
| 4 | 8.0 | *Ulmus pumila* | Siberian Elm | Limited root space. Co-dominant trunks (weak), squirrel damage, elm leaf miner. | FAIR | 50% |
| | 20.0 | | | | | |
| 2 | 54.0 | *Populus deltoides* | Plains Cottonwood | Limited root space. Co-dominant trunk. Some basal cavity, some decay, 10% crown dieback. | ADEQUATE | 60% |
| | 54.0 | | | | | |
| | 98.0 | | | | | |

| | | |
|---|---|---|
| DEAD | 0% | 0% |
| POOR | 24% | 45-35% |
| FAIR | 20% | 55-50% |
| ADEQUATE | 55% | 65-60% |
| GOOD | 0% | 85-70% |
| | 100% | |

NOTE: PRUNING OF PRESERVED TREE SHALL BE ONLY PREFORMED BY A LICENSED TREE CARE SPECIALIST.

**LOT COVERAGE**

| SURFACE TYPE | AREA (SF) | % OF SITE |
|---|---|---|
| BUILDING COVERAGE: | 386,486 | 31.6% |
| PAVING & DRIVES: | 526,207 | 43.0% |
| LANDSCAPE OPEN AREA: | 267,785 | 21.9% |
| DRAINAGE CHANNEL*: | 42,504 | 3.5% |
| TOTAL: | 1,222,982 | 100.0% |

NOTE: LANDSCAPE OPEN AREA TO BE A MINIMUM OF 20% OF THE OVERALL SITE, EXCLUDING ROW AND DRAINAGE CHANNEL.
* DRAINAGE CHANNEL AREA ALONG W. 138TH AVE INCLUDES CHANNEL BOTTOM AND AREA UP TO THE 100-YR WSEL.

ETRAKIT #PLN25-0016

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DATE: 01/05/2026

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 01.05.2026

32 OF 70
LANDSCAPE
COVER & NOTES

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 33 OF 70

## ROW PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | PLANTING SIZE | WATER USE | MATURE HEIGHT | MATURE WIDTH |
|---|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | | |
| | CS | 13 | CATALPA SPECIOSA<br>NORTHERN CATALPA | 2" CAL. | LOW | 40 - 65FT. HT. | 25 - 40FT. W. |
| | CO | 8 | CELTIS OCCIDENTALIS<br>COMMON HACKBERRY | 2" CAL. | LOW | 40 - 65FT. HT. | 40 - 65FT. W. |
| | GD | 7 | GYMNOCLADUS DIOICUS `ESPRESSO`<br>KENTUCKY COFFEETREE | 2" CAL. | LOW | 40 - 65FT. HT. | 25 - 40FT. W. |
| | PA | 7 | PLATANUS X ACERIFOLIA<br>LONDON PLANE TREE | 2" CAL. | LOW-MED | 40 - 65FT. HT. | 25 - 40FT. W. |
| | QR | 8 | QUERCUS ROBUR<br>ENGLISH OAK | 2" CAL. | LOW | 40 - 65FT. HT. | 40 - 65FT. W. |
| ORNAMENTAL TREES | | | | | | | |
| | AG | 7 | ACER TATARICUM 'GARANN'<br>HOT WINGS® TATARIAN MAPLE | 2" CAL. | LOW-MED | 15 - 25FT. HT. | 15 - 25FT. W. |
| | CI | 14 | CRATAEGUS CRUS-GALLI INERMIS<br>THORNLESS COCKSPUR HAWTHORN | 2" CAL. | LOW-MED | 15 - 25FT. HT. | 15 - 25FT. W. |
| | MR | 16 | MALUS X 'RADIANT'<br>RADIANT CRABAPPLE | 2" CAL. | LOW-MED | 15 - 25FT. HT. | 15 - 25FT. W. |
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | WATER USE | MATURE HEIGHT | MATURE WIDTH |
| DECIDUOUS SHRUBS | | | | | | | |
| | PR | 17 | PRUNUS BESSEYI 'P011S'<br>PAWNEE BUTTES® SAND CHERRY | #5 | LOW | 6 - FT. HT. | 3 - 6FT. W. |
| | RG *** | 72 | RHUS AROMATICA 'GRO-LOW'<br>GRO-LOW FRAGRANT SUMAC | #5 | XERIC | 1 - 2 FT. HT. | 6 - 10FT. W. |
| | RA | 60 | RIBES AUREUM<br>GOLDEN CURRANT | #5 | LOW | 3 - 1FT. HT. | 3 - 6FT. W. |
| EVERGREEN SHRUBS | | | | | | | |
| | AP *** | 82 | ARCTOSTAPHYLOS X COLORADENSIS<br>`PANCHITO`<br>PANCHITO MANZANITA | #5 | XERIC | 6 - 18IN. HT. | 3 - 6FT. W. |
| | JB *** | 27 | JUNIPERUS SQUAMATA 'BLUE STAR'<br>BLUE STAR JUNIPER | #5 | LOW | 18 - 30 IN. HT. | 3 - 6FT. W. |
| GRASSES | | | | | | | |
| | BG *** | 67 | BOUTELOUA GRACILIS<br>BLUE GRAMA GRASS | #5 | LOW | 18 - 30 IN. HT. | 1 - 3FT. W. |
| | FE | 42 | FESTUCA GLAUCA 'ELIJAH BLUE'<br>ELIJAH BLUE FESCUE | #1 | | 6 - 18IN. HT. | < - 3FT. W. |
| | LA | 68 | LEYMUS ARENARIUS<br>BLUE LYME GRASS | #5 | LOW | 18 - 36IN. HT. | |
| | PH | 58 | PHALARIS ARUNDINACEA<br>RIBBON GRASS | #5 | LOW-MED | 3 - 6FT. HT. | 3 - 1FT. W. |

*** MEETS REQUIREMENT OF 30" MAXIMUM HEIGHT AND ABLE TO BE WITHIN SITE DISTANCE TRIANGLES

## PA-2 PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | PLANTING SIZE | WATER USE | MATURE HEIGHT | MATURE WIDTH |
|---|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | | |
| | CS | 18 | CATALPA SPECIOSA<br>NORTHERN CATALPA | 2" CAL. | LOW | 40 - 65FT. HT. | 25 - 40FT. W. |
| | CO | 10 | CELTIS OCCIDENTALIS<br>COMMON HACKBERRY | 2" CAL. | LOW | 40 - 65FT. HT. | 40 - 65FT. W. |
| | CO2 | 29 | CELTIS OCCIDENTALIS<br>COMMON HACKBERRY | 3" CAL. | LOW | 40 - 65FT. HT. | 40 - 65FT. W. |
| | GD | 12 | GYMNOCLADUS DIOICUS `ESPRESSO`<br>KENTUCKY COFFEETREE | 2" CAL. | LOW | 40 - 65FT. HT. | 25 - 40FT. W. |
| | PA | 5 | PLATANUS X ACERIFOLIA<br>LONDON PLANE TREE | 2" CAL. | LOW-MED | 40 - 65FT. HT. | 25 - 40FT. W. |
| | PA2 * | 17 | PLATANUS X ACERIFOLIA<br>LONDON PLANE TREE | 3" CAL. | | 40 - 65FT. HT. | 25 - 40FT. W. |
| | QR | 8 | QUERCUS ROBUR<br>ENGLISH OAK | 2" CAL. | LOW | 40 - 65FT. HT. | 40 - 65FT. W. |
| | QR2 * | 9 | QUERCUS ROBUR<br>ENGLISH OAK | 3" CAL. | LOW | 40 - 65FT. HT. | 40 - 65FT. W. |
| EVERGREEN TREES | | | | | | | |
| | AC | 76 | ABIES CONCOLOR<br>WHITE FIR | 6` HT. | MED | 40 - 65FT. HT. | 15 - 25FT. W. |
| | PL | 12 | PINUS FLEXILIS<br>LIMBER PINE | 6` HT. | LOW | 40 - 65FT. HT. | 25 - 40FT. W. |
| | PL2 ** | 54 | PINUS FLEXILIS<br>LIMBER PINE | 8` HT. | LOW | 40 - 65FT. HT. | 25 - 40FT. W. |
| | TO | 78 | THUJA OCCIDENTALIS 'TECHNY'<br>TECHNY ARBORVITAE | 6` HT. | MED | 10 - 15FT. HT. | 6 - 10FT. W. |
| ORNAMENTAL TREES | | | | | | | |
| | AG | 38 | ACER TATARICUM 'GARANN'<br>HOT WINGS® TATARIAN MAPLE | 2" CAL. | LOW-MED | 15 - 25FT. HT. | 15 - 25FT. W. |
| | CI | 24 | CRATAEGUS CRUS-GALLI INERMIS<br>THORNLESS COCKSPUR HAWTHORN | 2" CAL. | LOW-MED | 15 - 25FT. HT. | 15 - 25FT. W. |
| | MS | 60 | MALUS SARGENTII<br>SARGENT CRABAPPLE | 2" CAL. | LOW-MED | | |
| | MR | 41 | MALUS X 'RADIANT'<br>RADIANT CRABAPPLE | 2" CAL. | LOW-MED | 15 - 25FT. HT. | 15 - 25FT. W. |
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | WATER USE | MATURE HEIGHT | MATURE WIDTH |
| DECIDUOUS SHRUBS | | | | | | | |
| | CD | 346 | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'<br>DARK KNIGHT BLUEBEARD | #5 | XERIC | 18 - 36IN. HT. | 1 - 3FT. W. |
| | CH | 52 | CORNUS ALBA 'BAILHALO'<br>IVORY HALO® TATARIAN DOGWOOD | #5 | MED | 3 - 6FT. HT. | 6 - 10FT. W. |
| | FP | 74 | FALLUGIA PARADOXA<br>APACHE PLUME | #5 | XERIC | 3 - 6FT. HT. | 3 - 6FT. W. |
| | RG *** | 263 | RHUS AROMATICA 'GRO-LOW'<br>GRO-LOW FRAGRANT SUMAC | #5 | XERIC | 1 - 2 FT. HT. | 6 - 10FT. W. |
| | RA | 110 | RIBES AUREUM<br>GOLDEN CURRANT | #5 | LOW | 3 - 1FT. HT. | 3 - 6FT. W. |
| EVERGREEN SHRUBS | | | | | | | |
| | AP *** | 306 | ARCTOSTAPHYLOS X COLORADENSIS<br>`PANCHITO`<br>PANCHITO MANZANITA | #5 | XERIC | 6 - 18IN. HT. | 3 - 6FT. W. |
| | JB *** | 212 | JUNIPERUS SQUAMATA 'BLUE STAR'<br>BLUE STAR JUNIPER | #5 | LOW | 18 - 30 IN. HT. | 3 - 6FT. W. |
| | PN | 133 | PINUS MUGO 'PUMILIO'<br>DWARF MUGO PINE | #5 | LOW | 3 - 6FT. HT. | 3 - 6FT. W. |
| GRASSES | | | | | | | |
| | BG *** | 323 | BOUTELOUA GRACILIS<br>BLUE GRAMA GRASS | #5 | LOW | 18 - 30 IN. HT. | 1 - 3FT. W. |
| | CK | 311 | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'<br>KARL FOERSTER FEATHER REED GRASS | #1 | MED | 3 - 6FT. HT. | 1 - 3FT. W. |
| | LA | 64 | LEYMUS ARENARIUS<br>BLUE LYME GRASS | #5 | LOW | 18 - 36IN. HT. | |
| | PH | 334 | PHALARIS ARUNDINACEA<br>RIBBON GRASS | #5 | LOW-MED | 3 - 6FT. HT. | 3 - 1FT. W. |

* SATISFIES REQUIREMENT THAT 20% OF DECIDUOUS TREES NEED TO BE 3" CALIPER.
**SATISFIES REQUIREMENT THAT 20% OF EVERGREEN TREES NEED TO BE 8' IN HEIGHT.
*** MEETS REQUIREMENT OF 30" MAXIMUM HEIGHT AND ABLE TO BE WITHIN SITE DISTANCE TRIANGLES

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DATE: 01/05/2026

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
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SUB 03 - 11.10.2025
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PLANT SCHEDULES

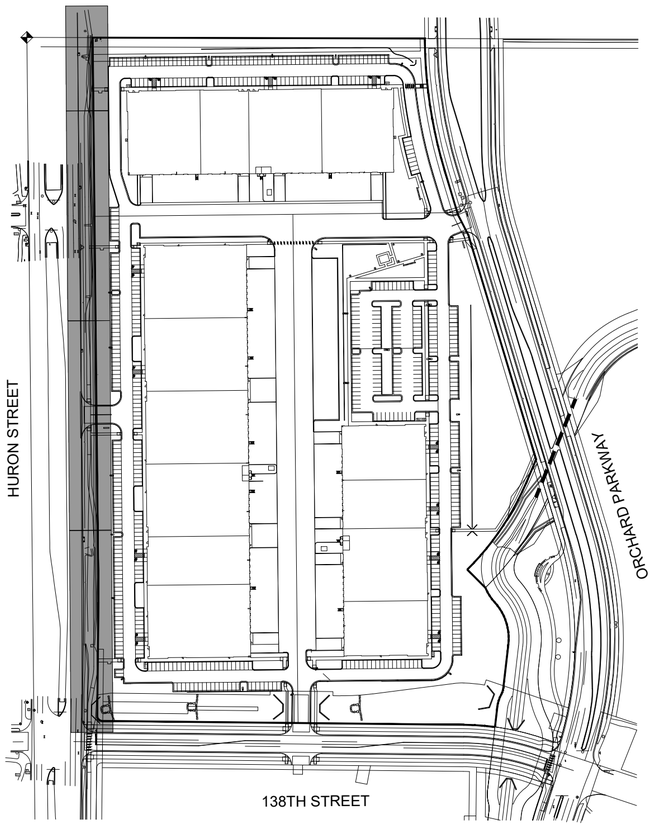
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

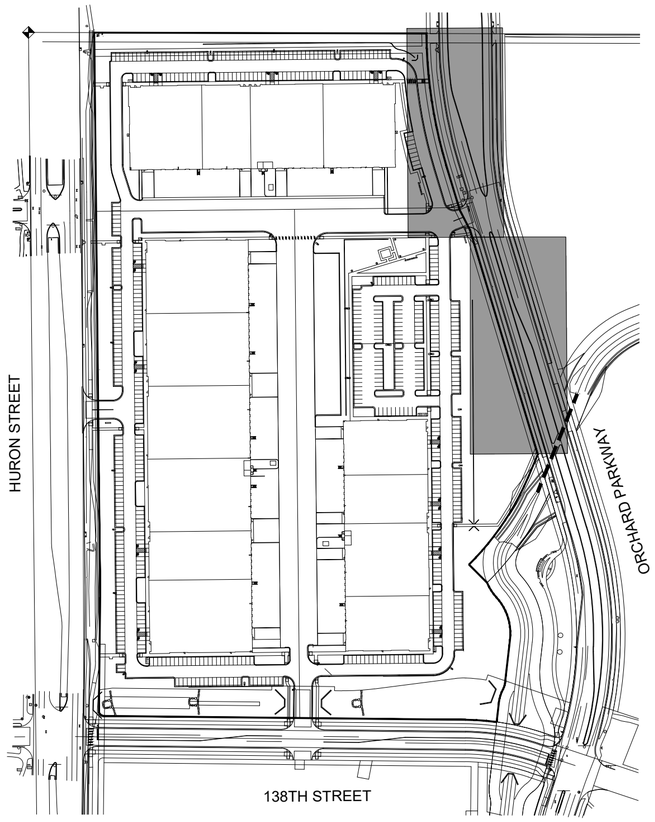
# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 34 OF 70

## HURON ST. - ROW




## ORCHARD PARKWAY - ROW




| R.O.W. LANDSCAPE METRICS - HURON ST. (32,958 SQUARE FEET OF R.O.W. LANDSCAPE AREA)* | | | | |
|---|---|---|---|---|
| MATERIAL | ORDINANCE REQUIREMENTS | PLANTINGS REQ./PROV. | SHRUB SUBSTITUTIONS REQ. / PROV. | GRASS SUBSTITUTIONS REQ. / PROV. |
| TREES | 1 TREE / 550 SF | 60 / 60 | N/A | N/A |
| SHRUBS | 3 SHRUBS / 550 SF | 180 / 176 | N/A | 12 / 124 (3 GRASSES PER 1 SHRUB) |

| GROUND COVERS | | |
|---|---|---|
| | 4,865 SF | 1-1/2" CLEAR CREEK GRANITE |
| | 6,782 SF | BUFFALO BRAND NATIVE TURF MIX |
| | 16,173 SF | BUFFALO/BLUE GRAMA MIX |
| | 5,138 SF | SHREDDED HARDWOOD MULCH |

| R.O.W. LANDSCAPE METRICS - ORCHARD PKWY (10,940 SQUARE FEET OF R.O.W. LANDSCAPE AREA)* | | | | |
|---|---|---|---|---|
| MATERIAL | ORDINANCE REQUIREMENTS | PLANTINGS REQ./PROV. | SHRUB SUBSTITUTIONS REQ. / PROV. | GRASS SUBSTITUTIONS REQ. / PROV. |
| TREES | 1 TREE / 550 SF | 20 / 20 | N/A | N/A |
| SHRUBS | 3 SHRUBS / 550 SF | 60 / 82 | N/A | 0 / 111 (3 GRASSES PER 1 SHRUB) |

| GROUND COVERS | | |
|---|---|---|
| | 1,500 SF | 1-1/2" CLEAR CREEK GRANITE |
| | 6,991 SF | BUFFALO/BLUE GRAMA MIX |
| | 2,449 SF | SHREDDED HARDWOOD MULCH |

| R.O.W. LANDSCAPE METRICS - OVERALL | | | |
|---|---|---|---|
| MATERIAL | PLANT MATERIAL REQ./PROV. | SHRUB SUBSTITUTIONS REQ. / PROV. | GRASS SUBSTITUTIONS REQ. / PROV. |
| TREES | 80 / 80 | N/A | N/A |
| SHRUBS | 240 / 258 | N/A | 12 / 235 (3 GRASSES PER 1 SHRUB) |

NORTH

0 100
SCALE

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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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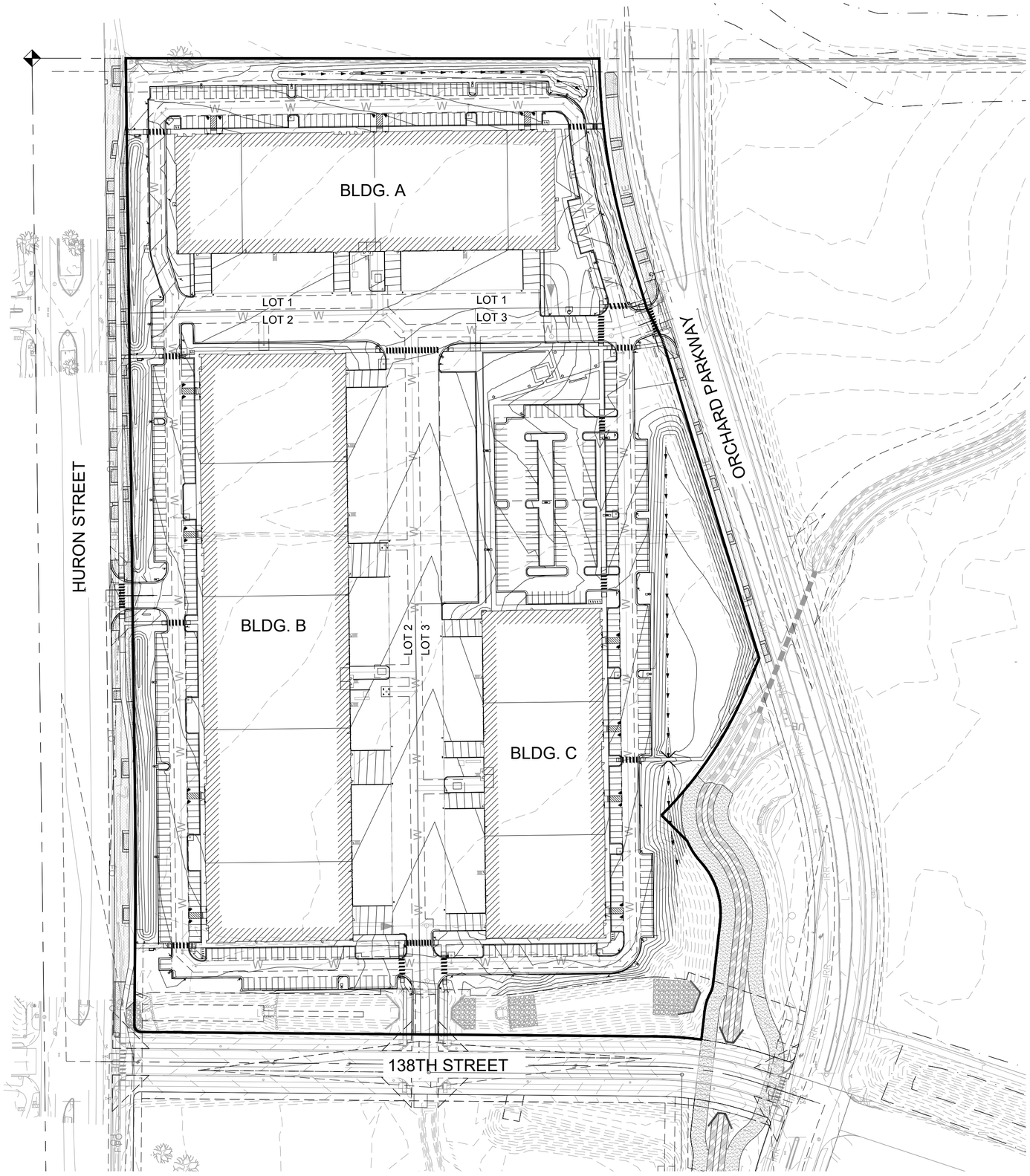
R.O.W. LANDSCAPE METRICS

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

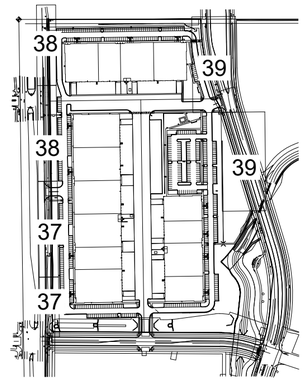
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 35 OF 70




## KEY MAP




| LANDSCAPE WATER BUDGET | | | | |
|---|---|---|---|---|
| LANDSCAPE HYDROZONE | COVERAGE (%) | AREA (SF) | TOTAL WATER USE (GAL) | |
| HIGH | 0 | 0 | X 18 GAL | 0 |
| MEDIUM | 0 | 0 | X 10 GAL | 0 |
| LOW | 86 | 37,533 | X 3 GAL | 112599 |
| NON-IRRIGATED | 14 | 6365 | X 0 GAL | 0 |
| TOTAL ALL HYDROZONE | 100 | 43898 | TOTAL GAL: | 112599 |
| | | | | |
| TOTAL GAL / TOTAL LANDSCAPE AREA = | | | 2.57 | GAL / SF |

| GROUND COVERS | | |
|---|---|---|
| | 6,365 SF | 1-1/2" CLEAR CREEK GRANITE<br>HYDROZONE: NON-IRRIGATED |
| | 6,782 SF | BUFFALO BRAND NATIVE TURF MIX<br>HYDROZONE: LOW |
| | 23,164 SF | BUFFALO/BLUE GRAMA MIX<br>HYDROZONE: LOW |
| | 7,587 SF | SHREDDED HARDWOOD MULCH<br>HYDROZONE: LOW |

NORTH

0 120
SCALE

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NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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*SUB 02 - 08.29.2025*
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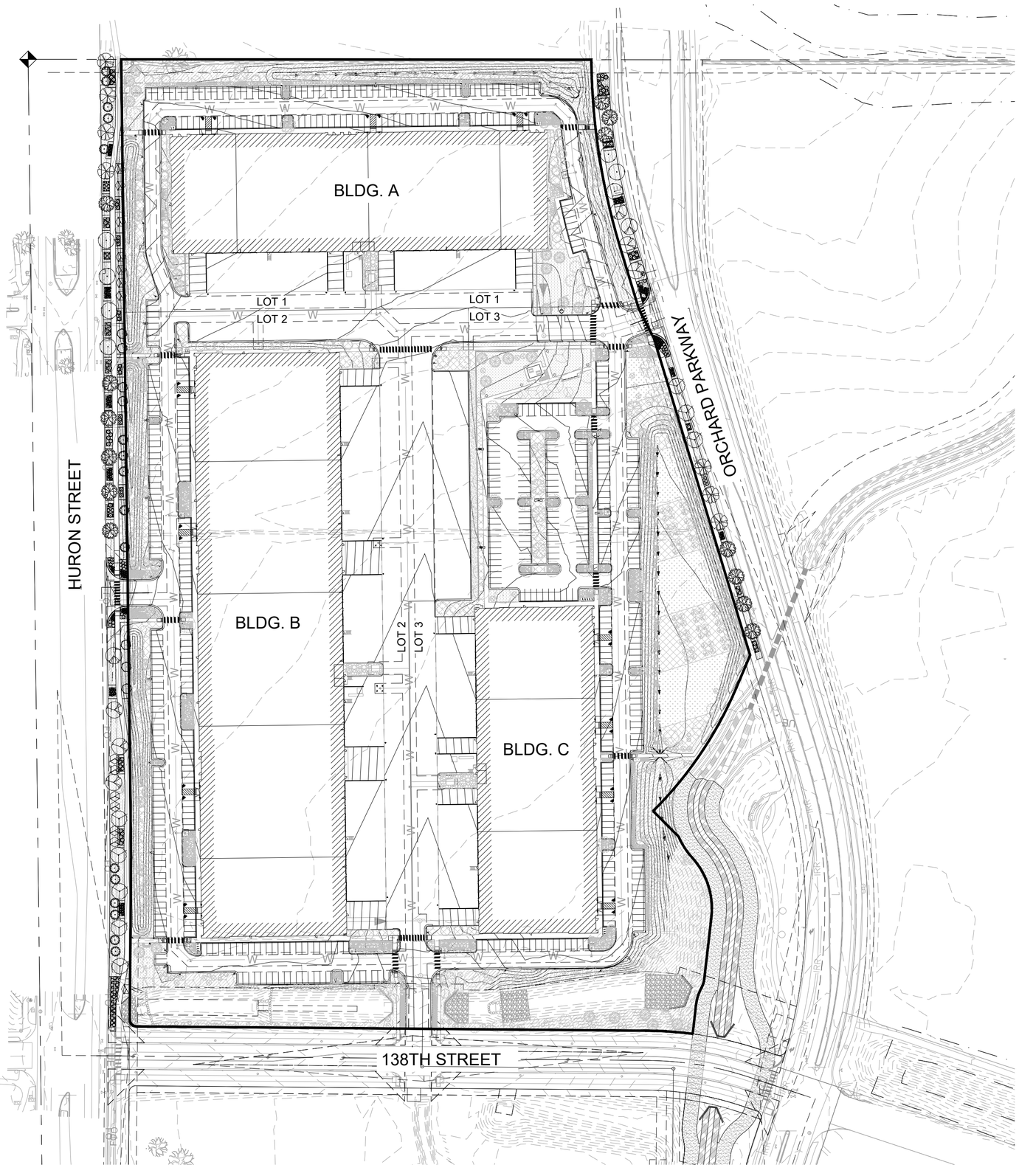
R.O.W.
HYDROZONE PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 36 OF 70

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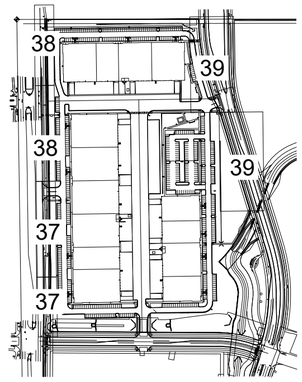


| GROUND COVERS | | |
|---|---|---|
| | 4,865 SF | 1-1/2" CLEAR CREEK GRANITE |
| | 6,782 SF | BUFFALO BRAND NATIVE TURF MIX |
| | 16,173 SF | BUFFALO/BLUE GRAMA MIX |
| | 5,138 SF | SHREDDED HARDWOOD MULCH |

NORTH

0 120
SCALE

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NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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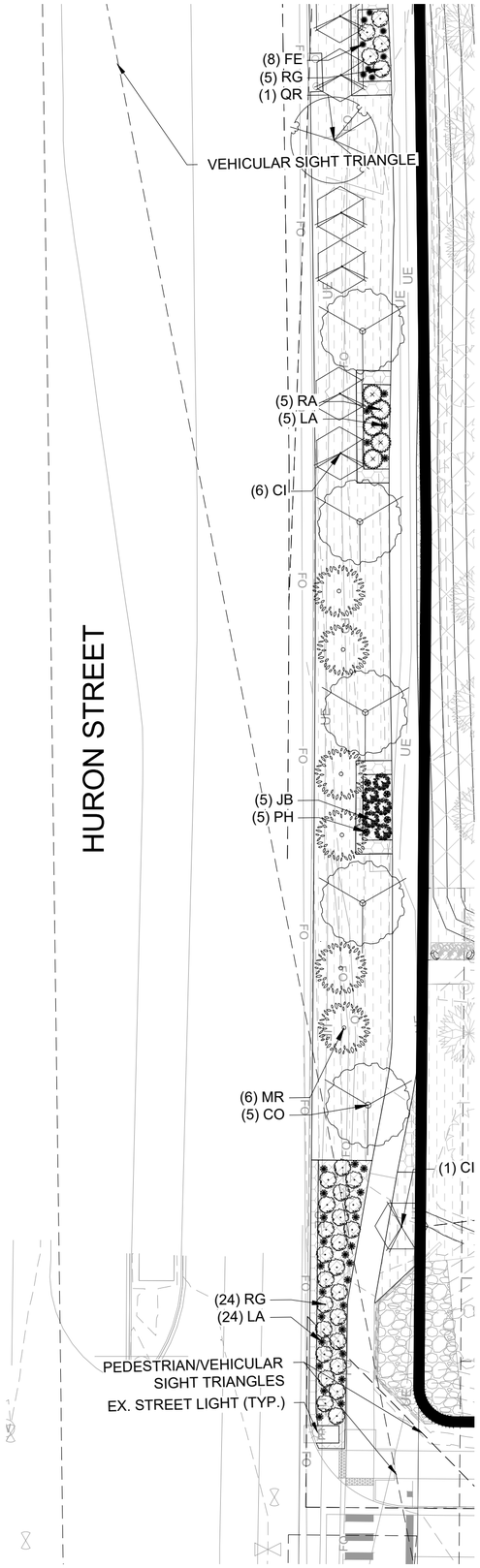
R.O.W. OVERALL PLAN

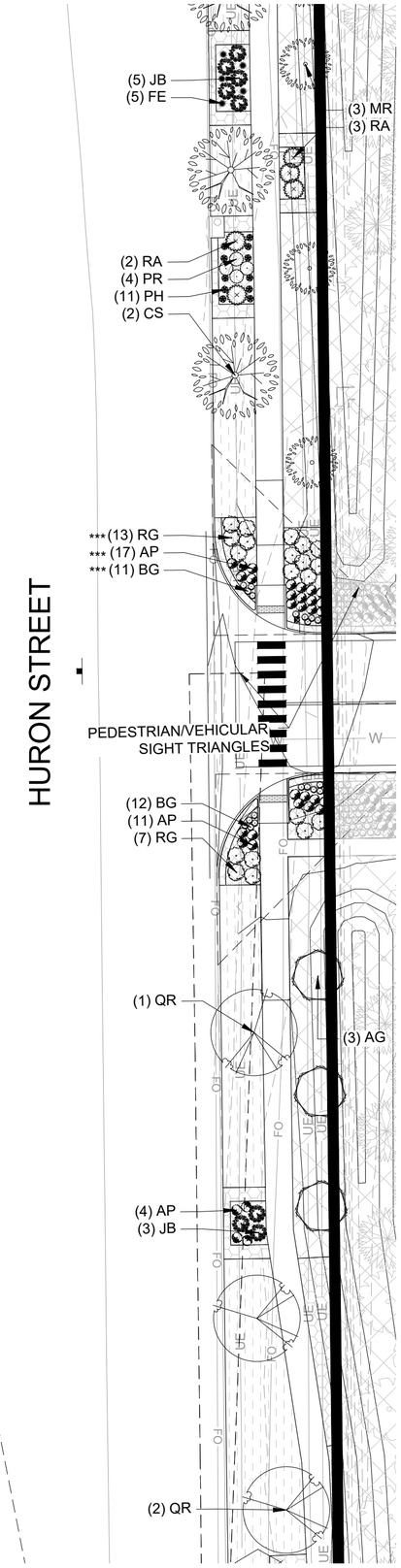
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 37 OF 70

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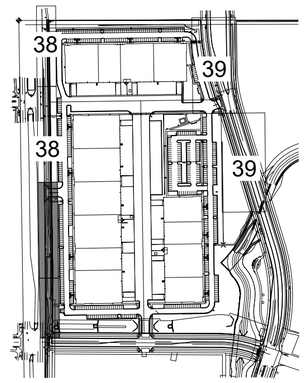


| GROUND COVERS | | |
|---|---|---|
| | 4,865 SF | 1-1/2" CLEAR CREEK GRANITE |
| | 6,782 SF | BUFFALO BRAND NATIVE TURF MIX |
| | 16,173 SF | BUFFALO/BLUE GRAMA MIX |
| | 5,138 SF | SHREDDED HARDWOOD MULCH |

NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

***REVISIONS***

*SUB 02 - 08.29.2025*
*SUB 03 - 11.10.2025*
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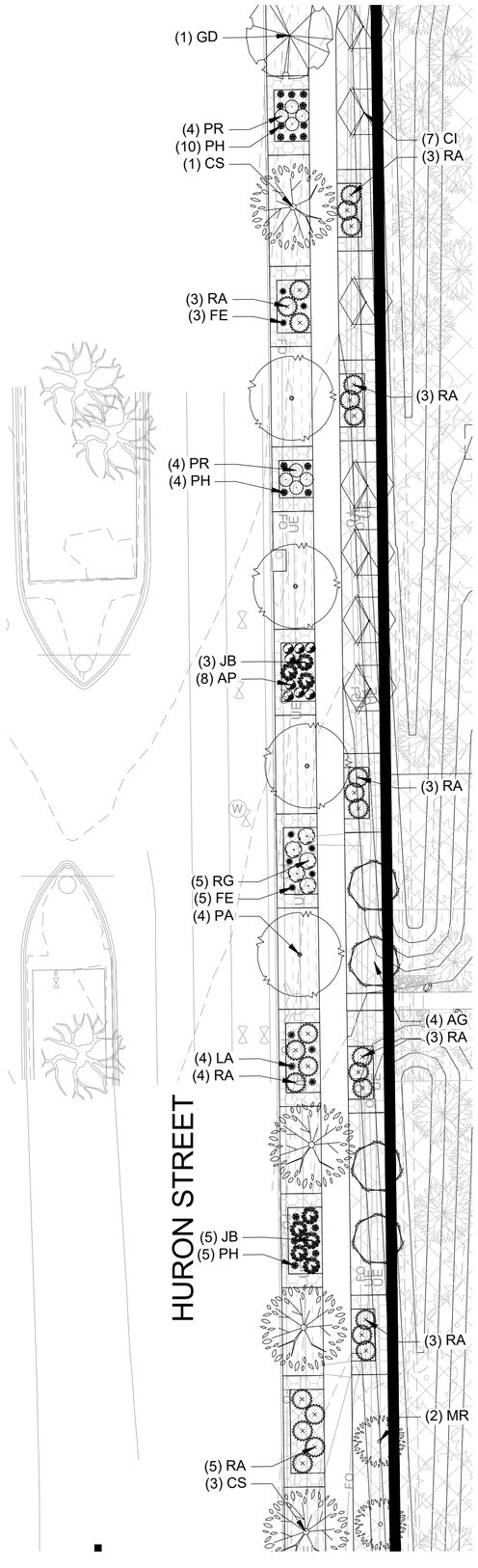
R.O.W.
ENLARGEMENT
PLAN 1

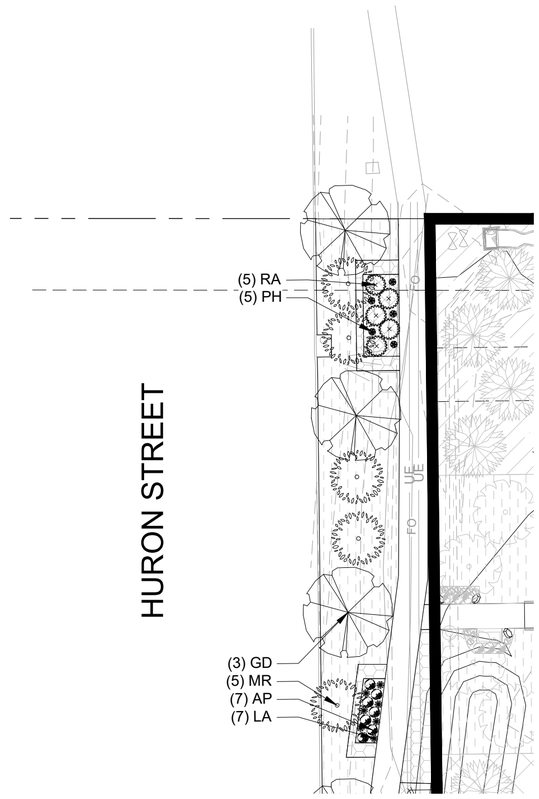
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 38 OF 70

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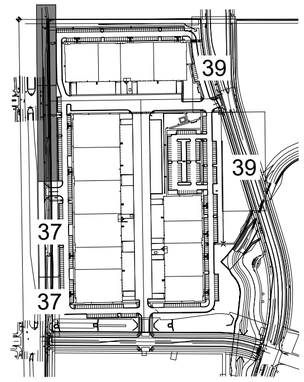


| GROUND COVERS | | |
|---|---|---|
| | 4,865 SF | 1-1/2" CLEAR CREEK GRANITE |
| | 6,782 SF | BUFFALO BRAND NATIVE TURF MIX |
| | 16,173 SF | BUFFALO/BLUE GRAMA MIX |
| | 5,138 SF | SHREDDED HARDWOOD MULCH |

NORTH

0 30
SCALE

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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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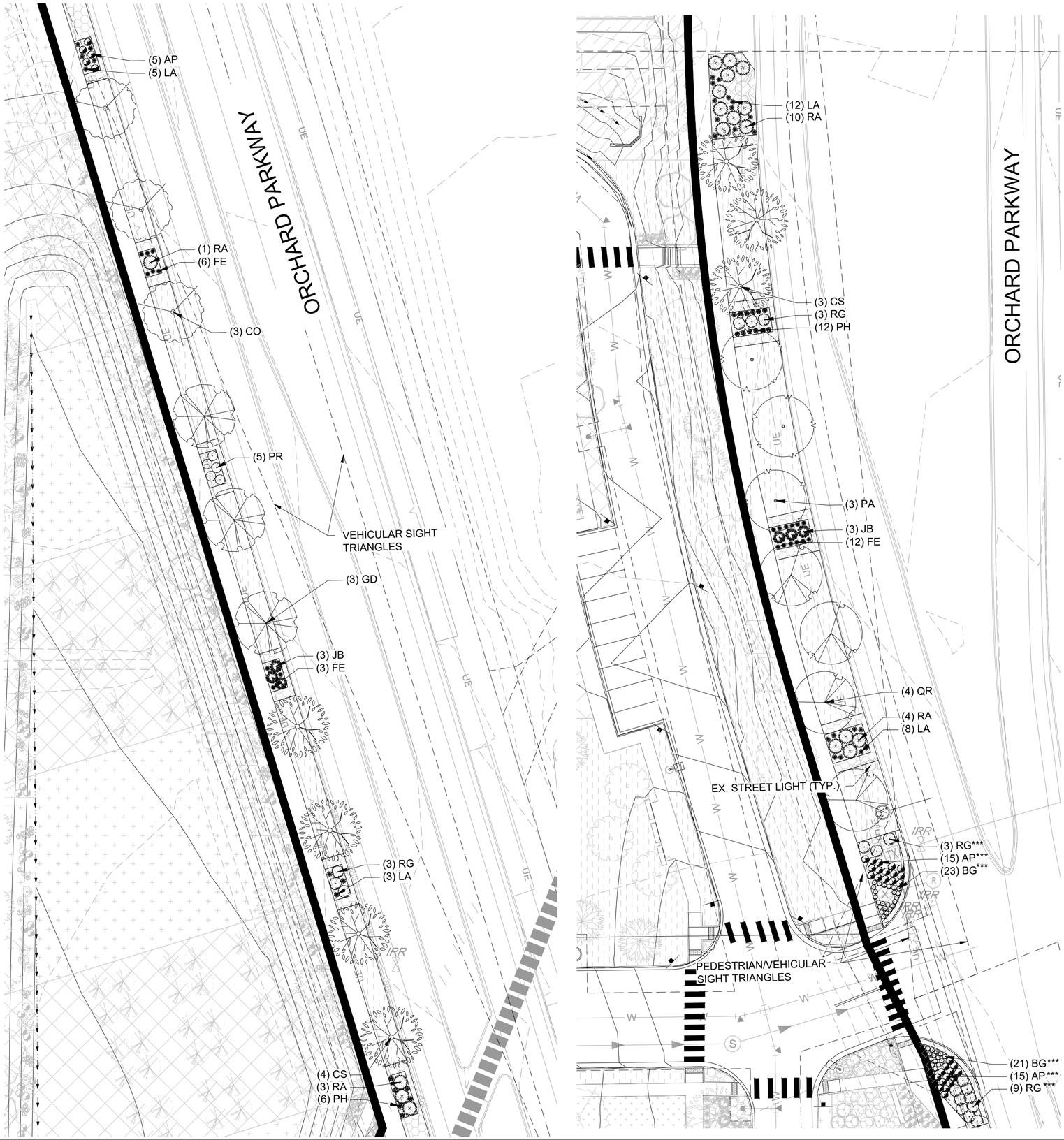
R.O.W.
ENLARGEMENT
PLAN 2

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 39 OF 70

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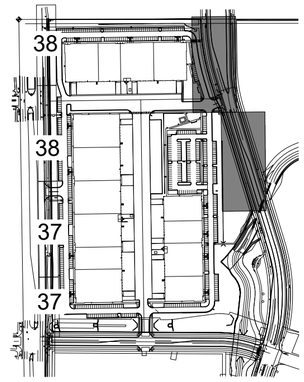


| GROUND COVERS | | |
|---|---|---|
| | 4,865 SF | 1-1/2" CLEAR CREEK GRANITE |
| | 6,782 SF | BUFFALO BRAND NATIVE TURF MIX |
| | 16,173 SF | BUFFALO/BLUE GRAMA MIX |
| | 5,138 SF | SHREDDED HARDWOOD MULCH |

NORTH

0 30
SCALE

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NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

***REVISIONS***

- *SUB 02 - 08.29.2025*
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R.O.W.
ENLARGEMENT
PLAN 3

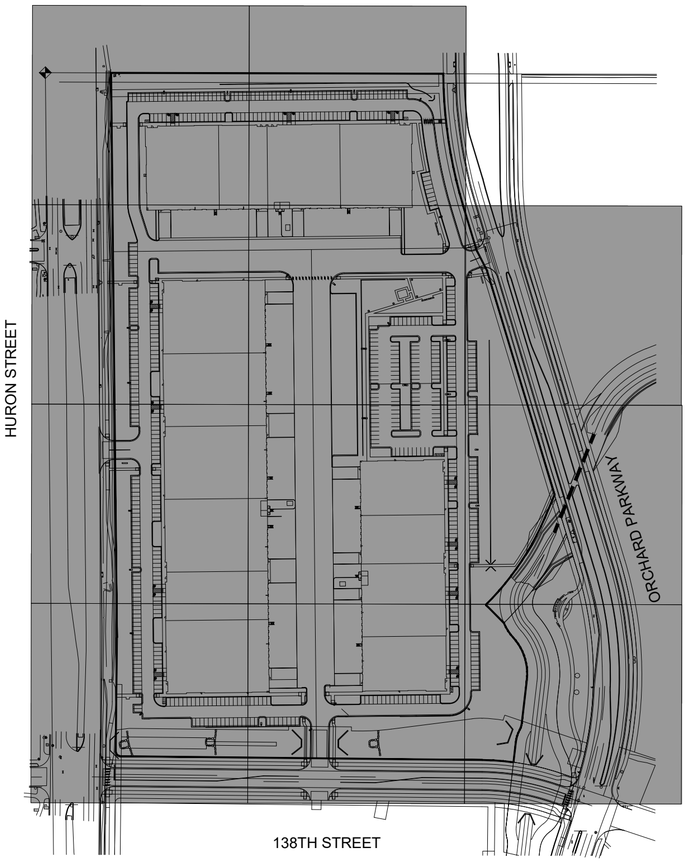
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 40 OF 70

PA-2




## LANDSCAPE METRICS - PA-2

(237,983 SQUARE FEET OF LANDSCAPE AREA)

| MATERIAL | ORDINANCE REQUIREMENTS | PLANTINGS REQ./PROV. | SHRUB SUBSTITUTIONS REQ. / PROV. | GRASS SUBSTITUTIONS REQ. / PROV. |
|---|---|---|---|---|
| TREES | 1 TREE / 550 SF | 433 / 452 (1 EXISTING) | - / - | - / - |
| SHRUBS | 3 SHRUBS / 550 SF | 1299 / 1255 | N/A | 132 / 1032 (3 GRASSES PER 1 SHRUB) |

## TOTAL PA-2 GROUNDCOVER QUANTITIES

| GROUND COVERS | | |
|---|---|---|
| | 26,374 SF | 1-1/2" CLEAR CREEK GRANITE |
| | 5,632 SF | 2-4" SPECKLED WHITE COBBLE |
| | 3,720 SF | 3/4" CLEAR CREEK GRANITE |
| | 72,157 SF | BUFFALO BRAND FOOTHILLS MIX |
| | 87,017 SF | BUFFALO BRAND NATIVE TURF MIX |
| | 32,101 SF | BUFFALO/BLUE GRAMA MIX |
| | 10,704 SF | ENVIROTURF SOD |
| | 31,638 SF | HONEY BEE WILDFLOWER MIX |
| | 1,762 SF | SHREDDED HARDWOOD MULCH |

**LOT COVERAGE**

| SURFACE TYPE | AREA (SF) | % OF SITE |
|---|---|---|
| BUILDING COVERAGE: | 386,486 | 31.6% |
| PAVING & DRIVES: | 526,207 | 43.0% |
| LANDSCAPE OPEN AREA: | 267,785 | 21.9% |
| DRAINAGE CHANNEL*: | 42,504 | 3.5% |
| TOTAL: | 1,222,982 | 100.0% |

NOTE: LANDSCAPE OPEN AREA TO BE A MINIMUM OF 20% OF THE OVERALL SITE, EXCLUDING ROW AND DRAINAGE CHANNEL.
* DRAINAGE CHANNEL AREA ALONG W. 138TH AVE INCLUDES CHANNEL BOTTOM AND AREA UP TO THE 100-YR WSEL.

## PARKING CALCULATIONS

### PARKING ISLANDS

| AREA/MATERIAL | ORDINANCE | REQUIRED | PROVIDED |
|---|---|---|---|
| 4,788 SF | 1 TREE AND 6 SHRUBS PER 171 SF | 28 TREES AND 168 SHRUBS | 28 TREES AND 168 SHRUBS |

### PARKING ISLANDS - ADDITIONAL

| AREA/MATERIAL | ORDINANCE | REQUIRED | PROVIDED |
|---|---|---|---|
| 1,825 SF | 1 TREE PER 150 SF AND 1 SHRUB PER 25 SF | 12 TREES AND 73 SHRUBS | 12 TREES AND 73 SHRUBS |

NORTH

0 100
SCALE

ETRAKIT #PLN25-0016

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NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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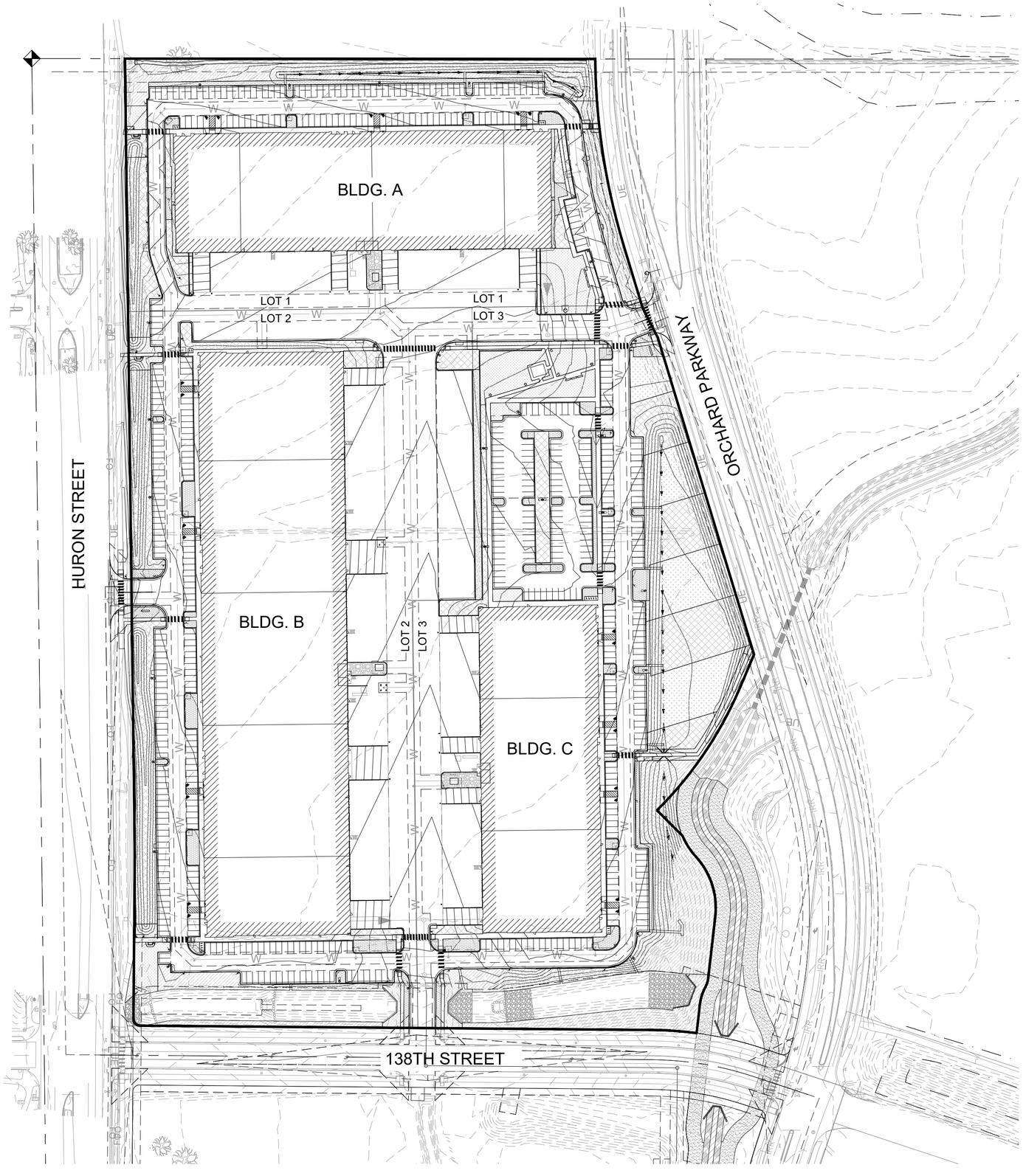
PA-2 LANDSCAPE METRICS

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

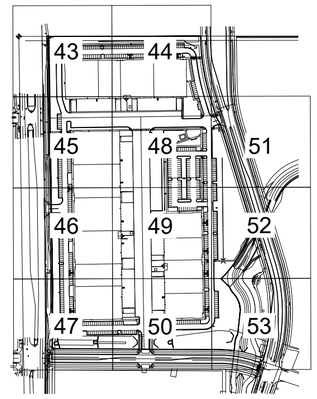
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 41OF 70




KEY MAP




| LANDSCAPE WATER BUDGET | | | | |
|---|---|---|---|---|
| LANDSCAPE HYDROZONE | COVERAGE (%) | AREA (SF) | TOTAL WATER USE (GAL) | |
| HIGH | 0 | 0 | X 18 GAL | 0 |
| MEDIUM | 4 | 10704 | X 10 GAL | 107040 |
| LOW | 93 | 251049 | X 3 GAL | 753147 |
| NON-IRRIGATED | 3 | 9352 | X 0 GAL | 0 |
| TOTAL ALL HYDROZONE | 100 | 271105 | TOTAL GAL: | 860187 |
| | | | | |
| TOTAL GAL / TOTAL LANDSCAPE AREA = | | | 3.17 | GAL / SF |

| GROUND COVERS | | |
|---|---|---|
| | 26,374 SF | 1-1/2" CLEAR CREEK GRANITE<br>HYDROZONE: LOW |
| | 5,632 SF | 2-4" SPECKLED WHITE COBBLE<br>HYDROZONE: NON-IRRIGATED |
| | 3,720 SF | 3/4" CLEAR CREEK GRANITE<br>HYDROZONE: NON-IRRIGATED |
| | 72,157 SF | BUFFALO BRAND FOOTHILLS MIX<br>HYDROZONE: LOW |
| | 87,017 SF | BUFFALO BRAND NATIVE TURF MIX<br>HYDROZONE: LOW |
| | 32,101 SF | BUFFALO/BLUE GRAMA MIX<br>HYDROZONE: LOW |
| | 10,704 SF | ENVIROTURF SOD<br>HYDROZONE: MEDIUM |
| | 31,638 SF | HONEY BEE WILDFLOWER MIX<br>HYDROZONE: LOW |
| | 1,762 SF | SHREDDED HARDWOOD MULCH<br>HYDROZONE: LOW |

NORTH

0 120
SCALE

ETRAKIT #PLN25-0016


OPUS

HRGreen

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SUITE 950
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VILLAGE CO 80111
PHONE: 720.602.4999
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DATE: 01/05/2026

NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

***REVISIONS***

*SUB 02 - 08.29.2025*
*SUB 03 - 11.10.2025*
*SUB 04 - 01.05.2026*

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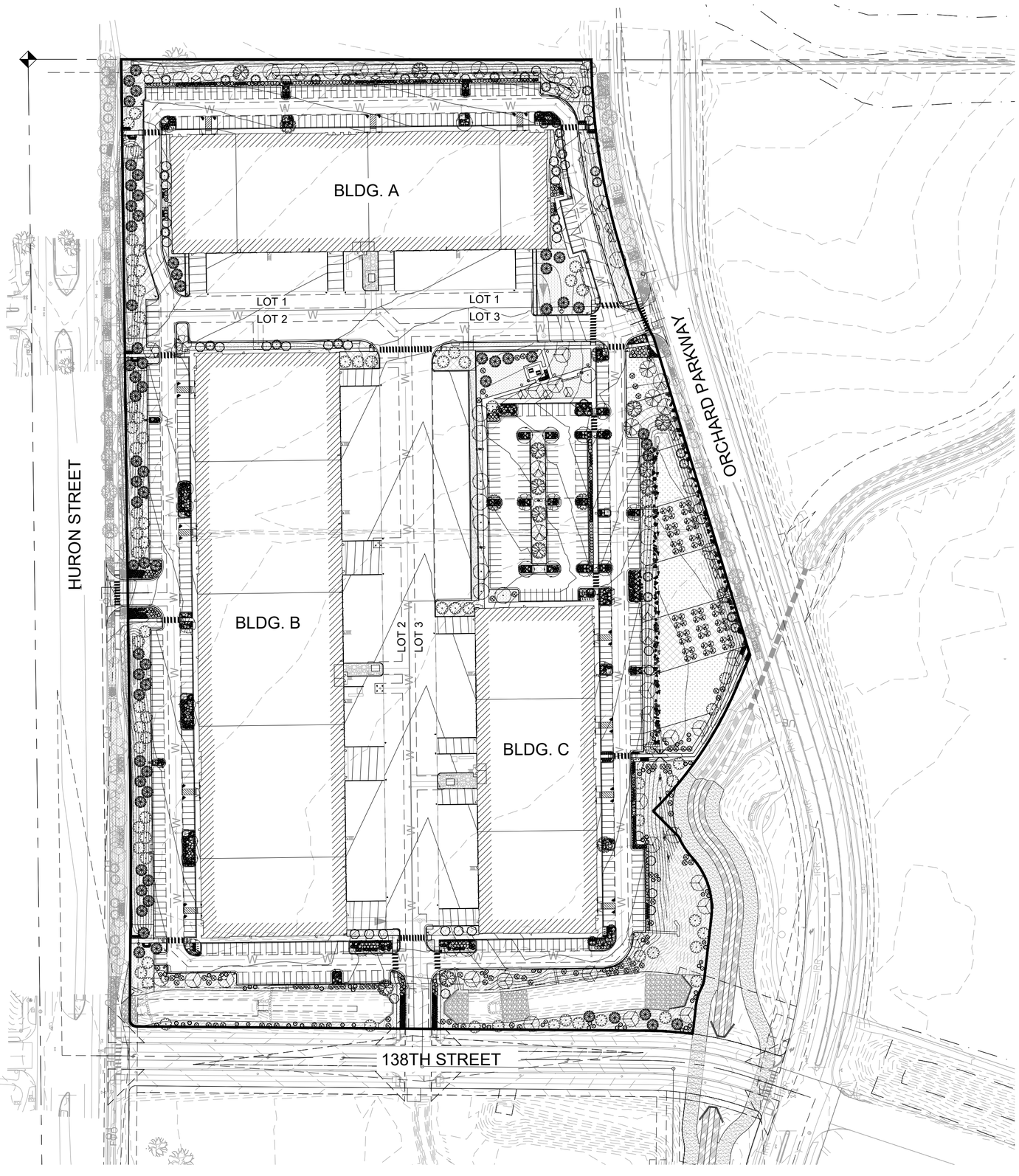
PA-2
HYDROZONE
PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 42 OF 70

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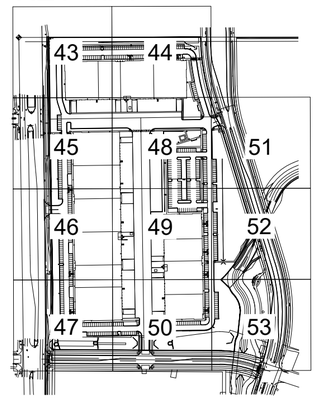


| GROUND COVERS | | |
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| | 1,762 SF | SHREDDED HARDWOOD MULCH |

NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

OPUS

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VILLAGE CO 80111
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DATE: 01/05/2026

NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

***REVISIONS***

*SUB 02 - 08.29.2025*
*SUB 03 - 11.10.2025*
*SUB 04 - 01.05.2026*

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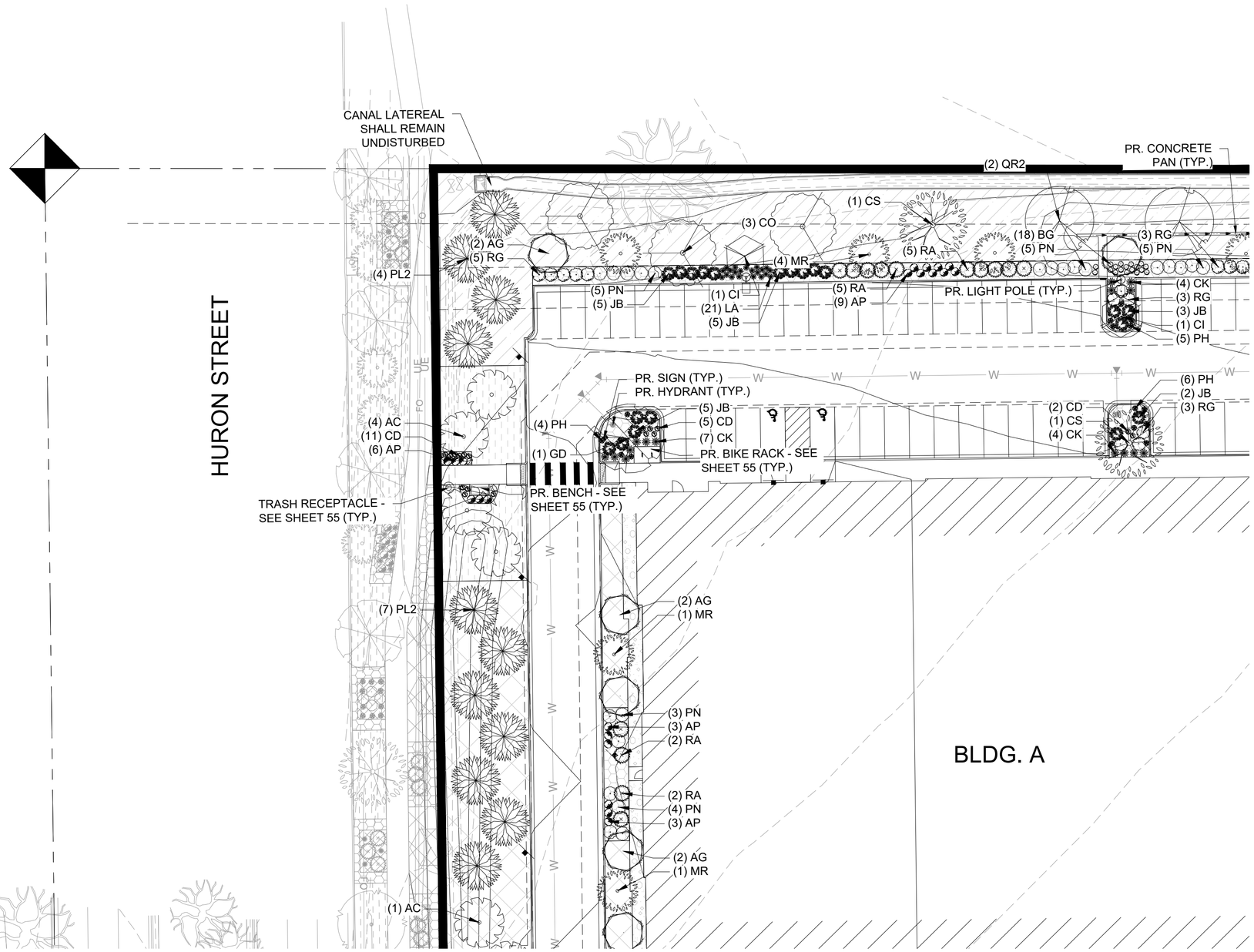
PA-2 OVERALL PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 43 OF 70

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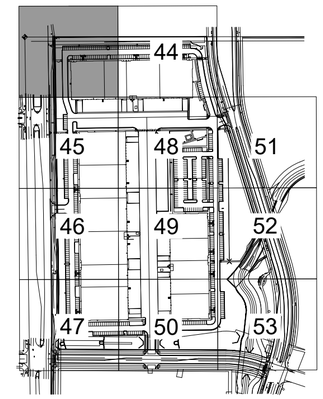


| GROUND COVERS | | |
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NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

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DATE: 01/05/2026

NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS

SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 01.05.2026

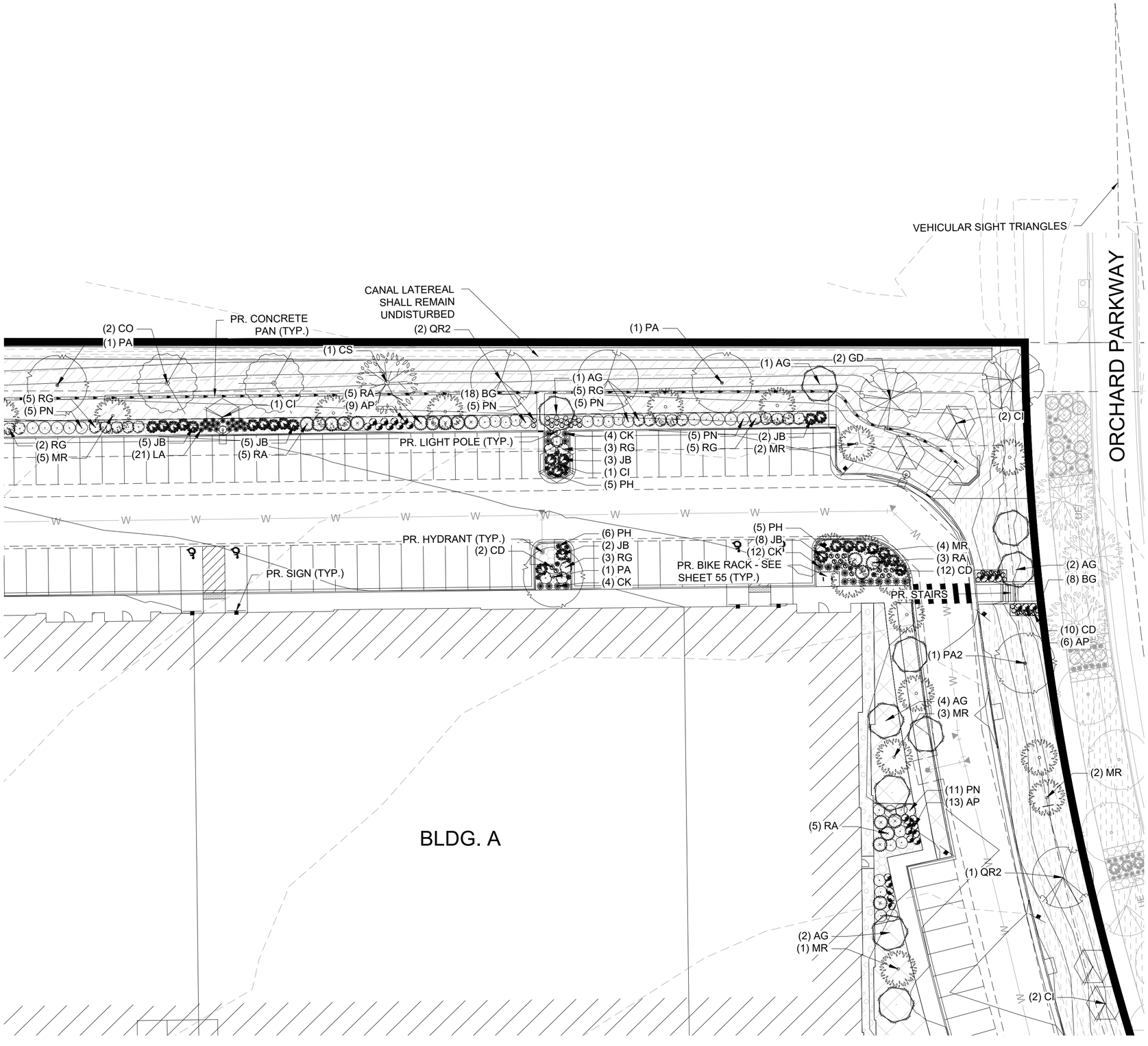
43 OF 70
PA-2
ENLARGMENT
PLAN 1

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 44 OF 70

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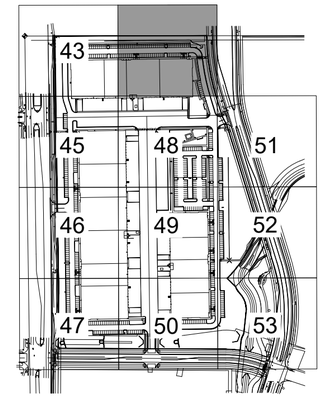


| GROUND COVERS | | |
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| | 32,101 SF | BUFFALO/BLUE GRAMA MIX |
| | 10,704 SF | ENVIROTURF SOD |
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| | 1,762 SF | SHREDDED HARDWOOD MULCH |

NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

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DATE: 01/05/2026

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

***REVISIONS***

- *SUB 02 - 08.29.2025*
- *SUB 03 - 11.10.2025*
- *SUB 04 - 01.05.2026*

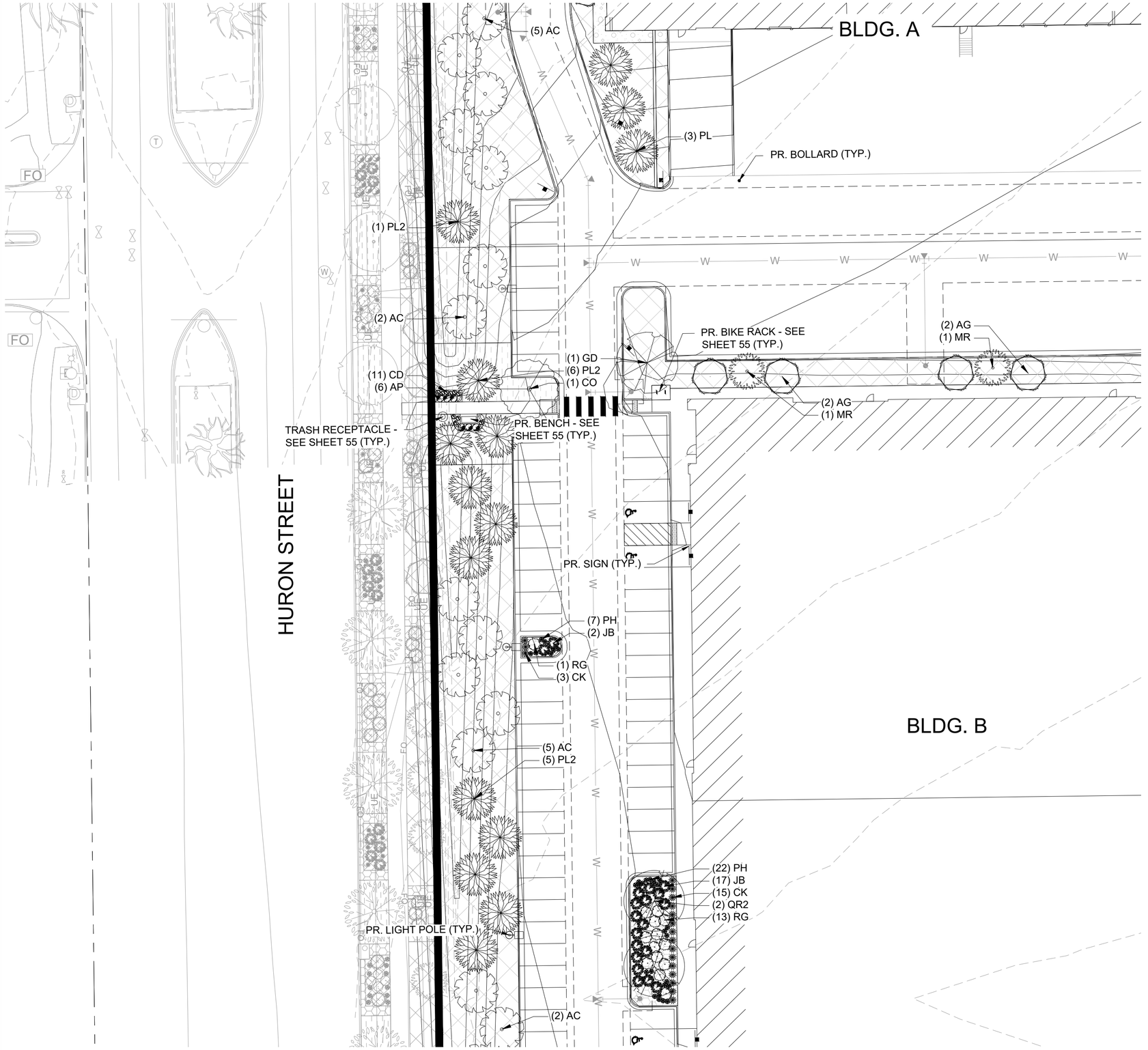
44 OF 70
PA-2
ENLARGEMENT
PLAN 2

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 45 OF 70

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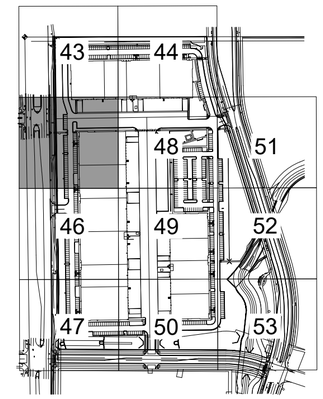


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| | 1,762 SF | SHREDDED HARDWOOD MULCH |

NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

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DATE: 01/05/2026

NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

***REVISIONS***

*SUB 02 - 08.29.2025*
*SUB 03 - 11.10.2025*
*SUB 04 - 01.05.2026*

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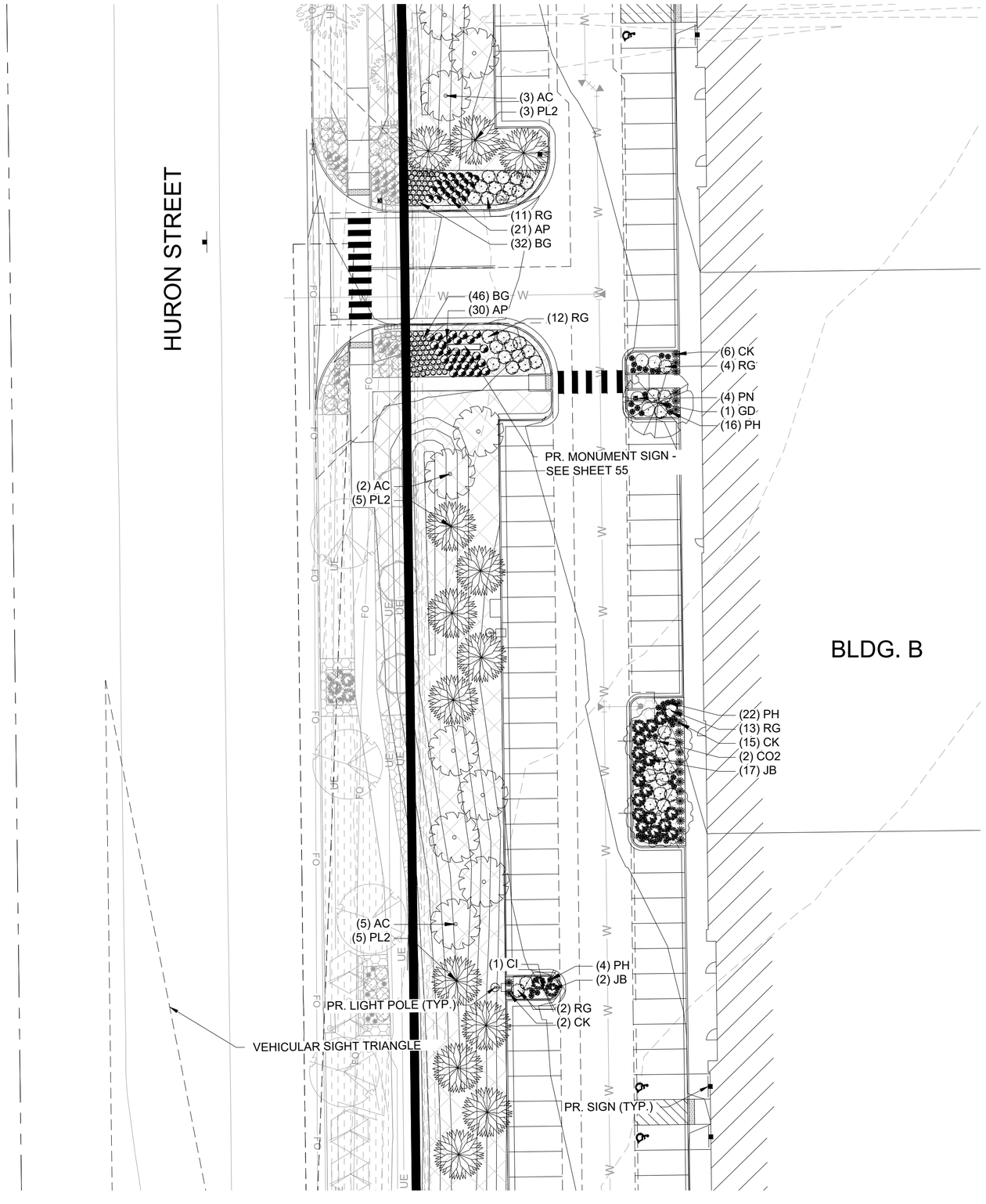
PA-2
ENALRGEMENT
PLAN 3

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 46 OF 70

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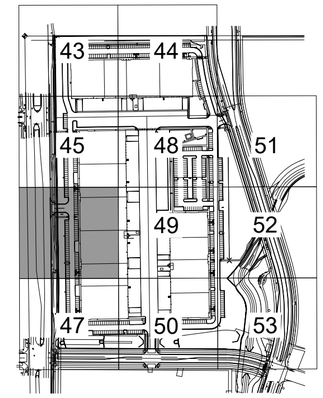


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| | 31,638 SF | HONEY BEE WILDFLOWER MIX |
| | 1,762 SF | SHREDDED HARDWOOD MULCH |

NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

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PHONE: 720.602.4999
FAX: 844.273.1057

DATE: 01/05/2026

NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

***REVISIONS***

*SUB 02 - 08.29.2025*
*SUB 03 - 11.10.2025*
*SUB 04 - 01.05.2026*

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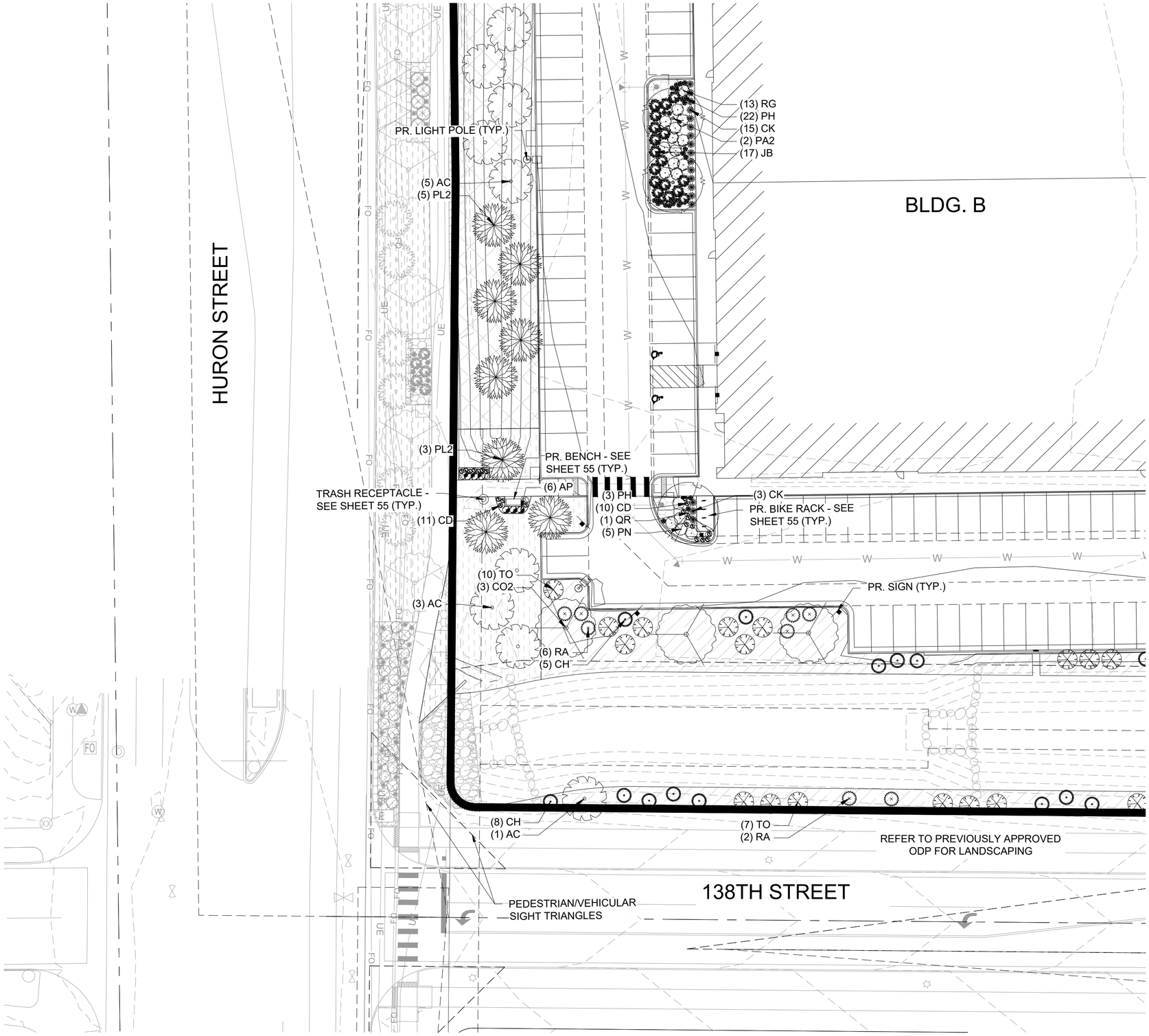
PA-2
ENALRGEMENT
PLAN 4

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 47 OF 70

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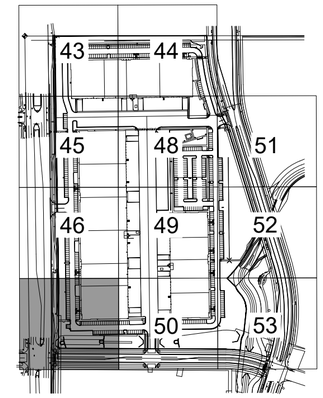


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| | 31,638 SF | HONEY BEE WILDFLOWER MIX |
| | 1,762 SF | SHREDDED HARDWOOD MULCH |

REFER TO PREVIOUS APPROVED "FOSTER WEST ODP" FOR SURROUNDING LANDSCAPING - ETRAKIT #PLN24-0029 RECEPTION #2025000002448

NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

OPUS

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DATE: 01/05/2026

NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 01.05.2026

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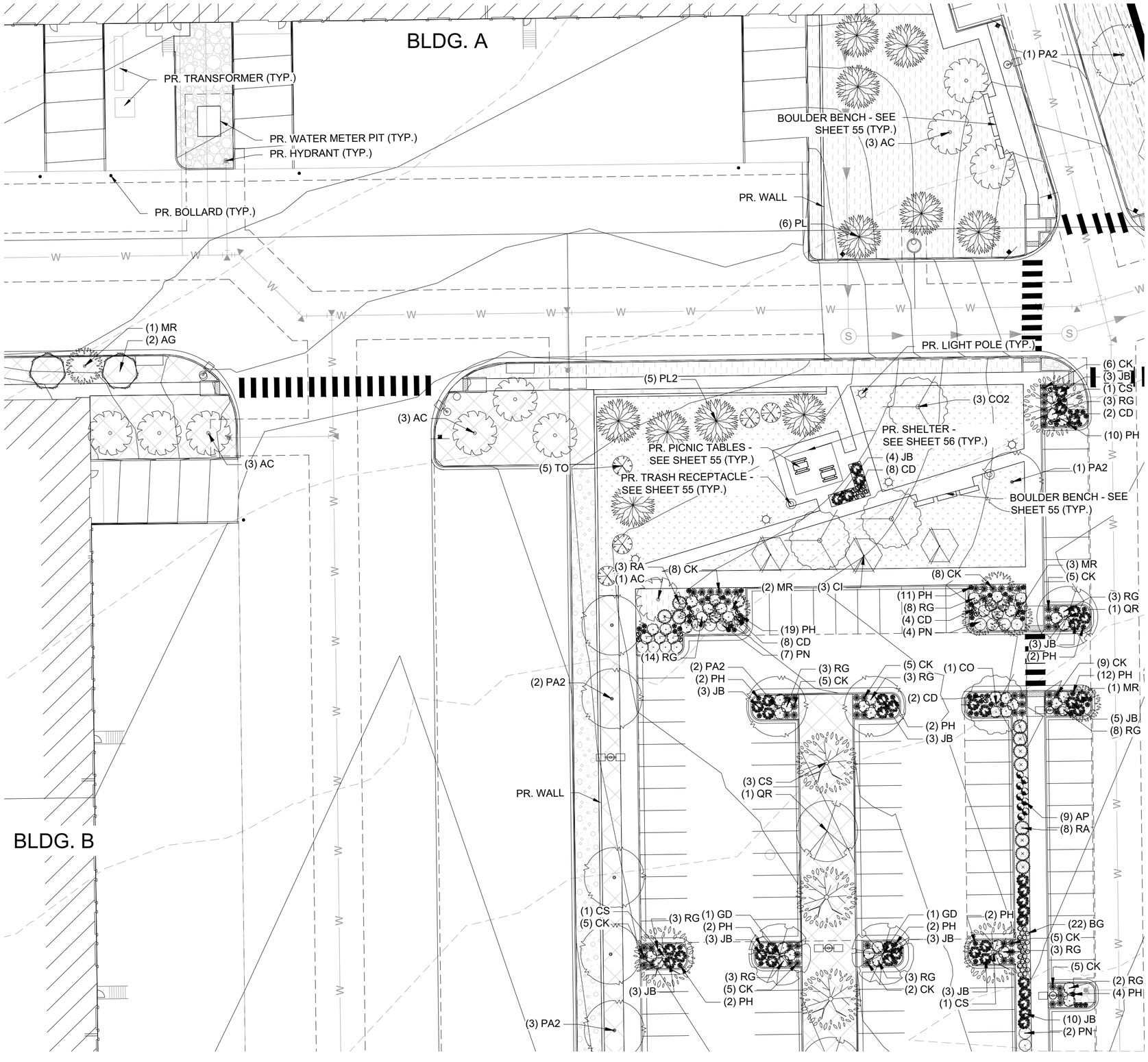
PA-2
ENALRGEMENT
PLAN 5

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

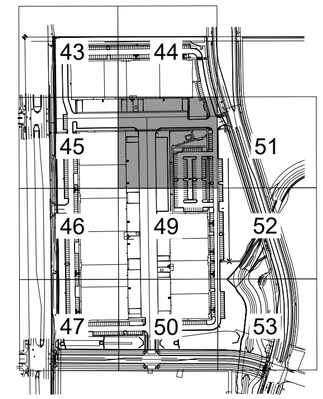
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 48 OF 70




## KEY MAP

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NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

OPUS

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SUITE 950
GREENWOOD
VILLAGE CO 80111
PHONE: 720.602.4999
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DATE: 01/05/2026

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

***REVISIONS***

*SUB 02 - 08.29.2025*
*SUB 03 - 11.10.2025*
*SUB 04 - 01.05.2026*

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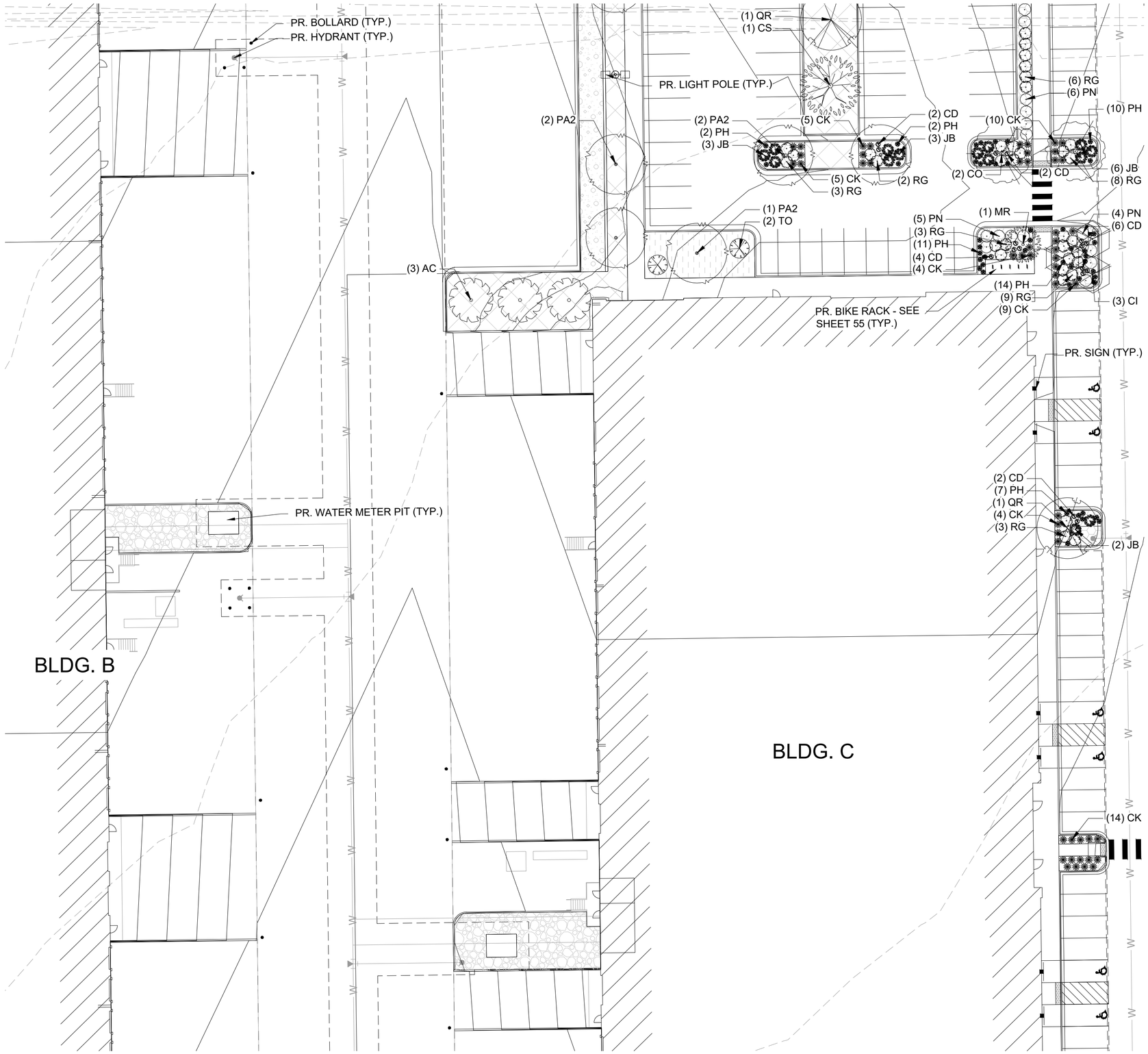
PA-2
ENALRGEMENT
PLAN 6

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 49 OF 70

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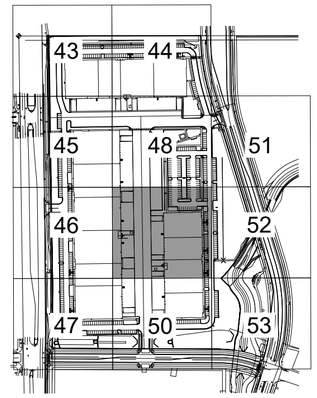


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NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

OPUS

HRGreen

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VILLAGE CO 80111
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DATE: 01/05/2026

NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS

SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 01.05.2026

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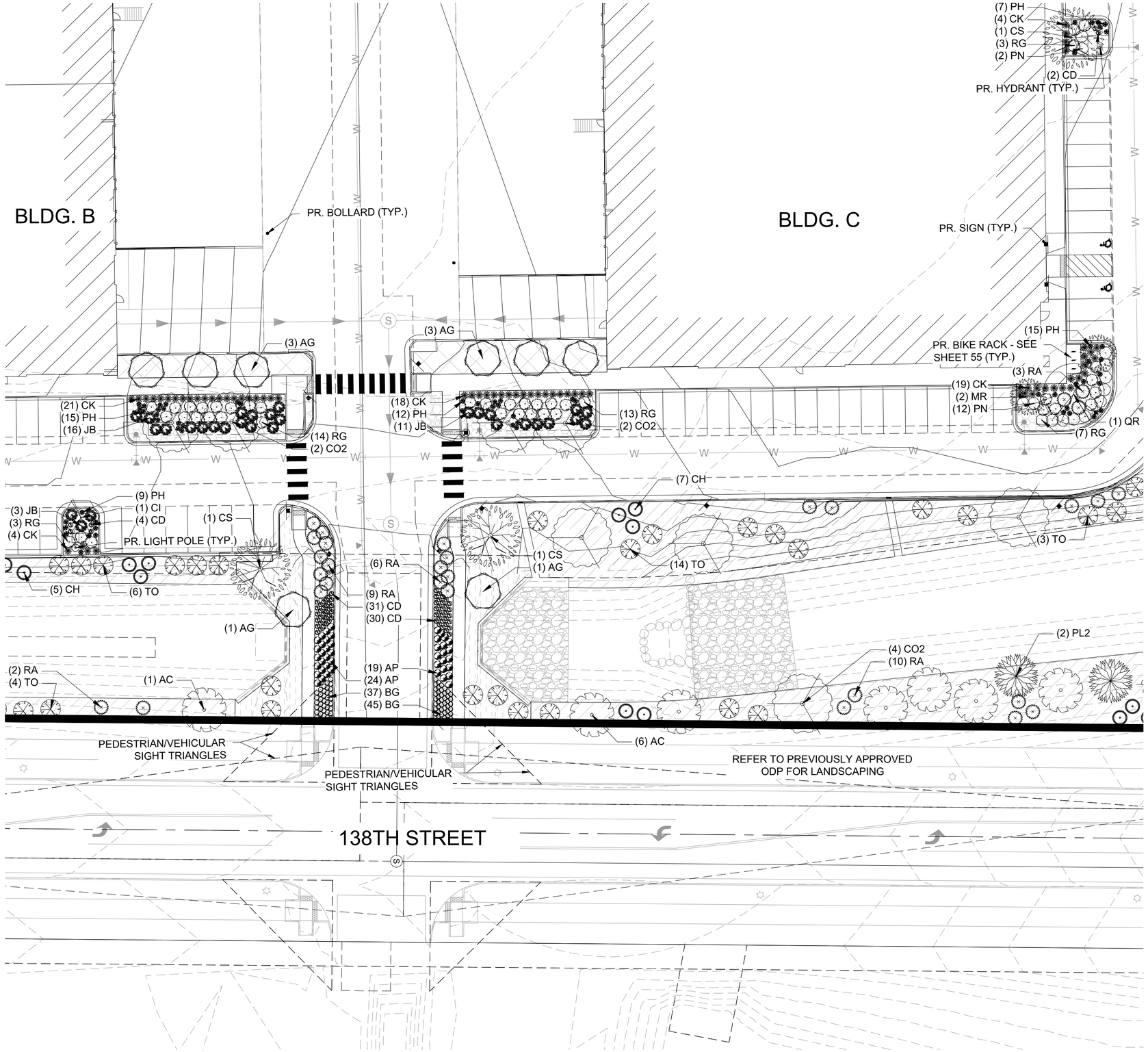
PA-2
ENLARGEMENT
PLAN 7

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

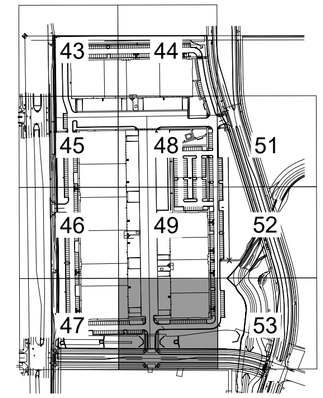
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 50 OF 70




## KEY MAP

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REFER TO PREVIOUS APPROVED "FOSTER WEST ODP" FOR SURROUNDING LANDSCAPING - ETRAKIT #PLN24-0029 RECEPTION #2025000002448

NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 01.05.2026

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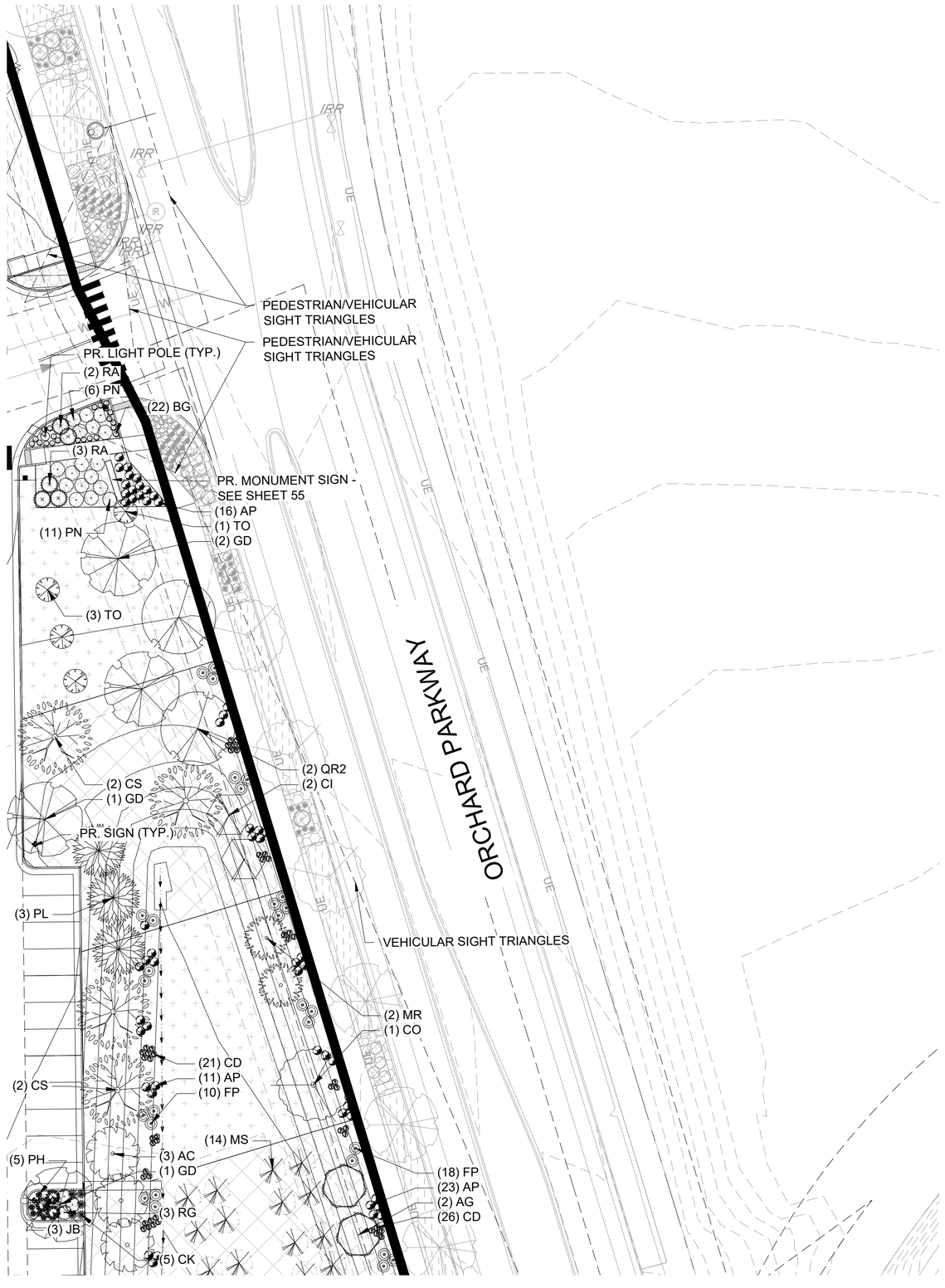
PA-2
ENALRGEMENT
PLAN 8

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

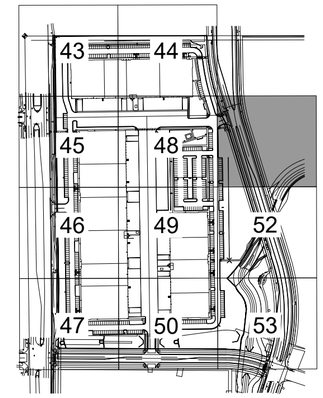
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 51OF 70




KEY MAP




| GROUND COVERS | | |
|---|---|---|
| | 26,374 SF | 1-1/2" CLEAR CREEK GRANITE |
| | 5,632 SF | 2-4" SPECKLED WHITE COBBLE |
| | 3,720 SF | 3/4" CLEAR CREEK GRANITE |
| | 72,157 SF | BUFFALO BRAND FOOTHILLS MIX |
| | 87,017 SF | BUFFALO BRAND NATIVE TURF MIX |
| | 32,101 SF | BUFFALO/BLUE GRAMA MIX |
| | 10,704 SF | ENVIROTURF SOD |
| | 31,638 SF | HONEY BEE WILDFLOWER MIX |
| | 1,762 SF | SHREDDED HARDWOOD MULCH |

NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

OPUS

HRGreen
HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
GREENWOOD
VILLAGE CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

DATE: 01/05/2026

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

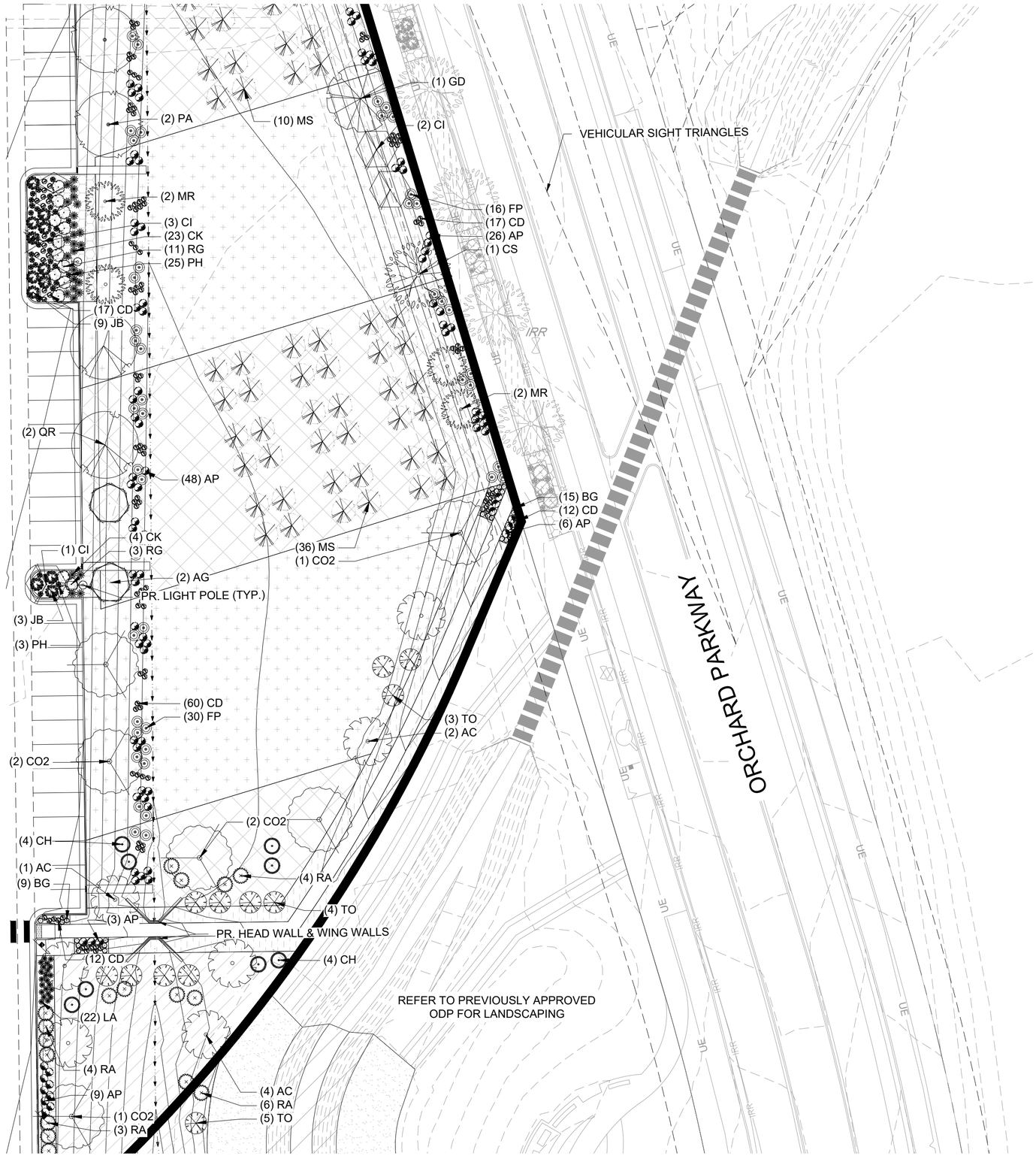
| REVISIONS |
|---|
| SUB 02 - 08.29.2025 |
| SUB 03 - 11.10.2025 |
| SUB 04 - 01.05.2026 |

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

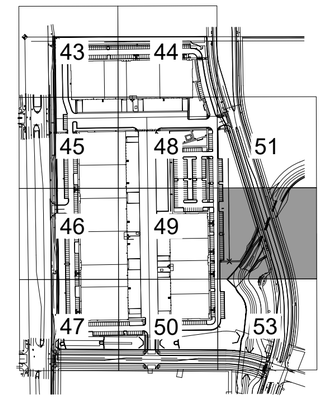
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 52 OF 70




## KEY MAP

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REFER TO PREVIOUS APPROVED "FOSTER WEST ODP" FOR SURROUNDING LANDSCAPING - ETRAKIT #PLN24-0029
RECEPTION #2025000002448

NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

OPUS

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SUITE 950
GREENWOOD
VILLAGE CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

DATE: 01/05/2026

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

***REVISIONS***

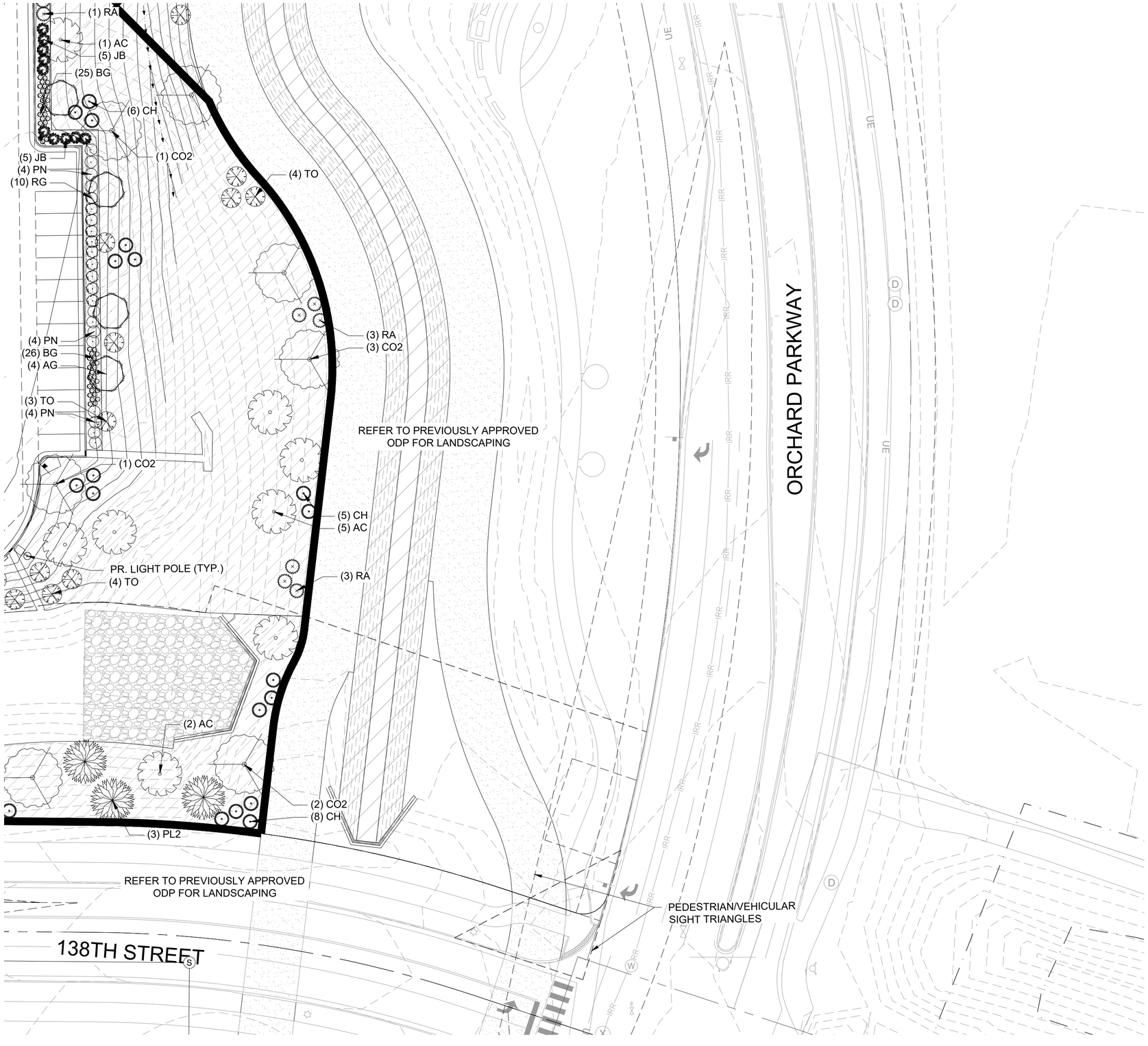
*SUB 02 - 08.29.2025*
*SUB 03 - 11.10.2025*
*SUB 04 - 01.05.2026*

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 53 OF 70

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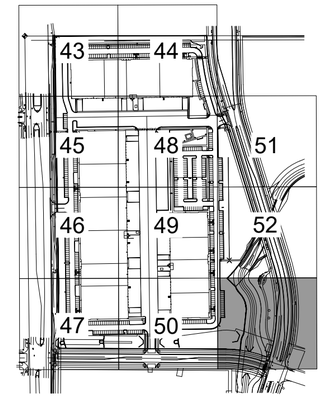


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REFER TO PREVIOUS APPROVED "FOSTER WEST ODP" FOR SURROUNDING LANDSCAPING - ETRAKIT #PLN24-0029 RECEPTION #2025000002448

NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

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DATE: 01/05/2026

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

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|---|
| SUB 02 - 08.29.2025 |
| SUB 03 - 11.10.2025 |
| SUB 04 - 01.05.2026 |

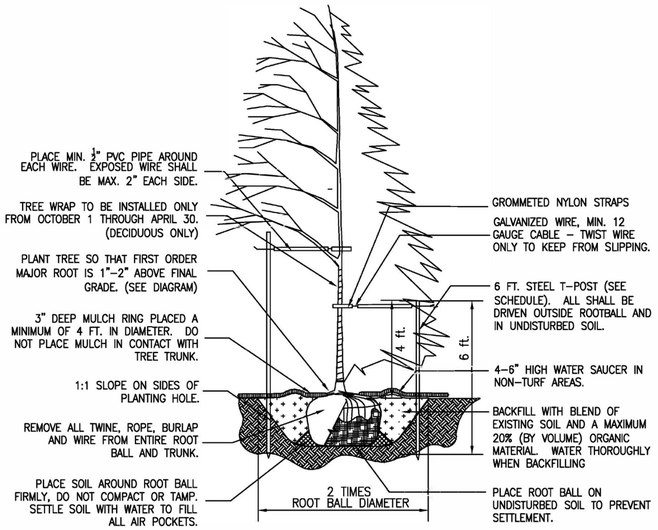
53 OF 70
PA-2
ENLARGEMENT
PLAN 11

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 54 OF 70




PRUNING NOTES:

ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.

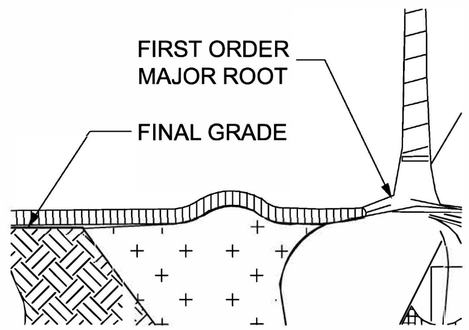
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO–DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

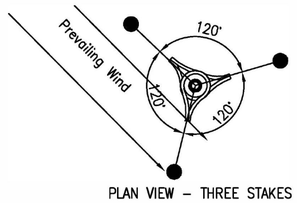
STAKING NOTES:

STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
1–½" CALIPER SIZE – MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
1–½" – 3" CALIPER SIZE – MIN. 2 STAKES – ONE ON N.W. SIDE, ONE ON S.W. SIDE.
3" CALIPER SIZE AND LARGER – 3 STAKES PER DIAGRAM

WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1–½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

## TREE PLANTING DETAIL
NOT TO SCALE



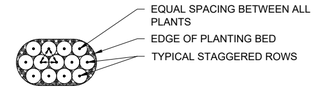



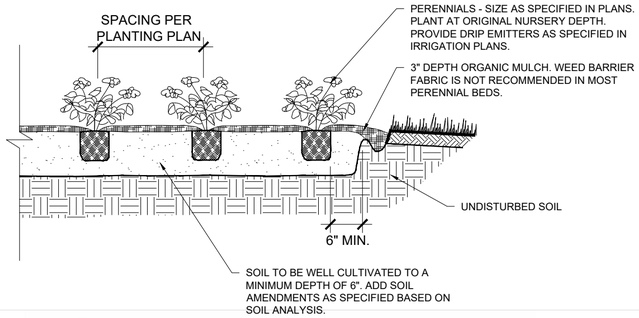

PLAN VIEW – THREE STAKES

## TREE STAKING DETAIL
NOT TO SCALE

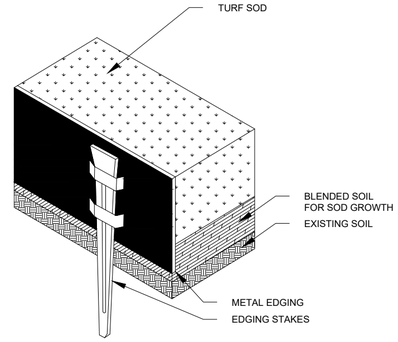
NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE ⅓ COMPOST (PREFERABLY CLASSIFIED) AND ⅔ NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

*WHEN PLANTING MASSES OF SHRUBS, GROUNDCOVER, PERENNIALS, AND ANNUALS, THIS DIAGRAM SHALL BE FOLLOWED.



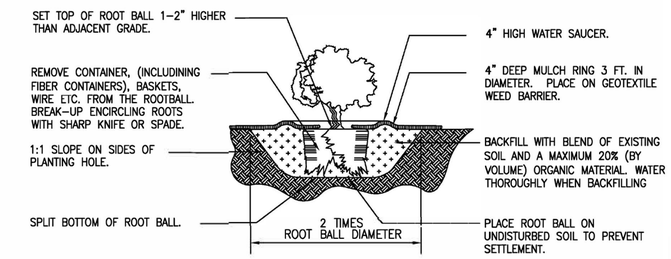

## PERENNIAL AND GRASS PLANTING DETAIL
NOT TO SCALE




CONFIGURATION AND JOINING

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.
3. USE BROWN COLOR ONLY.
4. CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

## METAL ROLL TOP EDGER DETAIL
NOT TO SCALE



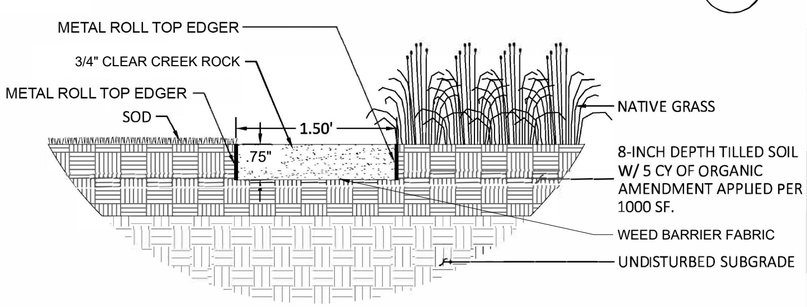

PLACEMENT NOTES:

SET SHRUB PLUMB. SPACE PLANTS, AND PLACE FOR BEST EFFECT.

PRUNING NOTES:

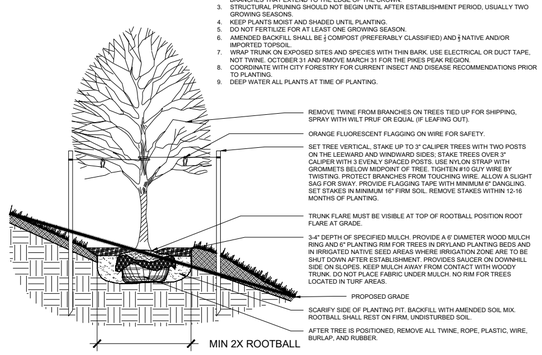
DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY DEAD OR BROKEN BRANCHES. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB.

## SHRUB PLANTING DETAIL
NOT TO SCALE




## ROCK LANDSCAPE SEPARATING BAND DETAIL
NOT TO SCALE

NOTES:
1. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEEK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE ⅓ COMPOST (PREFERABLY CLASSIFIED) AND ⅔ NATIVE AND/OR IMPORTED TOPSOIL.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE. OCTOBER 31 AND RMOVE MARCH 31 FOR THE PIKES PEAK REGION.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.




2 TYP. TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

ETRAKIT #PLN25-0016

OPUS

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HRGreen

DATE: 01/05/2026

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 01.05.2026

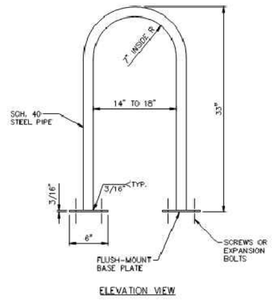
54 OF 70
DETAILS 1

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

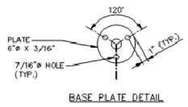
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 55 OF 70




ELEVATION VIEW




BASE PLATE DETAIL

NOTES:
1. PIPE SHALL BE:
   -MINIMUM 1-1/4" SCHEDULE 40 STEEL PIPE (1-5/8" OUTSIDE DIAMETER)
   -MAXIMUM 1-1/2" SCHEDULE 40 STEEL PIPE (2" OUTSIDE DIAMETER)
2. U-PIPE SHALL BE SOLID ONE-PIECE CONSTRUCTION WITH CONTINUOUS BEND AND LEGS 14" TO 18" APART.
3. U-PIPE AND BASE PLATE PIPE SHALL BE GALVANIZED WITH COLOR POWDER COAT FINISH. COLOR SHALL BE FEDERAL STANDARD 595C FS 14056 (FEDERAL GREEN).
4. THE RACK SHALL BE FLUSH MOUNTED WITH WELDED BASE PLATES. ANCHOR TO CONCRETE WITH HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS).

NOT TO SCALE

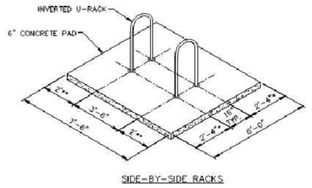
| CITY of WESTMINSTER<br>4800 WEST 92ND AVENUE<br>WESTMINSTER, COLO. 80031 | INVERTED "U"<br>BICYCLE RACKS | |
|---|---|---|
| | DATE: JUNE 2019 | T34 |

## 1 BIKE RACK

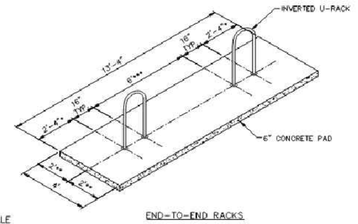
SCALE: NTS

CONCRETE PAD NOTES:
1. EXPOSED CONCRETE SURFACE SHALL BE BROOM FINISHED.
2. PAD SIZE MAY VARY AS DIRECTED BY THE CITY ENGINEER.
3. PAD SHALL BE CONSTRUCTED WITH CLASS B OR CLASS P CONCRETE.
4. CONCRETE PAD SURFACE SHALL BE SLOPED AT 2% TO DRAIN.

DIMENSIONS:
* 3'-4" MINIMUM WHEN INSTALLED PERPENDICULAR TO A WALL OR CURB
** 3' MINIMUM WHEN INSTALLED PARALLEL TO A WALL OR CURB, 5' MINIMUM SEPARATION FROM CURB FACE WHEN INSTALLED ADJACENT TO A CURB WITH HEAD-IN PARKING
*** 10' MINIMUM IF MORE THAN TWO U-RACKS IN A SERIES



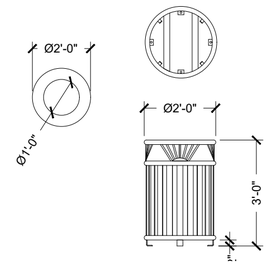

SIDE-BY-SIDE RACKS




END-TO-END RACKS

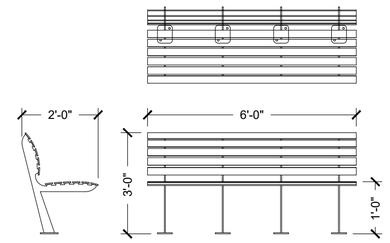
NOT TO SCALE

| CITY of WESTMINSTER<br>4800 WEST 92ND AVENUE<br>WESTMINSTER, COLO. 80031 | INVERTED "U"<br>BICYCLE RACKS | |
|---|---|---|
| | DATE: JUNE 2019 | T35 |



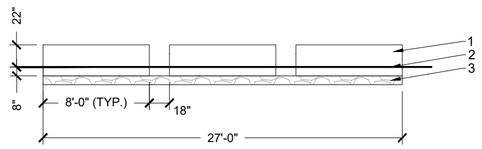

## 2 TRASH RECEPTACLE

SCALE: NTS




## 3 SEATING BENCH

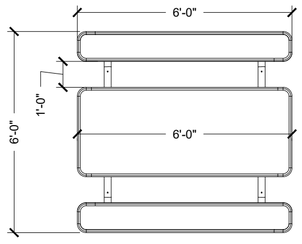
SCALE: NTS

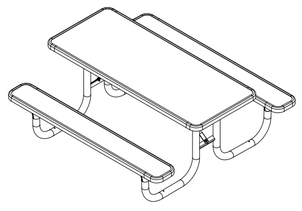


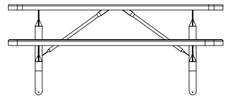

KEY NOTES:
1. SEATING BOULDER (CARTER LAKE BUFF BOULDERS)
2. GRADE LINE
3. STONE BED

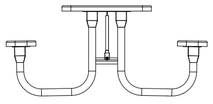
## 4 STONE BENCH

SCALE: NTS



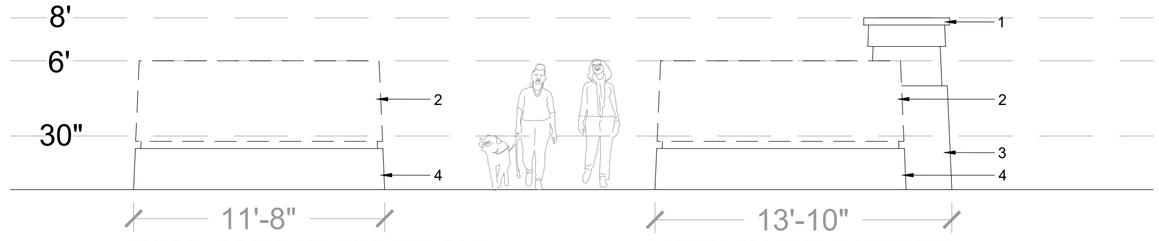







## 5 PICNIC TABLE

SCALE: NTS




LOCATION: HURON ENTRY- RIGHT IN-RIGHT OUT
DOUBLE SIDED SIGN- PERPENDICULAR TO ROW

LOCATION: ORCHARD PARKWAY ENTRY
SINGLE SIDED SIGN- PARALLEL TO ROW

KEY NOTES:
1. PRE-CAST CAP - CS-2
2. ALUMINUM SIGN PANEL 43 FF - RB-1
3. SYNTH. STONE COLUMN - ST-1
4. SYNTH. STONE BASE - ST-1

## 6 SIGNAGE

SCALE: NTS

| NOVERA PA-2<br>12/29/2025<br>FINISH MATERIALS | | | |
|---|---|---|---|
| MARK | COLOR | STYLE | MANUFACTURER |
| PAINT | | | |
| RB-1 | OIL RUBBED BRONZE TEXTURE | T291-BR251 | CARDINAL PAINT |
| STONE | | | |
| ST-1 | CREAM | 3" SPLIT LIMESTONE | CORONADO STONE |
| CS-2 | #8A | DARK SPLIT STONE | MIDWEST CAST STONE |

| FURNISHING SCHEDULE | | |
|---|---|---|
| FURNISHING | MANUFACTURER | MAKE/MODEL |
| TRASH RECEPTACLE | KEYSTONE RIDGE DESIGNS | CATALINA |
| STONE BENCH | TRIBBLE STONE COMPANY | CARTER LAKE BUFF BOULDERS |
| PICNIC TABLE | MVP PLAYGROUNDS | T6UL |
| SHELTER | CEDAR FOREST PRODUCTS | OPEN TIMBER TRUSS |
| SEATING BENCH | KEYSTONE RIDGE DESIGNS | CARSON |
| BIKE RACK | WESTMINSTER STANDARD | T34/T35 |

ETRAKIT #PLN25-0016

OPUS

HRGreen

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
GREENWOOD
VILLAGE CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

DATE: 01/05/2026

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 01.05.2026

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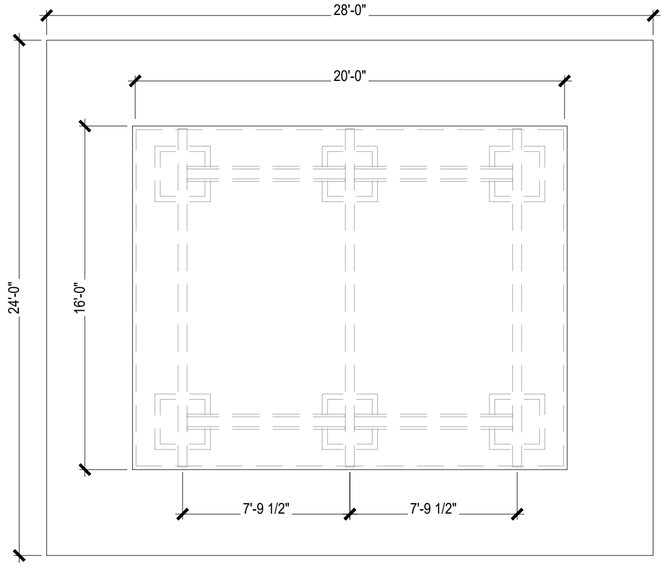
DETAILS 2

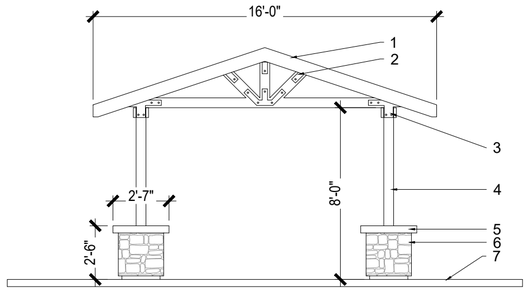
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

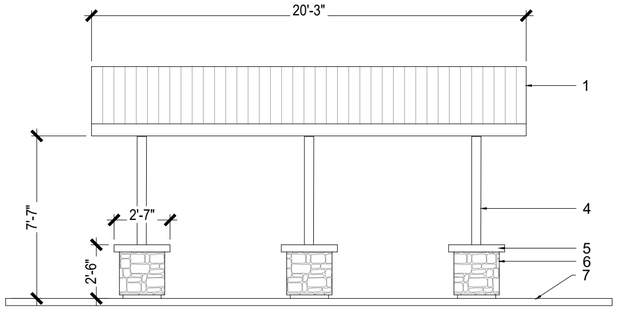
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 56 OF 70

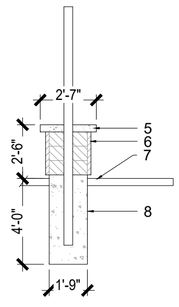



LOCATION: MAIN AMENITY AREA

KEY NOTES:
1. METAL MAX RIB 29 GA ROOF 4:12
2. OPEN TIMBER TRUSS
3. STEEL GUSSET (TYP.)
4. 6" TIMBER POST
5. PRE-CAST CAP
6. SYNTH. STONE COLUMN
7. 4" CONC. SLAB
8. CONC. FOOTING
   *ALL COLORS TBD/ DIMS APPROX.




1 SHELTER

SCALE: NTS

ETRAKIT #PLN25-0016

OPUS

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GREENWOOD
VILLAGE CO 80111
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DATE: 01/05/2026

NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS |
|---|
| SUB 02 - 08.29.2025 |
| SUB 03 - 11.10.2025 |
| SUB 04 - 01.05.2026 |

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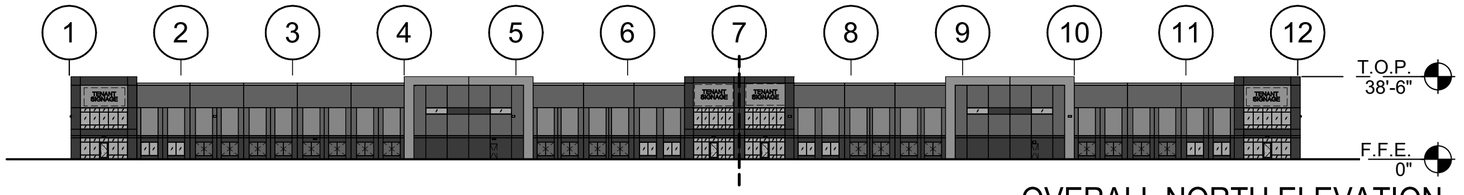
DETAILS 3

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

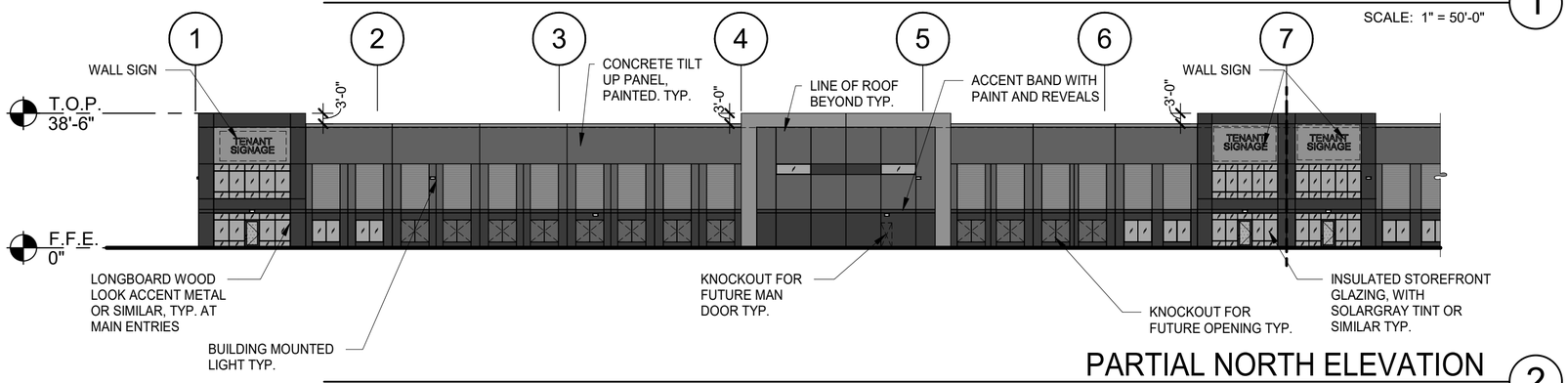
# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 57 OF 70



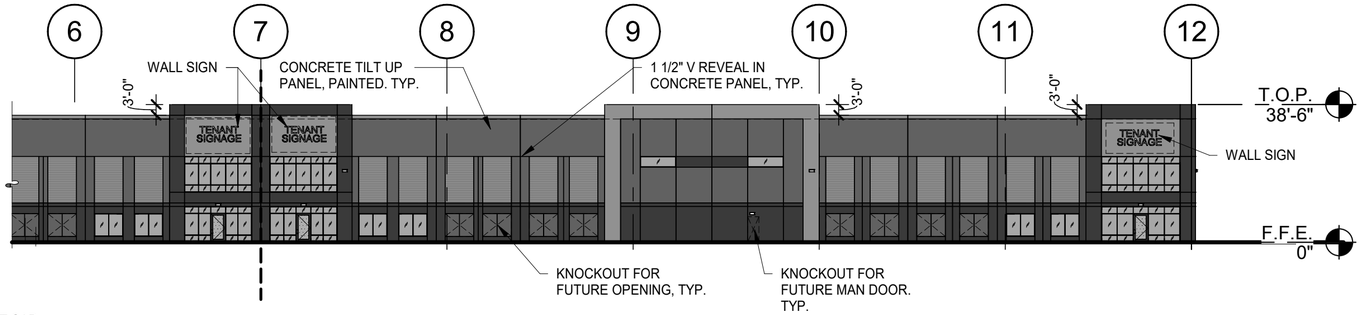

## OVERALL NORTH ELEVATION 1

SCALE: 1" = 50'-0"



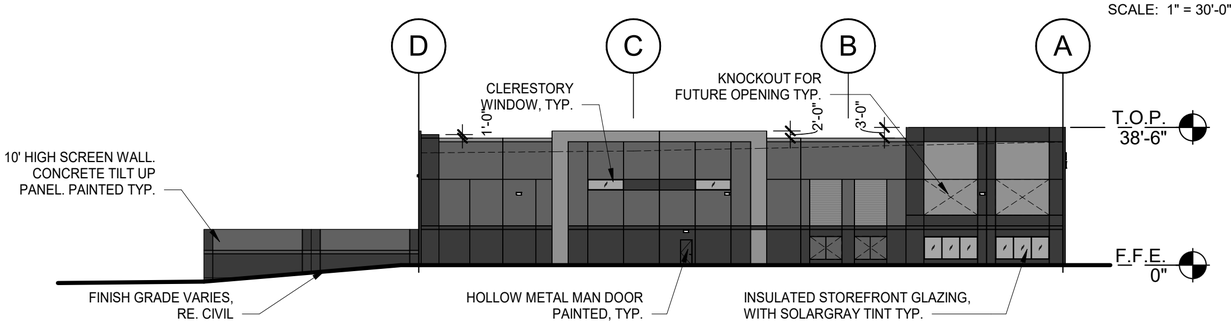

## PARTIAL NORTH ELEVATION 2

SCALE: 1" = 30'-0"



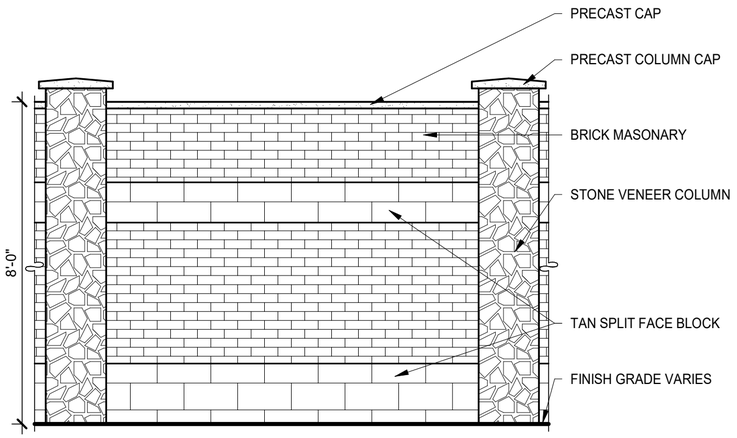

## PARTIAL NORTH ELEVATION 3

SCALE: 1" = 30'-0"




## EAST ELEVATION 4

SCALE: 1" = 30'-0"




## SCREEN WALL 5

SCALE: 3/8" = 1'-0"

**COLORS:**

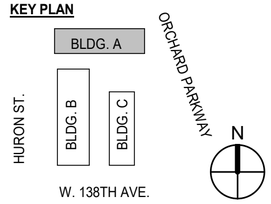
- BASE COLOR: SHERWIN WILLIAMS - SW7039 - VIRTUAL TUAPE
- SECONDARY COLOR: SHERWIN WILLIAMS SW 7041 - VAN DYKE BROWN
- SECONDARY COLOR: SHERWIN WILLIAMS - SW 7036 - ACCESSIBLE BEIGE

**NOTES:**

ALL SIGNAGE PROPOSED / INSTALLED WILL COMPLY WITH THE WESTMINSTER MUNICIPAL CODE SIGNAGE REGULATIONS AND THIS ODP AND MUST BE SEPARATELY REVIEWED AND PERMITTED WITH A VALID SIGN PERMIT. SEE MASTER SIGN PROGRAM REFERENCED ON PAGE 5. SIGNAGE LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH THE INTENT OF PROVIDING ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE BEST INTEGRATED INTO THE ARCHITECTURE OF THE BUILDING. THESE LOCATIONS ARE INTENDED TO PROVIDE OPTIONS FOR THE BUILDING'S END-USER TO CONSIDER WHEN CITY'S SIGN CODE MAY FURTHER RESTRICT THE MAXIMUM AREA, LOCATION, AND NUMBER OF PROPOSED SIGNS.

ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED BY PARAPET OR EQUIPMENT MOUNTED SCREENS.

**KEY PLAN**




**SCHEDULE OF EXTERIOR MATERIALS**

| MATERIAL | MANUFACTURER | COLOR/ FINISH | DESCRIPTION |
|---|---|---|---|
| PAINT P-1 | SHERWIN WILLIAMS | 7041 VAN DYKE BROWN | BUILDING FIELD PAINT |
| PAINT P-2 | SHERWIN WILLIAMS | 7039 VIRTUAL TAUPE | BUILDING ACCENT PAINT |
| PAINT P-3 | SHERWIN WILLIAMS | 7036 ACCESSIBLE BEIGE | BUILDING ACCENT PAINT |
| STOREFRONT FRAMES | KAWNEER OR EQUAL | DARK BRONZE | BUILDING STOREFRONT GLAZING FRAMES |
| GLAZING | VITRO | SOLARGRAY TINT | BUILDING GLASS |
| WOOD LOOK PANEL | LONGBOARD OR EQUAL | BLONDE OAK | BUILDING ACCENT WOOD PANELS AT ENTRIES |
| MASONRY CAP | BASALITE OR EQUAL | PRECISION 5609 WR | SITE WALL MASONRY |
| CULTURED STONE | WESTLAKE ROYAL OR EQUAL | DEL MAR LEDGESTONE/ BURNT OCRE | SITE WALL PILASTER AND SITE SHELTER PILASTER |
| BRICK MASONRY | BASALITE OR EQUAL | BIRMINGHAM BLEND | SITE WALL MASONRY |
| SPLIT FACE CMU | BASALITE OR EQUAL | SPLIT FACE 5609 WR | SITE WALL MASONRY |

ETRAKIT #PLN25-0016

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

DATE: 12/30/2025

NOVERA COMMERCE CENTER

OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 02 - 12.30.2025

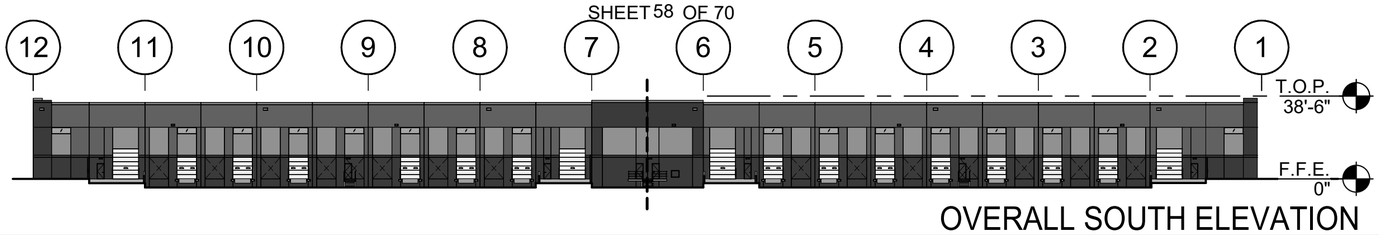
57 OF 70
BUILDING A ELEVATIONS

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

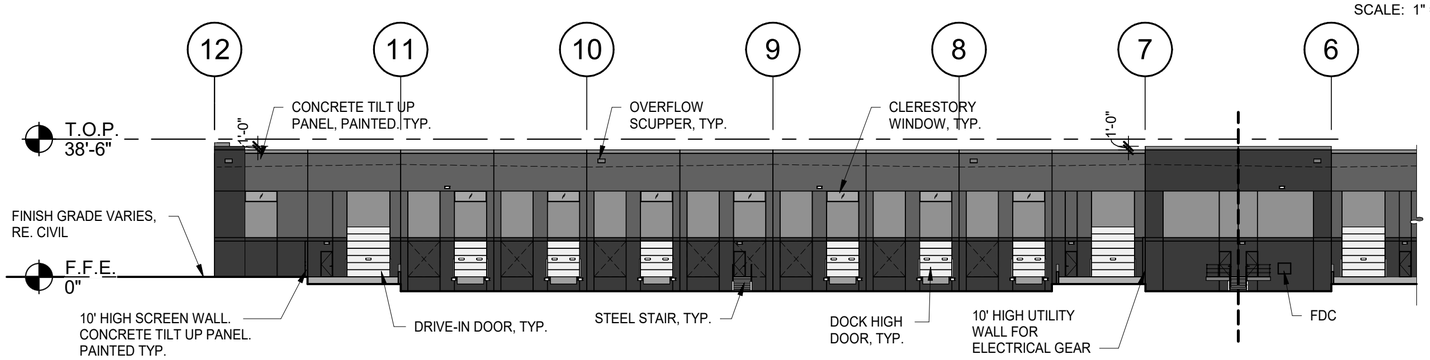
# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 58 OF 70



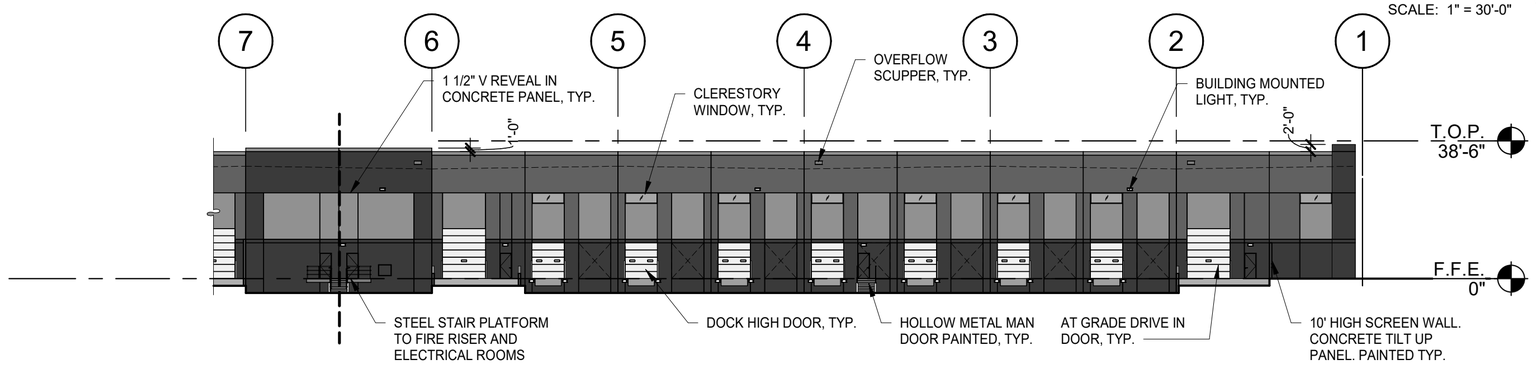

OVERALL SOUTH ELEVATION 1

SCALE: 1" = 50'-0"



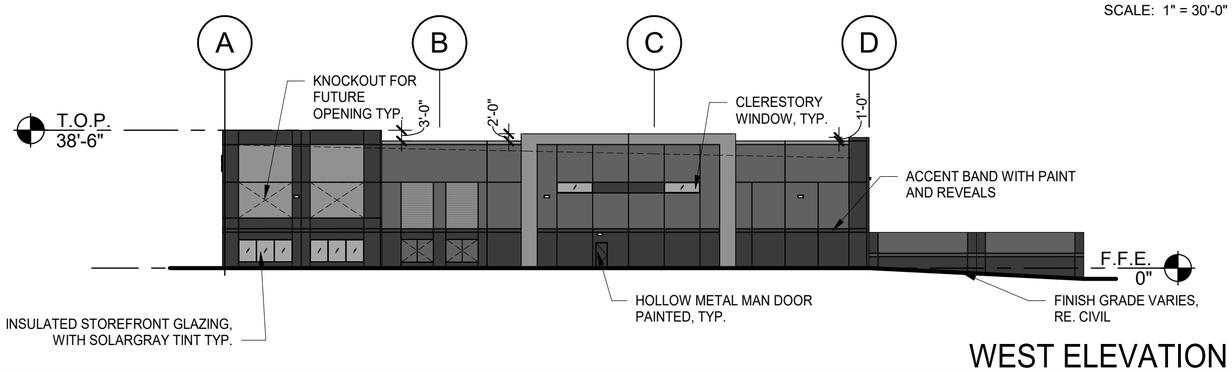

OVERALL SOUTH ELEVATION 2

SCALE: 1" = 30'-0"




OVERALL SOUTH ELEVATION 3

SCALE: 1" = 30'-0"




WEST ELEVATION 4

SCALE: 1" = 30'-0"

**COLORS:**

- BASE COLOR: SHERWIN WILLIAMS - SW7039 - VIRTUAL TUAPE
- SECONDARY COLOR: SHERWIN WILLIAMS SW 7041 - VAN DYKE BROWN
- SECONDARY COLOR: SHERWIN WILLIAMS - SW 7036 - ACCESSIBLE BEIGE

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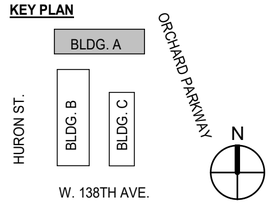
**KEY PLAN**




**SCHEDULE OF EXTERIOR MATERIALS**

| MATERIAL | MANUFACTURER | COLOR/ FINISH | DESCRIPTION |
|---|---|---|---|
| PAINT P-1 | SHERWIN WILLIAMS | 7041 VAN DYKE BROWN | BUILDING FIELD PAINT |
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| GLAZING | VITRO | SOLARGRAY TINT | BUILDING GLASS |
| WOOD LOOK PANEL | LONGBOARD OR EQUAL | BLONDE OAK | BUILDING ACCENT WOOD PANELS AT ENTRIES |
| MASONRY CAP | BASALITE OR EQUAL | PRECISION 5609 WR | SITE WALL MASONRY |
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| BRICK MASONRY | BASALITE OR EQUAL | BIRMINGHAM BLEND | SITE WALL MASONRY |
| SPLIT FACE CMU | BASALITE OR EQUAL | SPLIT FACE 5609 WR | SITE WALL MASONRY |

ETRAKIT #PLN25-0016

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

DATE: 12/30/2025

NOVERA COMMERCE CENTER

OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS

SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 02 - 12.30.2025

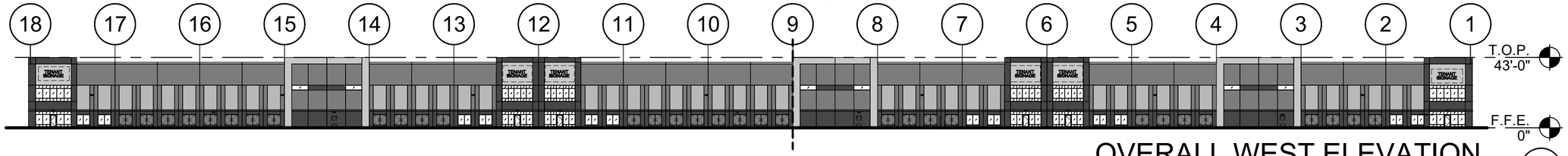
58 OF 70
BUILDING A ELEVATIONS

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

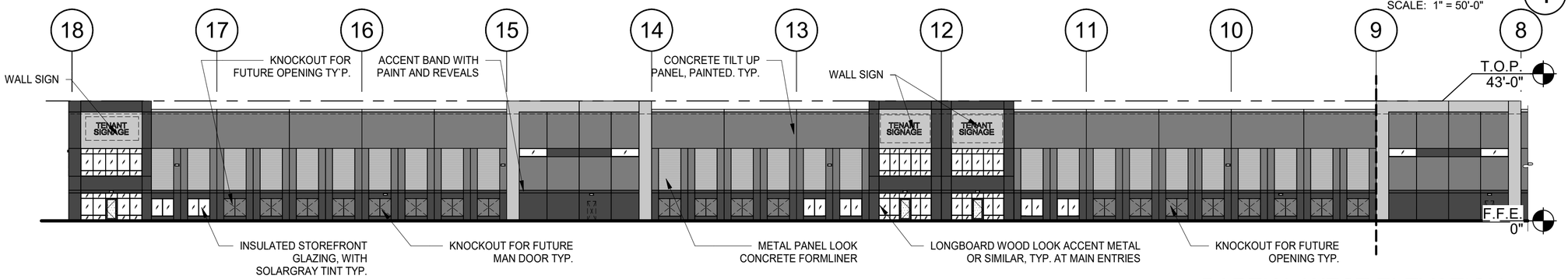
# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 59 OF 70



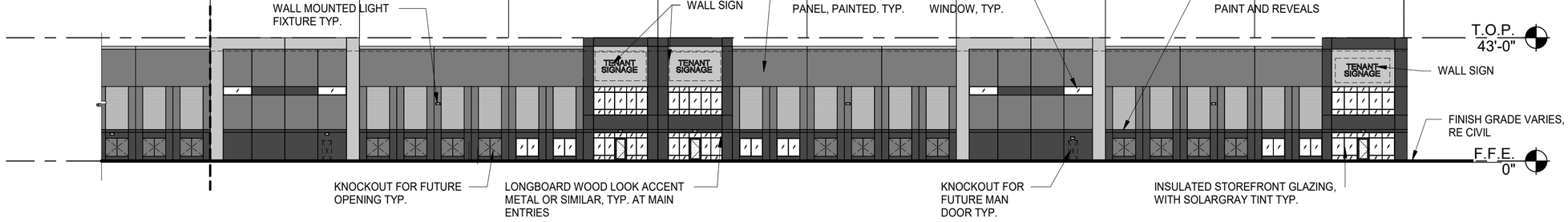

## OVERALL WEST ELEVATION 1

SCALE: 1" = 50'-0"



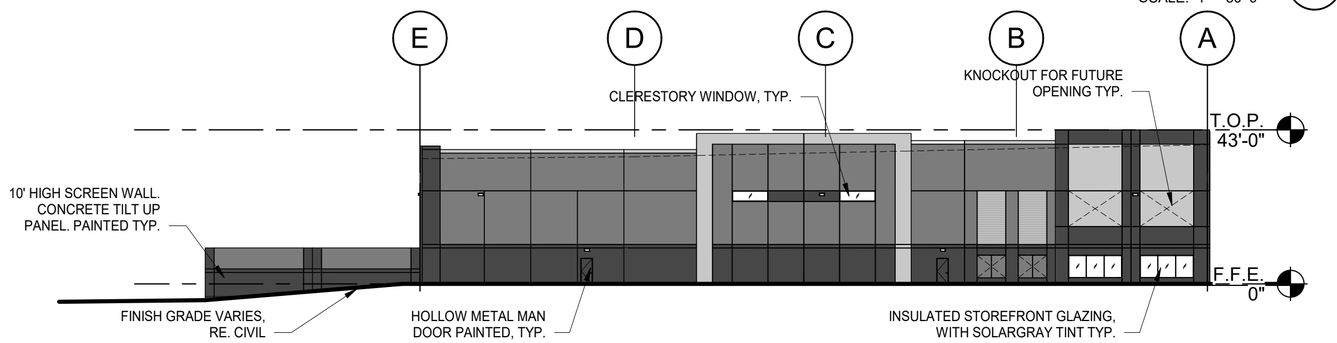

## PARTIAL WEST ELEVATION 2

SCALE: 1" = 30'-0"




## PARTIAL WEST ELEVATION 3

SCALE: 1" = 30'-0"




## NORTH ELEVATION 4

SCALE: 1" = 30'-0"

**SCHEDULE OF EXTERIOR MATERIALS**

| MATERIAL | MANUFACTURER | COLOR/ FINISH | DESCRIPTION |
|---|---|---|---|
| PAINT P-1 | SHERWIN WILLIAMS | 7041 VAN DYKE BROWN | BUILDING FIELD PAINT |
| PAINT P-2 | SHERWIN WILLIAMS | 7039 VIRTUAL TAUPE | BUILDING ACCENT PAINT |
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| GLAZING | VITRO | SOLARGRAY TINT | BUILDING GLASS |
| WOOD LOOK PANEL | LONGBOARD OR EQUAL | BLONDE OAK | BUILDING ACCENT WOOD PANELS AT ENTRIES |
| MASONRY CAP | BASALITE OR EQUAL | PRECISION 5609 WR | SITE WALL MASONRY |
| CULTURED STONE | WESTLAKE ROYAL OR EQUAL | DEL MAR LEDGESTONE/ BURNT OCRE | SITE WALL PILASTER AND SITE SHELTER PILASTER |
| BRICK MASONRY | BASALITE OR EQUAL | BIRMINGHAM BLEND | SITE WALL MASONRY |
| SPLIT FACE CMU | BASALITE OR EQUAL | SPLIT FACE 5609 WR | SITE WALL MASONRY |

**COLORS:**

- BASE COLOR: SHERWIN WILLIAMS - SW7039 - VIRTUAL TUAPE
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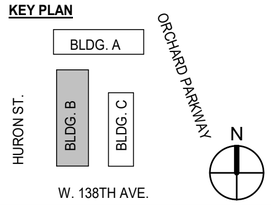
**KEY PLAN**




ETRAKIT #PLN25-0016

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PLANNING BRANDING
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DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 02 - 12.30.2025

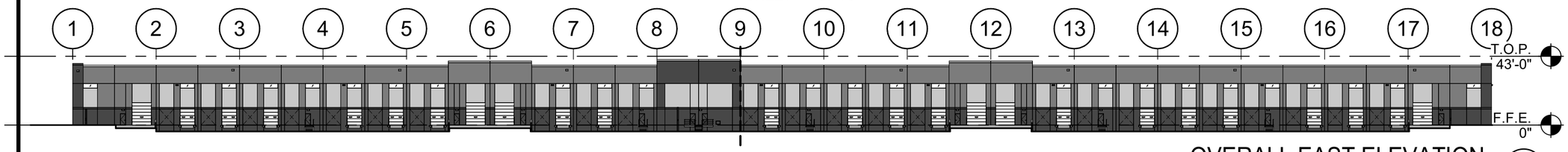
59 OF 70
BUILDING B
ELEVATIONS

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

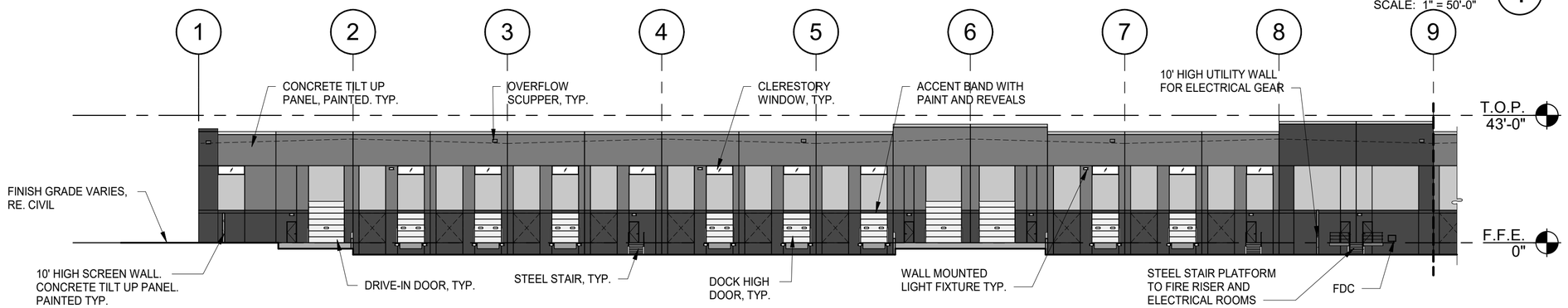
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

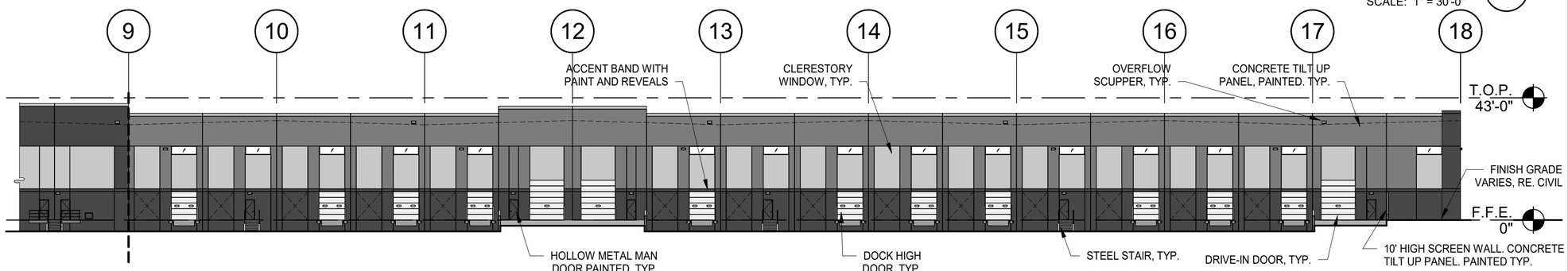
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 60 OF 70



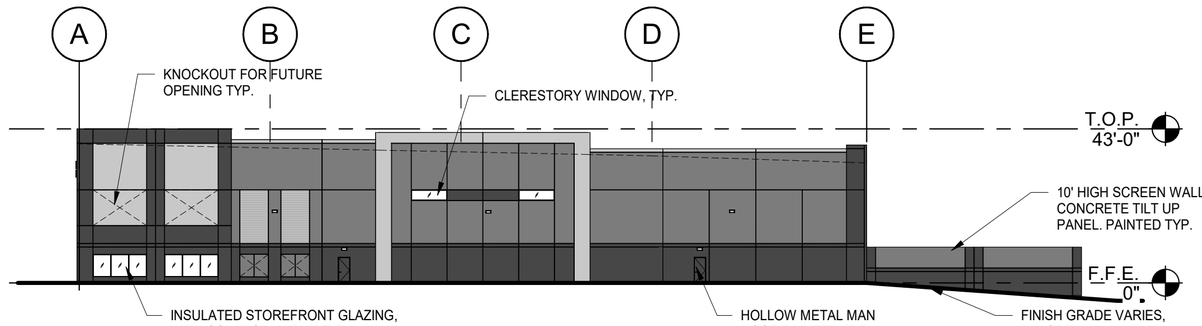

OVERALL EAST ELEVATION 1
SCALE: 1" = 50'-0"




PARTIAL EAST ELEVATION 2
SCALE: 1" = 30'-0"




PARTIAL EAST ELEVATION 3
SCALE: 1" = 30'-0"




SOUTH ELEVATION 4
SCALE: 1" = 30'-0"

**SCHEDULE OF EXTERIOR MATERIALS**

| MATERIAL | MANUFACTURER | COLOR/ FINISH | DESCRIPTION |
|---|---|---|---|
| PAINT P-1 | SHERWIN WILLIAMS | 7041 VAN DYKE BROWN | BUILDING FIELD PAINT |
| PAINT P-2 | SHERWIN WILLIAMS | 7039 VIRTUAL TAUPE | BUILDING ACCENT PAINT |
| PAINT P-3 | SHERWIN WILLIAMS | 7036 ACCESSIBLE BEIGE | BUILDING ACCENT PAINT |
| STOREFRONT FRAMES | KAWNEER OR EQUAL | DARK BRONZE | BUILDING STOREFRONT GLAZING FRAMES |
| GLAZING | VITRO | SOLARGRAY TINT | BUILDING GLASS |
| WOOD LOOK PANEL | LONGBOARD OR EQUAL | BLONDE OAK | BUILDING ACCENT WOOD PANELS AT ENTRIES |
| MASONRY CAP | BASALITE OR EQUAL | PRECISION 5609 WR | SITE WALL MASONRY |
| CULTURED STONE | WESTLAKE ROYAL OR EQUAL | DEL MAR LEDGESTONE/ BURNT OCRE | SITE WALL PILASTER AND SITE SHELTER PILASTER |
| BRICK MASONRY | BASALITE OR EQUAL | BIRMINGHAM BLEND | SITE WALL MASONRY |
| SPLIT FACE CMU | BASALITE OR EQUAL | SPLIT FACE 5609 WR | SITE WALL MASONRY |

**COLORS:**

- BASE COLOR: SHERWIN WILLIAMS - SW7039 - VIRTUAL TUAPE
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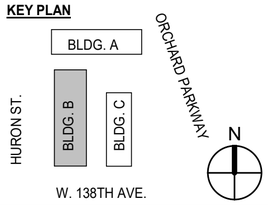
- SECONDARY COLOR: SHERWIN WILLIAMS - SW 7036 - ACCESSIBLE BEIGE

**NOTES:**

ALL SIGNAGE PROPOSED / INSTALLED WILL COMPLY WITH THE WESTMINSTER MUNICIPAL CODE SIGNAGE REGULATIONS AND THIS ODP AND MUST BE SEPARATELY REVIEWED AND PERMITTED WITH A VALID SIGN PERMIT. SEE MASTER SIGN PROGRAM REFERENCED ON PAGE 5. SIGNAGE LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH THE INTENT OF PROVIDING ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE BEST INTEGRATED INTO THE ARCHITECTURE OF THE BUILDING. THESE LOCATIONS ARE INTENDED TO PROVIDE OPTIONS FOR THE BUILDING'S END-USER TO CONSIDER WHEN CITY'S SIGN CODE MAY FURTHER RESTRICT THE MAXIMUM AREA, LOCATION, AND NUMBER OF PROPOSED SIGNS.
ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED BY PARAPET OR EQUIPMENT MOUNTED SCREENS.

**KEY PLAN**




ETRAKIT #PLN25-0016

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 02 - 12.30.2025

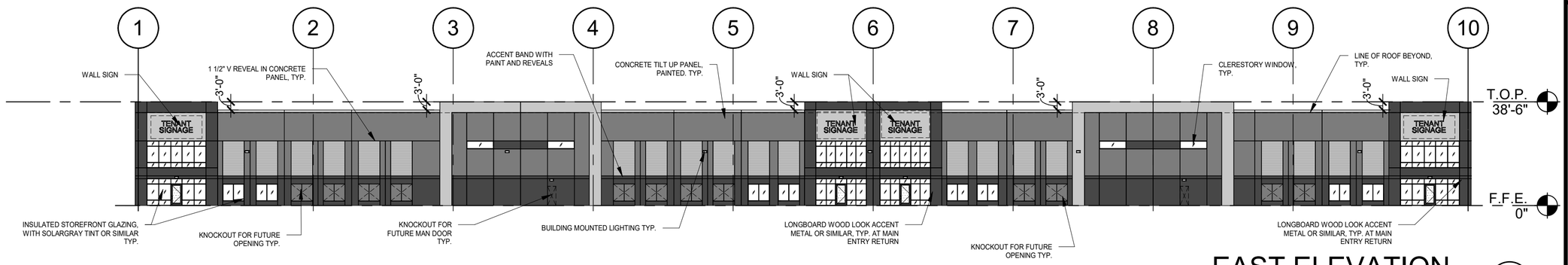
60 OF 70
BUILDING B
ELEVATIONS

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

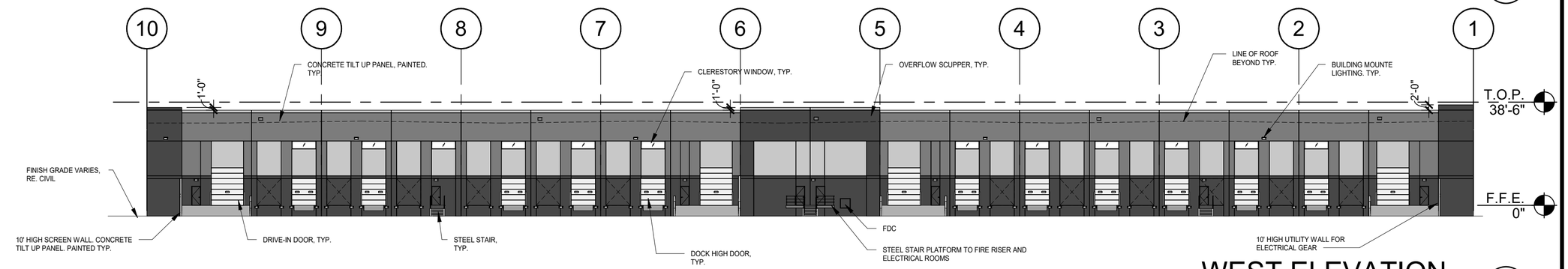
# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 61 OF 70



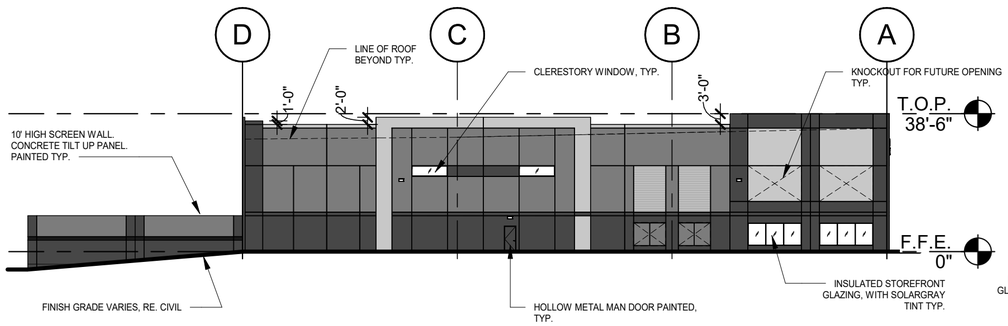

## EAST ELEVATION 1

SCALE: 1" = 30'-0"



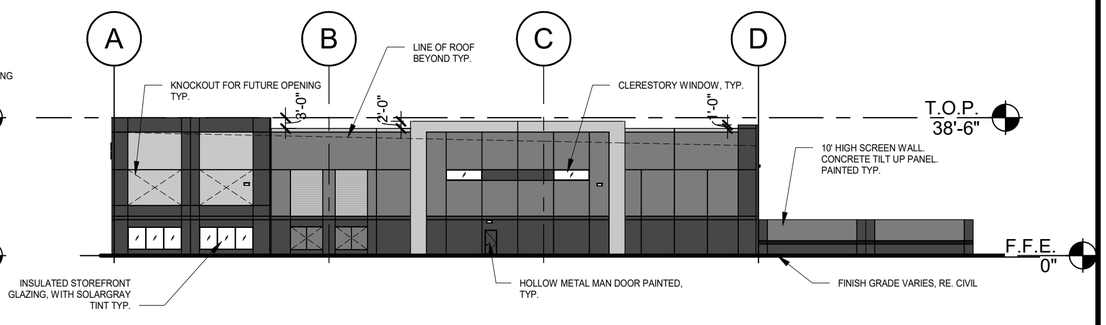

## WEST ELEVATION 2

SCALE: 1" = 30'-0"




## SOUTH ELEVATION 4

SCALE: 1" = 30'-0"




## NORTH ELEVATION 3

SCALE: 1" = 30'-0"

**COLORS:**

- BASE COLOR: SHERWIN WILLIAMS - SW7039 - VIRTUAL TUAPE
- SECONDARY COLOR: SHERWIN WILLIAMS SW 7041 - VAN DYKE BROWN
- SECONDARY COLOR: SHERWIN WILLIAMS - SW 7036 - ACCESSIBLE BEIGE

**NOTES:**

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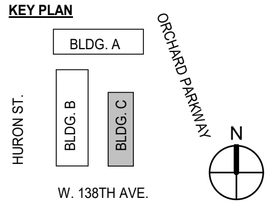
ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED BY PARAPET OR EQUIPMENT MOUNTED SCREENS.

**KEY PLAN**




**SCHEDULE OF EXTERIOR MATERIALS**

| MATERIAL | MANUFACTURER | COLOR/ FINISH | DESCRIPTION |
|---|---|---|---|
| PAINT P-1 | SHERWIN WILLIAMS | 7041 VAN DYKE BROWN | BUILDING FIELD PAINT |
| PAINT P-2 | SHERWIN WILLIAMS | 7039 VIRTUAL TAUPE | BUILDING ACCENT PAINT |
| PAINT P-3 | SHERWIN WILLIAMS | 7036 ACCESSIBLE BEIGE | BUILDING ACCENT PAINT |
| STOREFRONT FRAMES | KAWNEER OR EQUAL | DARK BRONZE | BUILDING STOREFRONT GLAZING FRAMES |
| GLAZING | VITRO | SOLARGRAY TINT | BUILDING GLASS |
| WOOD LOOK PANEL | LONGBOARD OR EQUAL | BLONDE OAK | BUILDING ACCENT WOOD PANELS AT ENTRIES |
| MASONRY CAP | BASALITE OR EQUAL | PRECISION 5609 WR | SITE WALL MASONRY |
| CULTURED STONE | WESTLAKE ROYAL OR EQUAL | DEL MAR LEDGESTONE/ BURNT OCRE | SITE WALL PILASTER AND SITE SHELTER PILASTER |
| BRICK MASONRY | BASALITE OR EQUAL | BIRMINGHAM BLEND | SITE WALL MASONRY |
| SPLIT FACE CMU | BASALITE OR EQUAL | SPLIT FACE 5609 WR | SITE WALL MASONRY |

ETRAKIT #PLN25-0016

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PLANNING BRANDING
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DATE: 12/30/2025

NOVERA COMMERCE CENTER

OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS

SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 02 - 12.30.2025

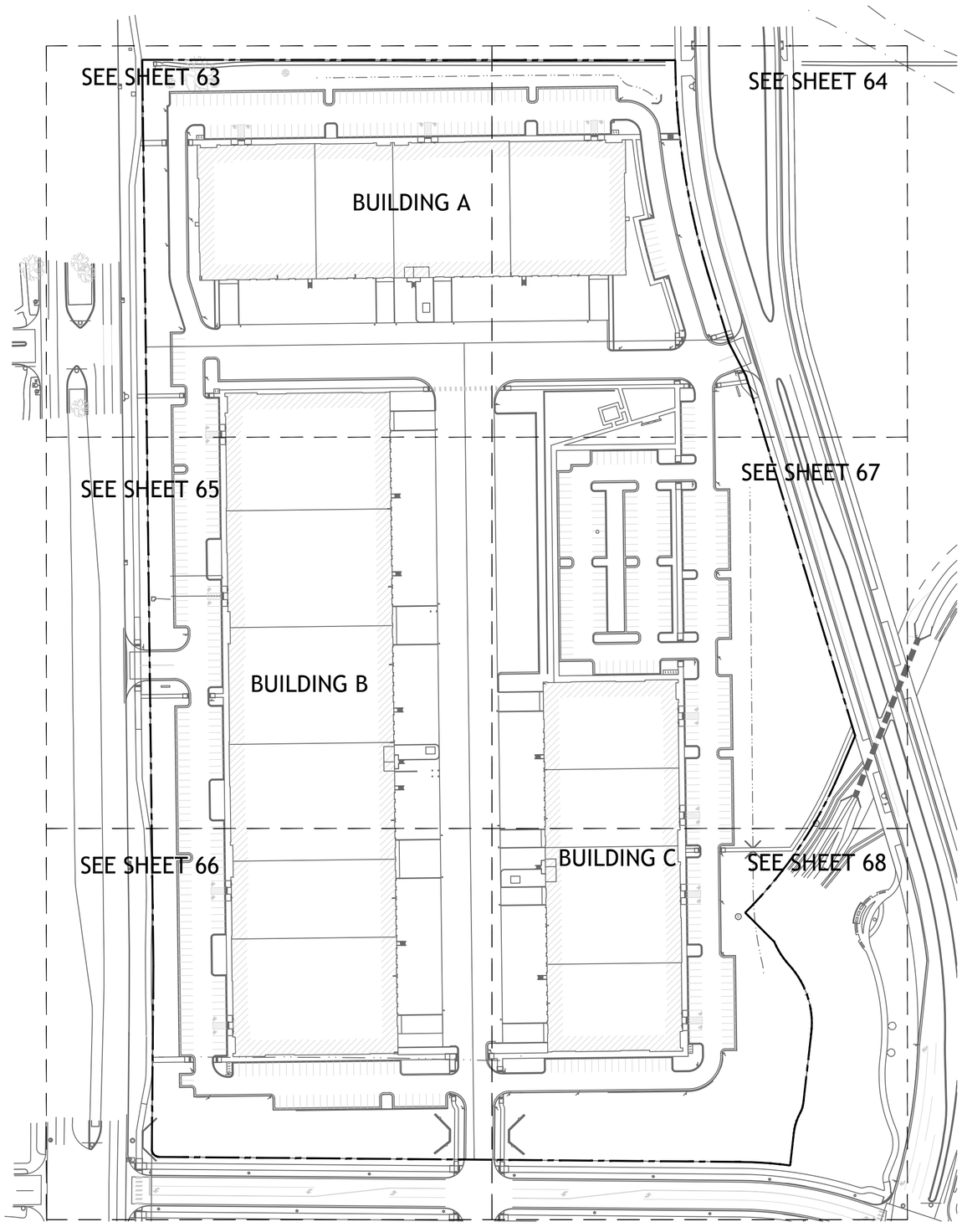
61 OF 70
BUILDING C
ELEVATIONS

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 62 OF 70




1 | OVERALL PHOTOMETRIC SITE PLAN
62 | SCALE: 1"=120'

| GENERAL NOTES | |
|---|---|
| A. | ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMIC TIMECLOCK. |
| B. | ALL LIGHTING FIXTURES ARE FULL CUT-OFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE, ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE. |
| C. | LIGHTING LEVELS AT PROPERTY BOUNDARY LINE DO NOT EXCEED 0.5 FOOTCANDLES. |
| D. | ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0. |
| E. | ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING. |

| ELECTRICAL SYMBOLS | |
|---|---|
| A a | LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH. |
| | EXTERIOR AREA LIGHT |
| | PEDESTRIAN AREA LIGHT |
| | WALL MOUNTED AREA LIGHT |

NORTH

0' 60' 120' 240' 180'

ETRAKIT #PLN25-0016

OPUS

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #: 6906.00

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS | | | |
|---|---|---|---|
| SUB 02 - 08.29.2025 | SUB 03 - 11.10.2025 | SUB 04 - 12.30.2025 | |

62 OF 70

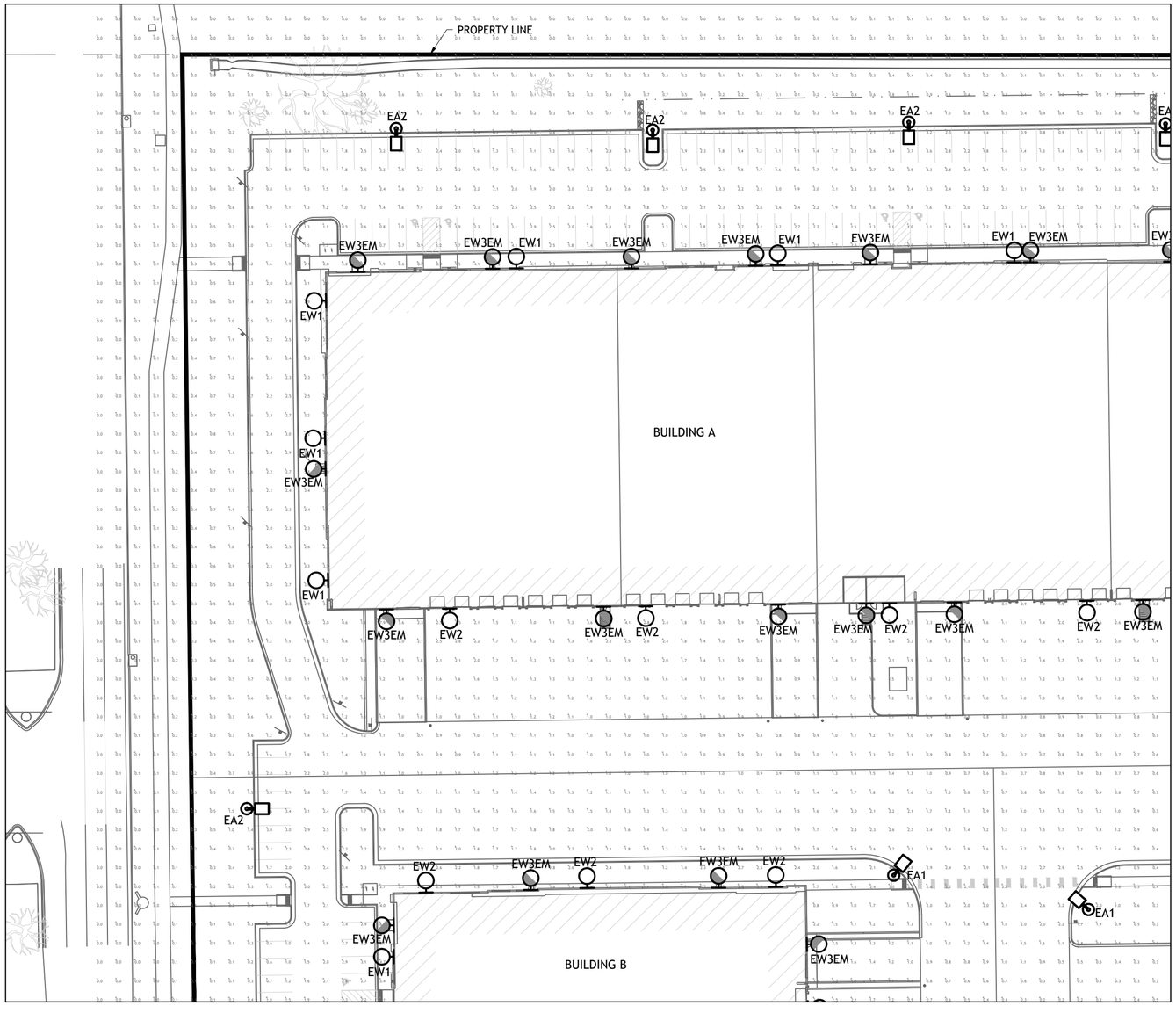
PHOTOMETRIC PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

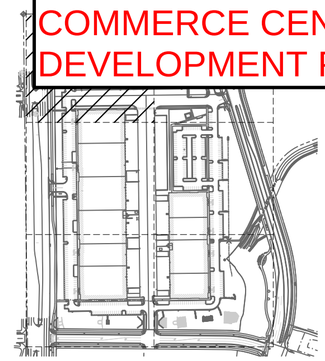
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 63 OF 70




1 | PHOTOMETRIC SITE PLAN
63 | SCALE: 1"=50'



KEY PLAN
SCALE: NTS

| GENERAL NOTES | |
|---|---|
| A. | ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMIC TIMECLOCK. |
| B. | ALL LIGHTING FIXTURES ARE FULL CUT-OFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE, ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE. |
| C. | LIGHTING LEVELS AT PROPERTY BOUNDARY LINE DO NOT EXCEED 0.5 FOOTCANDLES. |
| D. | ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0. |
| E. | ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING. |

| ELECTRICAL SYMBOLS | |
|---|---|
| $A_a$ | LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH. |
| | EXTERIOR AREA LIGHT |
| | PEDESTRIAN AREA LIGHT |
| | WALL MOUNTED AREA LIGHT |

NORTH

0' 25' 50' 100' 200'

ETRAKIT #PLN25-0016

OPUS

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #: 6906.00

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS |
|---|
| SUB 02 - 08.29.2025 |
| SUB 03 - 11.10.2025 |
| SUB 04 - 12.30.2025 |

63 OF 70

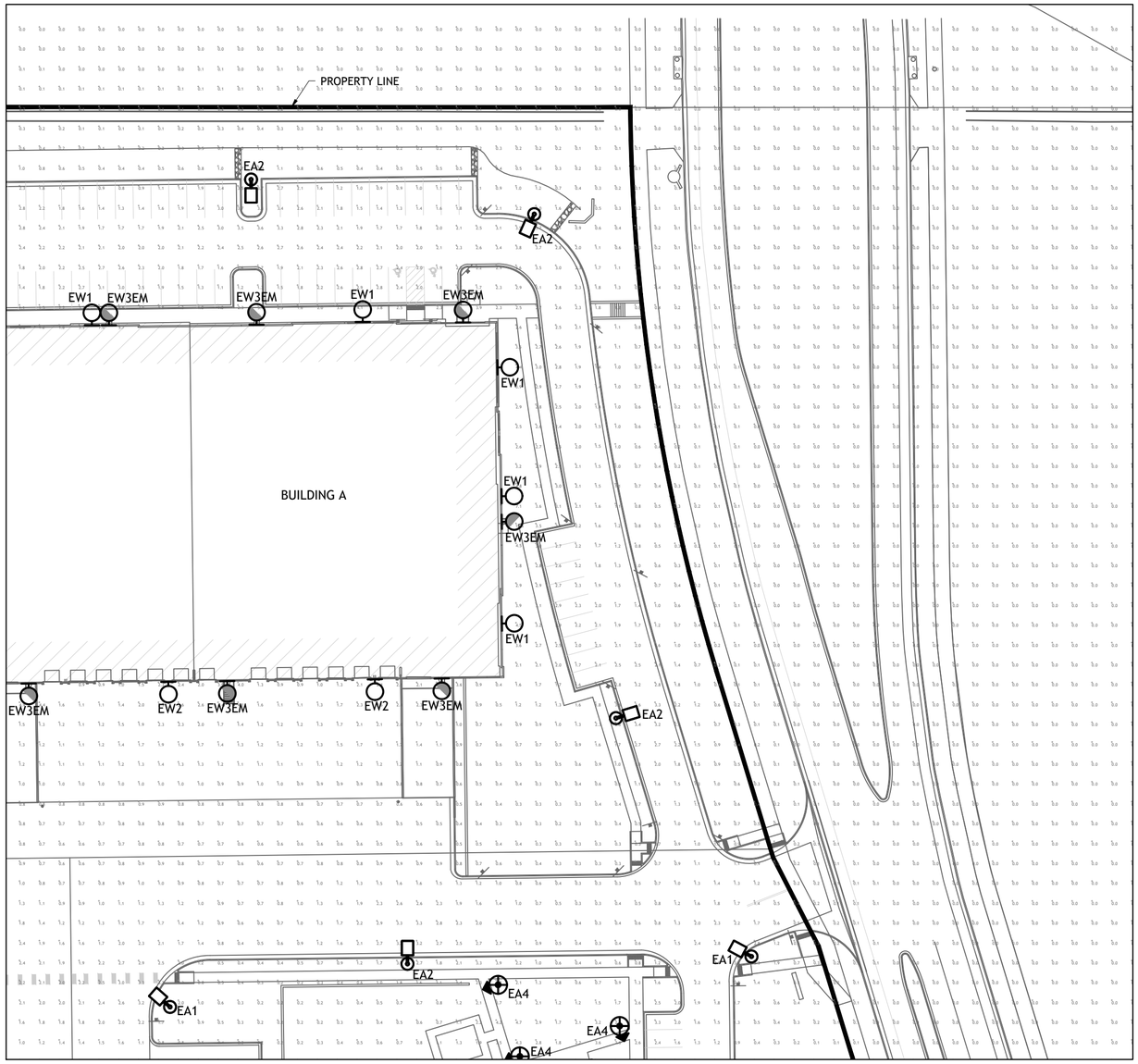
PHOTOMETRIC PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

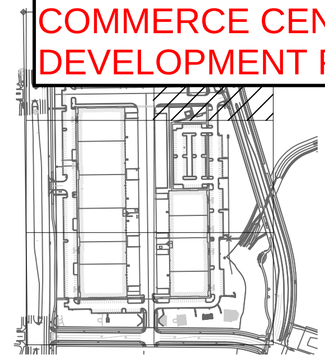
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 64 OF 70




1 | PHOTOMETRIC SITE PLAN
64 | SCALE: 1"=50'



KEY PLAN
SCALE: NTS

| GENERAL NOTES | |
|---|---|
| A. | ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMIC TIMECLOCK. |
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| E. | ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING. |

| ELECTRICAL SYMBOLS | |
|---|---|
| A a | LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH. |
| | EXTERIOR AREA LIGHT |
| | PEDESTRIAN AREA LIGHT |
| | WALL MOUNTED AREA LIGHT |

NORTH

0' 25' 50' 100' 200'

ETRAKIT #PLN25-0016

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Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #: 6906.00

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 12.30.2025

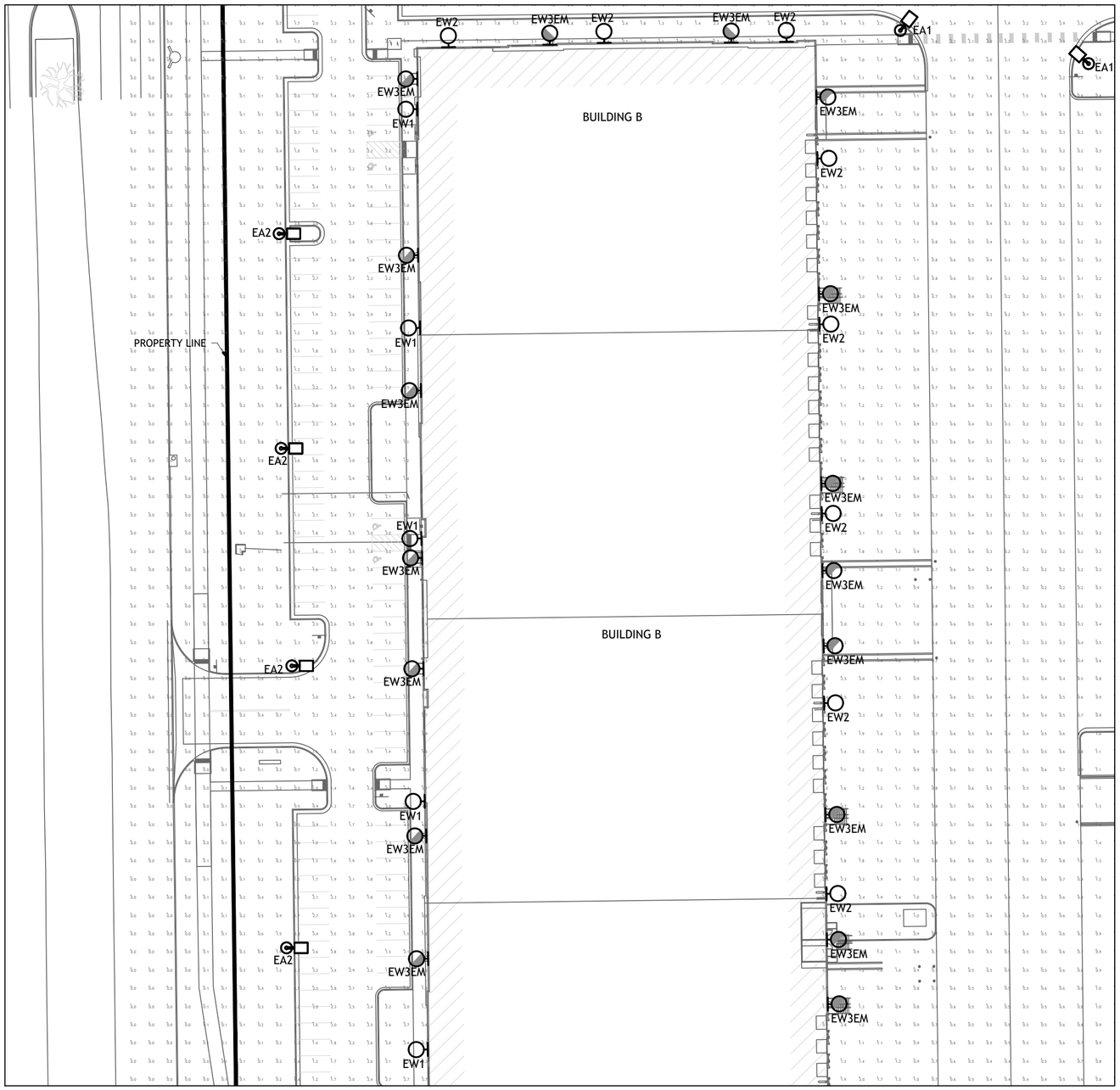
64 OF 70
PHOTOMETRIC PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

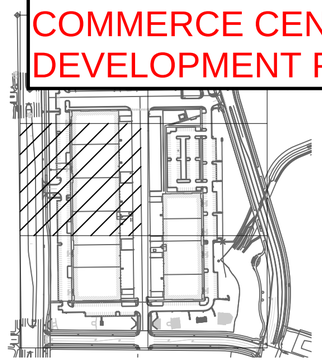
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 65 OF 70




1 | PHOTOMETRIC SITE PLAN
65 | SCALE: 1"=50'



KEY PLAN
SCALE: NTS

| GENERAL NOTES | |
|---|---|
| A. | ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMIC TIMECLOCK. |
| B. | ALL LIGHTING FIXTURES ARE FULL CUT-OFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE, ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE. |
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| ELECTRICAL SYMBOLS | |
|---|---|
| A a | LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH. |
| | EXTERIOR AREA LIGHT |
| | PEDESTRIAN AREA LIGHT |
| | WALL MOUNTED AREA LIGHT |

NORTH

0' 25' 50' 100' 200'

ETRAKIT #PLN25-0016

OPUS

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Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com

Project #: 6906.00

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 12.30.2025

65 OF 70

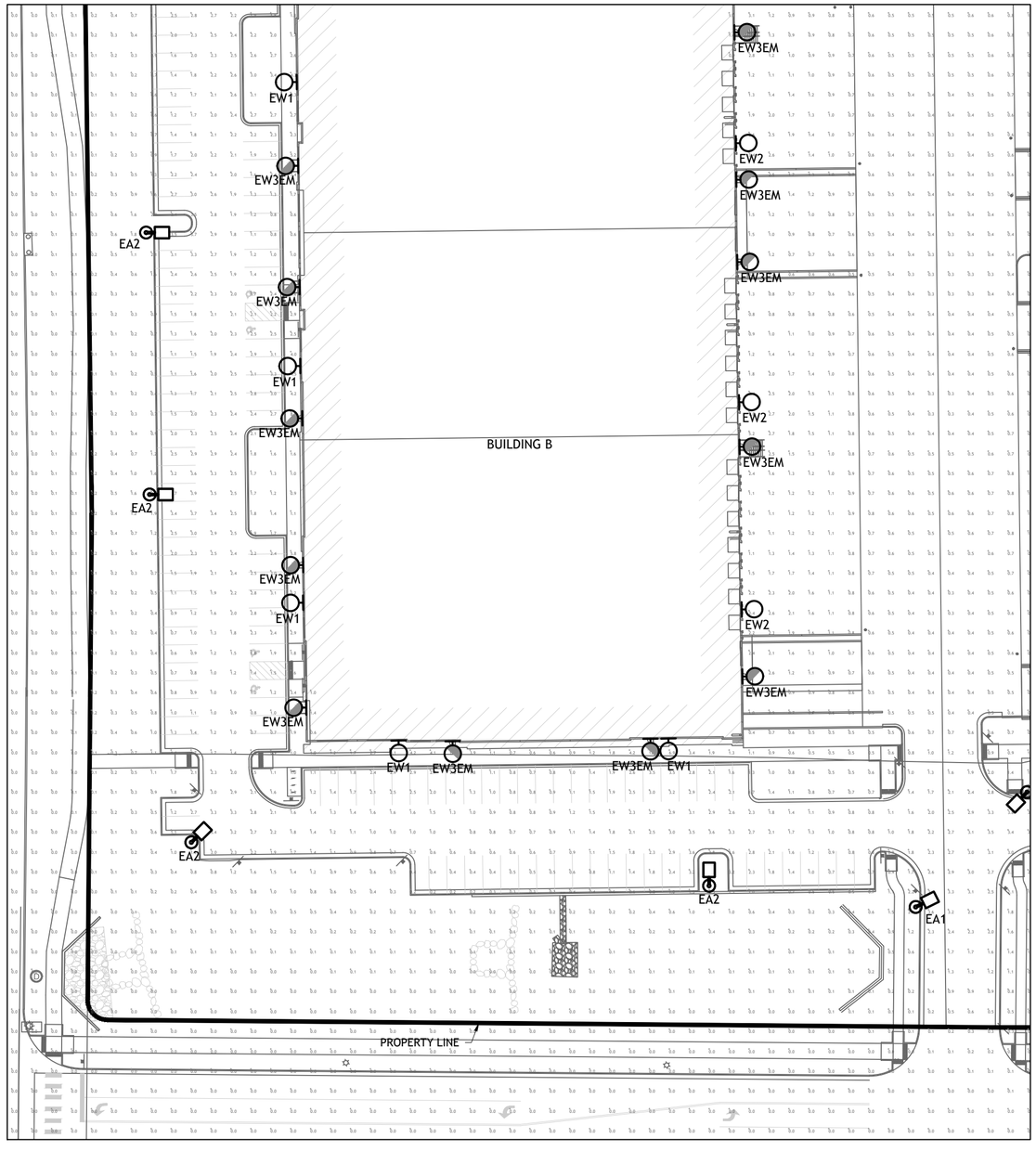
PHOTOMETRIC PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

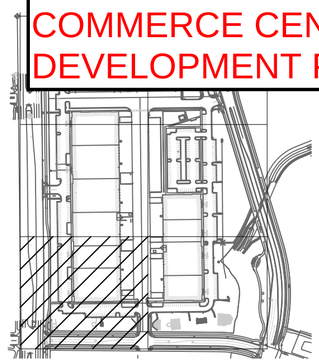
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 66 OF 70




1 | PHOTOMETRIC SITE PLAN
66 | SCALE: 1"=50'



KEY PLAN
SCALE: NTS

| GENERAL NOTES | |
|---|---|
| A. | ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMIC TIMECLOCK. |
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| D. | ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0. |
| E. | ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING. |

| ELECTRICAL SYMBOLS | |
|---|---|
| $A_a$ | LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH. |
| | EXTERIOR AREA LIGHT |
| | PEDESTRIAN AREA LIGHT |
| | WALL MOUNTED AREA LIGHT |

NORTH

0' 25' 50' 100' 200'

ETRAKIT #PLN25-0016

OPUS

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #: 6906.00

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS |
|---|
| SUB 02 - 08.29.2025 |
| SUB 03 - 11.10.2025 |
| SUB 04 - 12.30.2025 |

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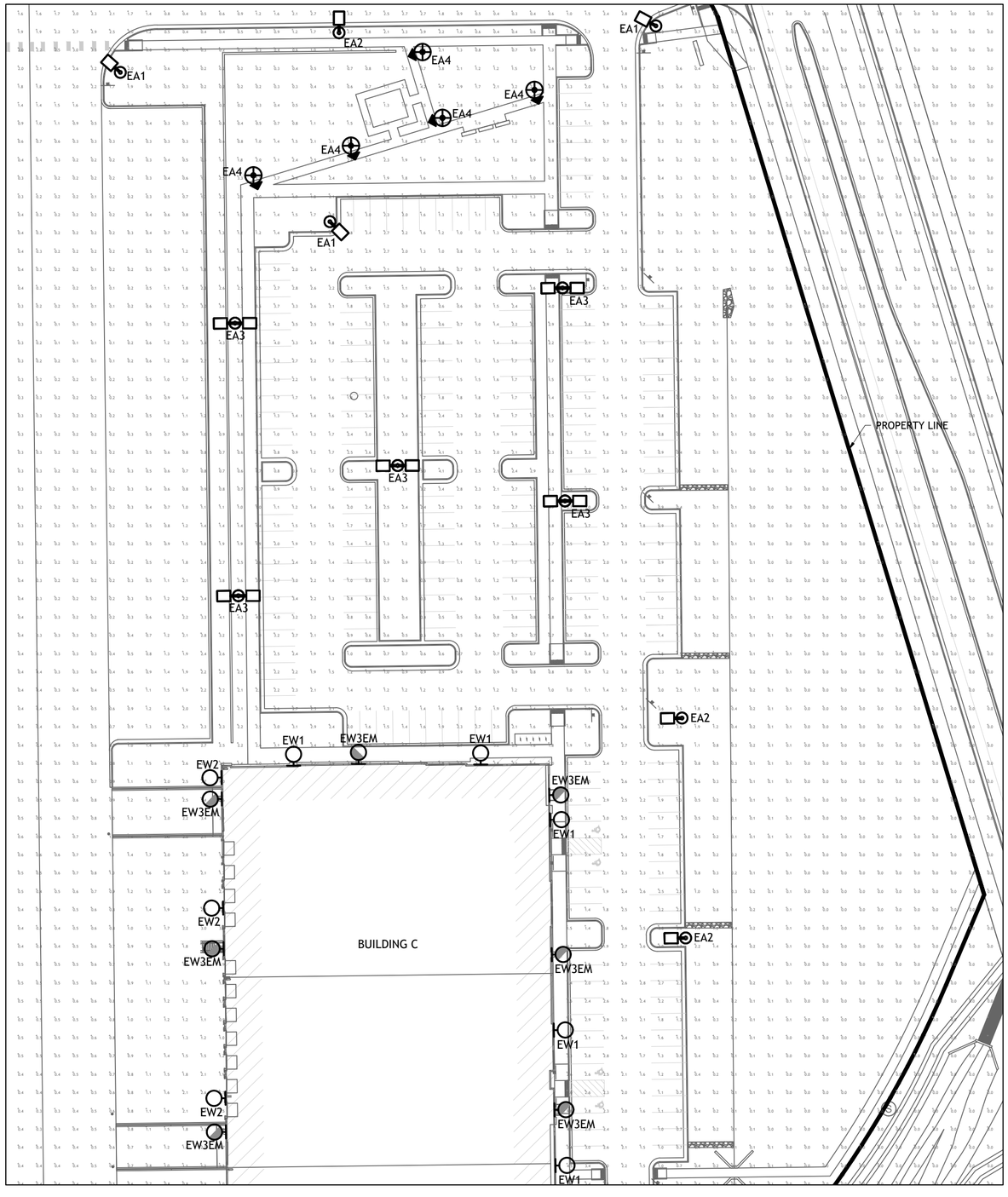
PHOTOMETRIC PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

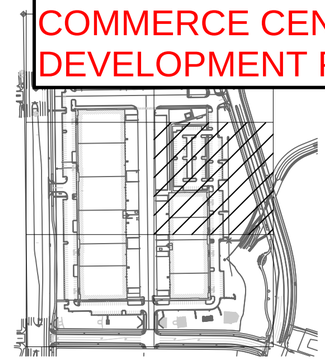
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 67 OF 70




1 | PHOTOMETRIC SITE PLAN
67 | SCALE: 1"=50'



KEY PLAN
SCALE: NTS

| GENERAL NOTES | |
|---|---|
| A. | ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMIC TIMECLOCK. |
| B. | ALL LIGHTING FIXTURES ARE FULL CUT-OFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE, ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE. |
| C. | LIGHTING LEVELS AT PROPERTY BOUNDARY LINE DO NOT EXCEED 0.5 FOOTCANDLES. |
| D. | ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0. |
| E. | ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING. |

| ELECTRICAL SYMBOLS | |
|---|---|
| $A_a$ | LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH. |
| | EXTERIOR AREA LIGHT |
| | PEDESTRIAN AREA LIGHT |
| | WALL MOUNTED AREA LIGHT |

NORTH

0' 25' 50' 100' 200'

ETRAKIT #PLN25-0016

OPUS

AE DESIGN
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NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS |
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| SUB 02 - 08.29.2025 |
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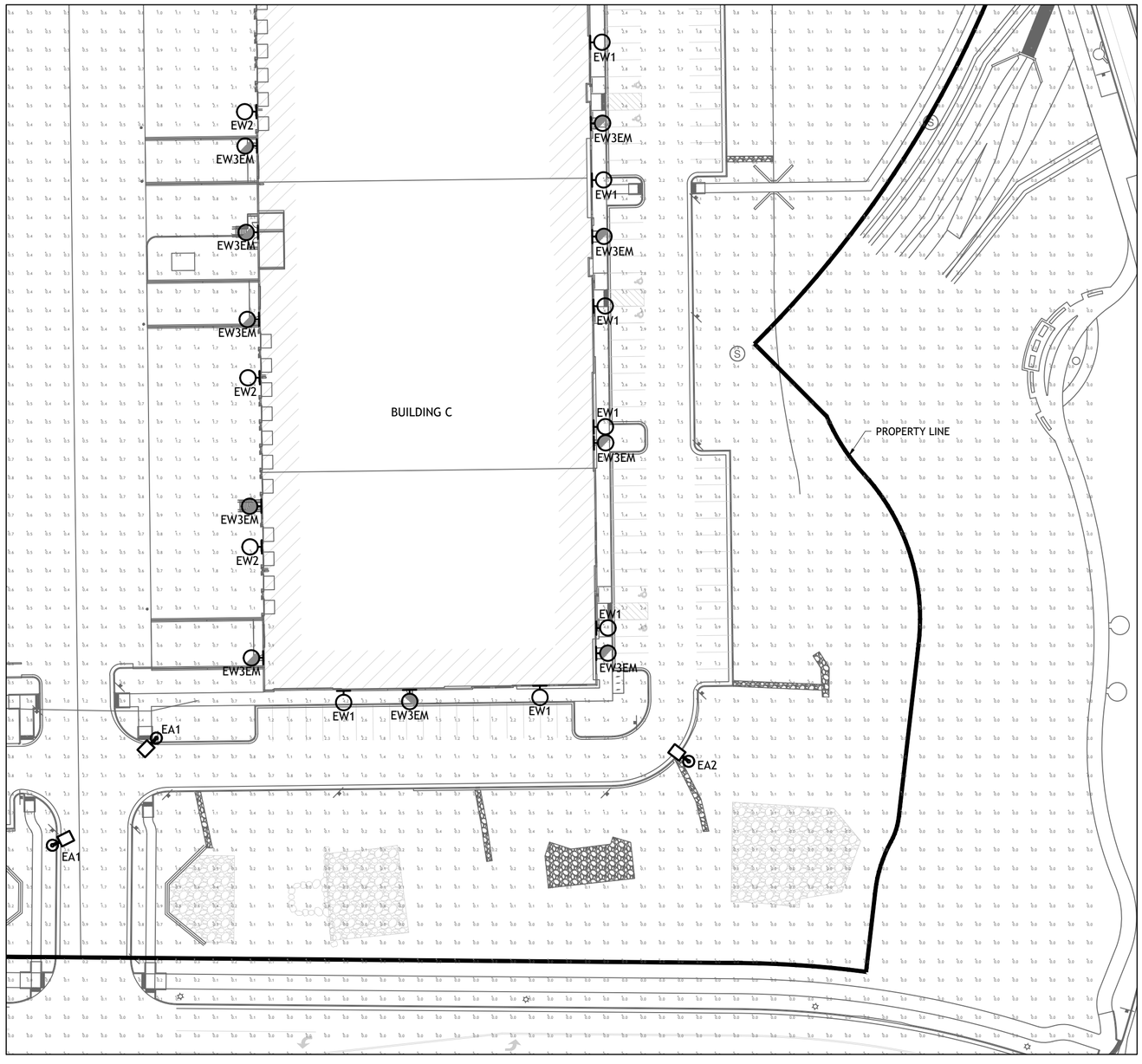
PHOTOMETRIC PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

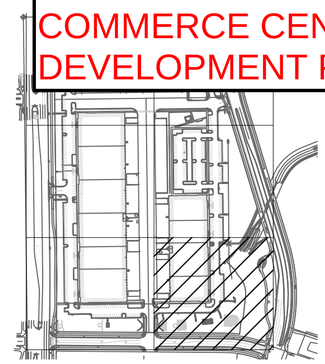
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 68 OF 70




1 | PHOTOMETRIC SITE PLAN
68 | SCALE: 1"=50'



KEY PLAN
SCALE: NTS

| GENERAL NOTES | |
|---|---|
| A. | ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMIC TIMECLOCK. |
| B. | ALL LIGHTING FIXTURES ARE FULL CUT-OFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE, ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE. |
| C. | LIGHTING LEVELS AT PROPERTY BOUNDARY LINE DO NOT EXCEED 0.5 FOOTCANDLES. |
| D. | ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0. |
| E. | ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING. |

| ELECTRICAL SYMBOLS | |
|---|---|
| A a | LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH. |
| | EXTERIOR AREA LIGHT |
| | PEDESTRIAN AREA LIGHT |
| | WALL MOUNTED AREA LIGHT |

NORTH

0' 25' 50' 100' 200'

ETRAKIT #PLN25-0016

OPUS

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #: 6906.00

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS |
|---|
| SUB 02 - 08.29.2025 |
| SUB 03 - 11.10.2025 |
| SUB 04 - 12.30.2025 |

68 OF 70

PHOTOMETRIC PLAN

ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 69 OF 70

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| PROPERTY LINE | Illuminance | Fc | 0.10 | 0.5 | 0.0 | N.A. | N.A. |
| SITE | Illuminance | Fc | 0.87 | 12.1 | 0.0 | N.A. | N.A. |
| PARKING LOT - BUILDING A - NORTH | Illuminance | Fc | 2.01 | 3.8 | 0.4 | 5.03 | 9.50 |
| PARKING LOT - BUILDING B - SOUTH | Illuminance | Fc | 1.36 | 3.8 | 0.2 | 6.80 | 19.00 |
| PARKING LOT - BUILDING B - WEST | Illuminance | Fc | 2.13 | 4.4 | 0.5 | 4.26 | 8.80 |
| PARKING LOT - BUILDING C - EAST | Illuminance | Fc | 1.93 | 5.6 | 0.4 | 4.83 | 14.00 |
| PARKING LOT - BUILDING C - NORTH | Illuminance | Fc | 1.76 | 5.1 | 0.4 | 4.40 | 12.75 |
| PARKING LOT - BUILDING C - SOUTH | Illuminance | Fc | 1.35 | 2.9 | 0.5 | 2.70 | 5.80 |

LIGHTING FIXTURE SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER | CATALOG NUMBER | VOLTAGE | SOURCE | | | | MAX WATTS | LUMEN OUTPUT | IESNA CUTOFF | FIXTURE FINISH | MOUNTING INFORMATION | | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | QTY | WATT | TYPE | CCT/CRI | | | | | LOCATION | BOF/RFD/OFH | |
| EA1 | POLE MOUNTED LED AREA LIGHT, TYPE IV DISTRIBUTION, DARK BRONZE | LITHONIA | DSX1 LED P3 30K 80CRI T4M MVOLT RPA DDBXD | 277 | 1 | 102 | LED | 3000K 80CRI | 102 | 13402 | FULL CUTOFF | DARK BRONZE | POLE | 20'-0" OFH | |
| EA2 | POLE MOUNTED LED AREA LIGHT, TYPE III DISTRIBUTION, DARK BRONZE | LITHONIA | DSX1 LED P3 30K 80CRI T3M MVOLT RPA DDBXD | 277 | 1 | 102 | LED | 3000K 80CRI | 102 | 13205 | FULL CUTOFF | DARK BRONZE | POLE | 20'-0" OFH | |
| EA3 | POLE MOUNTED LED AREA LIGHT, 2 HEADS @ 180 DEGREES, TYPE III DISTRIBUTION, DARK BRONZE | LITHONIA | DSX1 LED P3 30K 80CRI T3M MVOLT RPA DDBXD | 277 | 2 | 102 | LED | 3000K 80CRI | 204 | 26410 | FULL CUTOFF | DARK BRONZE | POLE | 20'-0" OFH | |
| EA4 | POLE-TOP MOUNTED LED AREA LIGHT, TYPE III DISTRIBUTION, DARK BRONZE | LITHONIA | RADPT LED P3 30K PATH MVOLT PT4 DDBXD | 277 | 1 | 54 | LED | 3000K 80CRI | 54 | 5707 | FULL CUTOFF | DARK BRONZE | POLE | 12'-0" OFH | |
| EW1 | WALL MOUNTED LED AREA LIGHT, TYPE IV DISTRIBUTION, DARK BRONZE | LITHONIA | DSXW2 LED P7 30K 80CRI T4M MVOLT SRM DDBXD | 277 | 1 | 104 | LED | 3000K 80CRI | 104 | 13675 | FULL CUTOFF | DARK BRONZE | WALL SURFACE | 20'-0" BOF | |
| EW2 | WALL MOUNTED LED AREA LIGHT, TYPE IV FT DISTRIBUTION, DARK BRONZE | LITHONIA | DSXW2 LED P7 30K 80CRI TFTM MVOLT SRM DDBXD | 277 | 1 | 104 | LED | 3000K 80CRI | 104 | 13634 | FULL CUTOFF | DARK BRONZE | WALL SURFACE | 25'-0" BOF | |
| EW3EM | LED WALL PACK, INTEGRAL BATTERY BACKUP, DARK BRONZE | LITHONIA | WST LED P1 30K VW MVOLT E7WC VG DDBXD | 277 | 1 | 12 | LED | 3000K 80CRI | 12 | 1548 | FULL CUTOFF | DARK BRONZE | WALL SURFACE | 10'-0" BOF | |

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

A. ALL LED LAMPS AND/OR FIXTURES SHALL BE 3000K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, UON.
B. ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UON.
C. PROVIDE LUMINAIRES SHOWN AS SHADED WITH FACTORY INSTALLED 90 MINUTE EMERGENCY BATTERY OR OTHER REMOTE POWER SOURCE, UON. EMERGENCY LUMINAIRES SHALL SENSE UN-SWITCHED POWER TO THE SPACE AND OPERATE AUTOMATICALLY UPON LOSS OF NORMAL POWER. ALL EMERGENCY LUMINAIRES SHALL HAVE AN INTEGRAL TEST SWITCH AND VISIBLE INDICATOR LIGHT. CONNECT THE EMERGENCY BATTERY TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT INDICATED.
D. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
E. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
F. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES. NOTIFY SPECIFIER OF ANY DISCREPANCIES.
G. ALL FINISH SELECTIONS SHALL BE VERIFIED BE ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
H. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
I. TYPICAL FOR ALL LIGHT FIXTURES WITH DESIGNATION STARTING WITH 'M': FIXTURES ARE SHOWN FOR REFERENCE ONLY. FIXTURE SELECTIONS AND SPECIFICATIONS SHALL BE PROVIDED BY THE ARCHITECT AND/OR INTERIOR DESIGNER. EC SHALL COORDINATE EXACT MOUNTING LOCATION, MOUNTING HEIGHT, WATTAGE, AND DIMMING PROTOCOL WITH ARCHITECT / INTERIOR DESIGNER, LIGHTING CONSULTANT, AND/OR ELECTRICAL ENGINEER PRIOR TO INSTALL.
J. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.
K. FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVER(S) REQUIRE ADDITIONAL LOW VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER.
L. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C., AND RATED FOR OUTDOOR USE.

ETRAKIT #PLN25-0016

OPUS

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Project #: 6906.00

DATE: 12/30/2025

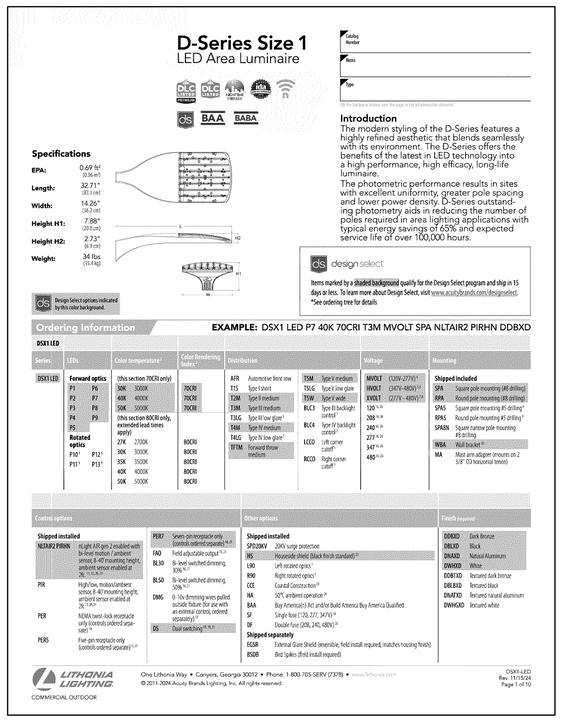
NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

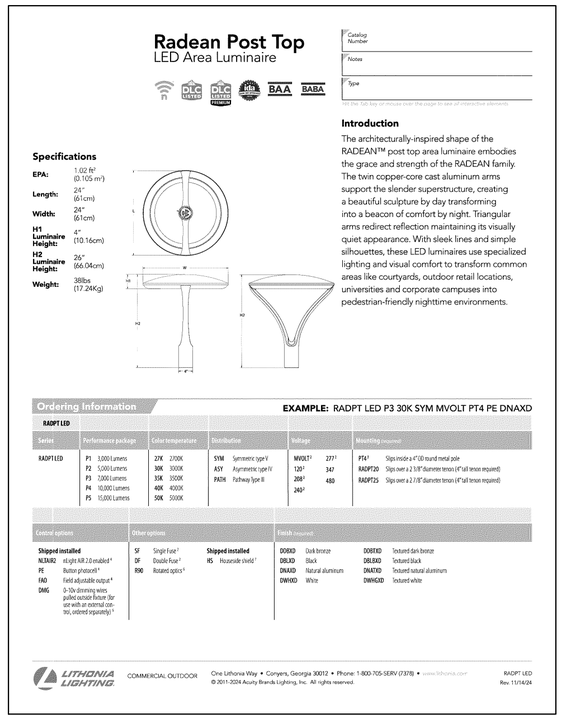
REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 12.30.2025


PHOTOMETRIC DETAILS

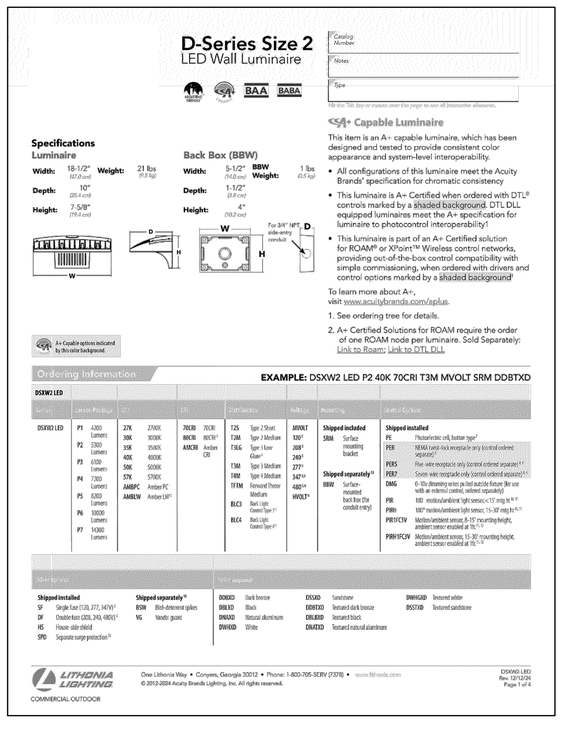
ATTACHMENT 2 - NOVERA COMMERCE CENTER OFFICIAL DEVELOPMENT PLAN (ODP)



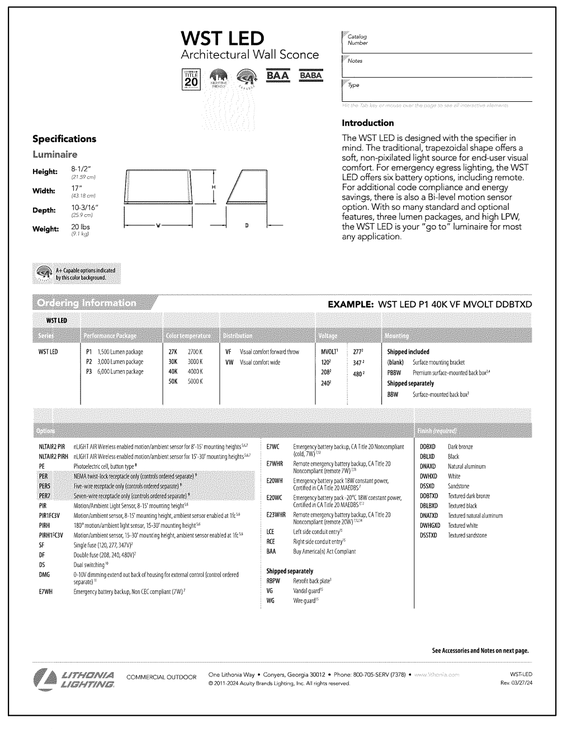

## 2 | TYPE 'EA1', 'EA2', 'EA3'
70 | SCALE: NOT TO SCALE



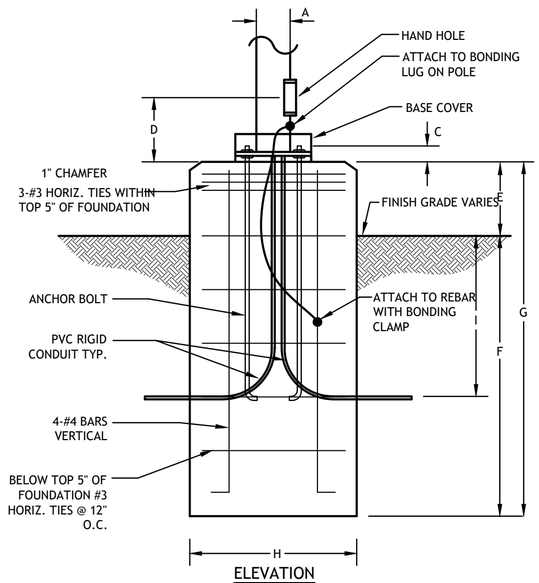

## 3 | TYPE 'EA4'
70 | SCALE: NOT TO SCALE




## 4 | TYPE 'EW1', 'EW2'
70 | SCALE: NOT TO SCALE




## 5 | TYPE 'EW3EM'
70 | SCALE: NOT TO SCALE




| POLE KEY | OVERALL HEIGHT | A | ANCHOR BOLT DATA B | SIZE | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|---|---|---|
| EA1 | 20'0" | 4" | PER MANUFACTURER | | | | 2'6" | 8'0" | 10'6" | 24" | 36" |
| EA2 | 20'0" | 4" | PER MANUFACTURER | | | | 2'6" | 8'0" | 10'6" | 24" | 36" |
| EA3 | 20'0" | 4" | PER MANUFACTURER | | | | 2'6" | 8'0" | 10'6" | 24" | 36" |
| EA4 | 12'0" | 4" | PER MANUFACTURER | | | | 1'0" | 4'0" | 5'0" | 24" | 36" |

## 1 | POLE BASE DETAIL
70 | SCALE: NOT TO SCALE

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70 OF 70
PHOTOMETRIC DETAILS

ETRAKIT #PLN25-0016

## LAND USE CHARACTER TYPES

Land use character types are the tools used to define the city's vision and intent for development citywide. They provide overarching direction for land use on a specific site. For the majority of the city's established development, more specific uses are delineated on a property's approved Planned Unit Development (PUD), which must be consistent with the property's Comprehensive Plan land use designation. For properties that are conventionally zoned (such as Commercial C-1, Business B-1, etc.), the Westminster Municipal Code provides greater detail on specific uses permitted within each zoning district.

This section describes each of the land use character types shown in Map 3-2: Land Use Diagram. Each type is described by representative images and text, with a "Development Standards" table that addresses land use and development characteristics. Within the table, land uses are listed as:

- **Primary.** Primary Uses are intended to be predominant and reflect either existing or anticipated land uses. These uses define the character of an area and support fiscal resilience as the city nears buildout. In residential character types, a listing of housing product types is provided to assist in interpretation of the classification. These product types are based on typical building patterns within Westminster relative to format and scale but do not distinguish housing tenure.
- **Secondary.** Upon substantial establishment of primary uses within a given character type, secondary uses may be considered. Secondary Uses are not intended to be dominant within a character type and are evaluated on a case by case basis to determine appropriateness. These uses may be limited based on the location and compatibility with adjacent land uses. Limitations may include building area or proportion of a project, recommended format or placement on a property. In general, secondary uses shall not exceed 25% of the land area of the character type. Secondary Uses may not be viable or appropriate on a given property but rather considered within the intent of the land use character type as it is applied across the city, the degree to which they will strengthen the viability of primary uses in the immediate area, and not overwhelm any one location with a preponderance of secondary uses.

Development characteristics in the table include maximum and minimum densities and/or floor area ratios (FARs), minimum lot size (for residential uses), and distribution of uses.

In addition to the uses described in each character type to follow, public/quasi-public uses—including government offices, police and fire stations, public and state-chartered schools, non-commercial agriculture, and places of worship—are permitted in all land use types except for park and open space classifications, subject to the development review process. Private schools and child care facilities are permitted in all residential land use types. Individual land uses may also be subject to additional review or permitting processes as required by the Westminster Municipal Code.

### Potentially Prohibited Uses

A number of uses that rarely occur in Westminster are identified as potentially prohibited within any land use character type because such uses may have negative economic, social or physical impacts on existing and planned neighborhoods or community gathering locations. These uses include pawn shops, tattoo parlors, video and other arcades, night clubs, off-track betting, auction houses, thrift stores, massage parlors, used merchandise sales, day labor services, billiard/pool halls, gun shops, adult businesses, check cashing facilities, payday lending, dollar stores, and day labor services. These businesses generally are not permitted, but may be considered on commercial and mixed-use sites in select circumstances. Size of the proposed use, visibility of the use, and its proximity to economic growth areas (identified in Chapter 8), residential uses, parks and open spaces, and public or quasi-public uses are key considerations for such uses.

Electronically Recorded RECEPTION#: 2024000029743,
6/4/2024 at 9:47 AM, 1 OF 14,
REC: $143.00
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN FOR

# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 14

## LEGAL DESCRIPTION

SEE PROPERTY LEGAL DESCRIPTIONS AND SURVEY EXHIBITS ON THE FOLLOWING SHEETS:

SHEET 5: PROPERTY LEGAL DESCRIPTION
SHEET 6: PROPERTY EXHIBIT
SHEET 7-8: PLANNING AREA LEGAL DESCRIPTIONS
SHEET 9-10: PLANNING AREA EXHIBIT
SHEET 11-12: CANAL & PUBLIC USE PARCEL LEGAL DESCRIPTIONS
SHEET 13-14 - CANAL & PUBLIC USE PARCEL EXHIBIT

## PURPOSE OF AMENDMENT

FOSTER FARMS IS A DEVELOPMENT LOCATED IN THE CITY OF WESTMINSTER BOUNDED BY THE NORTH HURON P.U.D. TO THE NORTH, E. 136TH AVENUE TO THE SOUTH, I-25 TO THE EAST, AND HURON STREET TO THE WEST. THE DEVELOPMENT IS BISECTED BY ORCHARD PARKWAY WHICH FINISHED CONSTRUCTION IN 2014. THE DEVELOPMENT CONSISTS OF APPROXIMATELY 85.5 ACRES OF REMAINING AREA TO BE DEVELOPED. AN EXISTING COMMERCIAL AREA CONSISTING OF A LARGE ANCHOR BUILDING AND MISCELLANEOUS COMMERCIAL OUTPARCELS EXISTS SOUTH AND EAST OF THE DEVELOPABLE AREA.

THE PROPOSED PDP AMENDMENT IS PRESENTED TO:

1. REDEFINE THE ALLOWABLE USES PER THE 2040 COMPREHENSIVE PLAN WITHIN THE REMAINING DEVELOPABLE ACREAGE
2. CREATE NEW PUBLIC USE PARCELS
3. CHANGE CERTAIN PLANNING AREA DIMENSIONS AND REVISE THE CORRESPONDING LEGAL DESCRIPTIONS
4. REMOVE THE USE RESTRICTION THAT WAS INCLUDED IN THE ORIGINAL PDP, SEE NOTE ON SHEET 4

## FULL FORCE & EFFECT

ALL PROVISIONS OF THE ORIGINAL PDP, RECORDED AT RECEPTION NO. C0631797 , AND SUBSEQUENT PDP AMENDMENTS SHALL REMAIN IN FULL FORCE AND EFFECT, EXCEPT AS OTHERWISE NOTED HEREIN.

## ZONING & LAND USE

**CURRENT ZONING:** PUD
**CURRENT LAND USE:** AGRICULTURE
**PROPOSED ZONING & LAND USE:** PUD
**COMPREHENSIVE PLAN DESIGNATION:**
COMMERCIAL & EMPLOYMENT-FLEX

## SURVEYOR'S CERTIFICATE

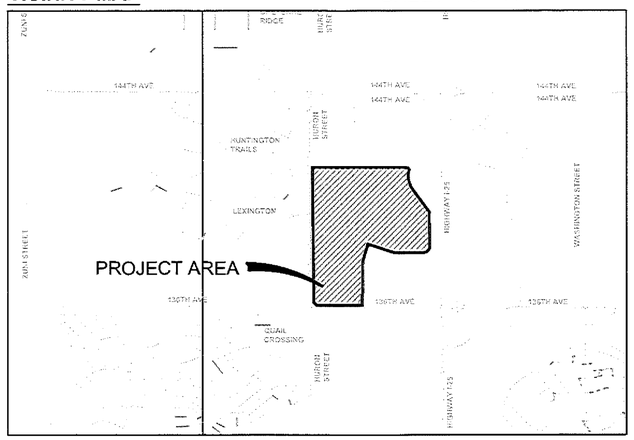
I, JEFFREY C. ANTON , A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE LEGAL DESCRIPTIONS ON SHEETS 5 THROUGH 14 HAVE BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PDP PROPERTY BOUNDARY.

4/16/2024 — DATE

PLS NO. 38818 — REGISTERED LAND SURVEYOR & NO.

COLORADO LICENSED — JEFFREY C. ANTON — 38818 — 4-16-24 — PROFESSIONAL LAND SURVEYOR

## VICINITY MAP




## PROJECT TEAM:

**DEVELOPER**
SCHUCK-CHAPMAN COMPANIES
2 N. CASCADE AVE,
STE. 1280
COLORADO SPRINGS, CO 80903
O: 719.633.4500

**PROPERTY OWNER**
136TH & HURON, LLC
BY GROWTH UNLIMITED, LLC
5450 TIRRANNA COURT
FT. COLLINS, CO 80524
P: 719.640.3439

**CIVIL ENGINEER:**
HR GREEN DEVELOPMENT, LLC
PH: 720-602-4999
5613 DTC PARKWAY, SUITE 950
GREENWOOD VILLAGE, CO 80111

## SHEET INDEX

SHEET 1 OF 14 - COVER
SHEET 2 OF 14 - NOTES
SHEET 3 OF 14 - NOTES
SHEET 4 OF 14 - SITE PLAN
SHEET 5 OF 14 - PROPERTY LEGAL DESCRIPTION
SHEET 6 OF 14 - PROPERTY EXHIBIT
SHEET 7 OF 14 - PLANNING AREA LEGAL DESCRIPTION
SHEET 8 OF 14 - PLANNING AREA LEGAL DESCRIPTION
SHEET 9 OF 14 - PLANNING AREA EXHIBIT
SHEET 10 OF 14 - PLANNING AREA EXHIBIT
SHEET 11 OF 14 - CANAL & PUBLIC USE PARCEL LEGAL DESCRIPTION
SHEET 12 OF 14 - CANAL & PUBLIC USE PARCEL LEGAL DESCRIPTION
SHEET 13 OF 14 - CANAL & PUBLIC USE PARCEL EXHIBIT
SHEET 14 OF 14 - CANAL & PUBLIC USE PARCEL EXHIBIT

I,Cindee Elizabeth Wood AS MANAGER OF GROWTH UNLIMITED, LLC A COLORADO LIMITED LIABILITY COMPANY THE MANAGER OF 136TH & HURON, LLC A COLORADO LIMITED LIABILITY COMPANY IN THE STATE OF COLORADO, PROPERTY OWNER, DO APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER.

THIS 24 DAY OF April, 2024.

Cindee E Wood — SIGNATURE
Co-Owner — TITLE

I, E. Suzanne Mowery AS MANAGER OF FOSTER FAMILY, LLC A COLORADO LIMITED LIABILITY COMPANY THE MANAGER OF 136TH & HURON, LLC A COLORADO LIMITED LIABILITY COMPANY IN THE STATE OF COLORADO, THE PROPERTY OWNER, DO APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER

THIS 26 DAY OF April, 2024.

E Suzanne Mowery — SIGNATURE
manager — TITLE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER
THIS 14th DAY OF May, 2024.

CHAIRMAN

ATTEST: CITY CLERK

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER
THIS 4 DAY OF June, 2024

MAYOR

ATTEST: CITY CLERK

## CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO.

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS ____ DAY OF ____, 20___, AT ___:___ O'CLOCK __.M.

ADAMS COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

ETRAKIT #PLN23-0090

Schuck Chapman Companies

HRGreen

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
GREENWOOD VILLAGE CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

DATE: APRIL 15, 2024

FOSTER FARM
SCHUCK-CHAPMAN COMPANIES
5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

SUBMITTALS / REVISIONS
Date | Description

1 OF 14
COVER SHEET

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT



# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO


## PROJECT NOTES

**DEVELOPMENT TIMING & PHASING**

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S PDP OR LATEST PDP AMENDMENT IS MORE THAN FIVE (5) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE.

THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS: 2024-2034, SEE PHASING PLAN ON SHEET 3.

**PERMITTED USES**

**PLANNING AREA 1:**
**PRIMARY:** RETAIL STORES, EATING ESTABLISHMENTS, BANKS, SUPERMARKETS, BUSINESS AND PROFESSIONAL OFFICES, AND PERSONAL BUSINESS SERVICES.
**SECONDARY:** AUTO-ORIENTED USES[1], STAND-ALONE USES WITH VEHICLE DRIVE-THROUGHS, HOTELS, CHILD CARE FACILITIES, MICROBREWERIES, LIVE ENTERTAINMENT, MEDICAL FACILITIES.

**PLANNING AREAS 2, 3, AND 4:**
**PRIMARY:** PROFESSIONAL OFFICES, BANKING, RESEARCH AND DEVELOPMENT LABS, MEDICAL FACILITIES[2], FLEX OFFICE, INCUBATOR SPACE.
**SECONDARY:** HOTELS[b], MANUFACTURING, WAREHOUSING, PRODUCTION, FABRICATION, REPAIR SHOPS, WHOLESALE DISTRIBUTORS, SUPPORT COMMERCIAL[a] INCLUDING EATING ESTABLISHMENTS, PHARMACIES, BUSINESS SERVICES, OFFICE SUPPLY.

**PROHIBITED USES**

THE FOLLOWING USES SHALL BE PROHIBITED: PAWN SHOPS, NEW AND USED CAR SALES, MASSAGE PARLORS, TATTOO PARLORS, OFF-TRACK BETTING, BILLIARD PARLORS, THRIFT STORE, AUCTION HOUSES, MINI-STORAGE FACILITIES, STAND-ALONE GUN SHOPS, DAY LABOR SERVICES, ADULT BUSINESSES, PAYDAY LENDING, AND CHECK CASHING FACILITIES.

ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALLS INTO THE DEFINITION OF A LISTED PERMITTED USE.

**DEFINITIONS:**

[1] AUTO-ORIENTED USES: A COMMERCIAL USE THAT INCLUDES AUTOMOTIVE REPAIR, AMBULANCE SERVICES, AUTOMOTIVE SERVICE STATION, USES WITH DRIVE-THROUGH LANES, AUTOMOTIVE WASH, FUEL SALES AND CONVENIENCE STORE, PARCEL DELIVERY SERVICE.

[2] MEDICAL FACILITY: USES CONCERNED WITH THE DIAGNOSIS, TREATMENT, AND CARE OF HUMAN BEINGS. INCLUDING:
- HOSPITALS
- MEDICAL OFFICE BUILDINGS
- AMBULATORY SURGICAL CENTERS
- DENTAL SERVICES
- PHYSICIAN OFFICES OR CLINICS
- COUNSELING
- LABORATORIES
- DIAGNOSTIC SERVICES
- BEHAVIORAL HEALTH AND SUBSTANCE ABUSE FACILITIES
- SHORT TERM REHABILITATION OR SKILLED NURSING FACILITIES (INTENDED FOR PEOPLE RECOVERING FROM DISABILITIES CAUSED BY INJURIES, ILLNESS OR SURGERY WITH STAYS OF 100 DAYS OR LESS.)

(WAREHOUSING OF MEDICAL PRODUCTS AND LONG-TERM RESIDENTIAL CARE FACILITIES ARE NOT MEDICAL FACILITIES.)

**NOTES:**

[a] SUPPORT COMMERCIAL LIMITED TO MAXIMUM 10% OF GFA OR 15,000 SQ FT PER BUILDING, WHICHEVER IS LESS.

[b] HOTELS ARE A PRIMARY USE IN PLANNING AREA 3.

**LAND USE TABLE**

| SUB AREA | LAND USE | LAND AREA (ACRES) | LAND AREA (S.F.) | LANDSCAPE AREA (S.F.) | % OF PROPERTY | FAR | MAX BUILDING HEIGHT (STORIES) |
|---|---|---|---|---|---|---|---|
| PLANNING AREA 1 | COMMERCIAL | 19.018 | 828,405 | MIN 20% | 21.3% | MAXIMUM 0.45 | 3 STORIES |
| PLANNING AREA 2 | EMPLOYMENT-FLEX | 28.076 | 1,222,982 | MIN 20% | 31.4% | MAXIMUM 1.0* | 4 STORIES** |
| PLANNING AREA 3 | EMPLOYMENT-FLEX | 26.647 | 1,160,727 | MIN 20% | 29.8% | MAXIMUM 1.0* | 4 STORIES** |
| PLANNING AREA 4 | EMPLOYMENT-FLEX | 8.489 | 369,768 | MIN 20% | 9.5% | MAXIMUM 1.0* | 4 STORIES** |
| CANAL & PUBLIC USE PARCEL NO. 1 | BULL CANAL & PUBLIC USE | 1.945 | 84,727 | N/A | 2.2% | N/A | N/A |
| CANAL & PUBLIC USE PARCEL NO. 2 | BULL CANAL & PUBLIC USE | 1.792 | 78,050 | N/A | 2.0% | N/A | N/A |
| CANAL & PUBLIC USE PARCEL NO. 3 | BULL CANAL & PUBLIC USE | 1.423 | 61,977 | N/A | 1.6% | N/A | N/A |
| FUTURE 138TH AVENUE STREET ROW | COW ROW | 2.025 | 88,204 | N/A | 2.2% | N/A | N/A |
| | **TOTAL** | 89.415 | 3,894,840 | | 100.0% | | |

* **MAXIMUM 1.0 FAR FOR PRIMARY USES. MAXIMUM 0.5 FAR FOR STANDALONE SECONDARY USES.**
** **ALLOWED HEIGHTS MAY BE INCREASED SINCE THE PROPERTY IS IN THE NORTH I-25 FOCUS AREA AND IS ADJACENT TO I-25.**

**SETBACKS TABLE**

| LOCATION | BUILDING | PARKING |
|---|---|---|
| INTERSTATE 25 | 50 FT. | 25 FT. |
| 136TH AVENUE | ***40 FT. | 25 FT. |
| ORCHARD PARKWAY | ***40 FT. | 25 FT. |
| HURON ST | 50 FT. | 25 FT. |
| MAIN INTERNAL ACCESS DRIVE | 20 FT. | 20 FT. |
| NORTH PROPERTY LINE | 20 FT | 20 FT |
| EXISTING ABANDONED WELL | 200 FT. | 0 FT. |

*** **SETBACK TO BE 50 FT. IF PARKING IS ADJACENT TO THE RIGHT OF WAY.**

**SERVING FACILITIES**

| | |
|---|---|
| PUBLIC RECREATION AREAS | BIG DRY CREEK PARK, THORN CREEK GOLF COURSE, QUAIL'S CROSSING PARK |
| PUBLIC OPEN SPACE | BIG DRY CREEK OPEN SPACE, MCKAY LAKE OPENSPACE |
| DRAINAGEWAYS | MCKAY DRAINAGEWAY |
| MAJOR DETENTION | MCKAY DRAINAGEWAY REGIONAL POND WEST OF I-25 |
| NEARBY SHOPPING AREAS | WESTMINSTER CROSSINGS, DENVER PREMIUM OUTLETS, SHOPS AT QUAIL CREEK, WALMART RETAIL CENTER |
| NEARBY FIRE STATIONS | WESTMINSTER FIRE STATION 6 |
| NEARBY BUS STOPS | 136TH AVE & ORCHARD PKWY #34644, #34643 |

**CURRENT SURROUNDING ZONING/LAND USES**

| BOUNDRY | ZONING | COMP. PLAN DESIGNATION | LAND USE |
|---|---|---|---|
| NORTH: | PUD | WEST OF ORCHARD: EMPLOYMENT-FLEX EAST OF ORCHARD: EMPLOYMENT OFFICE/ INSTITUTIONAL CAMPUS | PUBLIC/QUASI-PUBLIC ; VACANT |
| SOUTH: | PUD | COMMERCIAL | COMMERCIAL ; VACANT |
| EAST: | PUD | PUBLIC/QUASI-PUBLIC, I-25 | PUBLIC/QUASI-PUBLIC |
| WEST: | PUD | R-1 AND R-2.5 (BROOMFIELD) | RESIDENTIAL ESTATE |

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DATE: APRIL 15, 2024

FOSTER FARM
SCHUCK-CHAPMAN COMPANIES
5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

| SUBMITTALS / REVISIONS | |
|---|---|
| Date | Description |
| | |

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 14

## PROJECT NOTES

**PUBLIC ART:** (DUE TO THE SCALE AND NATURE OF THE DEVELOPMENT, IT IS THE DEVELOPER'S INTENT TO PROVIDE PUBLIC ART ON THE PROPERTY IN VARIOUS LOCATION THROUGHOUT THE DEVELOPMENT. HOWEVER, IF PUBLIC ART IS NOT PROVIDED ON SITE, THE BELOW SHALL APPLY)

CASH-IN-LIEU (OR INSTALLATION ON SITE) OF BOTH THE ART PIECE AND AN IMPROVED SITE SHALL BE PAYABLE BY THE PROPERTY OWNER TO THE CITY IN THE AMOUNT OF $2,000 PER GROSS ACRE OF THE SUBJECT PROPERTY AT THE TIME OF INDIVIDUAL OFFICIAL DEVELOPMENT PLAN(ODP). IF NO PLAT IS NEEDED THEN CASH-IN-LIEU SHALL BE PROVIDED AT THE TIME OF OFFICIAL DEVELOPMENT PLAN RECORDING. FOR *85.45* ACRES A FEE OF *$170,900* IS DUE TO THE CITY.

**SERVICE COMMITMENTS:**

MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PDP USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY OR F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

**RECOVERY COSTS:** RECOVERY AMOUNTS MAY CHANGE BASED ON ACTUAL DIMENSIONS. THE AMOUNTS BELOW ARE BASED ON A 85.45 ACRE PROJECT.

A. CITY OF WESTMINSTER RECOVERIES/CASH-IN-LIEU AFFECTING FOSTER PROPERTY:

- A.1. SANITARY SEWER OUTFALL - CITY PROJECT WW87-1: $392.85/ACRE (MAXIMUM INTEREST HAS BEEN MET)
- A.2. NORTH HURON UTILITIES WATER MAIN - CITY PROJECT W87-1: $637.35/ACRE (MAXIMUM INTEREST HAS BEEN MET)
- A.3. HURON STREET IMPROVEMENTS FROM 128TH TO 140TH - CITY ORDINANCE #3373: $18,767.74/ACRE (MAXIMUM INTEREST HAS BEEN MET)
- A.4. ORCHARD PARKWAY IMPROVEMENTS FROM 138TH AVENUE (NORTH PROPERTY LINE OF LOWES PROPERTY) TO 140TH AVENUE (NORTH PROPERTY LINE OF FOSTER PROPERTY): $20,759.23/ACRE PLUS INTEREST ACCRUED, STARTING ON NOVEMBER 27, 2017, UP TO THE DATE OF ACTUAL PAYMENT, MAXIMUM INTEREST DUE SHALL NOT EXCEED 50% OF PRINCIPAL.
- A.5. FOSTER PROPERTY DRAINAGE IMPROVEMENT AGREEMENT DATED MAY 23, 2005, ABSOLVES THE FOSTER PROPERTY FROM RECOVERIES ASSOCIATED WITH MCKAY LAKE DAM IMPROVEMENTS AND MCKAY LAKE DRAINAGEWAY AND REGIONAL DETENTION POND IMPROVEMENTS.

## STANDARD STATEMENTS

A. APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN CONSTITUTES A CONCEPT APPROVAL OF THE PLAN SUBJECT TO THE ABILITY OF THE CITY OF WESTMINSTER OR THE LAND OWNER TO PROVIDE NECESSARY SERVICES. DUE TO SERIOUS SHORT-RANGE AND LONG-RANGE LIMITATIONS ON THE RAW WATER SUPPLY, WATER TREATMENT CAPACITY AND SEWAGE TREATMENT CAPACITY OF THE CITY, DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN MAY NOT BE POSSIBLE. APPROVAL OF THIS PLAN IMPLIES NO COMMITMENT OF THE CITY OF WESTMINSTER TO PROVIDE SERVICES. THE CITY OF WESTMINSTER ADVISES AGAINST DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN WITHOUT A THOROUGH INVESTIGATION BY THE DEVELOPER OF THE AVAILABILITY OF WATER AND SEWER SERVICE AT THE TIME OF SUCH DEVELOPMENT.

B. THE LAND USES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE LOCATION AND NUMBER OF SUCH ESTABLISHMENTS AND THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.

C. THE DENSITIES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE CONSIDERED AS A MAXIMUM AND SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.

D. CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. IF YOU HAVE ANY QUESTIONS REGARDING THE CITY'S USE TAX REQUIREMENTS, PLEASE CONTACT THE CITY TAX AUDITOR.

E. UTILITY EASEMENTS: THE DESIGN OF THE PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.

## PUD EXCEPTIONS

THE DEVELOPER IS SEEKING THE FOLLOWING EXCEPTIONS FROM THE PUD STANDARDS:

1. THE DEVELOPER IS REQUESTING AN EXCEPTION TO THE ALLOWED PRIMARY USES IN PLANNING AREAS 2, 3 & 4 TO ALLOW MEDICAL FACILITIES AS A PRIMARY USE.

   STANDARD: PER THE 2040 COMPREHENSIVE PLAN MEDICAL FACILITIES ARE A SECONDARY USE WITHIN THE EMPLOYMENT-FLEX LAND USE CHARACTER TYPE.

   JUSTIFICATION: THE FOSTER PROPERTY IS WITHIN THE NORTH I-25 FOCUS AREA WHICH ALSO INCLUDES THE ST. ANTHONY NORTH HEALTH CAMPUS. THE FOSTER PROPERTY IS LOCATED ONE-QUARTER MILE SOUTH OF THIS HEALTH CAMPUS. THE FOCUS AREA AS DESCRIBED IN THE 2040 COMPREHENSIVE PLAN CALLS FOR THE CITY TO TAKE MEASURES TO ENSURE ADJACENT PROPERTIES ARE DEVELOPED IN A COMPATIBLE MANNER. MEDICAL FACILITIES AS A PRIMARY USE IN PLANNING AREAS 2, 3 AND 4, THE PROPERTY CLOSEST TO THE HOSPITAL, WILL ALLOW MORE THAN 25% OF A PLANNING AREA TO BE COMPRISED OF THE USES LISTED IN FOOTNOTE 2 ON SHEET 2 TO SERVE THE DEMAND FOR MEDICAL USES IN THE AREA AND TO COMPLEMENT THE HEALTH CAMPUS. ADDITIONALLY, MEDICAL FACILITIES AS A SECONDARY USE COULD HAMPER THE FOSTER PROPERTY FROM DEVELOPING TIMELY AND EFFICIENTLY.

2. THE DEVELOPER IS REQUESTING AN EXCEPTION TO THE ALLOWED PRIMARY USES IN PLANNING AREA 3 TO ALLOW HOTELS AS A PRIMARY USE.

   STANDARD: PER THE 2040 COMPREHENSIVE PLAN HOTELS ARE A SECONDARY USE WITHIN THE EMPLOYMENT-FLEX LAND USE CHARACTER TYPE.

   JUSTIFICATION: THE FOSTER PROPERTY IS WITHIN THE NORTH I-25 FOCUS AREA. THIS FOCUS AREA AS DESCRIBED IN THE 2040 COMPREHENSIVE PLAN IS THE ONLY REMAINING SITE IN WESTMINSTER WITH I-25 VISIBILITY. HOTELS ARE CONSIDERABLY MORE SUCCESSFUL WHEN THEY ARE VISIBLE FROM MAJOR TRANSPORTATION CORRIDORS AND I-25 SERVES THE HIGHEST TRAFFIC VOLUMES IN THE STATE. ADDITIONALLY, THE ST. ANTHONY NORTH HEALTH CAMPUS AND COMPLEMENTARY MEDICAL FACILITIES WILL BENEFIT FROM A HOTEL LOCATED IN THE FOSTER PROPERTY.

## GENERAL DESIGN STANDARDS

A CONSISTENT ARCHITECTURAL PHILOSPHY WILL BE EMPLOYED IN DESIGN AND PLANNING OF THIS BUSINESS DISTRICT. BUILDING MASSING, MATERIALS AND DETAILS SHALL BE DESIGNED TO IMPART A HIGH-QUALITY IMAGE TO THIS SITE LOCATION AS THE NORTHERN ENTRANCE TO THE CITY OF WESTMINSTER. DESIGN GUIDELINES WILL BE DEVELOPED AS PART OF THE OFFICIAL DEVELOPMENT PLAN APPROVAL PROCESS.

BUILDING ELEMENTS:

PER PLANNING AREA, A SINGLE BUILDING OR COMPLEX MUST BE STYLISTICALLY CONSISTENT. ARCHITECTURAL STYLE, MATERIALS, COLOR, AND FORM SHALL WORK TOGETHER TO EXPRESS A SINGLE THEME.

FRANCHISE ARCHITECTURE SHALL TAKE INTO CONSIDERATION THE CHARACTER OF THE SURROUNDING ARCHITECTURE AND STREETSCAPE WHERE APPROPRIATE. APPLICABLE LIGHTING, COLORS AND MATERIALS THAT BLEND WITH THE AREAS AESTHETIC SHALL BE USED.

EXTERIOR BUILDING DESIGN, INCLUDING ROOF STYLE, MATERIAL AND COLORS, ARCHITECTURAL FORMS AND DETAILING, SHALL HAVE CONSISTENT ELEMENTS AMONG ALL BUILDINGS IN A COMPLEX TO ACHIEVE DESIGN HARMONY AND CONTINUITY.

THE USE OF MASONRY AS A PRIMARY MATERIAL IS HIGHLY ENCOURAGED. BUILDING COLORS ARE TO BE INCLUDED AS A PART OF THE OFFICIAL DEVELOPMENT PLAN. COLORS SHOULD GENERALLY BE IN HARMONY WITH THE SURROUNDING ENVIRONMENT.

PAD BUILDINGS IN PLANNING AREA 1 SHALL MATCH MATERIALS OF MAIN BUILDINGS, CARRYING OUT THE BUILDING DESIGN THEME AND OTHER THEMES OF THE CENTER.

"360 DEGREE" ARCHITECTURE IS REQUIRED. ALL SIDES OF ALL BUILDINGS ARE TO BE TREATED WITH THE RELATIVE SAME DEGREE OF ARCHITECTURAL STYLE AND DETAIL AS THE FRONT ELEVATION OF THE BUILDING. ITEMS TO BE CONSIDERED INCLUDE CONSISTENT USE OF MATERIALS, COLORS, ARCADES, ENTRANCES, AND DETAILING.

IF THE BACKSIDE OF A PAD SITE BUILDING FACES THE STREET, THAT SIDE OF THE BUILDINGS SHOULD READ LIKE THE FRONT. ONLY "ACTIVE" BUILDING ELEVATIONS (NO BLANK WALLS OR LOADING AREAS UNLESS SCREENED) SHOULD FACE PUBLIC STREETS.

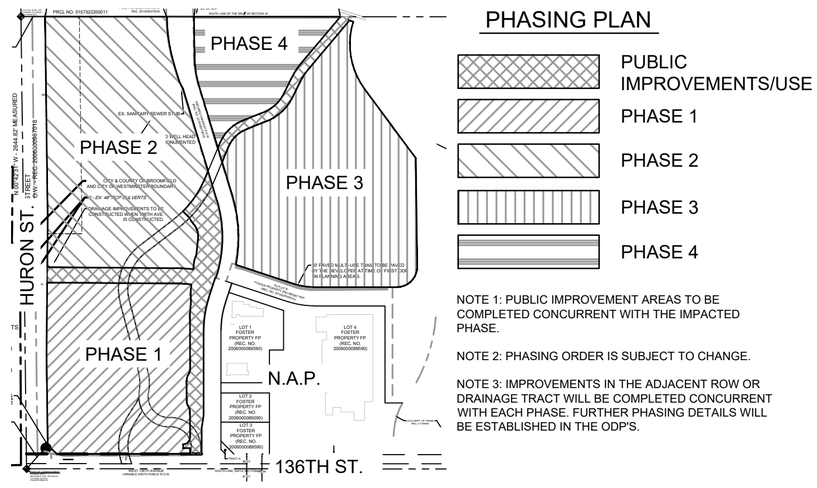
LONG LINEAR LOOKING BUILDINGS SHOULD BE AVOIDED. BUILDINGS SHOULD PROVIDE VARYING BUILDING HEIGHTS, CHANGES IN WALL PLANES AND SPATIAL VOLUMES, AS WELL AS A VARIETY OF WINDOW AREAS, ARCADES, MATERIALS OR ROOF ELEMENTS.

ARCHITECTURAL LIGHTING INCLUDING ORNAMENTAL ARMATURES AND FIXTURES RELATING TO THE THEME OF THE DEVELOPMENT WILL BE REQUIRED.

SIGNAGE, FENCING, AND LANDSCAPING WILL COMPLIMENT SURROUNDING AREAS AND ARCHITECTURE WHILE APPROPRIATE FOR A RETAIL, OFFICE, MANUFACTURING, AND RESEARCH & DEVELOPMENT BUSINESS DISTRICT. MORE INFORMATION TO BE PROVIDED DURING THE ODP APPROVAL PROCESS.

LOADING, SERVICE, OR STORAGE AREAS SHALL BE FULLY SCREENED FROM VIEW FROM PUBLIC RIGHTS OF WAY, TRAILS, AND OTHER PUBLIC PROPERTY.

OUTDOOR AMENITY AREAS FOR EMPLOYEES AND CUSTOMERS SHALL BE PROVIDED. LOCATIONS AND SIZES TO BE DETERMINED AT TIME OF ODP.




PHASING PLAN

- PUBLIC IMPROVEMENTS/USE
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

NOTE 1: PUBLIC IMPROVEMENT AREAS TO BE COMPLETED CONCURRENT WITH THE IMPACTED PHASE.

NOTE 2: PHASING ORDER IS SUBJECT TO CHANGE.

NOTE 3: IMPROVEMENTS IN THE ADJACENT ROW OR DRAINAGE TRACT WILL BE COMPLETED CONCURRENT WITH EACH PHASE. FURTHER PHASING DETAILS WILL BE ESTABLISHED IN THE ODP'S.

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DATE: APRIL 15, 2024

FOSTER FARM
SCHUCK-CHAPMAN COMPANIES
5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

| SUBMITTALS / REVISIONS | |
|---|---|
| Date | Description |
| | |
| | |
| | |
| | |
| | |

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NOTES

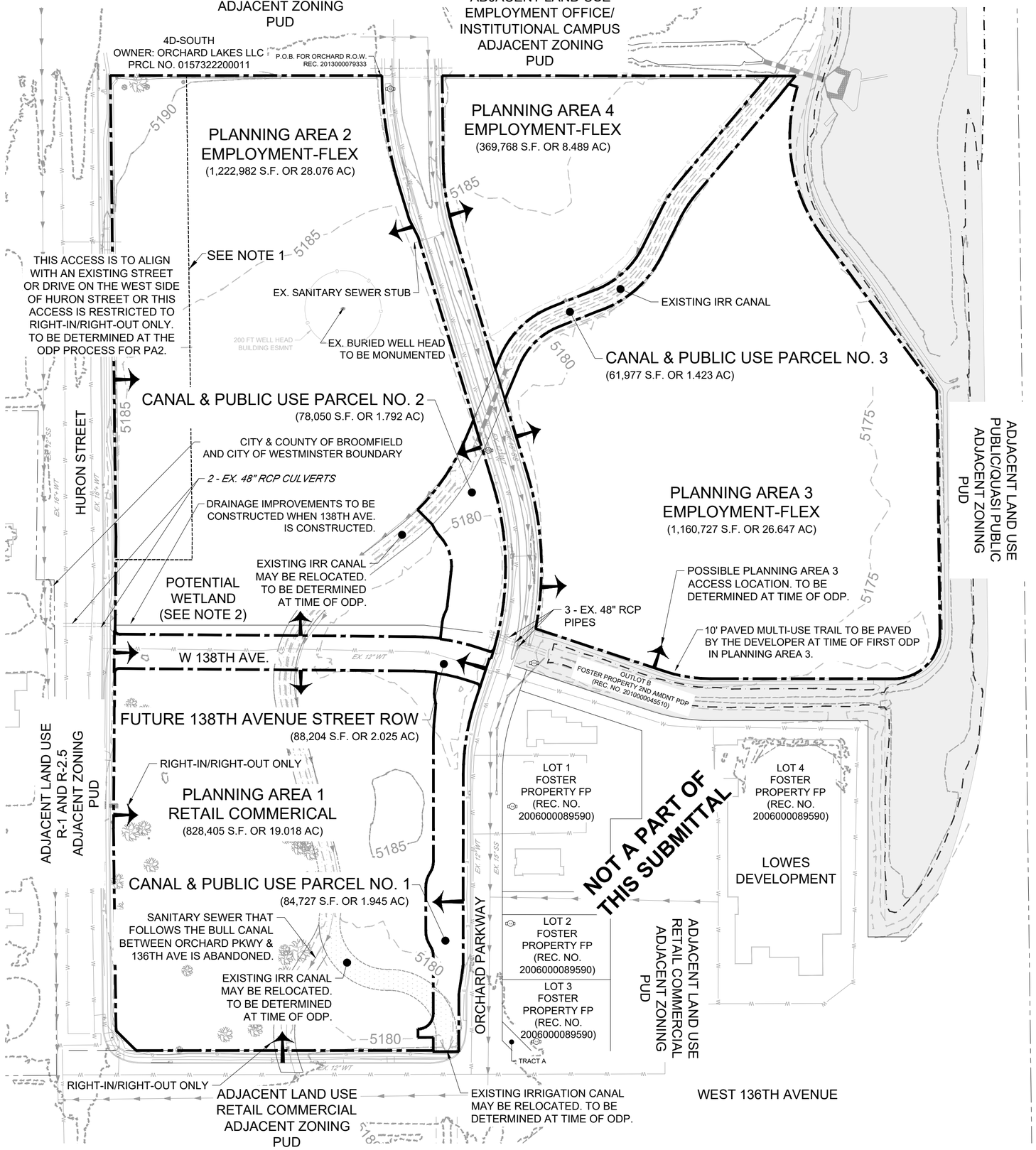
ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 14

THIS AMENDMENT REMOVES THE USE RESTRICTION THAT WAS INCLUDED IN THE ORIGINAL PDP.




NOTES:

1. A SUB-AREA OF THE DEVELOPMENT SHALL BE CREATED ALONG THE EAST SIDE OF THE ULTIMATE RIGHT OF WAY (R.O.W) OF HURON STREET BEGINNING AT THE NORTH PROPERTY LINE OF THE FOSTER PROPERTY TO 1,270 FEET TO THE SOUTH, AND FOR A DEPTH OF 200 FEET EAST OF THE ULTIMATE R.O.W. OF HURON STREET. IN THAT SUB-AREA, NO BUILDINGS SHALL BE PERMITTED TO BE HIGHER THAN 50 FEET. ~~ADDITIONALLY IN THAT SUB-AREA, NO USES SHALL BE PERMITTED OTHER THAN THOSE PERMITTED IN THE "OFFICE" CATEGORY AS DEFINED IN THE WESTMINSTER 1997 COMPREHENSIVE LAND USE PLAN TO BE FURTHER IDENTIFIED DURING THE ODP APPROVAL PROCESS~~, ALL BUILDINGS WITHIN THE SUB-AREA SHALL BE SET BACK 50 FEET FROM THE ULTIMATE RIGHT-OF-WAY (R.O.W.) OF HURON STREET AND ALL PARKING LOTS SHALL BE SET BACK 25 FEET FROM THE ULTIMATE R.O.W. OF HURON STREET.
2. THIS AREA INCLUDES POTENTIAL WETLANDS. TO BE VERIFIED AND ALL NECESSARY PAPERWORK WILL BE PROVIDED WITH THE ODP AND PHASE II DRAINAGE REPORT.

## LEGEND

- PLANNING AREA BOUNDARY
- EXISTING SANITARY SEWER MAIN
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING IRRIGATION CANAL
- HEIGHT RESTRICTION SETBACK (SEE NOTE 1)
- FLOODPLAIN ZONE LINE
- EXISTING WQ/DETENTION POND
- F.H. EXISTING FIRE HYDRANT
- ACCESS LOCATION (TO BE DETERMINED AT TIME OF ODP)

## LAND USE TABLE

| SUB AREA | ACREAGE | USE |
|---|---|---|
| PA 1 | 19.018 | COMMERCIAL |
| PA 2 | 28.076 | EMPLOYMENT-FLEX |
| PA 3 | 26.647 | EMPLOYMENT-FLEX |
| PA 4 | 8.489 | EMPLOYMENT-FLEX |
| C&PU NO. 1 | 1.945 | BULL CANAL & PUBLIC USE |
| C&PU NO. 2 | 1.792 | BULL CANAL & PUBLIC USE |
| C&PU NO. 3 | 1.423 | BULL CANAL & PUBLIC USE |
| FUT 138TH ROW | 2.025 | COW ROW |
| **TOTAL** | 89.415 | |

C&PU - CANAL & PUBLIC USE

0 200 400 600

Scale: 1"=200'

N

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FOSTER FARM
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5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

SUBMITTALS / REVISIONS

| Date | Description |
|---|---|

4 OF 14

SITE PLAN

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT



# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO


PDP BOUNDARY DESCRIPTION

2 PARCELS OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE S 89°57'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 141.01 FEET TO A POINT ON THE EAST LINE OF THE HURON STREET RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2006000987018, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE S89°57'40" E, CONTINUING ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER CORNER OF SAID SECTION 22, A DISTANCE OF 712.36 FEET TO A POINT ON THE WEST LINE OF ORCHARD PARKWAY RIGHT-OF-WAY, AS DESCRIBED AT RECEPTION NO. 2013000079333, SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID ORCHARD PARKWAY RIGHT-OF-WAY, THE FOLLOWING TWELVE (12) COURSES:

1. S0°42'47" E, A DISTANCE OF 3.87 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1006.00 FEET, A CENTRAL ANGLE OF 16°09'15",AN ARC LENGTH OF 283.64 FEET, THE CHORD OF WHICH BEARS S 08°47'25' E, A DISTANCE OF 282.70;
3. S 16°52'02" E, A DISTANCE OF 98.35 FEET;
4. S 27°04'16" E, A DISTANCE OF 50.80 FEET;
5. S 16°52'02" E, A DISTANCE OF 679.63 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 753.00 FEET, A CENTRAL ANGLE OF 35°09'20", AN ARC LENGTH OF 462.02 FEET, THE CHORD OF WHICH BEARS S 00°42'37" W, A DISTANCE OF 454.81 FEET;
7. N 71°41'36" W, A DISTANCE OF 4.00 FEET;
8. S 18°18'24" W, A DISTANCE OF 121.63 FEET TO A POINT OF CURVATURE;
9. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 602.50 FEET, A CENTRAL ANGLE OF 18°17'17" AND AN ARC LENGTH OF 192.31 FEET, THE CHORD OF WHICH BEARS S 09°09'46" W, A DISTANCE OF 191.49 FEET;
10. S 00°01'07" W, A DISTANCE OF 499.64 FEET;
11. S 08°21'33" W, A DISTANCE OF 75.83 FEET;
12. S 00°01'07" W, A DISTANCE OF 151.44 FEET TO A POINT ON THE NORTH LINE THE WEST 136TH AVENUE RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. C1100650, SAID ADAMS COUNTY RECORDS;

THENCE N 89°58'56" W, ALONG SAID NORTH LINE, A DISTANCE OF 847.22 FEET;

THENCE N 45°13'44" W, ALONG SAID NORTH LINE, A DISTANCE OF 74.51 FEET TO A POINT ON THE EAST LINE OF SAID HURON STREET RIGHT-OF-WAY, RECEPTION NO. 20060000987018, SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID HURON STREET RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

1. N 00° 42' 31" W, A DISTANCE OF 531.13 FEET;
2. N 00° 29' 36" E, A DISTANCE OF 762.77 FEET;
3. N 00° 42' 31" W, A DISTANCE OF 1211.15 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM, ANY PORTION OF THE BULL CANAL RIGHT-OF-WAY, AS DESCRIBED IN THOSE DEEDS RECORDED IN BOOK 3136 AT PAGE 348 AND AT RECEPTION NO. 20041001000978540, BUT INCLUDING THAT PORTION DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 20041001000978560, SAID ADAMS COUNTY RECORDS.

PARCEL 2:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE S 89°57'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1011.38 FEET TO A POINT ON THE EAST LINE OF THE ORCHARD PARKWAY RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2013000079333, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE S89°57'40" E, CONTINUING ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 926.40 FEET, TO A POINT ON THE WEST LINE OF MCKAY OUTFALL POND, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2013000079334, SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID MCKAY OUTFALL POND, THE FOLLOWING TEN (10) COURSES:

1. S 40°06'01" W, A DISTANCE OF 27.61 FEET;
2. S 71°01'52" E, A DISTANCE OF 23.86 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 443.00 FEET, A CENTRAL ANGLE OF 53°36'41", AN ARC LENGTH OF 414.51 FEET, THE CHORD OF WHICH BEARS S 09°37'38" E, A DISTANCE OF 399.56 FEET;
4. S 36°25'59" E, A DISTANCE OF 274.96 FEET;
5. S 36°35'41" E, A DISTANCE OF 227.58 FEET;
6. S 00°45'11" E, A DISTANCE OF 632.86 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 90°46'18" AN ARC LENGTH OF 190.11 FEET, THE CHORD OF WHICH BEARS S44°37'58"W, A DISTANCE OF 170.84 FEET;
8. N 89°58'53" W, ALONG THE NORTH LINE OF TRACT B, AS DEDICATED BY FOSTER PROPERTY SUBDIVISION PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 20060126000089590, SAID ADAMS COUNTY RECORDS, A DISTANCE OF 482.47 FEET TO A POINT OF CURVATURE;
9. ALONG SAID NORTH LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 18°17'17", AN ARC LENGTH OF 121.29 FEET, THE CHORD OF WHICH BEARS N 80°50'14" W, A DISTANCE OF 120.78 FEET;
10. N 71°41'36" W, ALONG SAID NORTH LINE, A DISTANCE OF 356.18 FEET TO A POINT ON THE EAST LINE OF SAID ORCHARD PARKWAY RIGHT-OF-WAY, BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF SAID ORCHARD PARKWAY RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 847.00 FEET, A CENTRAL ANGLE OF 27°41'43" AN ARC LENGTH OF 409.42 FEET, THE CHORD OF WHICH BEARS N 03°01'11" W, A DISTANCE OF 405.44 FEET;
2. N 16°52'02" W, A DISTANCE OF 679.81 FEET TO A POINT OF CURVATURE
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 556.83 FEET, A CENTRAL ANGLE OF 17°16'41" AN ARC LENGTH OF 167.92 FEET, A CHORD OF WHICH BEARS N08°13'42"W, A DISTANCE OF 167.28 FEET;
4. N 0°42'47" W, A DISTANCE OF 229.50 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM, ANY PORTION OF THE BULL CANAL RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED IN BOOK 3136 AT PAGE 348, SAID ADAMS COUNTY RECORDS.

CONTAINING A NET AREA OF 3,722,282 SQUARE FEET OR 85.452 ACRES, MORE OR LESS AS SURVEYED.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°42'31" E, FROM THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIA. ALUMINUM CAP, STAMPED "PLS 25645" TO THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIA. ALUMINUM CAP STAMPED "PLS 25645", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

Schuck Chapman Companies

HRGreen

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
GREENWOOD
VILLAGE CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

DATE: APRIL 15, 2024

FOSTER FARM
SCHUCK-CHAPMAN COMPANIES
5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

SUBMITTALS / REVISIONS

| Date | Description |
|---|---|
| | |

5 OF 14
PROPERTY
LEGAL DESC.

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 14

POINT OF COMMENCEMENT
WEST QUARTER COR., SECTION 22, T1S, R68W, 6TH P.M.
FOUND #5 REBAR W/ 3-1/4" DIA. ALUM. CAP, STAMPED "PLS 25645", IN A RANGE BOX

S89°57'40"E 141.01'

1011.38'

POINT OF BEGINNING
PDP PARCEL 1

S89°57'40"E 712.36'

158.01'

S0°42'47"E 3.87'

L=283.64'
R=1006.00'
Δ=16°09'15"
CH=282.70
CHB=S08°47'25"E

S16°52'02"E 98.35'

S27°04'16"E 50.80'

S16°52'02"E 679.63'

POINT OF BEGINNING
PDP PARCEL 2

S89°57'40"E 926.40'

N0°42'47"W 229.50'

L=167.92'
R=556.83'
Δ=17°16'41"
CH=167.28
CHB=N08°13'42"W

N16°52'02"W 679.81'

S71°01'52"E 23.86'

S40°06'01"W 27.61'

CENTER QUARTER COR., SECTION 22, T1S, R68W, 6TH P.M.
FOUND #5 REBAR W/ 3-1/4" DIA. ALUM. CAP, STAMPED "PLS 37955"

MCKAY OUTFALL POND
REC. 2013000079334

L=414.51'
R=443.00'
Δ=53°36'41"
CH=399.56
CHB=S09°37'38"E

NORTH LINE, SW1/4 SECTION 22

BOOK 498, PAGE 432

TRACT B
(NOT A PART)

S36°25'59"E 274.96'

S36°35'41"E 227.58'

PDP BOUNDARY
PARCEL 2
±1,530,495 SQ. FT.
±35.135 AC.

BASIS OF BEARINGS
N 00°42'31" W - 2644.82' MEASURED
WEST LINE, SW1/4 SECTION 22

HURON STREET
VARIABLE WIDTH PUBLIC R.O.W. - REC. 2006000987018

N0°42'31"W 1211.15'

141'

ORCHARD PARKWAY
VARIABLE WIDTH PUBLIC R.O.W.
REC. 2013000079333

94'

PDP BOUNDARY
PARCEL 1
±2,191,787 SQ. FT.
±50.316 AC.

L=462.02'
R=753.00'
Δ=35°09'20"
CH=454.81
CHB=S00°42'37"W

L=409.42'
R=847.00'
Δ=27°41'43"
CH=405.44
CHB=N03°01'11"W

L=121.29'
R=380.00'
Δ=18°17'17"
CH=120.78
CHB=N80°50'14"W

REMAINDER PORTION OF TRACT B
S0°45'11"E 632.86'

MCKAY OUTFALL POND
REC. 2013000079334

INTERSTATE 25
VARIABLE WIDTH PUBLIC R.O.W.

EAST LINE, SW1/4 SECTION 22

N0°29'36"E 762.77'

S18°18'24"W 121.63'

L=192.31'
R=602.50'
Δ=18°17'17"
CH=191.49
CHB=S09°09'46"W

N71°41'36"W 356.18'
TRACT B' (NOT A PART)

N89°58'53"W 482.47'
REC. 20060126000089590

L=190.11'
R=120.00'
Δ=90°46'18"
CH=170.84
CHB=S44°37'58"W

N71°41'36"W 4.00'

LOT 1
(NOT A PART)

TRACT B
(NOT A PART)

S0°01'07"W 499.64'

ORCHARD PARKWAY
VARIABLE WIDTH PUBLIC R.O.W.
REC. 2006000089590

102'

MCKAY OUTFALL POND
REC. 2013000079334

NOT A PART OF THIS SUBMITTAL

S8°21'33"W 75.83'

LOT 2
(NOT A PART)

LOT 4
FOSTER PROPERTY
SUBDIVISION PLAT
REC. 20060126000089590
(NOT A PART)

COLO DEPT. OF TRANS.
REC. C1100650

LOT 3
(NOT A PART)

TRACT A
(NOT A PART)

N41°27'50"E 186.05'

N45°13'44"W 74.51'

S0°01'07"W 151.44'

N89°58'56"W 847.22'

87'

SOUTHWEST COR., SECTION 22, T1S, R68W, 6TH P.M.
FOUND #5 REBAR W/ 3-1/4" DIA. ALUM. CAP, STAMPED "PLS 25645", IN A RANGE BOX

SOUTH LINE, SW1/4 SECTION 22

COLO DEPT. OF TRANS.
REC. C1100650

SOUTH QUARTER COR., SECTION 22
T1S, R68W, 6TH P.M.
FOUND #5 REBAR W/ 3-1/4" DIA. ALUM. CAP, STAMPED "PLS 29420"

WEST 136TH AVENUE
VARIABLE WIDTH PUBLIC R.O.W.

BULL CANAL R.O.W.
BK. 3136, PG. 348
BASED ON CENTERLINE OF DITCH IMPROVEMENTS

BULL CANAL R.O.W.
REC. 20041001000978540

VACATED BULL CANAL R.O.W.
REC. 20041001000978560

125'

NORTH
0 200
100

Schuck Chapman Companies

HRGreen

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
GREENWOOD VILLAGE CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

DATE: APRIL 15, 2024

FOSTER FARM

SCHUCK-CHAPMAN COMPANIES

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

| SUBMITTALS / REVISIONS | |
|---|---|
| Date | Description |

6 OF 14
PROPERTY EXHIBIT

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 14

PLANNING AREA 1:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°42'31" W, FROM THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 25645" TO THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 25645", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N 41°27'50" E, A DISTANCE OF 186.05 FEET TO A POINT ON THE EAST LINE OF THE HURON STREET RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2006000987018, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID HURON STREET RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. N 00°42'31" W, A DISTANCE OF 531.13 FEET;
2. N 00°29'36" E, A DISTANCE OF 408.52 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°59'51" AND AN ARC LENGTH OF 15.71 FEET;

THENCE S 89°30'33"E, A DISTANCE OF 776.24 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 07°15'06" AND AN ARC LENGTH OF 57.59 FEET;

THENCE S 06°32'20"W, A DISTANCE OF 47.24 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT A HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 20°51'51" AND AN ARC LENGTH OF 26.22 FEET TO A POINT OF NON-TANGENT REVERSE CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 51.54 FEET, A CENTRAL ANGLE OF 20°14'06", AN ARC LENGTH OF 18.20 FEET THE CHORD OF WHICH BEARS S 03°53'35" E, A DISTANCE OF 18.11 FEET;

THENCE S 06°32'20"W, A DISTANCE OF 19.59 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 06°30'35" AND AN ARC LENGTH OF 60.78 FEET;

THENCE S 00°01'46"W, A DISTANCE OF 287.95 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 33°16'23" AND AN ARC LENGTH OF 29.04 FEET FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 33° 16' 23", AN ARC LENGTH OF 41.81 FEET;

THENCE S 00° 01' 46"W, A DISTANCE OF 151.37 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 33°12'58" AND AN ARC LENGTH OF 41.74 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 33°11'54" AND AN ARC LENGTH OF 28.97 FEET;

THENCE S 00° 00' 41" W, A DISTANCE OF 150.95 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 62.83 FEET;

THENCE S 00°00'41" W, A DISTANCE OF 22.00 FEET;

THENCE S 89°59'19" E, A DISTANCE OF 40.00 FEET;

THENCE S 00°00'41" W, A DISTANCE OF 34.31 FEET TO A POINT ON THE NORTH LINE THE WEST 136TH AVENUE RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. C1100650. SAID ADAMS COUNTY RECORDS;

THENCE N 89°58'56" W, ALONG SAID NORTH LINE A DISTANCE OF 779.25 FEET TO A POINT ON THE EAST LINE OF SAID HURON STREET RIGHT-OF-WAY;

THENCE N 45°13'44" W, ALONG SAID EAST LINE, A DISTANCE OF 74.51 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 828,405 SQUARE FEET OR 19.018 ACRES, MORE OR LESS.

PLANNING AREA 2:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°42'31" W, FROM THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 25645" TO THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 25645", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE S 89°57'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 141.01 FEET TO A POINT ON THE EAST LINE OF THE HURON STREET RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2006000987018, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE S 89°57'40" E, CONTINUING ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER CORNER OF SAID SECTION 22, A DISTANCE OF 712.36 FEET TO A POINT ON THE WEST LINE OF ORCHARD PARKWAY RIGHT-OF-WAY, AS DESCRIBED AT RECEPTION NO. 2013000079333, SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID ORCHARD PARKWAY RIGHT-OF-WAY, THE FOLLOWING FIVE(5) COURSES:

1. S 0°42'47" E, A DISTANCE OF 3.87 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1006.00 FEET, A CENTRAL ANGLE OF 16°09'15" AND AN ARC LENGTH OF 283.64 FEET;
3. S 16°52'02" E, A DISTANCE OF 98.35 FEET;
4. S 27°04'16" E, A DISTANCE OF 50.80 FEET;
5. S 16°52'02" E, A DISTANCE OF 501.58 FEET TO A POINT OF CURVATURE;

THENCE S 22°54'14" W, A DISTANCE OF 53.61 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 583.50 FEET, A CENTRAL ANGLE OF 22°14'57" AND AN ARC LENGTH OF 226.59 FEET;

THENCE S 44°48'35" E, A DISTANCE OF 55.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 19°22'15" AND AN ARC LENGTH OF 37.19 FEET, THE CHORD OF WHICH BEARS S 32°47'57" E, A DISTANCE OF 37.01 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 49°01'24" AND AN ARC LENGTH OF 98.40 FEET, THE CHORD OF WHICH BEARS S 17°58'22" E, A DISTANCE OF 95.42 FEET;

THENCE S 6°32'20" W, A DISTANCE OF 94.17 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 22°11'30" AND AN ARC LENGTH OF 13.94 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 22°11'30" AND AN ARC LENGTH OF 27.89 FEET, THE CHORD OF WHICH BEARS S 17°38'05" E, A DISTANCE OF 27.71 FEET;

THENCE S 6°32'20" W, A DISTANCE OF 43.86 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 7°03'10" AND AN ARC LENGTH OF 67.09 FEET, THE CHORD OF WHICH BEARS N 85°58'58" W, A DISTANCE OF 67.04 FEET;

THENCE N 89°30'33" W, A DISTANCE OF 776.23 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'09" AND AN ARC LENGTH OF 15.71 FEET TO A POINT ON THE EAST LINE OF SAID HURON STREET RIGHT-OF-WAY;

THENCE ALONG THE EAST LINE OF SAID HURON STREET RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. N 0°29'36" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 244.25 FEET;
2. N 0°42'31" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1211.15 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 1,222,982 SQUARE FEET OR 28.076 ACRES, MORE OR LESS.

Schuck Chapman Companies

CORE
CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

DATE: APRIL 15, 2024

FOSTER FARM
SCHUCK-CHAPMAN COMPANIES
5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

| SUBMITTALS / REVISIONS | |
|---|---|
| Date | Description |
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7 OF 14
PLANNING AREA
LEGAL DESC.

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 14

PLANNING AREA 3:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°42'31" W, FROM THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 25645" TO THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 25645", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE S 89°57'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1937.78 FEET TO A POINT ON THE WEST LINE OF MCKAY OUTFALL POND, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2013000079334, SAID ADAMS COUNTY RECORDS;

THENCE S 40°06'01" W, ALONG SAID WEST LINE, A DISTANCE OF 27.60 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE WEST AND NORTH LINES OF SAID MCKAY OUTFALL POND, THE FOLLOWING NINE (9) COURSES:

1. S 71°01'52" E, A DISTANCE OF 23.86 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 443.00 FEET, A CENTRAL ANGLE OF 53°36'41" AND AN ARC LENGTH OF 414.51 FEET;
3. S 36°25'59" E, A DISTANCE OF 274.96 FEET;
4. S 36°35'41" E, A DISTANCE OF 227.58 FEET;
5. S 0°45'11" E, A DISTANCE OF 632.86 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 90°46'18" AND AN ARC LENGTH OF 190.11 FEET;
7. N 89°58'53" W, ALONG THE NORTH LINE LINE OF TRACT B, AS DEDICATED BY FOSTER PROPERTY SUBDIVISION PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 20060126000089590, SAID ADAMS COUNTY RECORDS, A DISTANCE OF 482.47 FEET TO A POINT OF CURVATURE;
8. ALONG SAID NORTH LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 18°17'17" AND AN ARC LENGTH OF 121.29 FEET;
9. N 71°41'36" W, ALONG SAID NORTH LINE, A DISTANCE OF 356.18 FEET TO A POINT ON THE EAST LINE OF THE ORCHARD PARKWAY RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2013000079333 SAID ADAMS COUNT RECORDS, BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF SAID ORCHARD PARKWAY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 847.00 FEET, A CENTRAL ANGLE OF 27°41'43" AND AN ARC LENGTH OF 409.42 FEET;
2. N 16°52'02" W, A DISTANCE OF 205.01 FEET TO A POINT ON THE SOUTH LINE OF THE BULL CANAL RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED IN BOOK 3136 AT PAGE 348 OF SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID BULL CANAL RIGHT-OF-WAY, THE FOLLOWING EIGHT (8) COURSES:

1. N 22°54'14" E, A DISTANCE OF 98.00 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 186.50 FEET, A CENTRAL ANGLE OF 45°28'47" AND AN ARC LENGTH OF 148.04 FEET, THE CHORD OF WHICH BEARS N 45°38'38" E, A DISTANCE OF 144.18 FEET;
3. N 68°23'01" E, A DISTANCE OF 109.99 FEET TO A POINT OF NON-TANGENT CURVATURE;
4. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 285.33 FEET, A CENTRAL ANGLE OF 45°25'17" AND AN ARC LENGTH OF 226.19 FEET, THE CHORD OF WHICH BEARS N 49°14'05" E, A DISTANCE OF 220.32 FEET;
5. N 26°26'16" E, A DISTANCE OF 99.11 FEET TO A POINT OF NON-TANGENT CURVATURE;
6. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 323.42 FEET, A CENTRAL ANGLE OF 16°22'23" AND AN ARC LENGTH OF 92.42 FEET, THE CHORD OF WHICH BEARS N 32°29'36" E, A DISTANCE OF 92.11 FEET;
7. N 40°14'45" E, A DISTANCE OF 325.03 FEET TO A POINT OF CURVATURE;
8. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 836.02 FEET, A CENTRAL ANGLE OF 3°18'24" AND AN ARC LENGTH OF 48.25 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 1,160,727 SQUARE FEET OR 26.647 ACRES, MORE OR LESS.

PLANNING AREA 4:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°42'31" W, FROM THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 25645" TO THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 25645", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE S 89°57'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1011.38 FEET TO A POINT ON THE EAST LINE OF THE ORCHARD PARKWAY RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2013000079333, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE S 89°57'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 855.54 FEET, TO A POINT ON THE NORTH LINE OF THE BULL CANAL RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED IN BOOK 3136 AT PAGE 348, SAID ADAMS COUNTY RECORDS, BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE NORTH LINE OF SAID BULL CANAL RIGHT-OF-WAY, THE FOLLOWING EIGHT (8) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 801.27 FEET, A CENTRAL ANGLE OF 2°09'07" AND AN ARC LENGTH OF 30.09 FEET, THE CHORD OF WHICH BEARS S 39°10'12" W, A DISTANCE OF 30.09 FEET;
2. S 40°14'45" W, A DISTANCE OF 324.83 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 378.42 FEET, A CENTRAL ANGLE OF 16°10'46" AND AN ARC LENGTH OF 106.86 FEET, THE CHORD OF WHICH BEARS S 32°33'27" W, A DISTANCE OF 106.51 FEET;
4. S 26°26'16" W, A DISTANCE OF 98.08 FEET TO A POINT OF NON-TANGENT CURVATURE;
5. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 230.33 FEET, A CENTRAL ANGLE OF 45°48'52" AN ARC LENGTH OF 184.17 FEET, THE CHORD OF WHICH BEARS S 49°26'28" W, A DISTANCE OF 179.30 FEET ;
6. S 68°23'01" W, A DISTANCE OF 111.79 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 241.50 FEET, A CENTRAL ANGLE OF 45°28'47" AND AN ARC LENGTH OF 191.70 FEET;
8. S 22°54'14" W, A DISTANCE OF 31.92 FEET TO A POINT ON THE EAST LINE OF SAID ORCHARD PARKWAY RIGHT-OF-WAY;

THENCE ALONG THE EAST LINE OF SAID ORCHARD PARKWAY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

1. N 16°52'02" W, A DISTANCE OF 388.83 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 556.83 FEET, A CENTRAL ANGLE OF 17°16'41" AND AN ARC LENGTH OF 167.92 FEET;
3. N 0°42'47" W, A DISTANCE OF 229.50 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 369,768 SQUARE FEET OR 8.489 ACRES, MORE OR LESS.

Schuck Chapman Companies

CORE
CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
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DATE: APRIL 15, 2024

FOSTER FARM
SCHUCK-CHAPMAN COMPANIES
5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

SUBMITTALS / REVISIONS

| Date | Description |
|---|---|
| | |

8 OF 14
PLANNING AREA
LEGAL DESC.

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 14

**POINT OF COMMENCEMENT**
PLANNING AREAS 2, 3 & 4
WEST QUARTER CORNER, SECTION 22,
T1S, R68W, 6TH P.M.
FOUND #5 REBAR W/
3-1/4" DIAMETER ALUMINUM CAP,
STAMPED "PLS 25645",
IN A RANGE BOX

S89°57'40"E
141.01'

1866.92'
1011.38'

**POINT OF BEGINNING**
PLANNING AREA 2

S89°57'40"E 712.36'

158.01'

**POINT OF BEGINNING**
PLANNING AREA 4

S89°57'40"E 855.54'

N89°57'25"W 70.86'

**POINT OF BEGINNING**
PLANNING AREA 3

S40°06'01"W 27.60'

CENTER QUARTER COR.,
SECTION 22,
T1S, R68W, 6TH P.M.
FOUND #5 REBAR W/
3-1/4" DIA. ALUM. CAP,
STAMPED "PLS 37955"

NORTH LINE, SW1/4
SECTION 22

L9
C11
L10
L11
N0°42'47"W
229.50'
C31
C27
L16
C26
L21
L20
C19
C28
L22
C25
L19
C29
L23
C24
L18
C30
C23
L24
L17
N16°52'02"W
388.83'
S16°52'02"E 501.58'
S36°25'59"E
274.97'
S36°35'41"E
221.57'

MCKAY OUTFALL
POND
REC. 2013000079334

BOOK 498, PAGE 432

TRACT B
(NOT A PART)

**PLANNING AREA 4**
369,768 S.F.
± 8.489 AC.

BULL CANAL
55' R.O.W.
BK. 3136 PG. 348
BASED ON CENTERLINE
OF DITCH IMPROVEMENTS

(SEE NEXT EXHIBIT)
**CANAL AND PUBLIC USE PARCEL NO. 3**
61,977 S.F.
± 1.423 AC.

**PLANNING AREA 2**
1,222,982 S.F.
± 28.076 AC.

(SEE NEXT EXHIBIT)
**CANAL AND PUBLIC USE PARCEL NO. 2**
78,050 S.F.
± 1.792 AC.

L12
C12
L13
C13
C14
L14
C15
C16
L15
C17
C18
N0°29'36"E
244.25'
N89°30'33"W 776.23'
N16°52'02"W
205.01'
C22

**PLANNING AREA 3**
1,160,727 S.F.
± 26.647 AC.

ORCHARD PARKWAY
VARIABLE WIDTH PUBLIC R.O.W.
REC. 2013000079333

PARCEL B
REMAINDER PORTION OF TRACT B
S0°45'11"E 632.86'
MCKAY OUTFALL POND
REC. 2013000079334

N71°41'36"W
356.18'
C21
N89°58'53"W
482.47'
C20

INTERSTATE 25
VARIABLE WIDTH PUBLIC R.O.W.

EAST LINE, SW1/4 SECTION 22

(SEE NEXT EXHIBIT)
**FUTURE 138TH AVENUE ROW**
88,204 S.F.
± 2.025 AC.

VARIABLE WIDTH PUBLIC R.O.W.

BASIS OF BEARINGS
WEST LINE, SW1/4 SECTION 22
N 00°42'31" W - 2644.82' MEASURED

HURON STREET
VARIABLE WIDTH PUBLIC R.O.W. - REC. 2006000987018

N0°42'31"W 1211.15'

S0°29'36"W 110.00'

C1
S89°30'33"E 776.24'
C2
C3
C4
L2
C5
L1
L3
N0°29'36"E 408.52'

(SEE NEXT EXHIBIT)
**CANAL PUBLIC USE PARCEL NO. 1**
84,727 S.F.
± 1.945 AC.

**PLANNING AREA 1**
828,405 S.F.
± 19.018 AC.

C6
C7
L4
C8
C9
L5
N0°42'31"W 531.13'

TRACT B
REC. 20060126000089590

MCKAY OUTFALL POND
REC. 2013000079334

LOT 4
FOSTER PROPERTY
SUBDIVISION PLAT
REC. 20060126000089590
(NOT A PART)

LOT 2
(NOT A PART)

LOT 3
(NOT A PART)

TRACT A
(NOT A PART)

COLO DEPT. OF
TRANS.
REC. C1100650

POINT OF BEGINNING
PLANNING AREA 1

N41°27'50"E 186.05'

N45°13'44"W
74.51'

C10
L6
L7
L8
N89°58'56"W 779.25'

**POINT OF COMMENCEMENT**
PLANNING AREA 1
SOUTHWEST CORNER, SECTION 22,
T1S, R68W, 6TH P.M.
FOUND #5 REBAR W/
3-1/4" DIAMETER ALUMINUM CAP,
STAMPED "PLS 25645",
IN A RANGE BOX

WEST 136TH AVENUE
VARIABLE WIDTH PUBLIC R.O.W.

SOUTH LINE, SW1/4 SECTION 22

COLO DEPT. OF TRANS.
REC. C1100650

SOUTH QUARTER COR.,
SECTION 22
T1S, R68W, 6TH P.M.
FOUND #5 REBAR
W/ 3-1/4" DIAMETER
ALUMINUM CAP,
STAMPED "PLS 29420"

0 200' 400'
1 inch = 200 ft.

Schuck Chapman Companies

CORE
CORE CONSULTANTS, INC.
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ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

DATE: APRIL 15, 2024

FOSTER FARM
SCHUCK-CHAPMAN COMPANIES
5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

| SUBMITTALS / REVISIONS | |
|---|---|
| Date | Description |

9 OF 14
PLANNING AREA
EXHIBIT

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 14

LINE AND CURVE TABLE FOR
PLANNING AREAS 1, 2, 3 AND 4

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L1 | S6°32'20"W | 47.24' |
| L2 | S6°32'20"W | 19.59' |
| L3 | S0°01'46"W | 287.95' |
| L4 | S0°01'46"W | 151.37' |
| L5 | S0°00'41"W | 150.95' |
| L6 | S0°00'41"W | 22.00' |
| L7 | S89°59'19"E | 40.00' |
| L8 | S0°00'41"W | 34.31' |
| L9 | S0°42'47"E | 3.87' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L10 | S16°52'02"E | 98.35' |
| L11 | S27°04'16"E | 50.80' |
| L12 | N22°54'14"E | 53.61' |
| L13 | N44°48'35"W | 55.00' |
| L14 | S6°32'20"W | 94.17' |
| L15 | S6°32'20"W | 43.86' |
| L16 | S71°01'52"E | 23.86' |
| L17 | N22°54'14"E | 98.00' |
| L18 | N68°23'01"E | 109.99' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L19 | N26°26'16"E | 99.11' |
| L20 | N40°14'45"E | 325.03' |
| L21 | S40°14'45"W | 324.83' |
| L22 | S26°26'16"W | 98.08' |
| L23 | S68°23'01"W | 111.79' |
| L24 | S22°54'14"W | 31.92' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 15.71' | 10.00' | 89°59'51" | N45°29'32"E | 14.14' |
| C2 | 57.59' | 455.00' | 7°15'06" | S85°53'00"E | 57.55' |
| C3 | 26.22' | 72.00' | 20°51'52" | N3°53'35"W | 26.07' |
| C4 | 18.20' | 51.54' | 20°14'07" | N3°53'35"W | 18.11' |
| C5 | 60.78' | 535.00' | 6°30'35" | N3°17'03"E | 60.75' |
| C6 | 29.04' | 50.00' | 33°16'23" | N16°39'57"E | 28.63' |
| C7 | 41.81' | 72.00' | 33°16'23" | N16°39'57"E | 41.23' |
| C8 | 41.74' | 72.00' | 33°12'58" | N16°34'43"W | 41.16' |
| C9 | 28.97' | 50.00' | 33°11'54" | N16°35'16"W | 28.57' |
| C10 | 62.83' | 40.00' | 90°00'00" | N45°00'41"E | 56.57' |
| C11 | 283.64' | 1006.01' | 16°09'15" | S8°47'24"E | 282.70' |
| C12 | 226.59' | 583.50' | 22°14'58" | N34°01'43"E | 225.17' |
| C13 | 37.19' | 110.00' | 19°22'15" | N32°47'57"W | 37.01' |
| C14 | 98.40' | 115.00' | 49°01'24" | N17°58'22"W | 95.42' |
| C15 | 13.94' | 36.00' | 22°11'30" | N17°38'05"E | 13.86' |
| C16 | 226.53' | 72.00' | 22°11'37" | N17°38'32"E | 27.71' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C17 | 67.09' | 545.00' | 7°03'10" | N85°58'58"W | 67.04' |
| C18 | 15.71' | 10.00' | 90°00'09" | N44°30'28"W | 14.14' |
| C19 | 414.51' | 443.00' | 53°36'41" | S9°37'38"E | 399.56' |
| C20 | 190.11' | 120.00' | 90°46'18" | S44°37'58"W | 170.84' |
| C21 | 121.29' | 380.00' | 18°17'17" | N80°50'14"W | 120.78' |
| C22 | 409.42' | 847.00' | 27°41'43" | N3°01'11"W | 405.44' |
| C23 | 148.04' | 186.50' | 45°28'47" | S45°38'38"W | 144.18' |
| C24 | 226.19' | 285.33' | 45°25'17" | S49°14'05"W | 220.32' |
| C25 | 92.42' | 323.42' | 16°22'23" | S32°29'36"W | 92.11' |
| C26 | 48.25' | 836.02' | 3°18'25" | S38°36'44"W | 48.25' |
| C27 | 30.09' | 801.27' | 2°09'07" | S39°10'12"W | 30.09' |
| C28 | 106.86' | 378.42' | 16°10'46" | S32°33'27"W | 106.51' |
| C29 | 184.17' | 230.33' | 45°48'52" | S49°26'28"W | 179.30' |
| C30 | 191.70' | 241.50' | 45°28'47" | S45°38'38"W | 186.70' |
| C31 | 167.92' | 556.83' | 17°16'41" | N8°13'42"W | 167.28' |

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DATE: APRIL 15, 2024

FOSTER FARM
SCHUCK-CHAPMAN COMPANIES
5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

SUBMITTALS / REVISIONS
Date | Description

10 OF 14
PLANNING AREA EXHIBIT

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 14

CANAL AND PUBLIC USE PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°42'31" W, FROM THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 25645" TO THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 25645", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N 41°27'50" E, A DISTANCE OF 186.05 FEET TO A POINT ON THE EAST LINE OF HURON STRET RIGHT-OFWEAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2006000987018 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE S 45°13'44" E, A DISTANCE OF 74.51 FEET TO A POINT ON THE NORTH LINE OF THE WEST 136TH AVENUE RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. C1100650, SAID ADAMS COUNTY RECORDS;
THENCE S 89°58'56" E, ALONG SAID NORTH LINE, A DISTANCE OF 779.25 FEET TO THE POINT OF BEGINNING;

THENCE N 00° 00' 41" E, A DISTANCE OF 34.31 FEET;

THENCE N 89° 59' 19" W, A DISTANCE OF 40.00 FEET;

THENCE N 00° 00' 41" E, A DISTANCE OF 22.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND AN ARC LENGTH OF 62.83 FEET, THE CHORD OF WHICH BEARS N 45° 00' 41" E, A DISTANCE OF 56.57 FEET;

THENCE N 00° 00' 41" E, A DISTANCE OF 150.95 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 33° 11' 53" AND AN ARC LENGTH OF 28.97 FEET, THE CHORD OF WHICH BEARS N 16° 35' 16" W, A DISTANCE OF 28.57 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 33° 12' 58" AND AN ARC LENGTH OF 41.74 FEET, THE CHORD OF WHICH BEARS N 16° 34' 43" W, A DISTANCE OF 41.16 FEET;

THENCE N 00° 01' 46" E, A DISTANCE OF 151.37 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 33° 16' 23" AND AN ARC LENGTH OF 41.81 FEET, THE CHORD OF WHICH BEARS N 16° 39' 57" E, A DISTANCE OF 41.23 FEET TO A POINT OF REVERSE CURVATURE.

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 33° 16' 23" AND AN ARC LENGTH OF 29.04 FEET, THE CHORD OF WHICH BEARS N 16° 39' 57" E, A DISTANCE OF 28.63 FEET;

THENCE N 00° 01' 46" E, A DISTANCE OF 287.95 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 06° 30' 35" AND AN ARC LENGTH OF 60.78 FEET, THE CHORD OF WHICH BEARS N 03° 17' 03" E, A DISTANCE OF 60.75 FEET;

THENCE N 06° 32' 20" E, A DISTANCE OF 19.59 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 51.54 FEET, A CENTRAL ANGLE OF 20° 14' 07" AND AN ARC LENGTH OF 18.20 FEET, THE CHORD OF WHICH BEARS N 03° 53' 35" W, A DISTANCE OF 18.11 FEET TO A POINT OF NON-TANGENT REVERSE CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 20° 51' 52" AND AN ARC LENGTH OF 26.22 FEET, THE CHORD OF WHICH BEARS N 03° 53' 35" W, A DISTANCE OF 26.07 FEET;

THENCE N 06° 32' 20" E, A DISTANCE OF 47.24 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 10° 33' 25" AND AN ARC LENGTH OF 83.84 FEET, THE CHORD OF WHICH BEARS S 76° 58' 44" E, A DISTANCE OF 83.72 FEET;

THENCE S 71° 42' 02" E, A DISTANCE OF 26.68 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90° 00' 26" AND AN ARC LENGTH OF 15.71 FEET, THE CHORD OF WHICH BEARS S 26° 41' 49" E, A DISTANCE OF 14.14 FEET TO A POINT ON THE WEST LINE OF ORCHARD PARKWAY RIGHT-OF-WAY, AS SHOWN IN THAT DEED RECORDED AT RECEPTION NO. 2006000089590, SAID ADAMS COUNTY RECORDS;

THENCE ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES:
1. S 18° 18' 24" W, A DISTANCE OF 38.38 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 602.50 FEET, A CENTRAL ANGLE OF 18° 17' 17" AND AN ARC LENGTH OF 192.31 FEET, THE CHORD OF WHICH BEARS S 09° 09' 45" W, A DISTANCE OF 191.49 FEET;
3. S 00° 01' 07" W, A DISTANCE OF 499.64 FEET;
4. S 08° 21' 33" W, A DISTANCE OF 75.83 FEET;
5. S 00° 01' 07" W, A DISTANCE OF 151.44 FEET TO A POINT ON THE NORTH LINE OF SAID WEST 136TH AVENUE RIGHT-OF-WAY;

THENCE N 89° 58' 56" W, ALONG SAID NORTH LINE, A DISTANCE OF 67.97 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 84,727 SQUARE FEET OR 1.945 ACRES, MORE OR LESS.

CANAL AND PUBLIC USE PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°42'31" W, FROM THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 25645" TO THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 25645", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE S 89°57'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 853.37 FEET TO A POINT ON THE WEST LINE OF THE ORCHARD PARKWAY RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2013000079333, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, THE FOLLOWING FIVE (5) COURSES:
1. S 00°42'47" E, A DISTANCE OF 3.87 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1006.00 FEET, A CENTRAL ANGLE OF 16°09'15" AND AN ARC LENGTH OF 283.64 FEET;
3. S 16°52'02" E, A DISTANCE OF 98.35 FEET;
4. S 27°04'16" E, A DISTANCE OF 50.80 FEET;
5. S 16°52'02" E, A DISTANCE OF 501.58 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, THE FOLLOWING TWO (2) COURSES:
1. S 16° 52' 02" E, A DISTANCE OF 178.05 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 753.00 FEET, A CENTRAL ANGLE OF 33° 05' 31" AND AN ARC LENGTH OF 434.90 FEET, THE CHORD OF WHICH BEARS S 00° 19' 17" E, A DISTANCE OF 428.88 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 92° 05' 14" AND AN ARC LENGTH OF 16.07 FEET, THE CHORD OF WHICH BEARS S 62° 15' 21" W, A DISTANCE OF 14.40 FEET;

THENCE N 71° 42' 02" W, A DISTANCE OF 30.21 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 10° 45' 21" AND AN ARC LENGTH OF 102.31 FEET, THE CHORD OF WHICH BEARS N 77° 04' 42" W, A DISTANCE OF 102.16 FEET;

THENCE N 06° 32' 20" E, A DISTANCE OF 43.86 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 22° 11' 30" AND AN ARC LENGTH OF 27.89 FEET, THE CHORD OF WHICH BEARS N 17° 38' 05" E, A DISTANCE OF 27.71 FEET TO A POINT OF NON-TANGENT REVERSE CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 22° 11' 30" AND AN ARC LENGTH OF 13.94 FEET, THE CHORD OF WHICH BEARS N 17° 38' 05" E, A DISTANCE OF 13.86 FEET;

THENCE N 06° 32' 20" E, A DISTANCE OF 94.17 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 49° 01' 24" AND AN ARC LENGTH OF 98.40 FEET, THE CHORD OF WHICH BEARS N 17° 58' 22" W, A DISTANCE OF 95.42 FEET TO A POINT OF NON-TANGENT REVERSE CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 19° 22' 15" AND AN ARC LENGTH OF 37.19 FEET, THE CHORD OF WHICH BEARS N 32° 47' 57" W, A DISTANCE OF 37.01 FEET;

THENCE N 44° 48' 35" W, A DISTANCE OF 55.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TAGENT CURVE TO THE LEFT, HAVING A RADIUS OF 583.50 FEET, A CENTRAL ANGLE OF 22° 14' 58" AND AN ARC LENGTH OF 226.59 FEET, THE CHORD OF WHICH BEARS N 34° 01' 43" E, A DISTANCE OF 225.17 FEET;

THENCE N 22° 54' 14" E, A DISTANCE OF 53.61 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 78,050 SQUARE FEET OR 1.792 ACRES, MORE OR LESS.

Schuck Chapman Companies

CORE
CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

DATE: APRIL 15, 2024

FOSTER FARM
SCHUCK-CHAPMAN COMPANIES
5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

SUBMITTALS / REVISIONS

| Date | Description |
|---|---|
| | |

11 OF 14
C&PU PARCEL
LEGAL DESC.

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 14

CANAL AND PUBLIC USE PARCEL NO. 3:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°42'31" W, FROM THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 25645" TO THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 25645", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE S 89°57'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1866.92 FEET TO THE POINT OF BEGINNING;

THENCE S 89°57'40" E, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 70.86 FEET TO A POINT ON THE SOUTH LINE OF THE BULL CANAL RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED IN BOOK 3136 AT PAGE 348 OF SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID BULL CANAL RIGHT-OF-WAY, THE FOLLOWING NINE (9) COURSES:

1. S 40°06'01" E, A DISTANCE OF 27.60 FEET TO A POINT OF NON-TANGENT CURVATURE
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 836.02 FEET, A CENTRAL ANGLE OF 3°18'24", AN ARC LENGTH OF 48.25 FEET, THE CHORD OF WHICH BEARS S 38°36'44" W, A DISTANCE OF 48.25 FEET;
3. S 40°14'45" W, A DISTANCE OF 325.03 FEET TO A POINT OF NON-TANGENT CURVATURE;
4. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 323.42 FEET, A CENTRAL ANGLE OF 16°22'23" AND AN ARC LENGTH OF 92.42 FEET, THE CHORD OF WHICH BEARS S 32°29'36" W, A DISTANCE OF 92.11 FEET;
5. S 26°26'16" W, A DISTANCE OF 99.11 FEET TO A POINT OF NON-TANGENT CURVATURE;
6. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 285.33 FEET, A CENTRAL ANGLE OF 45°25'17" AN ARC LENGTH OF 226.19 FEET, THE CHORD OF WHICH BEARS S 49°14'05" W, A DISTANCE OF 220.32 FEET;
7. S 68°23'01" W, A DISTANCE OF 109.99 FEET TO A POINT OF NON-TANGENT CURVATURE;
8. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 186.50 FEET, A CENTRAL ANGLE OF 45°28'47" AN ARC LENGTH OF 148.04 FEET, THE CHORD OF WHICH BEARS S 45°38'38" W, A DISTANCE OF 144.18 FEET;
9. S 22°54'14" W, A DISTANCE OF 98.00 FEET TO A POINT ON THE EAST LINE OF THE ORCHARD PARKWAY RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2013000079333 SAID ADAMS COUNT RECORDS;

THENCE N 16°52'02" W, ALONG THE EAST LINE OF SAID ORCHARD PARKWAY RIGHT-OF-WAY, A DISTANCE OF 85.97 FEET TO A POINT ON THE SOUTH LINE OF THE BULL CANAL RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED IN BOOK 3136 AT PAGE 348 OF SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE NORTH LINE OF SAID BULL CANAL RIGHT-OF-WAY, THE FOLLOWING EIGHT (8) COURSES:

1. N 22°54'14" E, A DISTANCE OF 31.92 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 241.50 FEET, A CENTRAL ANGLE OF 45°28'47" AND AN ARC LENGTH OF 191.70 FEET;
3. N 68°23'01" E, A DISTANCE OF 111.79 FEET TO A POINT OF NON-TANGENT CURVATURE;
4. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 230.33 FEET, A CENTRAL ANGLE OF 45°48'52" AND AN ARC LENGTH OF 184.17 FEET, THE CHORD OF WHICH BEARS N 49°26'28" E, A DISTANCE OF 179.30 FEET;
5. N 26°26'16" E, A DISTANCE OF 98.08 FEET TO A POINT OF NON-TANGENT CURVATURE;
6. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 378.42 FEET, A CENTRAL ANGLE OF 16°10'46" AND AN ARC LENGTH OF 106.86 FEET, THE CHORD OF WHICH BEARS N 32°33'27" E, A DISTANCE OF 106.51 FEET;
7. N 40°14'45" E, A DISTANCE OF 324.83 FEET TO A POINT OF NON-TANGENT CURVATURE;
8. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 801.27 FEET, A CENTRAL ANGLE OF 2°09'07" AND AN ARC LENGTH OF 30.09 FEET, THE CHORD OF WHICH BEARS N 39°10'12" E, A DISTANCE OF 30.09 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 61,977 SQUARE FEET OR 1.423 ACRES, MORE OR LESS.

FUTURE 138TH AVE R.O.W.:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°42'31" W, FROM THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 25645" TO THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 25645", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE N 41°27'50" E, A DISTANCE OF 186.05 FEET TO A POINT ON THE EAST LINE OF THE HURON STREET RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2006000987018, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EAST LINE OF SAID HURON STREET RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. N 00°42'31" W, A DISTANCE OF 531.13 FEET;
2. N 00°29'36" E, A DISTANCE OF 408.52 FEET TO THE POINT OF BEGINNING;

THENCE N 00°29'36" E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 110.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'09", AN ARC LENGTH OF 15.71 FEET AND A CHORD WHICH BEARS S 44°30'28" E, A DISTANCE OF 14.14 FEET;

THENCE S 89°30'33" E, A DISTANCE OF 776.23 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 17°48'31" AND AN ARC LENGTH OF 169.40 FEET;

THENCE S 71°42'02" E, A DISTANCE OF 30.21 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT A HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 92°05'14" AND AN ARC LENGTH OF 16.07 FEET TO A POINT ON THE WEST LINE OF THE ORCHARD PARKWAY RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2013000079333 SAID ADAMS COUNT RECORDS, ALSO BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID ORCHARD PARKWAY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 753.00 FEET, A CENTRAL ANGLE OF 02°03'36", AN ARC LENGTH OF 27.07 FEET, THE CHORD OF WHICH BEARS S 17°15'08" E FOR A DISTANCE OF 27.07 FEET;
2. N 71°41'36" W, A DISTANCE OF 4.00 FEET;
3. S 18°18'24" W, A DISTANCE OF 83.25 FEET TO A POINT OF NON-TANGENT CURVATURE;

ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'26", AN ARC LENGTH OF 15.71 FEET, THE CHORD OF WHICH BEARS N 26°41'49" W FOR A DISTANCE OF 14.14 FEET;

THENCE N 71°42'02" W, A DISTANCE OF 26.68 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 17° 48' 31" AND AN ARC LENGTH OF 141.42 FEET;

THENCE N 89°30'33" W, A DISTANCE OF 776.24 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°59'51" AND AN ARC LENGTH OF 15.71 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 88,204 SQUARE FEET OR 2.025 ACRES, MORE OR LESS.

Schuck Chapman Companies

CORE
CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
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DATE: APRIL 15, 2024

FOSTER FARM
SCHUCK-CHAPMAN COMPANIES
5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

SUBMITTALS / REVISIONS

| Date | Description |
|---|---|
| | |

12 OF 14
C&PU PARCEL
LEGAL DESC.

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET13 OF 14

POINT OF COMMENCEMENT
PLANNING AREAS 2, 3 & 4
WEST QUARTER CORNER, SECTION 22,
T1S, R68W, 6TH P.M.
FOUND #5 REBAR W/
3-1/4" DIAMETER ALUMINUM CAP,
STAMPED "PLS 25645",
IN A RANGE BOX

1866.92'
1011.38'
S89°57'40"E 141.01'
S89°57'40"E 712.36'
L39
158.01'
S89°57'40"E 2622.45'
POINT OF BEGINNING
CANAL PUBLIC USE NO. 3
L48
CENTER QUARTER COR.,
SECTION 22,
T1S, R68W, 6TH P.M.
FOUND #5 REBAR W/
3-1/4" DIA. ALUM. CAP,
STAMPED "PLS 37955"
NORTH LINE, SW1/4
SECTION 22

C59
C52
L49
MCKAY OUTFALL
POND
REC. 2013000079334

(SEE PREVIOUS EXHIBIT)
**PLANNING AREA 4**
369,768 S.F.
± 8.489 AC.

BULL CANAL
55' R.O.W.
BK. 3136 PG. 348
BASED ON CENTERLINE
OF DITCH IMPROVEMENTS

C43
L40
L41
L50
L58
C58
L57
C53
L51
C57
C54
L56
L52
C56
C55
L55
L53
L54
S16°52'02"E 501.58'

POINT OF BEGINNING
CANAL AND PUBLIC
USE PARCEL NO. 1

(SEE PREVIOUS EXHIBIT)
**PLANNING AREA 2**
1,222,982 S.F.
± 28.076 AC.

**CANAL AND PUBLIC USE PARCEL NO. 3**
61,977 S.F.
± 1.423 AC.

TRACT B
(NOT A PART)

BOOK 498, PAGE 432

**CANAL AND PUBLIC USE PARCEL NO. 2**
78,050 S.F.
± 1.792 AC.

L47
L42
C44

(SEE PREVIOUS EXHIBIT)
**PLANNING AREA 3**
1,160,727 S.F.
± 26.647 AC.

ORCHARD PARKWAY
VARIABLE WIDTH PUBLIC R.O.W.
REC. 2013000079333

PARCEL B
REMAINDER PORTION OF TRACT B

MCKAY OUTFALL POND
REC. 2013000079334

L46
C50
C49
L45
C48
C47
L44
C45
L43
C46
C61
C62
C63
L61
L60
L63
L62
C64
C65
C66
L32
C40
L33
C39
C38
L31
C37
C41
L34
C42

**FUTURE 138TH AVENUE ROW**
88,204 S.F.
± 2.025 AC.

C60
L59
S89°30'33"E 776.23'
N89°30'33"W 776.24'

TRACT B
REC. 20060126000089590

INTERSTATE 25
VARIABLE WIDTH PUBLIC R.O.W.

EAST LINE, SW1/4 SECTION 22

BASIS OF BEARINGS
WEST LINE, SW1/4 SECTION 22
N 00°42'31" W - 2644.82' MEASURED

HURON STREET
VARIABLE WIDTH PUBLIC R.O.W. - REC. 2006000987018

0 200' 400'
1 inch = 200 ft.

POINT OF BEGINNING
FUTURE 138TH AVENUE ROW

N0°29'36"E 408.52'

**CANAL PUBLIC USE PARCEL NO. 1**
84,727 S.F.
± 1.945 AC.

TRACT B
(NOT A PART)

MCKAY OUTFALL POND
REC. 2013000079334

L30
C36
C35
L35

(SEE PREVIOUS EXHIBIT)
**PLANNING AREA 1**
828,405 S.F.
± 19.018 AC.

N0°42'31"W 531.13'

LOT 4
FOSTER PROPERTY
SUBDIVISION PLAT
REC. 20060126000089590
(NOT A PART)

L29
C34
C33
L28
L36
C32
L26
L27
L25
L37
S45°13'44"E
74.51'
S89°58'56"E 779.25'

LOT 2
(NOT A PART)

LOT 3
(NOT A PART)

TRACT A
(NOT A PART)

COLO DEPT. OF
TRANS.
REC. C1100650

POINT OF COMMENCEMENT
PLANNING AREA 1
SOUTHWEST CORNER, SECTION 22,
T1S, R68W, 6TH P.M.
FOUND #5 REBAR W/
3-1/4" DIAMETER ALUMINUM CAP,
STAMPED "PLS 25645",
IN A RANGE BOX

POINT OF BEGINNING
CANAL AND PUBLIC USE PARCEL NO. 1
L38
SOUTH LINE, SW1/4 SECTION 22

WEST 136TH AVENUE
VARIABLE WIDTH PUBLIC R.O.W.

COLO DEPT. OF TRANS.
REC. C1100650

SOUTH QUARTER COR.,
SECTION 22
T1S, R68W, 6TH P.M.
FOUND #5 REBAR
W/ 3-1/4" DIAMETER
ALUMINUM CAP,
STAMPED "PLS 29420"

Schuck Chapman Companies

CORE
CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

DATE: APRIL 15, 2024

FOSTER FARM
SCHUCK-CHAPMAN COMPANIES
5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

| SUBMITTALS / REVISIONS | |
|---|---|
| Date | Description |
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13 OF 14
C&PU PARCEL
EXHIBIT

ATTACHMENT 4 - FOSTER PROPERTY PRELIMINARY DEVELOPMENT PLAN (PDP) - 5th AMENDMENT

5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

# FOSTER PROPERTY

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 14 OF 14

LINE AND CURVE TABLE FOR CANAL &
PUBLIC USE PARCELS 1, 2 AND 3 AND
FUTURE 138TH AVENUE
RIGHT-OF-WAY

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L25 | N0°00'41"E | 34.31' |
| L26 | N89°59'19"W | 40.00' |
| L27 | N0°00'41"E | 22.00' |
| L28 | N0°00'41"E | 150.95' |
| L29 | N0°01'46"E | 151.37' |
| L30 | N0°01'46"E | 287.95' |
| L31 | S6°32'20"W | 19.59' |
| L32 | N6°32'20"E | 47.24' |
| L33 | S71°42'02"E | 26.68' |
| L34 | N18°18'24"E | 38.38' |
| L35 | S0°01'07"W | 499.64' |
| L36 | S8°21'33"W | 75.83' |
| L37 | S0°01'07"W | 151.44' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L38 | N89°58'56"W | 67.97' |
| L39 | S0°42'47"E | 3.87' |
| L40 | S16°52'02"E | 98.35' |
| L41 | S27°04'16"E | 50.80' |
| L42 | S16°52'02"E | 178.05' |
| L43 | N71°42'02"W | 30.21' |
| L44 | N6°32'20"E | 43.86' |
| L45 | N6°32'20"E | 94.17' |
| L46 | N44°48'35"W | 55.00' |
| L47 | N22°54'14"E | 53.61' |
| L48 | S89°57'25"E | 70.86' |
| L49 | S40°06'01"W | 27.60' |
| L50 | S40°14'45"W | 325.03' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L51 | S26°26'16"W | 99.11' |
| L52 | S68°23'01"W | 109.99' |
| L53 | S22°54'14"W | 98.00' |
| L54 | N16°52'02"W | 85.97' |
| L55 | N22°54'14"E | 31.92' |
| L56 | N68°23'01"E | 111.79' |
| L57 | N26°26'16"E | 98.08' |
| L58 | N40°14'45"E | 324.83' |
| L59 | N0°29'36"E | 110.00' |
| L60 | S71°42'02"E | 30.21' |
| L61 | N71°41'36"W | 4.00' |
| L62 | S18°18'24"W | 83.25' |
| L63 | N71°42'02"W | 26.68' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C32 | 62.83' | 40.00' | 90°00'00" | N45°00'41"E | 56.57' |
| C33 | 28.97' | 50.00' | 33°11'54" | N16°35'16"W | 28.57' |
| C34 | 41.74' | 72.00' | 33°12'58" | N16°34'43"W | 41.16' |
| C35 | 41.81' | 72.00' | 33°16'23" | N16°39'57"E | 41.23' |
| C36 | 29.04' | 50.00' | 33°16'23" | N16°39'57"E | 28.63' |
| C37 | 60.78' | 535.00' | 6°30'35" | N3°17'03"E | 60.75' |
| C38 | 18.20' | 51.54' | 20°14'07" | N3°53'35"W | 18.11' |
| C39 | 26.22' | 72.00' | 20°51'52" | N3°53'35"W | 26.07' |
| C40 | 83.84' | 455.00' | 10°33'25" | N76°58'44"W | 83.72' |
| C41 | 15.71' | 10.00' | 90°00'26" | S26°41'49"E | 14.14' |
| C42 | 192.31' | 602.50' | 18°17'17" | S9°09'46"W | 191.49' |
| C43 | 283.64' | 1006.00' | 16°09'15" | S8°47'24"E | 282.70' |
| C44 | 434.90' | 753.00' | 33°05'31" | S0°19'17"E | 428.88' |
| C45 | 16.07' | 10.00' | 92°05'14" | N62°15'21"E | 14.40' |
| C46 | 102.31' | 545.00' | 10°45'21" | N77°04'42"W | 102.16' |
| C47 | 27.89' | 72.00' | 22°11'30" | N17°38'05"E | 27.71' |
| C48 | 13.94' | 36.00' | 22°11'30" | N17°38'05"E | 13.86' |
| C49 | 98.40' | 115.00' | 49°01'24" | N17°58'22"W | 95.42' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C50 | 37.19' | 110.00' | 19°22'15" | N32°47'57"W | 37.01' |
| C51 | 226.53' | 583.50' | 22°14'37" | N34°01'32"E | 225.11' |
| C52 | 48.25' | 836.02' | 3°18'25" | S38°36'44"W | 48.25' |
| C53 | 92.42' | 323.42' | 16°22'23" | S32°29'36"W | 92.11' |
| C54 | 226.19' | 285.33' | 45°25'17" | S49°14'05"W | 220.32' |
| C55 | 148.04' | 186.50' | 45°28'47" | S45°38'38"W | 144.18' |
| C56 | 191.70' | 241.50' | 45°28'47" | S45°38'38"W | 186.70' |
| C57 | 184.17' | 230.33' | 45°48'52" | N49°26'28"E | 179.30' |
| C58 | 106.86' | 378.42' | 16°10'46" | N32°33'27"E | 106.51' |
| C59 | 30.09' | 801.27' | 2°09'07" | N39°10'12"E | 30.09' |
| C60 | 15.71' | 10.00' | 90°00'09" | S44°30'28"E | 14.14' |
| C61 | 169.40' | 545.00' | 17°48'31" | S80°36'17"E | 168.72' |
| C62 | 16.07' | 10.00' | 92°05'14" | N62°15'21"E | 14.40' |
| C63 | 27.07' | 753.00' | 2°03'36" | S17°15'22"W | 27.07' |
| C64 | 15.71' | 10.00' | 90°00'26" | N26°41'49"W | 14.14' |
| C65 | 141.42' | 455.00' | 17°48'31" | N80°36'17"W | 140.85' |
| C66 | 15.71' | 10.00' | 89°59'51" | S45°29'32"W | 14.14' |

Schuck Chapman Companies

CORE
CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

DATE: APRIL 15, 2024

FOSTER FARM
SCHUCK-CHAPMAN COMPANIES
5TH AMENDED PRELIMINARY DEVELOPMENT PLAN

SUBMITTALS / REVISIONS

| Date | Description |
|---|---|
| | |

14 OF 14
C&PU PARCEL
EXHIBIT

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Mark Canepa <markcanepa1@yahoo.com>
**Sent:** Tuesday, January 20, 2026 8:39 AM
**To:** Byerhof, Carson
**Cc:** Mark Canepa; Bill Joyner; Marvin Kansteiner
**Subject:** [EXTERNAL] Fw: Novera

**Categories:** F-7 - Public Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Carson,

My name is Mark Canepa. I'm a resident of the Lexington Subdivision and I just got elected to the Lexington HOA's board of directors. As part of this election I received the responsibility to help drive the discussion of the planned development of the site east of Huron.

You had been corresponding with Bill Joyner for the past several weeks (see below). I wanted to introduce myself as an additional voice in this discussion. Bill will surely also continue to be part of this effort as well as a number of other Lexington homeowners.

I've seen the signs up along Huron so I believe that the meeting on the 27th will take place. I plan on being there and plan on speaking at that meeting on behalf of the HOA board and the Lexington homeowners.

I'll reach out by phone later today and perhaps we can have a conversation prior to the meeting on the 27th. I'm working on getting as many residents there as I can muster. While it is clear that the project will go forward there are likely a number of things that can be done to make the project have a better outcome for the Lexington residents.

Regards,

Mark Canepa

==========

Mark Canepa
markcanepa1@yahoo.com
m.canepa@redshield.co
mcanepa@ddn.com
c: +1 978-314-0062+1 978-314-0062
skype: mark.canepa

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---------- Forwarded message ---------
From: **Bill Joyner** <whjoyner1@comcast.net>
Date: Thu, Jan 8, 2026 at 10:10 AM
Subject: FW: [EXTERNAL] RE: City of Westminster - Novera Commerce Center (Foster Property PA2) - Public Hearing
To: Lexington HOA Board <lexingtonhoapres@gmail.com>

Casey

I talked to Caron Byerhof from the City yesterday. He told me that he understands Novera is planning on presenting at the January Meeting for a vote but as of yet they have not submitted the necessary information. They have until the 17th to do so or cannot be on the agenda for the 27th.

Carson also sent me the attached yesterday. The North Huron URA URP is a pretty standard thing where the City declared the property "blighted" in 2004 so they could then do some public improvements as well as have TIF financing available. I don't see that this has much relevance to what we are looking at currently.

The North I-25 Focus area is straight out of the Comprehensive Plan. I did notice one item I hadn't before "As a transition measure the significant landscape edge along the east side of Huron Street should be maintained." The landscape edge from property line to the parking area is only +/- 30'. I think a case can easily be made that the proposed project does not meet this part of the Comprehensive Plan also.

I'm not sure where we stand on any type of organized effort to show opposition at the Planning Meeting. I think we need as many people and HOAs as possible to both submit written comments as well as show up and speak at the meeting. I'm happy to help in this effort but don't want to duplicate whatever the HOA is doing. Can we have a conversation to discuss/coordinate? My cell is 970-420-0529. I'm around most of the time.

Thanks

Bill Joyner

---

**From:** Byerhof, Carson [mailto:cbyerhof@westminsterco.gov]
**Sent:** Wednesday, January 7, 2026 9:08 PM
**To:** Bill Joyner <whjoyner1@comcast.net>
**Subject:** RE: [EXTERNAL] RE: City of Westminster - Novera Commerce Center (Foster Property PA2) - Public Hearing

Hi Bill,

I'm following up on the item #2 from your original email regarding any plans for the N-I25 focus area. Please see the attached 2 documents. The N-I25 focus area is extracted from the Comprehensive Plan (I believe you may have already reviewed this). The other attachment is the North Huron URA Resolution, which includes reference to development in this area.

Please let me know if you have any questions.

Thank you,

**Carson Byerhof**
**Planner**
City of Westminster | Community Services Department
cbyerhof@westminsterco.gov | 303.968.5924
4800 West 92nd Avenue, Westminster, CO 80031

**My Office Hours are Tuesday-Friday, 8AM-7PM**
**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

---

**From:** Byerhof, Carson
**Sent:** Friday, December 26, 2025 2:23 PM
**To:** 'Bill Joyner' <whjoyner1@comcast.net>
**Subject:** RE: [EXTERNAL] RE: City of Westminster - Novera Commerce Center (Foster Property PA2) - Public Hearing

Good afternoon, Bill,

If I recall correctly, when we spoke a couple of weeks ago, I mentioned that it is preferred that you email me any comments for the project. Is this something you are still interested in doing or would you like me to go ahead and use the notes from our conversation? No rush, you are welcome to send any comments up until noon the day of the hearing and otherwise, you can do last minute comments at the actual hearing on the date that it is heard before Planning Commission.

These are great questions. Please see my responses below in red:

Thank you,

**Carson Byerhof**
**Planner**
City of Westminster | Community Services Department
cbyerhof@westminsterco.gov | 303.968.5924
4800 West 92nd Avenue, Westminster, CO 80031
**My Office Hours are Tuesday-Friday, 8AM-7PM**
**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

---

**From:** Bill Joyner <whjoyner1@comcast.net>
**Sent:** Friday, December 26, 2025 8:46 AM
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>
**Subject:** [EXTERNAL] RE: City of Westminster - Novera Commerce Center (Foster Property PA2) - Public Hearing

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Carson

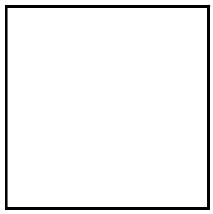
I have been reviewing the information for the Novera Commerce Center on eTARkIT as well as the city's Comprehensive Plan. I do have a couple questions regarding the intent/language of the Comprehensive Plan.

1. In the Comprehensive Plan Chapter 3 under Employment-Flex Use, Warehousing is a Secondary Use. Under the Land Use Character Types Secondary, the Plan states "secondary uses shall not exceed 25% of the land area of the character type". I'm curious as to what the "land area" means. Is this for the entire Foster Property PDP? Is this for Planning Area 2 (this ODP)? Or something else?

"Planning Areas" are (a) continuous parcel(s) of one Land Use Character type.

E.g., this specific project under review is part of the employment flex area as shown with the screenshot below in purple (the boundary would include the purple on both sides of Orchard). So,

the 25% allowance is for all the purple area, not 25% of this project. This becomes tricky to regulate, so we ask for floor plans showing allocations when applicable and otherwise look at individual business licenses as they come in for Comp Plan compliance. For this project, we have added note restriction on uses, and put caps on secondary allowances for the buildings. This project will take a larger portion of the employment flex secondary use allowances.



2. In the Comprehensive Plan Chapter 8 under Focus Areas, the Plan discusses a Specific Plan. Has a Specific Plan been adopted for this Focus Area and if so, how can I view that Specific Plan?

As of current, the details for this focus area plan are what is included with the Comp Plan or with any other plans that other departments may use that reference the N-I25 Focus Area in their plans. E.g., the Master Parks Plan, may have a section that they review that includes the N-I25 focus area. This would be dependent on the reviews with each department. I will reach out to the Comprehensive Plan reviewer to inquire for more details. Please feel free to follow up with me next week if you don't hear from me.

One other general question, in the eTARkIT information there is a PDF titled PLN25-0016_ODP_NoveraCCB2_PC Presentation.pdf. The 1st page is entitled Novera Commerce Center ODP Planning Commission 12/23/2025. Is this what Novera submitted, albeit too late, to be presented at the 12/23/2025 Planning Commission Meeting? – Yes, this was the presentation that they uploaded just before their team decided to postpone the meeting. They will need to provide an updated presentation once they select the next hearing date.

Thanks in advance for your assistance.

Bill Joyner

---

**From:** Byerhof, Carson [mailto:cbyerhof@westminsterco.gov]
**Sent:** Tuesday, December 16, 2025 3:56 PM
**To:** whjoyner1@comcast.net
**Subject:** EXT: City of Westminster - Novera Commerce Center (Foster Property PA2) - Public Hearing

Call

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ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Byerhof, Carson
**Sent:** Tuesday, December 23, 2025 7:48 AM
**To:** John Chase
**Subject:** RE: [EXTERNAL] Novera Commerce Center

Hi John,

Thank you for reaching out and providing your comments for this project's approval consideration with planning commission. I have included this note with the material that is compiled with public comment that is part of the packet for Planning Commission. Also, please note that the applicant has elected to postpone the hearing for a future date. The 12/23 planning commission for this item has been cancelled, and you will receive another notice once a new hearing date has been selected by the applicant team.

Regardless, this comment is included for with the packet that will be presented to Planning Commission for the TBD hearing date.

Thank you,

Carson Byerhof
Planner
City of Westminster | Community Services Department cbyerhof@westminsterco.gov | 303.968.5924
4800 West 92nd Avenue, Westminster, CO 80031 My Office Hours are Tuesday-Friday, 8AM-7PM City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.

-----Original Message-----
From: John Chase <jdchase0327@gmail.com>
Sent: Monday, December 22, 2025 8:41 AM
To: Byerhof, Carson <cbyerhof@westminsterco.gov>
Cc: John Chase <jdchase0327@gmail.com>
Subject: [EXTERNAL] Novera Commerce Center

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Mr. Byerhof,

Recently I received information regarding this project proposed at West 138th Avenue and Huron St.

Overall, I am very upset that the planning commission would offer an industrial type building project that will be so close to neighborhoods.

When new projects arrive, the first thing I ask is will they offer a benefit to the community that are closest to it. The answer here is an absolute NO!!

I would ask the council to push back and look for more services type related businesses for one of the last remaining great opportunities in the northern Westminster area.

I hope they would agree that there are currently way too many of these buildings that are being built and for it to go to such a valuable area, this makes no sense at all!!!

If they have to put it somewhere, put it directly to the east right up to the highway. Lord knows folks are used to seeing these types of buildings tucked up close to an interstate but NOT a residential area.

Let's not mess this great piece of property up with poor planning like the old Westminster Mall redevelopment project.

Thanks for the opportunity to provide input.

John Chase
14315 Lipan St
Westminster, CO 80023
303-807-0716

Sent from my iPhone

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Byerhof, Carson
**Sent:** Tuesday, December 30, 2025 10:12 AM
**To:** Max
**Subject:** RE: [EXTERNAL] Novera Commerce Center - Commercial Building Area 2 Development comments

Hi Max,

Thank you so much for taking the time to reach with these comments! I will compile this comment (your email) with the material that will be provided to Planning Commission for their consideration for this project's potential approval. Please don't hesitate to reach out with any further comments.

Also, I want to follow up with information I received from the applicant concerning the 12/23 hearing date:

- A couple of weeks ago, the applicant elected to postpone the 12/23 hearing date to allow for another staff review with response to the previous submittal's Staff comments. You should have already received notice of the cancelation of the 12/23 meeting (City Staff required that the applicant send this cancellation after they decided to postpone the meeting).
- The applicant is required to send another notice for the hearing that they pursue in place of the previously scheduled 12/23 meeting and you should receive another mailing notice accordingly.

Thank you,

**Carson Byerhof**
**Planner**
City of Westminster | Community Services Department
cbyerhof@westminsterco.gov | 303.968.5924
4800 West 92nd Avenue, Westminster, CO 80031
**My Office Hours are Tuesday-Friday, 8AM-7PM**
**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

---

**From:** Max <catbert31@yahoo.com>
**Sent:** Saturday, December 27, 2025 10:57 AM
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>
**Subject:** [EXTERNAL] Novera Commerce Center - Commercial Building Area 2 Development comments

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Hi Carson,
I apologize for missing the planning meeting.
December 23rd's proximity to the holidays created difficulty.

The Target backing to Huron, next to 144th, is a good example of both the building color, landscaping with tall earth berms and building height relative to street distance needed to make large buildings suitable for this area. The proposed structures are very tall and are to be build relatively near Huron, across from residential housing. The experience from the Target location at Huron and 144th should be referenced. Both landscaping, earth berm elevation and building color are critical to making the proposed structures compatible to this part of Westminster.

The tall wall and trees, along with building color is another example of large commercial buildings built alongside Huron:

While the structure South of 120th, on Huron, is a poor example that is not suitable for the this neighborhood.

Thank you
Kirk Max Collins
906 Lexington Ave
Westminster, CO 80023

ATTACHMENT 5 - PUBLIC COMMENTS

**Byerhof, Carson**

**From:** Planning
**Sent:** Monday, December 22, 2025 7:47 AM
**To:** Byerhof, Carson
**Subject:** FW: [EXTERNAL] PLEASE READ: DEVELOPMENT PLAN - REQUEST FOR DISAPPROVAL

Thank you,

**Jennifer Baden, APC**
**Associate Planner**
City of Westminster | Community Services Department
jbaden@westminsterco.gov | 303.658.2097
4800 West 92nd Avenue, Westminster, CO 80031
My office hours are M-Th 6a-5p

**From:** Summer Frazier <admiredseazons@yahoo.com>
**Sent:** Sunday, December 21, 2025 11:37 AM
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>
**Cc:** Planning <planning@westminsterco.gov>
**Subject:** [EXTERNAL] PLEASE READ: DEVELOPMENT PLAN - REQUEST FOR DISAPPROVAL

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**PUBLIC COMMENT LETTER – REQUEST FOR DISAPPROVAL**

**Foster Property – Planning Area 2 (Employment-Flex)**
**Novera Commerce Center – Official Development Plan (ODP)**

December 21, 2025

**Mayor and Members of Westminster City Council**
**and City of Westminster Planning Division**

City of Westminster
4800 W. 92nd Avenue
Westminster, CO 80031

**Re: Request for Disapproval of the Official Development Plan (ODP) – Foster Property Planning Area 2 (Employment-Flex), also referenced as the Novera Commerce Center; Project Reference: PLN25-0016**

On behalf of nearby homeowners and residents, ***we respectfully request that the City of Westminster disapprove the proposed Official Development Plan (ODP) for Foster Property Planning Area 2 (Employment-Flex), also known as the Novera Commerce Center***. The public notice describes a proposal to construct three buildings totaling approximately 380,000 square

feet of flexible employment space at the northeast corner of West 138th Avenue and Huron Street.

We understand that the previously anticipated December 23, 2025 hearing was cancelled. This letter is submitted for inclusion in the public record and for consideration at any rescheduled Planning Commission and/or City Council hearing.

Our request is based on

1. Specific legal and code-based deficiency and compliance risks under the Westminster Municipal Code (WMC) and the City's adopted plans, and
2. Material adverse community impacts, including
    a. Diminished neighborhood character
    b. Significant traffic burdens, and a
    c. Foreseeable negative effect on adjacent residential property values.

### 1. Project Summary

The applicant seeks ODP approval to develop three large "employment-flex" buildings totaling approximately 380,000 square feet. The proposal, as described to the public, does not identify specific end-users or clearly define tenant operations, intensity, hours of operation, truck routing, loading activity, or other operational controls that are critical to evaluating compatibility with adjacent residential neighborhoods.

### 2. Legal and Code-Based Framework

Under the Westminster Municipal Code, an Official Development Plan must satisfy defined approval criteria, including consistency with the Comprehensive Plan and applicable adopted policies, compatibility with surrounding development, and adequate infrastructure and circulation to handle development impacts. The City has the authority and obligation to deny or require material revision where these findings cannot be made.

**Key authorities and standards include:**

- Westminster Municipal Code (WMC) Section 11-5-14 (standards and findings applicable to rezonings and preliminary development plans, including compatibility and protection of surrounding properties).
- Westminster Municipal Code (WMC) Section 11-5-15 (criteria for approval of Official Development Plans, including conformance to adopted plans and adequate infrastructure to address impacts).

- City of Westminster Comprehensive Plan (2040), including the Employment-Flex land use intent and limitations (e.g., compatibility expectations, restrictions on nuisance impacts such as objectionable noise/odor/glare, and screened outdoor storage).

### 3. Code Compliance Concerns and Framework Gaps

The current proposal presents several deficiencies that prevent the City from making the findings required under WMC Sections 11-5-14 and 11-5-15, and that creates enforceability gaps likely to burden nearby residents over time:

#### 3.1. Insufficient specificity to evaluate permitted uses and operational impacts

An ODP is not merely conceptual. It is the enforceable document that determines what may be built and how it may operate. The public description of this project does not specify the operational characteristics that drive real-world impacts (truck volume, loading dock locations and hours, outdoor staging, tenant use types, noise controls, lighting plans, or binding truck routes). Without clear and enforceable limitations, an ODP approval effectively grants broad entitlements that may later be occupied by uses that are technically within an “employment-flex” label but functionally incompatible with adjacent residential neighborhoods.

#### 3.2. Compatibility and protection of surrounding properties

WMC approval criteria require compatibility with the surrounding area and protection of neighboring properties from adverse influences. The scale of three large flex buildings, combined with likely truck and service activity, presents a high risk of adverse impacts including noise, vibration, glare, lighting spillover, and visual negativity **that can materially affect nearby homes.** To satisfy the Code, the ODP must incorporate robust, enforceable buffers and mitigation measures (setbacks, berms, dense screening, fully enclosed loading activity where feasible, and strict lighting controls). If those protections cannot be guaranteed, the City cannot make the required compatibility findings.

#### 3.3. Employment-Flex intent and limitations

**The Comprehensive Plan’s Employment-Flex category is intended to accommodate employment-generating uses while limiting nuisance impacts. It contemplates that industrial components must not create objectionable noise, vibration, odor, glare, or hazards, and that outdoor storage must be fully screened. In the absence of defined tenant operations and enforceable controls, the City cannot confirm that the proposal will remain within the intended “clean” employment profile over the life of the project. Approving an ODP without clear guardrails effectively creates a loophole where high-impact operational uses can emerge later with limited recourse for neighbors.**

#### 3.4. Traffic and infrastructure capacity

**WMC Section 11-5-15 requires that transportation and related infrastructure be adequate to handle development impacts. Given the project's scale, the City should not approve the ODP without a complete traffic impact analysis and binding mitigation commitments (intersection improvements, signalization changes as warranted, dedicated turn lanes, internal circulation design that prevents spillback, and enforceable truck routing that keeps heavy vehicles on appropriate arterials). If mitigation cannot bring conditions to acceptable levels, the Code's infrastructure findings cannot be made.**

#### 4. Community Impact Findings (Separate from Code Arguments)

**Independent from any legal findings required under the Code, the proposed development would impose substantial and foreseeable detriments on adjacent neighborhoods and the broader community:**

#### 4.1. Loss of community-building potential

**Planning Area 2 represents one of the remaining opportunities to create a neighborhood-supportive center that contributes to community cohesion. A single-purpose corporate flex complex does not build a "true community" for nearby residents. It provides no meaningful local-serving uses, no public gathering space, and no walkable amenities. The result is a dead zone after business hours that does not integrate into the fabric of surrounding neighborhoods.**

There is no proposal for locally owned restaurants, shops, etc. There is no proposal for a neighborhood concert stage for local musical events. There is no community theatre. This is corporate development for the sake of development.

This neighborhood and this area does not need more warehouses. It does not need more chains. It needs COMMUNITY. The only way to grow and build a community is a center anchor location that brings the community together. The Orchard is not and has never been that. The Orchard has been a revolving door of ghost shops struggling to make it because the city has never chosen to prioritize this critical section near I-25. The only way to improve the overall health and benefit of the community is to provide true tax benefits to small locally owned ice cream shops and restaurants. The opportunity to mirror Longmont's Main Street. Erie Town Centre. Louisville, CO downtown.

#### 4.2. Property value and neighborhood character impacts

The proximity of large industrial/flex buildings and associated truck activity is widely understood to affect residential desirability. Residents reasonably expect that increased noise, lighting, congestion, and visual impacts will translate into diminished home values and a long-term degradation of neighborhood character. These harms are not speculative; they flow from predictable land use externalities when intense employment/industrial activity is placed immediately adjacent to established homes.

#### 4.3. Traffic burden, safety, and daily quality of life

The West 138th Avenue and Huron Street corridor ***already carries substantial daily traffic***. A 380,000-square-foot flex project will introduce additional commuter traffic, delivery vans, and potentially heavy trucks. On December 19, 2025 there was a major accident that appears to have resulted in fatalities just between cars at 5am at 144th / Huron. This will only increase as the cars and trucks increase.

Neighbors are concerned about (i) congestion and delays, (ii) increased collision risk and unsafe turning movements, and (iii) spillover traffic through residential areas. These impacts reduce quality of life, diminish safe pedestrian and cycling conditions, and adversely affect the residential character of the area.

### 5. Requested Action

For the reasons stated above, we respectfully request that the City of Westminster:

- ***DISAPPROVE*** the proposed Official Development Plan (ODP) for Foster Property Planning Area 2 (Employment-Flex) / Novera Commerce Center (Project Reference: PLN25-0016); or
- In the alternative, continue the matter and require a materially revised ODP that, at minimum, includes:

  - Clearly defined permitted use limitations to include support for a local community park, playground, retail and restaurant non-chain support and prohibited high-impact operational uses, stated in enforceable terms;
  - Binding restrictions on loading activities, staging, and truck routing (including hours and locations), with enforceable penalties for noncompliance;
  - Robust buffering and transition measures adjacent to residential areas (setbacks, berms, dense landscaping, wall/fencing standards, and full cutoff lighting);
  - A complete traffic impact analysis and funded mitigation plan sufficient to maintain acceptable operations and safety on 138th Avenue, Huron Street, and impacted intersections;
  - Design standards that reduce visual massing and ensure long-term maintenance to prevent a deteriorating or blighted corridor condition.

### 6. Conclusion

In conclusion, we request that the City DISAPPROVE the ODP because the record, as presently described to the public, does not support the findings required under WMC Sections 11-5-14 and 11-5-15 and does not provide enforceable protections consistent with the Comprehensive Plan's Employment-Flex intent. Separately, the project imposes material and foreseeable community detriments, including traffic burdens, erosion of neighborhood character, and likely negative effects on adjacent residential property values. We respectfully ask the City to protect the long-

term health of the community by denying the application or requiring substantial revisions that meaningfully address these issues.

Respectfully submitted,

**Summer Frazier**
14275 Navajo St.
Westminster, CO 80023

**Homeowner / Resident Endorsement and Signature Page**

By signing below, each undersigned homeowner or resident affirms that they have reviewed this letter and support the request that the City of Westminster disapprove the proposed Official Development Plan (ODP) for Foster Property Planning Area 2 (Employment-Flex) / Novera Commerce Center (PLN25-0016), or require substantial revisions and enforceable conditions consistent with the concerns stated above.

Printed Name Address (Neighborhood/Street) Signature

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Garcia, Veronica
**Sent:** Wednesday, December 17, 2025 9:35 AM
**To:** Byerhof, Carson
**Cc:** Baden, Jennifer
**Subject:** Fw: [EXTERNAL] Public Comment – Opposition to PLN25-0016 (Novera Commerce Center)

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Hello Carson,

This is public comment that we received in the Planning Inbox regarding the canceled Novera Planning Commission meeting.

Thanks!

**Ronnie Garcia**
**Planning Aide** (she/her)
City of Westminster | Community Services Department
rgarcia@westminsterco.gov | 303.658.2430
4800 West 92nd Avenue, Westminster, CO 80031
**My Office Hours are Monday-Friday, 8AM-5PM**
**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

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**From:** Iryna Grygorenko <iryna.mrochko@gmail.com>
**Sent:** Wednesday, December 17, 2025 8:17 AM
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>
**Cc:** Planning <planning@westminsterco.gov>; Andriy Grygorenko <andriy.grygorenko@gmail.com>
**Subject:** [EXTERNAL] Public Comment – Opposition to PLN25-0016 (Novera Commerce Center)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members and City Staff,

We are writing to formally express our strong opposition to the proposed Official Development Plan for the Novera Commerce Center (PLN25-0016), formerly known as the Foster Property Planning Area 2.

We are homeowners residing directly across the street from the proposed development at:

1185 W 141st Circle
Westminster, CO 80023

As immediate neighbors, we will be directly and significantly impacted by this project.

The proposal to construct three large Employment-Flex buildings totaling approximately 380,000 square feet raises serious concerns regarding traffic, noise, lighting, visual impacts, and long-term effects on nearby residential property values. Given the scale of the project and its proximity to established homes, we believe it is incompatible with the surrounding residential neighborhood.

Of particular concern are:

- Increased commercial and truck traffic on nearby residential streets
- Potential for early-morning, evening, or overnight operations
- Noise from loading docks, deliveries, and idling vehicles
- Light pollution from tall security and parking lot lighting
- Insufficient buffering between commercial buildings and homes
- Negative impacts on our home's value and marketability

We chose to live in this neighborhood with the reasonable expectation that large-scale commercial development would not be placed immediately adjacent to residential homes without substantial protections. At this time, we do not believe the proposed plan provides adequate safeguards to protect nearby residents.

We are not opposed to responsible development, but we strongly believe that this proposal, as currently presented, places an unfair burden on adjacent homeowners and prioritizes commercial interests over residential quality of life.

For these reasons, we respectfully request that the Planning Commission deny approval of this development plan, or at a minimum require significant revisions that meaningfully address traffic, noise, lighting, buffering, operating hours, and residential compatibility.

Thank you for considering our comments and recognizing the very real impacts this project would have on nearby families.

Sincerely,

Iryna Grygorenko
Andriy Grygorenko
1185 W 141st Circle
Westminster, CO 80023

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Planning
**Sent:** Monday, December 22, 2025 7:48 AM
**To:** Byerhof, Carson
**Subject:** FW: [EXTERNAL] PUBLIC COMMENT LETTER – REQUEST FOR DISAPPROVAL Foster Property – Planning Area 2 (Employment-Flex)
**Attachments:** 12.20.25 Foster Planning Disapproval Request.pdf

Thank you,

**Jennifer Baden, APC**
**Associate Planner**
City of Westminster | Community Services Department
jbaden@westminsterco.gov | 303.658.2097
4800 West 92nd Avenue, Westminster, CO 80031
My office hours are M-Th 6a-5p

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**From:** Mark Herbert <markherbert1965@gmail.com>
**Sent:** Monday, December 22, 2025 6:21 AM
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>
**Cc:** Planning <planning@westminsterco.gov>
**Subject:** [EXTERNAL] PUBLIC COMMENT LETTER – REQUEST FOR DISAPPROVAL Foster Property – Planning Area 2 (Employment-Flex)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

See attachment supplementing this email on the following page

Mayor and Members of City Council
and City of Westminster Planning Staff,

I am writing to formally submit the attached letter for inclusion in the public record regarding the proposed Official Development Plan (ODP) for Foster Property Planning Area 2, also referred to as the Novera Commerce Center (PLN25-0016).

In summary, as currently presented, the proposal lacks the specificity and enforceable safeguards necessary for the City to make the required findings under the Westminster Municipal Code. The absence of clearly defined uses, operational controls, traffic mitigation, and buffering creates material compatibility and infrastructure concerns for the surrounding residential neighborhoods. In addition, the project raises broader concerns regarding traffic safety, neighborhood character, and long-term community impact.

For these reasons, I respectfully request that the City disapprove the ODP as submitted, or, in the alternative, require substantial revisions before any approval is considered. I appreciate the City's time

and consideration and thank you for including the attached letter in the public record for any future Planning Commission or City Council hearing

Sincerely,

Mark Herbert
1460 Huntington Trails Pkwy
Westminster, CO 80023
cell phone +1 303-408-7753

ATTACHMENT 5 - PUBLIC COMMENTS

# PUBLIC COMMENT LETTER – REQUEST FOR DISAPPROVAL

**Foster Property – Planning Area 2 (Employment-Flex)**
**Novera Commerce Center – Official Development Plan (ODP)**

December 22, 2025

attached document from Mark Herbert email

**Mayor and Members of Westminster City Council**
**and City of Westminster Planning Division**

City of Westminster
4800 W. 92nd Avenue
Westminster, CO 80031

**Re: Request for Disapproval of the Official Development Plan (ODP) – Foster Property Planning Area 2 (Employment-Flex), also referenced as the Novera Commerce Center; Project Reference: PLN25-0016**

I am writing to formally request that the City of Westminster **disapprove the proposed Official Development Plan (ODP)** for Foster Property Planning Area 2, also known as the Novera Commerce Center, or in the alternative require substantial revisions before any approval is considered.

As currently presented, the proposal seeks approval for approximately **380,000 square feet of employment-flex development** without providing sufficient detail regarding tenant types, operational intensity, truck traffic, loading activity, hours of operation, or enforceable mitigation measures. Without this specificity, the City cannot reasonably make the findings required under the Westminster Municipal Code that the project is compatible with surrounding residential neighborhoods or that adequate infrastructure exists to handle its impacts.

The lack of defined and enforceable operational controls creates a significant risk that future uses—while technically permitted under an "employment-flex" designation—could generate **noise, lighting, traffic, and visual impacts** that are incompatible with adjacent homes and contrary to the intent of the Comprehensive Plan. Approving an ODP without clear guardrails effectively grants broad entitlements that the City and residents will have limited ability to manage after the fact.

In addition, the scale of the project raises serious concerns regarding **traffic safety and congestion** along the 138th Avenue and Huron Street corridor, which is already heavily burdened. Approval should not occur without a complete traffic impact analysis and binding, funded mitigation commitments that demonstrably maintain safe and acceptable conditions.

Beyond code compliance, the proposal represents a **missed opportunity for community-oriented development** in one of the City's remaining strategic areas. The project offers no meaningful neighborhood-serving uses, public gathering space, or integration into the surrounding community fabric. Instead, it risks creating a single-purpose corporate complex that detracts from neighborhood character, diminishes quality of life, and negatively affects nearby residential property values.

For these reasons, I respectfully ask the City to **deny the ODP as submitted**, or require a materially revised plan that includes clear use limitations, enforceable operational controls, robust buffering from

attached document
from Mark Herbert
email

residential areas, comprehensive traffic mitigation, and a development approach that b
long-term community health and compatibility.

Mark Herbert

**Mark J Herbert**
**1460 Huntington Trails Parkway**
**Westminster, CO 80023**

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Bill Joyner <whjoyner1@comcast.net>
**Sent:** Wednesday, December 17, 2025 9:07 AM
**To:** Byerhof, Carson
**Subject:** [EXTERNAL] RE: City of Westminster - Novera Commerce Center (Foster Property PA2) - Public Hearing

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Carson

Thank you for the information on Novera.

After a quick review I find 3 major issues with the project that I'll be talking to neighbors and the HOAs about.

1. Scope and scale
    a. Building B is 43' above FFlr – This appears to be twice as high as anything in the area and although the elevations for Huron St. are not well provided, it appears this building will be +/- 50' above Huron St.
    b. Building B has a sloping FFlr or 0.5% - the elevations show both the north and south end parapets at 43' above FFlr. Does this mean the top of parapet elevation is going to slope at 0.5% also? This would be highly unusual and more likely when the final plans are completed the south end will be raised by 4.5' so the top of parapet is level.
    c. In the Neighborhood Meeting Presentation perspective "West of Huron looking at site", the screening trees are shown to be well above the parapet of the building indicating they are well over 50' in height. The landscaping plans call for 8' tall trees and 2" caliper trees (10' to 12' tall). It would take many, many years if ever for these trees to actually screen the building as shown. I don't feel this was an honest representation of what the project will actually look like.
    d. In the Neighborhood Meeting Presentation "Section B" the existing trees that are shown graphically are shown at 50' or taller. There are extremely few trees of 50' height in the area and I feel this probably gave attendees a false impression of the actual scale of the building.
    e. Building B appears to be over 800' in length. This dwarfs all buildings in the area with the one exception - the Amazon warehouse on the northeast corner of I-25 and 144th.
2. Proposed Use
    a. The building is purported as being "Flexible Employment Space", however it is designed specifically as a warehouse. The floor sloping at 0.5% is a classic indication of this. I've been in the commercial construction business for 40 years and they only time I've seen sloping finish floors other than ramps are in warehouses on sloping sites. The sloping floors vs. level floors are for the use of material handling equipment only. If this were to be office space of any type, the floors would be level and tiered down to match the site.
    b. It does not appear that a warehouse meets the City's desires for employment and tax revenue. Warehouses typically have a very low employee per sqft ratio and can easily be automated to further reduce employment. Additionally, warehouses do not support tax revenue nearly to the extent that businesses with multiple employees such as commercial or retail space does. If this is a use the City does want, it's location would be much more appropriate if it were located along the I-25 side of this property and not the residential side.
    c. If this industrial warehouse use is approved for this site it is likely the balance of the sites between 136th and 144th east of Huron will follow as warehouse infill and the City will not have a way to deny warehouse applications due to the precedent they had set.

   d. Although the Neighborhood Meeting Presentation materials do discuss "Truck Routes" none of the perspective materials show any tractor trailer traffic at all. Again, I feel this is disingenuous on behalf of the presenters and likely did not provide the attendees with the full picture of what was being asked to approve.

3. Traffic
   a. Lexington Ave full motion intersection – In the Neighborhood Meeting Presentation materials it appeared the intent was to make the Lexington Ave. and Huron intersection an unlighted full motion intersection. It appears in the newer materials that intersection is now untouched from its current state. Leaving it untouched appears to be much more acceptable and safer for the Lexington and Huntington Trails residents. Leaving this intersection as is would 1) not allow truck traffic to use the intersection 2) reduce auto traffic by requiring employees/visitors to use Orchard Parkway and 3) reduce accident potential for an unlighted intersection with opposing left turns.
   b. There is currently a significant amount of traffic that travels west bound on 136th, turns north bound on Huron and then crosses 3 lanes of traffic to turn left into McKay, Lexington or Huntington. The addition of a traffic light at 138th will make this very difficult and dangerous during heavy traffic times.
   c. As part of the comments to the reviewed plans it appears there will be a traffic light installed at the 138th and Huron intersection. This appears to be very close to the 136th and Huron intersection and may not meet the traffic codes.

Again, thanks for the info and I'll be talking to neighbors and both HOAs prior to the next meeting. I'll also review how to make public comments relative to the above.

Bill Joyner

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**From:** Byerhof, Carson [mailto:cbyerhof@westminsterco.gov]
**Sent:** Tuesday, December 16, 2025 3:56 PM
**To:** whjoyner1@comcast.net
**Subject:** EXT: City of Westminster - Novera Commerce Center (Foster Property PA2) - Public Hearing

Hello,

Thanks for calling today for information on the Novera Commerce Center project. Please see the instructional material below on how to access the review items that have been submitted in our eTRAKiT system. Please don't hesitate to reach out if you have any questions or having issues accessing this material.

Also, as an FYI: Please note that the applicant has elected to not move forward with the 12/23 hearing date. A cancelation notice should be sent out as soon as possible. You will receive a new notice with the new hearing date. This date is TBD, but my understanding is that the applicant is considering the 01/27/2026 hearing date; their consideration will be dependent on staff comments with their next submittal.

Thank you,

Carson

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Thank you for reaching out, to search publicly available information on projects, please complete the following steps below. The project number "PLN23-0078" in the example is for another project. Substitute this number for the project number that can be received from the development project map.

FYI: THE PROJECT NUMBER FOR THIS PROJECT IS PLN25-0016

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Byerhof, Carson
**Sent:** Friday, December 26, 2025 8:00 PM
**To:** Byerhof, Carson
**Subject:** FW: [EXTERNAL] RE: City of Westminster - Novera Commerce Center (Foster Property PA2) - Public Hearing

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**From:** Byerhof, Carson
**Sent:** Friday, December 26, 2025 7:51 PM
**To:** 'Bill Joyner' <whjoyner1@comcast.net>
**Subject:** RE: [EXTERNAL] RE: City of Westminster - Novera Commerce Center (Foster Property PA2) - Public Hearing

Hi Bill,

Comments received. Thank you. And thanks for the heads up on the other comments from others. I will keep my eye out for them.

Have a great weekend.

Thank you,

**Carson Byerhof**
**Planner**
City of Westminster | Community Services Department
cbyerhof@westminsterco.gov | 303.968.5924
4800 West 92nd Avenue, Westminster, CO 80031
**My Office Hours are Tuesday-Friday, 8AM-7PM**
**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

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**From:** Bill Joyner <whjoyner1@comcast.net>
**Sent:** Friday, December 26, 2025 4:56 PM
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>
**Subject:** RE: [EXTERNAL] RE: City of Westminster - Novera Commerce Center (Foster Property PA2) - Public Hearing

Carson

Attached are my comments for the upcoming meeting. As of right now I'm schedule to be out of town and unable to attend the January Planning Meeting. I'm hoping that will change.

I do know that there are a number of neighbors that are not happy about the project primarily due to the massing of the Building B. I also believe that at least 1 if not all 3 of the HOA's for the affected neighborhoods will be responding.

Thanks

Bill Joyner

Attached documents in this email are part of compilation below:

ATTACHED DOCUMENT FROM BILL JOY 2025.12.26 EMAIL

ATTACHMENT 5 - PUBLIC COMMENTS

# Novera Commerce Center

## Conflicts with City of Westminster Comprehensive Plan

**Chapter 1.3 VISON & PLAN CORNERSTONES**

- **CORNERSTONE - GREAT NEIGHBORHOODS** – "The Plan will focus on maintaining the quality of the existing housing inventory, support opportunities for home ownership, as well as locating complementary land uses and infrastructure to serve the needs of all community members."
- ***Response*** *- This Cornerstone calls for "maintaining the quality of the existing housing inventory". By adding a Warehouse structure that is so large it will dwarf all other structures in a wide area, this project will not maintain the quality of McKay Landing, Lexington or Huntington Trails. This project will do the opposite by detracting from the quality of these communities.*
- **CORNERSTONE - MANAGED GROWTH** – "…future development will focus on employment development. The Plan provides a framework for balancing economic development with preservation of established neighborhoods." "Attention will be paid to fostering an active public realm with blocks sized for walkability, building design that shapes and activates the pedestrian environment, and parks and public spaces that reinforce and foster community identity."
- ***Response -*** *This Cornerstone calls for a "focus on employment development". This project does not meet this Cornerstone due to Warehousing employment being a very low ratio of employees per SF of building space and that much of the buildable area is taken up by truck staging/parking. A structure that uses the allowable FAR's for the Primary Uses would provide much more employment opportunities. Additionally, this Cornerstone calls for activating walkability with building designs that shape the pedestrian environment. This project proposes a structure over 800' in length and over 4 stories tall next to a public walkway. This is the opposite of creating an inviting walkable space.*

**Chapter 3.0 LAND USE AND DEVELOPMENT**

- **3.2 LAND USE FRAMEWORK**
  - **Land Use Character Types, Secondary Uses** – "Upon substantial establishment of primary uses within a given character type, secondary uses may be considered." "In general, secondary uses shall not exceed 25% of the land area of the character type."
  - ***Response***
    - ***Establishment of Primary Use*** *- The Comprehensive Plan call for Secondary Uses to be considered only after Primary Uses are established. As there has been no "substantial establishment of Primary Uses for this Focus Area, a Secondary Use of a Warehouse cannot be considered.*
    - ***25% of Land Area*** *– This project consumes 40% to 45% of the Land Area within the Focus Area. This project alone may exceed the 25% requirement and will substantially limit any Secondary Uses in the entirety of the balance of the Focus Area. This seems very unwise on the City's behalf to use all of the Secondary Use*

*allocation on this project as it may well stifle other development projects for the Focus area.*

- **Employment-Flex Land Use Designations** – "Light industrial uses (including warehouses, distribution, and wholesalers) may be allowed when located away from residential areas and adequately buffered from sensitive land uses, as shown in Map 3-2… Manufacturing and assembly space is permitted when inclusive of storefront/showroom space for offices, sales or customer service."
  - **Land Use Primary – "**Professional Offices; Research and Development Labs; Flex Office; Incubator Space"
  - **Land Use Secondary –** "Manufacturing; Warehousing; Fabrication; Repair Shops; Wholesale Distributors; Production…."
  - **Development Characteristics Form and Guidelines –** "Buildings 1 to 4 stories but may be allowed higher in Focus or Transition Areas or where adjacent to expressways"
- ***Response***
  - ***Employment*** *- Per the "PROJECT/SITE DATA" submitted in the ODP, the use of this project is over 85% Warehouse and less than 15% Office. The employee per building SF rates for Office vs. Warehouse are drastically different where Warehouse does not provide nearly as many employment opportunities. This does not support the Comprehensive Plan*
  - ***Location*** *– This project is not located "adjacent to expressways" as prescribed in the Comprehensive Plan. If this project were "adjacent to the expressways" it would be acceptable.*

**Chapter 6.0 GOALS & POLICIES**

- **Goal ER-1, 1.1 – "**Focus on primary employers and businesses that provide jobs that pay higher than the counties' average annual wages."
- ***Response*** *– Warehousing jobs are 85% of this project. Warehousing jobs are not high paying jobs and likely will not be above the "counties' average annual wage" as outlined in the Comprehensive Plan.*
- **Goal HN-6 –** "6.2 Ensure views designated on Map 7-2 are integrated into planning for new development. This may include dedication of land, setbacks, height restrictions, modified building orientation or placement on a lot."
- ***Response*** *– Buildings B and C are directly in conflict with the Primary View as prescribed by the Comprehensive Plan Map 7.2 and its associated Goal.*

**Chapter 8.1 FOCUS AND TRANSITION AREAS**

- **Focus Areas – "**Until a Specific Area Plan is adopted, the vision and intent described in this chapter will serve as a guide for new development. Goals and policies are established in these separate supporting documents or in other chapters of this Plan."
- ***Response*** *– As there has been no Specific Area Plan adopted for this Focus Area, the Comprehensive Plan is the guideline that should be followed.*

**Chapter 9.2 COMPREHENSIVE PLAN COMPLIANCE**

- **Development Review – "**Determining compliance with the 2040 Comprehensive Plan requires a review of the proposal against the land use character types and the other goals and policies of the Plan. The following criteria have been developed for use during the review process to determine whether or not a proposed development is achieving the vision and goals established in this Plan and thus meeting W.M.C. requirements."
  - **1.** "Does the proposed development generally advance the four Plan Cornerstones contained in the Comprehensive Plan?"
  - ***Response*** *– This project is neutral on the THRIVING CITY Cornerstone. This project is neutral on the HEALTHY PLACES Cornerstone. This project does not support the GREAT NEIGHBOORHOODS Cornerstone due to it's oversized massing. This project does not support the MANAGED GROWTH Cornerstone due to its low employment potential, low wage Warehouse jobs and Secondary Use prior to establishing the Primary Use.*
  - **2. "**Is the proposed development supportive of the form and use requirements established for the applicable land use character type?"
  - ***Response*** *– This project is over 85% warehousing space which is a "Secondary Use". Therefore, it does not support the Employment-Flex land criteria outlined in the Comprehensive Plan.*
  - **3. "**Will the proposed development strengthen the character of the area by:"
    - **a.** "Providing appropriate infill development and, if applicable, removing obsolete development that does not contribute to the quality of the surrounding area;"
    - ***Response*** *– This project does provide the infill development however it is not appropriate due to the issues covered in the various responses.*
    - **b.** "Adding to the mix of uses to support a neighborhood unit and/or contribute to the vitality of an activity center;"
    - ***Response*** *– This project does not add a "mix" of uses. It is almost entirely a Warehouse use and therefore does not meet this criterion.*
    - **c.** "Improving the streetscape and connectivity within and adjacent to the area; and"
    - ***Response*** *– This project does not "improve the streetscape" due to the mass of Building B.*
    - **d.** "Meeting or exceeding the development quality of the surrounding area?"
    - ***Response*** *– This project does not meet the development quality of the existing neighborhood due to it's painted concrete exterior. All other developments within a large area have a significant amount of brick or stone facades which will make this project stand out as something of lower quality than its surrounding structures.*

ATTACHED DOCUMENT FROM BILL JOY 2025.12.26 EMAIL

ATTACHMENT 5 - PUBLIC COMMENTS

# Neighbor Meeting Items that were Misleading

**Building Massing – Building B Height**

- **Overall Elevation of Building B length vs. height** – With the length of Building B exceeding 800' the elevations do not adequately portray to the neighbors the impact of the height as seen from Huron St.
- **Perspectives of Building B** – In the "West of Huron looking at site" perspective the trees shown screening the building are taller than the structure meaning they are at least 45' tall. According to the PA-2 PLANT SCHEDULE and the PA-2 ENLARGEMENT PLAN 3, the trees are 50% Abies Concolor White Fir's planted in groups of 5 each and 50% Pinus Flexilis Limber Pine planted in groups of 5 each. Each grouping is approximately 85' apart. The plant schedule details:
    - AC – Abies Concolor White Fir, 6' at planting, 40' to 65' mature height, 15' to 25' mature width
    - PL2 – Pinus Flexilis Limber Pine, 8' at planting, 40' to 65' mature height, 25' to 40' mature width

      The Abies Concolor White Fir's are planted approximately 7' behind the curb. If they are actually planned to grow to maturity they will be 5' or more protruding into the parking spaces creating a loss of required parking. These trees grow at a rate of +/- 1.5 feet per year assuming they are watered adequately. This would mean it would take approximately 30 years for these trees to be the height portrayed in the perspective.

      The Pinus Flexilis Limber Pines are a tree that is native to a much higher elevation than Westminster. The listed 40' to 65' mature height and 25' to 40' mature width is correct for trees in optimal conditions but at our altitude these trees are only likely to mature at 25' high and 15' in width. This is likely why these trees are shown to be planted approximately 7' behind the curb. If they are planned to grow to maturity as scheduled, they would be protruding into the parking spaces approximately 25' creating a loss of required parking. These trees grow at a rate of +/- 0.5 feet per year assuming they are watered adequately. This would mean it would take approximately 85 years for these trees to be the height portrayed in the perspective.

      With these trees planted in groups 85' apart there will be significant gaps between the taller and shorter trees which will not screen the building. This was not portrayed in the perspectives.

      The perspective as provided is not at all representative of the screening the trees will provide at full maturity (85 years from now) relative to the height of the structure and certainly not what the view will be upon project completion.
- **Parapet Height vs sloping Finished Floor** – The height is shown as 43' above Finish Floor on both ends of the building. On the ODP plans the Finished Floor is shown as "sloping" nearly 5' over the length of the building. It would be highly unusual to have a sloping parapet line. It is likely that the final plans when submitted will have a building height or 43' on the north end and 48' on the south end, not what the Neighborhood Meeting portrayed.

ATTACHED DOCUMENT FROM BILL JOY 2025.12.26 EMAIL

ATTACHMENT 5 - PUBLIC COMMENTS

**Huron Intersections and Traffic**

- **Lexington Ave and Huron Intersection** - In the Neighborhood Meeting Presentation materials it appeared the intent was to make the Lexington Ave. and Huron intersection an unlighted full motion intersection. It appears in the newer ODP plans the Lexington Ave. and Huron intersection is now untouched from its current state in lieu of a project entrance further south on Huron. Leaving the Lexington Ave./Huron intersection untouched appears to be much more acceptable and safer for the Lexington and Huntington Trails residents. However, adding a project entry along north bound Huron at the same point where traffic slows to turn left onto Lexington Ave. will leave north bound Huron with 1 fully active lane during high traffic times.
- **138th and Huron Signaled Full Motion Intersection –** The Neighborhood Meeting Presentation did not adequately represent that the intersection of 138th and Huron would become a signaled intersection nor if there would be dedicated left turn lanes for all 4 directions.

  There is currently a significant amount of traffic that travels from I-25 west bound on 136th, turns north bound on Huron and then crosses 3 lanes of traffic to turn left into McKay, Lexington or Huntington neighborhoods. The addition of a traffic light at 138th will make this changing of lanes within a short distance difficult and dangerous during heavy traffic times.
- **Truck (Tractor Trailer) Traffic**
  - **Truck Traffic use of Huron** – The "Traffic Flows" were shown that Truck traffic would use Orchard Parkway to access the project. As 138th becomes a fully signaled intersection, it is likely that any truck traffic from the west, 136th or 144th, would use the 138th intersection as it would be a shorter and easier route to the space between buildings B and C, the truck bays.
  - **Tractor Trailer Representation** - Although the Neighborhood Meeting Presentation materials do discuss "Truck Routes" none of the perspective materials show any tractor trailer traffic at all. This is disingenuous as there will be significant truck traffic. The attendees were not given the full picture of what the developer is proposing.

**Land Use**

- **Employment Flex** – In the Neighborhood Meeting the building is purported as being "Flexible Employment Space", however it is designed specifically as a warehouse. The PROJECT/SITE DATA on the ODP plans lists Warehouse use as over 85% of the total SF. Additionally, the finished floors in all three buildings slope at 0.5%. This sloping of finished floors is highly unusual and only done in one type of building – buildings where material handling equipment (forklifts) travel the length of the building, cannot navigate ramps and the building sets on a sloping site where leveling the building is impractical due to cost. The other clear indication that these buildings are designed specifically as warehouse space is the frequency of loading dock bays. Loading dock bays are expensive to install and are not designed into a building unless they are needed. The frequency of the Loading dock bays is nearly double that of other true Flex Space within a several mile radius; however, that same frequency is very similar to the various Warehouses within a several mile radius. Clearly all three buildings are designed to be 100% Warehouse Use.

ATTACHED DOCUMENT FROM BILL JOY 2025.12.26 EMAIL

ATTACHMENT 5 - PUBLIC COMMENTS

# Other Items that do not Align with the City's Comprehensive Plan

**Building Massing – Building B Length**

Building B appears to be over 800' in length. This dwarfs all other buildings within a 2-mile radius with the one exception - the Amazon warehouse on the northeast corner of I-25 and 144th. A building of this length is only appropriate in Industrial use setting that are located well away from residential areas.

**Land Use -**

If this Secondary Use of Warehouse is approved for this site it is likely the balance of the sites between 136th and 144th east of Huron will follow as warehouse infill. The City will have set a precedent and will not have a good way to deny Secondary Use applications for the Foster Property PDP.

## Summary

**This ODP proposal falls short of the City of Westminster's Comprehensive Plan in several areas:**

1. **Building B Massing –** 800' length and over 4 stories high are not harmonious with the surrounding neighborhoods and developments.
2. **Land Use –** These building being designed and used as Warehouses do not align with the Comprehensive Plan in several areas nor will it provide the employment base desired.
3. **Building Appearance –** The lack of similar materials that has been required on all the nearby structures will make this building look very much "out of place".

## Solutions

**1)** **Location –** If this project were located adjacent to I-25 (Planning Area 3), it would likely meet the Comprehensive Plan with the exception of the Secondary Use issues.

**2)** **Massing/Appearance** – If Building B were modified to:

- 2 buildings with a maximum length of 400'
- A maximum height of 25'
- Include a portion of brick or stone similar to the surrounding structures

Again, it would likely meet the Comprehensive Plan with the exception of the Secondary Use issues.

**3)** Traffic – If the vehicular entrance along Huron were deleted and the traffic lights at Huron and 138th were completed prior to a Certificate of Occupancy being issued the traffic along Huron would be safer and more tolerable for the area's residents and businesses.

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Bill Joyner <whjoyner1@comcast.net>
**Sent:** Wednesday, January 21, 2026 10:41 AM
**To:** Byerhof, Carson
**Subject:** RE: [EXTERNAL] RE: City of Westminster - Novera Commerce Center (Foster Property PA2) - Public Hearing

**Categories:** F-7 - Public Comment

Carson

There are a few items that I'd like to ask you about before I state them as fact. I think they are all correct but not 100% sure. Can we have a call about them sometime? I'm tied up most of today but available tomorrow early morning, tomorrow late afternoon or Friday afternoon.

The items are:
Specific areas that the Novera proposal does not meet the Comprehensive Plan are:

- Chapter 3.2 Land Use Framework – per the developers submitted information this project is over 85% warehouse. Per the Chapter "warehouse" use is a Secondary Use and should not be considered until the Focus Area has "substantially established" Primary uses which it has not. (depending on the area within the Focus Area, this may or may not be true)
- Chapter 3.2 Land Use Framework – per the Chapter Secondary Uses "shall not exceed 25% of the land area" which this proposal does. (depending on the area within the Focus Area, this may or may not be true)
- Chapter 6.0 Goal ER-1, 1.1 – This proposed project will provide a minimal number of warehousing jobs which very likely will not be above the "counties' average annual wage".
- Chapter 6.0 Goal HN-6 – Buildings B and C are directly in conflict with the Primary View as prescribed by Plan Map 7.2 Viewshed.
- Chapter 9.2 Comprehensive Plan Compliance – when answering the requisite question for Plan Compliance the answers are:
    - The project does not support Great Neighborhoods due to the mass of building B.
    - The project does not provide a mix of uses because it is over 85% single use – warehousing.
    - The project does not improve development quality of the surrounding area due to its painted concrete façade.

Thanks

Bill Joyner

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**From:** Byerhof, Carson [mailto:cbyerhof@westminsterco.gov]
**Sent:** Wednesday, January 7, 2026 9:08 PM
**To:** Bill Joyner <whjoyner1@comcast.net>
**Subject:** RE: [EXTERNAL] RE: City of Westminster - Novera Commerce Center (Foster Property PA2) - Public Hearing

Hi Bill,

I'm following up on the item #2 from your original email regarding any plans for the N-I25 focus area. Please see the attached 2 documents. The N-I25 focus area is extracted from the Comprehensive Plan (I believe you may have already reviewed this). The other attachment is the North Huron URA Resolution, which includes reference to development in this area.

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Garcia, Veronica
**Sent:** Wednesday, December 17, 2025 12:48 PM
**To:** Byerhof, Carson
**Cc:** Baden, Jennifer
**Subject:** Fw: [EXTERNAL] Public Comment – PLN25-0016

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Hey Carson,

I think you got this email already, but I wanted to forward it to you just in case. I'm assuming this is also for Novera.

Thanks!

**Ronnie Garcia**
**Planning Aide** (she/her)
City of Westminster | Community Services Department
rgarcia@westminsterco.gov | 303.658.2430
4800 West 92nd Avenue, Westminster, CO 80031
**My Office Hours are Monday-Friday, 8AM-5PM**
**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

---

**From:** Stefan Kazmi <stefan@kazmi.com>
**Sent:** Wednesday, December 17, 2025 9:48 AM
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>
**Cc:** Planning <planning@westminsterco.gov>
**Subject:** [EXTERNAL] Public Comment – PLN25-0016

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing as a resident of the Huntington Trails community to formally lodge a public complaint against the new development of industrial buildings being constructed adjacent to our neighborhood.

This project poses significant concerns that could negatively impact our quality of life and community welfare, including:

- Property Values: The presence of industrial buildings immediately next to our homes is likely to impact residential property values.
- Environmental Impact: I am concerned about increased pollution, noise, and the disruption of local

wildlife.
- Traffic and Safety: The use of heavy equipment and increased commercial vehicle traffic on residential roads compromises the safety of our children and exacerbates local traffic issues.

Furthermore, I understand that the original zoning for this site called for mixed-use development, including office, healthcare and retail space, not industrial use. There is existing, unused commercial space available approximately one mile north of this location, which would be a more appropriate site for this type of development.

I urge you to review the details of this project and consider the detrimental effects it will have on the Huntington Trails community. Please let me know what steps can be taken to address this complaint.

Thank you for your time and attention to this critical matter.

Sincerely,
Stefan Kazmi

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Garcia, Veronica
**Sent:** Wednesday, December 17, 2025 12:50 PM
**To:** Byerhof, Carson
**Cc:** Baden, Jennifer
**Subject:** Fw: [EXTERNAL] Public Comment – PLN25-0016

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Hi Carson,

Here is another comment from the inbox for Novera. Just forwarding it so it does not get missed when they reschedule.

**Ronnie Garcia**
**Planning Aide** (she/her)
City of Westminster | Community Services Department
rgarcia@westminsterco.gov | 303.658.2430
4800 West 92nd Avenue, Westminster, CO 80031
**My Office Hours are Monday-Friday, 8AM-5PM**
**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

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**From:** Kevin Kim <kevinkyukim@gmail.com>
**Sent:** Wednesday, December 17, 2025 10:00 AM
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>
**Cc:** Planning <planning@westminsterco.gov>
**Subject:** [EXTERNAL] Public Comment – PLN25-0016

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Kevin Kim and I live at 14275 Kalamath St Westminster CO 80023 in the Huntington Trails subdivision.

I wanted to comment that while I'm not against development of the area, the sheer size of the commercial buildings proposed will necessarily create a significant traffic and noise burden on nearby residents. The existing hospital and its most recent expansion which caused 142nd and Orchard Pkwy to turn from a 2 way stop into a 4 way stop has turned that intersection into a nightmare during commute times but I do agree keeping it a 2 way stop with the amount of traffic would have been dangerous while adding yet another light there would have been overkill and there probably wasn't enough space to add a roundabout. I'm concerned that we're not giving enough thought to how much traffic we're going to be adding to an already congested area and wanted to ask the planning committee for additional consideration in that regard.

Thank you for your time and consideration.

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Planning
**Sent:** Monday, December 22, 2025 7:47 AM
**To:** Byerhof, Carson
**Subject:** FW: [EXTERNAL] Request for Disapproval of the Official Development Plan (ODP) – Foster Property Planning Area 2 (Employment-Flex), also referenced as the Novera Commerce Center; Project Reference: PLN25-0016

Thank you,

**Jennifer Baden, APC**
**Associate Planner**
City of Westminster | Community Services Department
jbaden@westminsterco.gov | 303.658.2097
4800 West 92nd Avenue, Westminster, CO 80031
My office hours are M-Th 6a-5p

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**From:** Kevin Kim <kevinkyukim@gmail.com>
**Sent:** Saturday, December 20, 2025 1:12 PM
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>
**Cc:** Planning <planning@westminsterco.gov>
**Subject:** [EXTERNAL] Request for Disapproval of the Official Development Plan (ODP) – Foster Property Planning Area 2 (Employment-Flex), also referenced as the Novera Commerce Center; Project Reference: PLN25-0016

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

# PUBLIC COMMENT LETTER – REQUEST FOR DISAPPROVAL

**Foster Property – Planning Area 2 (Employment-Flex)**
**Novera Commerce Center – Official Development Plan (ODP)**

December 19, 2025

**Mayor and Members of Westminster City Council**
**and City of Westminster Planning Division**

City of Westminster
4800 W. 92nd Avenue
Westminster, CO 80031
**Re: Request for Disapproval of the Official Development Plan (ODP) – Foster Property Planning Area 2 (Employment-Flex), also referenced as the Novera Commerce Center; Project Reference: PLN25-0016**

On behalf of nearby homeowners and residents, ***we respectfully request that the City of Westminster disapprove the proposed Official Development Plan (ODP) for Foster Property Planning Area 2 (Employment-Flex), also known as the Novera Commerce Center***. The public notice describes a proposal to construct three buildings totaling approximately 380,000 square feet of flexible employment space at the northeast corner of West 138th Avenue and Huron Street.

We understand that the previously anticipated December 23, 2025 hearing was cancelled. This letter is submitted for inclusion in the public record and for consideration at any rescheduled Planning Commission and/or City Council hearing.

Our request is based on

- Specific legal and code-based deficiency and compliance risks under the Westminster Municipal Code (WMC) and the City's adopted plans, and
- Material adverse community impacts, including
    - Diminished neighborhood character
    - Significant traffic burdens, and a
    - Foreseeable negative effect on adjacent residential property values.
- Project Summary

The applicant seeks ODP approval to develop three large "employment-flex" buildings totaling approximately 380,000 square feet. The proposal, as described to the public, does not identify specific end-users or clearly define tenant operations, intensity, hours of operation, truck routing, loading activity, or other operational controls that are critical to evaluating compatibility with adjacent residential neighborhoods.

- Legal and Code-Based Framework

Under the Westminster Municipal Code, an Official Development Plan must satisfy defined approval criteria, including consistency with the Comprehensive Plan and applicable adopted policies, compatibility with surrounding development, and adequate infrastructure and circulation to handle development impacts. The City has the authority and obligation to deny or require material revision where these findings cannot be made.

**Key authorities and standards include:**

- Westminster Municipal Code (WMC) Section 11-5-14 (standards and findings applicable to rezonings and preliminary development plans, including compatibility and protection of surrounding properties).
- Westminster Municipal Code (WMC) Section 11-5-15 (criteria for approval of Official Development Plans, including conformance to adopted plans and adequate infrastructure to address impacts).
- City of Westminster Comprehensive Plan (2040), including the Employment-Flex land use intent and limitations (e.g., compatibility expectations, restrictions on nuisance impacts such as objectionable noise/odor/glare, and screened outdoor storage).

3. Code Compliance Concerns and Framework Gaps

The current proposal presents several deficiencies that prevent the City from making the findings required under WMC Sections 11-5-14 and 11-5-15, and that creates enforceability gaps likely to burden nearby residents over time:

3.1. Insufficient specificity to evaluate permitted uses and operational impacts

An ODP is not merely conceptual. It is the enforceable document that determines what may be built and how it may operate. The public description of this project does not specify the operational characteristics that drive real-world impacts (truck volume, loading dock locations and hours, outdoor staging, tenant use types, noise controls, lighting plans, or binding truck routes). Without clear and enforceable limitations, an ODP approval effectively grants broad entitlements that may later be occupied by uses that are technically within an "employment-flex" label but functionally incompatible with adjacent residential neighborhoods.

3.2. Compatibility and protection of surrounding properties

WMC approval criteria require compatibility with the surrounding area and protection of neighboring properties from adverse influences. The scale of three large flex buildings, combined with likely truck and service activity, presents a high risk of adverse impacts including noise, vibration, glare, lighting spillover, and visual negativity **that can materially affect nearby homes.** To satisfy the Code, the ODP must incorporate robust, enforceable buffers and mitigation measures (setbacks, berms, dense screening, fully enclosed loading activity where feasible, and strict lighting controls). If those protections cannot be guaranteed, the City cannot make the required compatibility findings.

3.3. Employment-Flex intent and limitations

The Comprehensive Plan's Employment-Flex category is intended to accommodate employment-generating uses **while limiting nuisance impacts**. It contemplates that industrial components must not create objectionable noise, vibration, odor, glare, or hazards, and that outdoor storage must be fully screened. In the absence of defined tenant operations and enforceable controls, the City cannot confirm that the proposal will remain within the intended "clean" employment profile over the life of the project. **Approving an ODP without clear guardrails effectively creates a loophole where high-impact operational uses can emerge later with limited recourse for neighbors.**

3.4. Traffic and infrastructure capacity

WMC Section 11-5-15 requires that transportation and related infrastructure be adequate to handle development impacts. Given the project's scale, the City should not approve the ODP without a complete traffic impact analysis and binding mitigation commitments (intersection improvements, signalization changes as warranted, dedicated turn lanes, internal circulation design that prevents spillback, and enforceable truck routing that keeps heavy vehicles on appropriate arterials). **If mitigation cannot bring conditions to acceptable levels, the Code's infrastructure findings cannot be made.**

- Community Impact Findings (Separate from Code Arguments)

**Independent from any legal findings required under the Code, the proposed development would impose substantial and foreseeable detriments on adjacent neighborhoods and the broader community:**

- Loss of community-building potential

Planning Area 2 represents one of the remaining opportunities to create a neighborhood-supportive center that contributes to community cohesion. A single-purpose corporate flex complex does not build a "true community" for nearby residents. **It provides no meaningful local-serving uses, no public gathering space, and no walkable amenities. The result is a dead zone after business hours that does not integrate into the fabric of surrounding neighborhoods.**

There is no proposal for locally owned restaurants, shops, etc. There is no proposal for a neighborhood concert stage for local musical events. There is no community theatre. This is corporate development for the sake of development.

This neighborhood and this area does not need more warehouses. It does not need more chains. It needs COMMUNITY. The only way to grow and build a community is a center anchor location that brings the community together. The Orchard is not and has never been that. The Orchard has been a revolving door of ghost shops struggling to make it because the city has never chosen to prioritize this critical section near I-25. The only way to improve the overall health and benefit of the community is to provide true tax benefits to small locally owned ice cream shops and restaurants. The opportunity to mirror Longmont's Main Street. Erie Town Centre. Louisville, CO downtown.

- Property value and neighborhood character impacts

The proximity of large industrial/flex buildings and associated truck activity is widely understood to affect residential desirability. Residents reasonably expect that increased noise, lighting, congestion, and visual impacts will translate into diminished home values and a long-term degradation of neighborhood character. These harms are not speculative; they flow from predictable land use externalities when intense employment/industrial activity is placed immediately adjacent to established homes.

- Traffic burden, safety, and daily quality of life

The West 138th Avenue and Huron Street corridor ***already carries substantial daily traffic***. A 380,000-square-foot flex project will introduce additional commuter traffic, delivery vans, and potentially heavy trucks. On December 19, 2025 there was a major accident that appears to have resulted in fatalities just between cars at 5am at 144$^{th}$ / Huron. This will only increase as the cars and trucks increase.
Neighbors are concerned about (i) congestion and delays, (ii) increased collision risk and unsafe turning movements, and (iii) spillover traffic through residential areas. These impacts reduce quality of life, diminish safe pedestrian and cycling conditions, and adversely affect the residential character of the area.

- Requested Action

For the reasons stated above, we respectfully request that the City of Westminster:

- ***DISAPPROVE*** the proposed Official Development Plan (ODP) for Foster Property Planning Area 2 (Employment-Flex) / Novera Commerce Center (Project Reference: PLN25-0016); or
- In the alternative, continue the matter and require a materially revised ODP that, at minimum, includes:
-
    - Clearly defined permitted use limitations to include support for a local community park, playground, retail and restaurant non-chain support and prohibited high-impact operational uses, stated in enforceable terms;
    - Binding restrictions on loading activities, staging, and truck routing (including hours and locations), with enforceable penalties for noncompliance;
    - Robust buffering and transition measures adjacent to residential areas (setbacks, berms, dense landscaping, wall/fencing standards, and full cutoff lighting);
    - A complete traffic impact analysis and funded mitigation plan sufficient to maintain acceptable operations and safety on 138th Avenue, Huron Street, and impacted intersections;
    - Design standards that reduce visual massing and ensure long-term maintenance to prevent a deteriorating or blighted corridor condition.
- Conclusion

In conclusion, we request that the City DISAPPROVE the ODP because the record, as presently described to the public, does not support the findings required under WMC Sections 11-5-14 and 11-5-15 and does not provide enforceable protections consistent with the Comprehensive Plan's Employment-Flex intent. Separately, the project imposes material and foreseeable community detriments, including traffic burdens, erosion of neighborhood character, and likely negative effects on adjacent residential property values. We respectfully ask the City to protect the long-term health of the community by denying the application or requiring substantial revisions that meaningfully address these issues.

Respectfully submitted,

**Kyu Kim and Xintong Lin**

14275 Kalamath St.
Westminster, CO 80023

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Michelle <micdenver@yahoo.com>
**Sent:** Friday, December 19, 2025 6:49 PM
**To:** Byerhof, Carson
**Subject:** [EXTERNAL] Comments on Novera Commerce Center

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Byerhof,
Thank you for all the effort you put in to choosing and designing attractive buildings for Westminster. Overall I like the stated purpose of the Novera Commerce Center. My main concern with new development is staying away from anything like restaurants that will cause smells into our neighborhood, anything with entertainment that would cause evening/night noise pollution, and high density housing.

After reviewing a number of the documents on-line (not all of them so I may be commenting on something that isn't the current plan) I have a few comments.

1. Build an earth berm between the sidewalk and the parking lot along Huron. Plant the top with bushes and trees. This will screen the building and reduce noise transmission. Alternatively, if there is not room for a tall earth berm do a tall attractive wall similar to the PetSmart/TJMaxx mall area to screen the development from Huron. Use a similar design and colors to blend in with the other developments in the area. Orchard Mall may have a combination of earth berm and walls. Huntington Trails has a nice wall with plants also. Could do a combo of earth berm with wall on top and plants screening it.

2. The colors in this document are too stark and industrial looking. Can colors be picked, like brick tone, that disguise the industrial nature of the building and make it look like something that fits in a residential/upscale area? Avoid white as it will age poorly (show pollution and reflect too much in sunlight). St. Anthony North and most of the commercial buildings in the area have some sort of stone facade in addition to the stucco look. Try to match more the Petsmart/TJMaxx mall look since it will sit next to it.

3. Please put in the documents that they should have trash service during the day. The trash trucks that initially were servicing the Broomfield development were coming at night and the sound of them emptying the metal trash dumpsters woke us up every week until we asked Broomfield to insist the tenants (Auto zone and Montessori school) change to have their trash collected during the day. Please have the dumpsters placed as far away from our residences as you can.

I used this for most of my visuals that I based my comments on.
https://develop.cityofwestminster.us/etrakit/viewAttachment.aspx?Group=PROJECT&ActivityNo=PLN25-0016&key=ECON%3a250820091941456

Thanks for the opportunity to comment.
Michelle Kuska

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Michelle <micdenver@yahoo.com>
**Sent:** Sunday, January 4, 2026 12:00 PM
**To:** Byerhof, Carson
**Subject:** [EXTERNAL] Fw: Comments on Novera Commerce Center

**Follow Up Flag:** Follow up
**Flag Status:** Completed

**Categories:** F-7 - Public Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I wasn't sure if you received my comments so am sending again with a small update on preferring a wall or wall with earth berm vs just earth berm because I don't think the earth berm alone will be tall enough.
---
Mr. Byerhof,
Thank you for all the effort you put in to choosing and designing attractive buildings for Westminster. Overall I like the stated purpose of the Novera Commerce Center. My main concern with new development is staying away from anything like restaurants that will cause smells into our neighborhood, anything with entertainment that would cause evening/night noise pollution, and high density housing.

After reviewing a number of the documents on-line (not all of them so I may be commenting on something that isn't the current plan) I have a few comments.

1. Build an earth berm with tall wall on it between the sidewalk and the parking lot along Huron. Plant bushes and trees in front of the all. This will screen the building and reduce noise transmission. Walls similar to the PetSmart/TJMaxx mall area to screen the development from Huron that use similar materials will allow the development to blend in. Other developments in the area have examples that can be followed, e.g. Orchard Mall may have a combination of earth berm and walls. Huntington Trails has a nice wall with plants also.

2. The colors in this document are too stark and industrial looking. Can colors be picked, like brick tone, that disguise the industrial nature of the building and make it look like something that fits in a residential/upscale area? Avoid white as it will age poorly (show pollution and reflect too much sunlight). St. Anthony North and most of the commercial buildings in the area have some sort of stone facade in addition to the stucco look. Try to match more the Petsmart/TJMaxx mall look since it will sit next to it.

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I used this for most of my visuals that I based my comments on.
https://develop.cityofwestminster.us/etrakit/viewAttachment.aspx?Group=PROJECT&ActivityNo=PLN25-0016&key=ECON%3a250820091941456

Thanks for the opportunity to comment.

Michelle Kuska

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Planning
**Sent:** Monday, December 22, 2025 7:48 AM
**To:** Byerhof, Carson
**Subject:** FW: [EXTERNAL] Fwd: Email to City re: 136/Huron Development

Thank you,

**Jennifer Baden, APC**
**Associate Planner**
City of Westminster | Community Services Department
jbaden@westminsterco.gov | 303.658.2097
4800 West 92nd Avenue, Westminster, CO 80031
My office hours are M-Th 6a-5p

**From:** Carolyn Laband <cjlaband@gmail.com>
**Sent:** Sunday, December 21, 2025 2:52 PM
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>
**Cc:** Planning <planning@westminsterco.gov>
**Subject:** [EXTERNAL] Fwd: Email to City re: 136/Huron Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

# PUBLIC COMMENT LETTER – REQUEST FOR DISAPPROVAL

**Foster Property – Planning Area 2 (Employment-Flex)**
**Novera Commerce Center – Official Development Plan (ODP)**

December 21, 2025

**Mayor and Members of Westminster City Council**
**and City of Westminster Planning Division**

City of Westminster
4800 W. 92nd Avenue
Westminster, CO 80031

**Re: Request for Disapproval of the Official Development Plan (ODP) – Foster Property Planning Area 2 (Employment-Flex), also referenced as the Novera Commerce Center; Project Reference: PLN25-0016**

On behalf of nearby homeowners and residents, ***we respectfully request that the City of Westminster disapprove the proposed Official Development Plan (ODP) for Foster Property Planning Area 2 (Employment-Flex), also known as the Novera Commerce Center***. The public notice describes a proposal to construct three buildings totaling approximately

380,000 square feet of flexible employment space at the northeast corner of West 138th Avenue and Huron Street.

We understand that the previously anticipated December 23, 2025 hearing was cancelled. This letter is submitted for inclusion in the public record and for consideration at any rescheduled Planning Commission and/or City Council hearing.

Our request is based on:
Specific legal and code-based deficiency and compliance risks under the Westminster Municipal Code (WMC) and the City's adopted plans, and Material adverse community impacts, including:
- Diminished neighborhood character
- Significant traffic burdens, and a
- Foreseeable negative effect on adjacent residential property values.

## Project Summary

The applicant seeks ODP approval to develop three large "employment-flex" buildings totaling approximately 380,000 square feet. The proposal, as described to the public, does not identify specific end-users or clearly define tenant operations, intensity, hours of operation, truck routing, loading activity, or other operational controls that are critical to evaluating compatibility with adjacent residential neighborhoods.

## Legal and Code-Based Framework

Under the Westminster Municipal Code, an Official Development Plan must satisfy defined approval criteria, including consistency with the Comprehensive Plan and applicable adopted policies, compatibility with surrounding development, and adequate infrastructure and circulation to handle development impacts. The City has the authority and obligation to deny or require material revision where these findings cannot be made.

**Key authorities and standards include:**

- Westminster Municipal Code (WMC) Section 11-5-14 (standards and findings applicable to rezonings and preliminary development plans, including compatibility and protection of surrounding properties).
- Westminster Municipal Code (WMC) Section 11-5-15 (criteria for approval of Official Development Plans, including conformance to adopted plans and adequate infrastructure to address impacts).
- City of Westminster Comprehensive Plan (2040), including the Employment-Flex land use intent and limitations (e.g., compatibility expectations, restrictions on nuisance impacts such as objectionable noise/odor/glare, and screened outdoor storage).

## Code Compliance Concerns and Framework Gaps

The current proposal presents several deficiencies that prevent the City from making the findings required under WMC Sections 11-5-14 and 11-5-15, and that creates enforceability gaps likely to burden nearby residents over time:

### Insufficient specificity to evaluate permitted uses and operational impacts

An ODP is not merely conceptual. It is the enforceable document that determines what may be built and how it may operate. The public description of this project does not specify the operational characteristics that drive real-world impacts (truck volume, loading dock locations and hours, outdoor staging, tenant use types, noise controls, lighting plans, or binding truck routes). Without clear and enforceable limitations, an ODP approval effectively grants broad entitlements that may later be occupied by uses that are technically within an "employment-flex" label but functionally incompatible with adjacent residential neighborhoods.

### Compatibility and protection of surrounding properties

WMC approval criteria require compatibility with the surrounding area and protection of neighboring properties from adverse influences. The scale of three large flex buildings, combined with likely truck and service activity, presents a high risk of adverse impacts including noise, vibration, glare, lighting spillover, and visual negativity **that can materially affect**

**nearby homes.** To satisfy the Code, the ODP must incorporate robust, enforceable buffers and mitigation measures (setbacks, berms, dense screening, fully enclosed loading activity where feasible, and strict lighting controls). If those protections cannot be guaranteed, the City cannot make the required compatibility findings.

### Employment-Flex intent and limitations

The Comprehensive Plan's Employment-Flex category is intended to accommodate employment-generating uses **while limiting nuisance impacts**. It contemplates that industrial components must not create objectionable noise, vibration, odor, glare, or hazards, and that outdoor storage must be fully screened. In the absence of defined tenant operations and enforceable controls, the City cannot confirm that the proposal will remain within the intended "clean" employment profile over the life of the project. **Approving an ODP without clear guardrails effectively creates a loophole where high-impact operational uses can emerge later with limited recourse for neighbors.**

### Traffic and infrastructure capacity

WMC Section 11-5-15 requires that transportation and related infrastructure be adequate to handle development impacts. Given the project's scale, the City should not approve the ODP without a complete traffic impact analysis and binding mitigation commitments (intersection improvements, signalization changes as warranted, dedicated turn lanes, internal circulation design that prevents spillback, and enforceable truck routing that keeps heavy vehicles on appropriate arterials). **If mitigation cannot bring conditions to acceptable levels, the Code's infrastructure findings cannot be made.**

## Community Impact Findings (Separate from Code Arguments)

**Independent from any legal findings required under the Code, the proposed development would impose substantial and foreseeable detriments on adjacent neighborhoods and the broader community:**

### Loss of community-building potential

Planning Area 2 represents one of the remaining opportunities to create a neighborhood-supportive center that contributes to community cohesion. A single-purpose corporate flex complex does not build a "true community" for nearby residents. **It provides no meaningful local-serving uses, no public gathering space, and no walkable amenities. The result is a dead zone after business hours that does not integrate into the fabric of surrounding neighborhoods.**

There is no proposal for locally owned restaurants, shops, etc. There is no proposal for a neighborhood concert stage for local musical events. There is no community theatre. This is corporate development for the sake of development.

This neighborhood and this area does not need more warehouses. It does not need more chains. It needs COMMUNITY. The only way to grow and build a community is a center anchor location that brings the community together. The Orchard is not and has never been that. The Orchard has been a revolving door of ghost shops struggling to make it because the city has never chosen to prioritize this critical section near I-25. The only way to improve the overall health and benefit of the community is to provide true tax benefits to small locally owned ice cream shops and restaurants. The opportunity to mirror Longmont's Main Street. Erie Town Centre. Louisville, CO downtown.

### Property value and neighborhood character impacts

The proximity of large industrial/flex buildings and associated truck activity is widely understood to affect residential desirability. Residents reasonably expect that increased noise, lighting, congestion, and visual impacts will translate into diminished home values and a long-term degradation of neighborhood character. These harms are not speculative; they flow from predictable land use externalities when intense employment/industrial activity is placed immediately adjacent to established homes.

### Traffic burden, safety, and daily quality of life

The West 138th Avenue and Huron Street corridor ***already carries substantial daily traffic***. A 380,000-square-foot flex project will introduce additional commuter traffic, delivery vans, and potentially heavy trucks. On December 19, 2025 there was a major accident that appears to have resulted in fatalities just between cars at 5am at 144$^{th}$ / Huron. This will only increase as the cars and trucks increase.

Neighbors are concerned about (i) congestion and delays, (ii) increased collision risk and unsafe turning movements, and (iii) spillover traffic through residential areas. These impacts reduce quality of life, diminish safe pedestrian and cycling conditions, and adversely affect the residential character of the area.

## Requested Action for the reasons stated above, we respectfully request that the City of Westminster:

- ***DISAPPROVE*** the proposed Official Development Plan (ODP) for Foster Property Planning Area 2 (Employment-Flex) / Novera Commerce Center (Project Reference: PLN25-0016); or
- In the alternative, continue the matter and require a materially revised ODP that, at minimum, includes:
  - Clearly defined permitted use limitations to include support for a local community park, playground, retail and restaurant non-chain support and prohibited high-impact operational uses, stated in enforceable terms;
  - Binding restrictions on loading activities, staging, and truck routing (including hours and locations), with enforceable penalties for noncompliance;
  - Robust buffering and transition measures adjacent to residential areas (setbacks, berms, dense landscaping, wall/fencing standards, and full cutoff lighting);
  - A complete traffic impact analysis and funded mitigation plan sufficient to maintain acceptable operations and safety on 138th Avenue, Huron Street, and impacted intersections;
  - Design standards that reduce visual massing and ensure long-term maintenance to prevent a deteriorating or blighted corridor condition.

## Conclusion

In conclusion, we request that the City DISAPPROVE the ODP because the record, as presently described to the public, does not support the findings required under WMC Sections 11-5-14 and 11-5-15 and does not provide enforceable protections consistent with the Comprehensive Plan's Employment-Flex intent. Separately, the project imposes material and foreseeable community detriments, including traffic burdens, erosion of neighborhood character, and likely negative effects on adjacent residential property values. We respectfully ask the City to protect the long-term health of the community by denying the application or requiring substantial revisions that meaningfully address these issues.

Respectfully submitted,

**Carolyn Laband**
*Huntington Trails*
*14265 Lipan Street*
*Westminster, CO 80023*

ATTACHMENT 5 - PUBLIC COMMENTS

See attachment supplementing this email on the following page

## Byerhof, Carson

**From:** Planning
**Sent:** Monday, December 22, 2025 7:47 AM
**To:** Byerhof, Carson
**Subject:** FW: [EXTERNAL] Novera Disapproval Petition
**Attachments:** 12.20.25 Foster Planning Disapproval Request.pdf

Thank you,


**Jennifer Baden, APC**
**Associate Planner**
City of Westminster | Community Services Department
jbaden@westminsterco.gov | 303.658.2097
4800 West 92nd Avenue, Westminster, CO 80031
My office hours are M-Th 6a-5p


---

**From:** Michael Luby <michael.luby@protonmail.com>
**Sent:** Saturday, December 20, 2025 12:44 PM
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>; Planning <planning@westminsterco.gov>
**Subject:** [EXTERNAL] Novera Disapproval Petition


CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.


To whom it may concern,

Attached is my formal request to disapprove the Novera 2 Planning Development Proposal across from our neighborhood Huntington Trails.

Please contact me with any questions.

Michael Luby, Esq.
720-987-5819

ATTACHMENT 5 - PUBLIC COMMENTS

email

# PUBLIC COMMENT LETTER – REQUEST FOR DISAPPROVAL

**Foster Property – Planning Area 2 (Employment-Flex)**
**Novera Commerce Center – Official Development Plan (ODP)**

December 19, 2025

**Mayor and Members of Westminster City Council**
**and City of Westminster Planning Division**

City of Westminster
4800 W. 92nd Avenue
Westminster, CO 80031

**Re: Request for Disapproval of the Official Development Plan (ODP) – Foster Property Planning Area 2 (Employment-Flex), also referenced as the Novera Commerce Center; Project Reference: PLN25-0016**

On behalf of nearby homeowners and residents, ***we respectfully request that the City of Westminster disapprove the proposed Official Development Plan (ODP) for Foster Property Planning Area 2 (Employment-Flex), also known as the Novera Commerce Center***. The public notice describes a proposal to construct three buildings totaling approximately 380,000 square feet of flexible employment space at the northeast corner of West 138th Avenue and Huron Street.

We understand that the previously anticipated December 23, 2025 hearing was cancelled. This letter is submitted for inclusion in the public record and for consideration at any rescheduled Planning Commission and/or City Council hearing.

Our request is based on

1. Specific legal and code-based deficiency and compliance risks under the Westminster Municipal Code (WMC) and the City's adopted plans, and
2. Material adverse community impacts, including
    a. Diminished neighborhood character
    b. Significant traffic burdens, and a
    c. Foreseeable negative effect on adjacent residential property values.

## 1. Project Summary

The applicant seeks ODP approval to develop three large "employment-flex" buildings totaling approximately 380,000 square feet. The proposal, as described to the public, does not identify specific end-users or clearly define tenant operations, intensity, hours of operation, truck routing, loading activity, or other operational controls that are critical to evaluating compatibility with adjacent residential neighborhoods.

## 2. Legal and Code-Based Framework

Under the Westminster Municipal Code, an Official Development Plan must satisfy defined approval criteria, including consistency with the Comprehensive Plan and applicable adopted policies, compatibility with surrounding development, and adequate infrastructure and circulation to handle development impacts. The City has the authority and obligation to deny or require material revision where these findings cannot be made.

**Key authorities and standards include:**

- Westminster Municipal Code (WMC) Section 11-5-14 (standards and findings applicable to rezonings and preliminary development plans, including compatibility and protection of surrounding properties).
- Westminster Municipal Code (WMC) Section 11-5-15 (criteria for approval of Official Development Plans, including conformance to adopted plans and adequate infrastructure to address impacts).
- City of Westminster Comprehensive Plan (2040), including the Employment-Flex land use intent and limitations (e.g., compatibility expectations, restrictions on nuisance impacts such as objectionable noise/odor/glare, and screened outdoor storage).

## 3. Code Compliance Concerns and Framework Gaps

The current proposal presents several deficiencies that prevent the City from making the findings required under WMC Sections 11-5-14 and 11-5-15, and that creates enforceability gaps likely to burden nearby residents over time:

### 3.1. Insufficient specificity to evaluate permitted uses and operational impacts

An ODP is not merely conceptual. It is the enforceable document that determines what may be built and how it may operate. The public description of this project does not specify the operational characteristics that drive real-world impacts (truck volume, loading dock locations and hours, outdoor staging, tenant use types, noise controls, lighting plans, or binding truck routes). Without clear and enforceable limitations, an ODP approval effectively grants broad entitlements that may later be occupied by uses that are technically within an “employment-flex” label but functionally incompatible with adjacent residential neighborhoods.

ATTACHMENT 5 - PUBLIC COMMENTS
email

### 3.2. Compatibility and protection of surrounding properties

WMC approval criteria require compatibility with the surrounding area and protection of neighboring properties from adverse influences. The scale of three large flex buildings, combined with likely truck and service activity, presents a high risk of adverse impacts including noise, vibration, glare, lighting spillover, and visual negativity **that can materially affect nearby homes.** To satisfy the Code, the ODP must incorporate robust, enforceable buffers and mitigation measures (setbacks, berms, dense screening, fully enclosed loading activity where feasible, and strict lighting controls). If those protections cannot be guaranteed, the City cannot make the required compatibility findings.

### 3.3. Employment-Flex intent and limitations

The Comprehensive Plan's Employment-Flex category is intended to accommodate employment-generating uses **while limiting nuisance impacts**. It contemplates that industrial components must not create objectionable noise, vibration, odor, glare, or hazards, and that outdoor storage must be fully screened. In the absence of defined tenant operations and enforceable controls, the City cannot confirm that the proposal will remain within the intended "clean" employment profile over the life of the project. **Approving an ODP without clear guardrails effectively creates a loophole where high-impact operational uses can emerge later with limited recourse for neighbors.**

### 3.4. Traffic and infrastructure capacity

WMC Section 11-5-15 requires that transportation and related infrastructure be adequate to handle development impacts. Given the project's scale, the City should not approve the ODP without a complete traffic impact analysis and binding mitigation commitments (intersection improvements, signalization changes as warranted, dedicated turn lanes, internal circulation design that prevents spillback, and enforceable truck routing that keeps heavy vehicles on appropriate arterials). **If mitigation cannot bring conditions to acceptable levels, the Code's infrastructure findings cannot be made.**

## 4. Community Impact Findings (Separate from Code Arguments)

**Independent from any legal findings required under the Code, the proposed development would impose substantial and foreseeable detriments on adjacent neighborhoods and the broader community:**

### 4.1. Loss of community-building potential

Planning Area 2 represents one of the remaining opportunities to create a neighborhood-supportive center that contributes to community cohesion. A single-purpose corporate flex complex does not build a "true community" for nearby residents. **It provides no meaningful local-serving uses, no public gathering space, and no walkable amenities. The result is a dead zone after business hours that does not integrate into the fabric of surrounding neighborhoods.**

There is no proposal for locally owned restaurants, shops, etc. There is no proposal for a neighborhood concert stage for local musical events. There is no community theatre. This is corporate development for the sake of development.

This neighborhood and this area does not need more warehouses. It does not need more chains. It needs COMMUNITY. The only way to grow and build a community is a center anchor location that brings the community together. The Orchard is not and has never been that. The Orchard has been a revolving door of ghost shops struggling to make it because the city has never chosen to prioritize this critical section near I-25. The only way to improve the overall health and benefit of the community is to provide true tax benefits to small locally owned ice cream shops and restaurants. The opportunity to mirror Longmont's Main Street. Erie Town Centre. Louisville, CO downtown.

### 4.2. Property value and neighborhood character impacts

The proximity of large industrial/flex buildings and associated truck activity is widely understood to affect residential desirability. Residents reasonably expect that increased noise, lighting, congestion, and visual impacts will translate into diminished home values and a long-term degradation of neighborhood character. These harms are not speculative; they flow from predictable land use externalities when intense employment/industrial activity is placed immediately adjacent to established homes.

### 4.3. Traffic burden, safety, and daily quality of life

The West 138th Avenue and Huron Street corridor ***already carries substantial daily traffic.*** A 380,000-square-foot flex project will introduce additional commuter traffic, delivery vans, and potentially heavy

trucks. On December 19, 2025 there was a major accident that appears to have resulted in fatalities just between cars at 5am at 144th / Huron. This will only increase as the cars and trucks increase.

Neighbors are concerned about (i) congestion and delays, (ii) increased collision risk and unsafe turning movements, and (iii) spillover traffic through residential areas. These impacts reduce quality of life, diminish safe pedestrian and cycling conditions, and adversely affect the residential character of the area.

## 5. Requested Action

For the reasons stated above, we respectfully request that the City of Westminster:

- ***DISAPPROVE*** the proposed Official Development Plan (ODP) for Foster Property Planning Area 2 (Employment-Flex) / Novera Commerce Center (Project Reference: PLN25-0016); or
- In the alternative, continue the matter and require a materially revised ODP that, at minimum, includes:

    - Clearly defined permitted use limitations to include support for a local community park, playground, retail and restaurant non-chain support and prohibited high-impact operational uses, stated in enforceable terms;
    - Binding restrictions on loading activities, staging, and truck routing (including hours and locations), with enforceable penalties for noncompliance;
    - Robust buffering and transition measures adjacent to residential areas (setbacks, berms, dense landscaping, wall/fencing standards, and full cutoff lighting);
    - A complete traffic impact analysis and funded mitigation plan sufficient to maintain acceptable operations and safety on 138th Avenue, Huron Street, and impacted intersections;
    - Design standards that reduce visual massing and ensure long-term maintenance to prevent a deteriorating or blighted corridor condition.

## 6. Conclusion

In conclusion, we request that the City DISAPPROVE the ODP because the record, as presently described to the public, does not support the findings required under WMC Sections 11-5-14 and 11-5-15 and does not provide enforceable protections consistent with the Comprehensive Plan's Employment-Flex intent. Separately, the project imposes material and foreseeable community detriments, including traffic burdens, erosion of neighborhood character, and likely negative effects on adjacent residential property values. We respectfully ask the City to protect the long-term health of the community by denying the application or requiring substantial revisions that meaningfully address these issues.

ATTACHMENT 5 - PUBLIC COMMENTS
email

Respectfully submitted,

**Michael T. Luby, Esq.**
14270 Navajo St.
Westminster, CO 80023

## Homeowner / Resident Endorsement and Signature Page

By signing below, each undersigned homeowner or resident affirms that they have reviewed this letter and support the request that the City of Westminster disapprove the proposed Official Development Plan (ODP) for Foster Property Planning Area 2 (Employment-Flex) / Novera Commerce Center (PLN25-0016), or require substantial revisions and enforceable conditions consistent with the concerns stated above.

| Printed Name | Address (Neighborhood/Street) | Signature | Date |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** MICHAEL LYNCH <mlynch7821@aol.com>
**Sent:** Sunday, December 21, 2025 8:33 PM
**To:** Byerhof, Carson
**Subject:** [EXTERNAL] Novera Commerce Center W. 138th & Huron

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Carson,

Please pass along this feedback regarding this project to everyone in the decision making process.

I reviewed the Notice of Public Hearing sent to our Huntington Trails home and was very concerned with the project NOT meeting the esthetic or amenities needs of the community.

In fact, I was disappointed and disgusted the City of Westminster would consider this project anywhere near acceptable.

Consider me a HARD NO!

Thank you,

Mike Lynch
14315 Lipan St.
Sent from my iPhone

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Byerhof, Carson
**Sent:** Monday, December 22, 2025 9:21 PM
**To:** Dawn Smith
**Cc:** McConnell, John; Kasza, Jacob; Kimball, Lindsey; Dorr, Larry; Andrews, Jody; Erb, Kodi; Walls, Jake
**Subject:** RE: [EXTERNAL] Foster Property Planning Area 2 Employment Flex Project

Dear Ms. Smith,

First, thank you for taking the time to reach out and provide comments for the upcoming Planning Commission Hearing on the Official Development Plan (ODP) for the Novera Commerce Center proposal (previously known as Foster Property PA2). I will be including your message in the Public Comment material that gets compiled for Planning Commission, which will be the ultimate approving/denying body for this proposed ODP. Please note, the applicant has chosen to postpone the hearing for a later date. You should be receiving notice of the canceled 12/23/2025 Planning Commission Hearing consideration for this project shortly (if you haven't already). It is the applicant's responsibility to provide notice of any requested hearing in adherence to the City's public notification standards, including cancellation on items they previously scheduled for public hearing.

Staff reviews all development applications against criteria set forth in Section 11-5-15, Westminster Municipal Code (W.M.C.). Staff analysis is still in process and findings will be included in the final Planning Commission Agenda Memo. This will be posted to the City's website prior to the rescheduled Planning Commission hearing.

I trust this information is helpful and thank you again for providing your comments which we will include in the Public Comment materials provided to the Planning Commission.

Thank you,

Carson

**Carson Byerhof**
**Planner**
City of Westminster | Community Services Department
cbyerhof@westminsterco.gov | 303.968.5924
4800 West 92nd Avenue, Westminster, CO 80031
**My Office Hours are Tuesday-Friday, 8AM-7PM**
**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

---

**From:** Dawn Smith <dawn@finding-x.com>
**Sent:** Friday, December 19, 2025 9:45 AM
**To:** Byerhof, Carson <cbyerhof@westminsterco.gov>
**Cc:** Hott, Amber <ahott@westminsterco.gov>; McConnell, John <jmcconne@westminsterco.gov>
**Subject:** [EXTERNAL] Foster Property Planning Area 2 Employment Flex Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just received the planning commission notification for the above-mentioned project. I know developers can purchase any land they want and propose what they want to do. However, this is a horrible plan for

this tract of land. This is a prime piece of Westminster property and to put more leasable commercial space next to retail and homes doesn't seem like the best use. Especially when you see the things that the City of Thornton is doing just on the other side of I-25. I never thought I would be envious of the things that Thornton is doing. Something truly special could be done here. Extension of retail (I'm sure sales tax hasn't recovered from the loss of the Westminster Mall and the development put in its place has taken forever and is truly horrible). The Orchard was developed to replace Westminster Mall sales tax and to compete with the recently built Flatirons Mall. Surely an extension of this area would help the city's General Fund. Furthermore, amenities that were promised in the parks comprehensive plan (ie. Having a recreation center within a 12-minute drive for residents) could be placed here for the Northern Westminster residents who seem to be forgotten. How about putting the fire station that was just funded by taxpayers. Most anything but another concrete stand up warehouse that will be for lease. The number of commercial properties for lease is a high and I can't believe another one is being proposed. Especially in this highly visible northern gateway to the City. Please reject this development in place of something that fits with the area and will be a bigger benefit to the residents of this City. Please give me some insight into why the City thinks this development is a good idea as opposed to other ideas that could be done here. Thanks for listening.

Dawn Smith
1240 Huntington Trails Parkway
Westminster, CO 80023
303-947-8760

ATTACHMENT 5 - PUBLIC COMMENTS

## Byerhof, Carson

**From:** Byerhof, Carson
**Sent:** Wednesday, January 21, 2026 3:31 PM
**To:** 'John Chase'
**Subject:** RE: [EXTERNAL] Novera Commerce Center

**Categories:** F-7 - Public Comment

Hi John,

Absolutely. I've added this most recent email as part of the packet material. Yes, we have received several emails in opposition of the project. The packet of all comments received to date should be posted sometime in the next couple days. Additionally, we will continue to take email and phone comments up to noon on the day of the hearing (01/27/2026). Any comments received up to this cutoff will be send as an addendum to this packet the day of the hearing.

Thank you,

Carson Byerhof
Planner
City of Westminster | Community Services Department cbyerhof@westminsterco.gov | 303.968.5924
4800 West 92nd Avenue, Westminster, CO 80031 My Office Hours are Tuesday-Friday, 8AM-7PM City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.

-----Original Message-----
From: John Chase <jdchase0327@gmail.com>
Sent: Wednesday, January 21, 2026 2:49 PM
To: Byerhof, Carson <cbyerhof@westminsterco.gov>
Subject: Re: [EXTERNAL] Novera Commerce Center

Thank you.

I am hopeful there were several others with concerns like I have with regard to this project. I'm also aware that if the city really wants something like this, they'll get it. That's why it's important to pay attention to who is on the council and vote them off if poor decisions are made. Please add this last part to my comments so they are aware that citizens do remember decisions that they eventually make.

Appreciate the reply.

Thx
John Chase
Sent from my iPhone

> On Jan 22, 2026, at 6:34 AM, Byerhof, Carson <cbyerhof@westminsterco.gov> wrote:
>
> John - I am going through comments today to compile everything for the upcoming meeting, and I released I never responded to your follow up question. The applicant elected to defer the meeting as there was major outstanding staff comment on a water line. The item has since been resolved and now they are moving forward with the upcoming Planning Commission meeting this next Tuesday (01/27/2026).

>
> Thank you,
>
> Carson Byerhof
> Planner
> City of Westminster | Community Services Department
> cbyerhof@westminsterco.gov | 303.968.5924
> 4800 West 92nd Avenue, Westminster, CO 80031 My Office Hours are
> Tuesday-Friday, 8AM-7PM City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.
>
> -----Original Message-----
> From: John Chase <jdchase0327@gmail.com>
> Sent: Tuesday, December 23, 2025 7:54 AM
> To: Byerhof, Carson <cbyerhof@westminsterco.gov>
> Subject: Re: [EXTERNAL] Novera Commerce Center
>
> Carson, thank you!
>
> Can you share the reason the applicant postponed the hearing and the planning commission for this hearing has been cancelled?
>
> Thx again!
>
>
>
> Sent from my iPhone
>
>> On Dec 23, 2025, at 7:48 AM, Byerhof, Carson <cbyerhof@westminsterco.gov> wrote:
>>
>> Hi John,
>>
>> Thank you for reaching out and providing your comments for this project's approval consideration with planning commission. I have included this note with the material that is compiled with public comment that is part of the packet for Planning Commission. Also, please note that the applicant has elected to postpone the hearing for a future date. The 12/23 planning commission for this item has been cancelled, and you will receive another notice once a new hearing date has been selected by the applicant team.
>>
>> Regardless, this comment is included for with the packet that will be presented to Planning Commission for the TBD hearing date.
>>
>> Thank you,
>>
>> Carson Byerhof
>> Planner
>> City of Westminster | Community Services Department
>> cbyerhof@westminsterco.gov | 303.968.5924
>> 4800 West 92nd Avenue, Westminster, CO 80031 My Office Hours are
>> Tuesday-Friday, 8AM-7PM City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.
>>
>> -----Original Message-----
>> From: John Chase <jdchase0327@gmail.com>
>> Sent: Monday, December 22, 2025 8:41 AM

>> To: Byerhof, Carson <cbyerhof@westminsterco.gov>
>> Cc: John Chase <jdchase0327@gmail.com>
>> Subject: [EXTERNAL] Novera Commerce Center
>>
>> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>>
>>
>> Mr. Byerhof,
>>
>> Recently I received information regarding this project proposed at West 138th Avenue and Huron St.
>>
>> Overall, I am very upset that the planning commission would offer an industrial type building project that will be so close to neighborhoods.
>>
>> When new projects arrive, the first thing I ask is will they offer a benefit to the community that are closest to it. The answer here is an absolute NO!!
>>
>> I would ask the council to push back and look for more services type related businesses for one of the last remaining great opportunities in the northern Westminster area.
>>
>> I hope they would agree that there are currently way too many of these buildings that are being built and for it to go to such a valuable area, this makes no sense at all!!!
>>
>> If they have to put it somewhere, put it directly to the east right up to the highway. Lord knows folks are used to seeing these types of buildings tucked up close to an interstate but NOT a residential area.
>>
>> Let's not mess this great piece of property up with poor planning like the old Westminster Mall redevelopment project.
>>
>> Thanks for the opportunity to provide input.
>>
>> John Chase
>> 14315 Lipan St
>> Westminster, CO 80023
>> 303-807-0716
>>
>>
>>
>>
>> Sent from my iPhone

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 70

**LEGAL DESCRIPTION:**
SEE SHEET 3.

**SURVEYOR'S CERTIFICATE**

I, JEFFREY C. ANTON, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PROPERTY BOUNDARY.

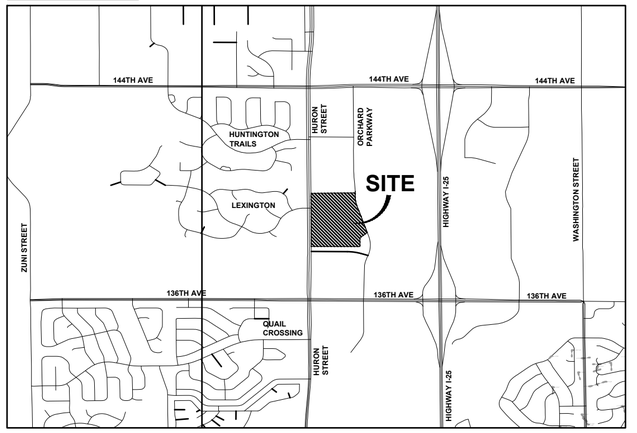
_____
DATE REGISTERED LAND SURVEYOR &
NO.
(JEFFREY C. ANTON, COLORADO PLS 38818)

SEAL

**PERMITTED & PROHIBITED USES:**
SEE SHEET 2.

**PROJECT SCOPE:**
THE PROJECT CONSISTS OF THREE BUILDINGS, TOTALING APPROXIMATELY 380,000 GSF DESIGNED TO MEET THE EVOLVING NEEDS OF THE MARKET BY OFFERING FLEXIBLE EMPLOYMENT SPACES. AS THE MARKET SHIFTS AWAY FROM TRADITIONAL OFFICE ENVIRONMENTS, THIS DEVELOPMENT WILL CATER TO TENANTS SEEKING VERSATILE SPACES THAT CAN ADAPT TO VARIOUS BUSINESS NEEDS, FROM OPEN-PLAN WORKSPACES TO SPECIALIZED PRODUCTION SPACES. TENANT SIZES WILL RANGE FROM 15,000 TO 80,000 GSF, PROVIDING FLEXIBILITY TO ACCOMODATE SMALL TO MID-SIZED COMPANIES, STARTUPS, AND GROWING ENTERPRISES.

**VICINITY MAP**




**ZONING & LAND USE:**
SEE SHEET 3

**LOTS & COVERAGE:**
SEE SHEET 3

**PROJECT/SITE DATA:**
SEE SHEET 3

**MINIMUM SETBACKS:**
SEE SHEET 3

**PROPERTY OWNER**
SCHUCK-CHAPMAN INVESTMENTS LLC
2N CASCADE AVENUE #1280
COLORADO SPRINGS, CO 80903
PH: 720-937-6724

**DEVELOPER**
OPUS DEVELOPMENT COMPANY
950 17TH STREET, SUITE 1500
DENVER, CO 80903
PH: 303-515-8814

**CONSULTANTS**
SURVEYOR
CORE CONSULTANTS, INC.
JEFF ANTON, P.L.S.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
PH: (303) 730-5977
JANTON@LIVEYOURCORE.COM
ENGINEER
HR GREEN DEVELOPMENT, LLC
JOHN GLOVER, P.E.
5613 DTC PARKWAY, SUITE 950
GREENWOOD VILLAGE, CO 80111
PH: 720-602-4999
JOHN.GLOVER@HRGREEN.COM
LANDSCAPE ARCHITECT
HR GREEN DEVELOPMENT, LLC
JAMIE RAMOS
5613 DTC PARKWAY, SUITE 950
GREENWOOD VILLAGE, CO 80111
PH: 720-602-4999
JRAMOS@HRGREEN.COM

**CONSULTANTS**
ARCHITECT
WARE MALCOMB
ISAAC SAWATZKY
900 S. BROADWAY, SUITE 320
DENVER, CO 80209
PH: 303-689-1504
ISAWATZKY@WAREMALCOMB.COM
LIGHTING CONSULTANT
AE DESIGN, INC
ANDI WALTER
1900 WAZEE STREET, SUITE 205
DENVER, CO 80202
PH: 720-776-4237
AWALTER@AEDESIGN-INC.COM

**DEVELOPMENT TIMING & PHASING**
IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S ODP OR LATEST ODP AMENDMENT IS MORE THAN THREE (3) YEARS OLD AND NO LAND DISTURBANCE PERMIT HAS BEEN ISSUED, THE ODP OR AMENDED ODP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE.

THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS: 2026-2028

**SHEET INDEX**


| | |
|---|---|
| SHEET 1 | COVER SHEET |
| SHEET 2 | USE TABLE |
| SHEET 3 | LEGAL DESCRIPTION |
| SHEET 4-5 | NOTES |
| SHEET 6 | EXISTING CONDITIONS |
| SHEET 7 | OVERALL SITE PLAN |
| SHEET 8 | PHASING PLAN |
| SHEET 9-14 | SITE PLAN |
| SHEET 15 | OVERALL GRADING PLAN |
| SHEET 16-21 | GRADING PLAN |
| SHEET 22-24 | CROSS SECTIONS |
| SHEET 25 | OVERALL UTILITY PLAN |
| SHEET 26-31 | UTILITY PLAN |
| SHEET 32 | LANDSCAPE COVER & NOTES |
| SHEET 33 | PLANT SCHEDULES |
| SHEET 34 | R.O.W. LANDSCAPE METRICS |
| SHEET 35 | R.O.W. HYDROZONE PLAN |
| SHEET 36 | R.O.W. OVERALL PLAN |
| SHEET 37-39 | R.O.W. ENLARGEMENT PLANS |
| SHEET 40 | INTERNAL LANDSCAPE METRICS |
| SHEET 41 | INTERNAL HYDROZONE PLAN |
| SHEET 42 | INTERNAL OVERALL PLAN |
| SHEET 43-53 | INTERNAL ENLARGEMENT PLANS |
| SHEET 54-56 | LANDSCAPE DETAILS |
| SHEET 57-58 | BUILDING A ELEVATIONS |
| SHEET 59-60 | BUILDING B ELEVATIONS |
| SHEET 61 | BUILDING C ELEVATIONS |
| SHEET 62-68 | PHOTOMETRIC PLANS |
| SHEET 69-70 | PHOTOMETRIC DETAILS |


Conditional approval items for hearing will be as follows:

1.Prior to recordation of the ODP and issuance of a building permit, the applicant shall submit for Staff review and approval the technical corrections outlined in Attachment 5.
- note, the attachment will be a compilation of outstanding redline documents

2.Irrigation plans shall be submitted concurrent with the technical corrections.

**OWNER APPROVAL**
I, BROCK CHAPMAN, AS MANAGER OF SCHUCK CHAPMAN INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20___.

_____ _____ _____
SIGNATURE TITLE

**CITY APPROVAL**
ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER
THIS _____ DAY OF _____, 20__.

_____
CHAIRMAN

_____
ATTEST: CITY CLERK

**CLERK AND RECORDER'S CERTIFICATE**

_____
RECEPTION NO.

ACCEPTED IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON
_____, 20___, AT _____

_____
ADAMS COUNTY CLERK AND RECORDER

_____
BY: DEPUTY CLERK

Contact
Carson Byerhof
(303) 968-5924
cbyerhof@westministerco.gov

To satisfy item number 2 from conditions, provide irrigation plans with next submittal of ODP

Per the WMC 11-1-6(B), Applications requiring additional or modified submittals will be considered abandoned if the required submittal or resubmittal is not made within 180 days of the last submittal date and a new application and new fee will be required.

New Reclaim Irrigation Comment

Ownership of all existing POCs and controllers must be transferred to the new developer, who will be responsible for those accounts.

HR GREEN RESPONSE: NOTED THANK YOU. THIS WILL BE FURTHER COORDINATED DURING THE CD PHASE OF THIS DEVELOPMENT.

Review Comments Legend

| | |
|---|---|
| Building | = |
| Code Compliance | = |
| Comprehensive Plan | = |
| Downtown Streetscape | = |
| Drainage | = |
| Economic Development | = |
| Electrical | = |
| Engineering | = |
| Engineering Inspector | = |
| Fire | = |
| GIS | = |
| Landscape and Conservation | = |
| ODP Inspector | = |
| Parks, Recreation, & Library | = |
| Planning | = |
| Police | = |
| Water Resources | = |
| Reclaim | = |
| Records Management | = |
| Sign | = |
| Traffic Engineering | = |
| Transportation & Mobility | = |
| Urban Design | = |
| Utilities Engineering | = |
| Internal | = |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PHONE: 720.602.4999
FAX: 844.273.1057


DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

PREPARED: 02.07.2025
REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 12.30.2025

1 OF 70
COVER SHEET

ETRAKIT #PLN25-0016

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 70

## ZONING & LAND USE

| | ZONING | LAND USE | COMP. PLAN DESIGNATION |
|---|---|---|---|
| SUBJECT SITE: | PUD | VACANT | EMPLOYMENT FLEX |
| NORTH: | PUD | VACANT | EMPLOYMENT-FLEX |
| SOUTH: | PUD | VACANT | COMMERCIAL |
| EAST: | PUD | VACANT | EMPLOYMENT-FLEX |
| WEST: | PUD | RESIDENTIAL/ PRIVATE PARK | RESIDENTIAL/PARK |

## LOTS AND COVERAGE

Please add total acreage

| | | |
|---|---|---|
| TOTAL SITE AREA: | 1,222,982 SF | 100% |
| NUMBER OF LOTS: | 3 | N/A |
| BUILDING COVERAGE (SF & %): | 386,486 SF | 31.6% |
| PAVING AND DRIVES (SF & %): | 526,207 SF | 43.0% |
| LANDSCAPE OPEN AREA (SF & %): | 267,785 SF | 21.9% |
| DRAINAGE CHANNEL (SF & %): | 42,504 SF | 3.5% |
| MINIMUM LOT SIZE: | N/A | N/A |

NOTE: DRAINAGE CHANNEL AREA ALONG W. 138TH AVE INCLUDES CHANNEL BOTTOM AND AREA UP TO THE 100-YR WSEL.

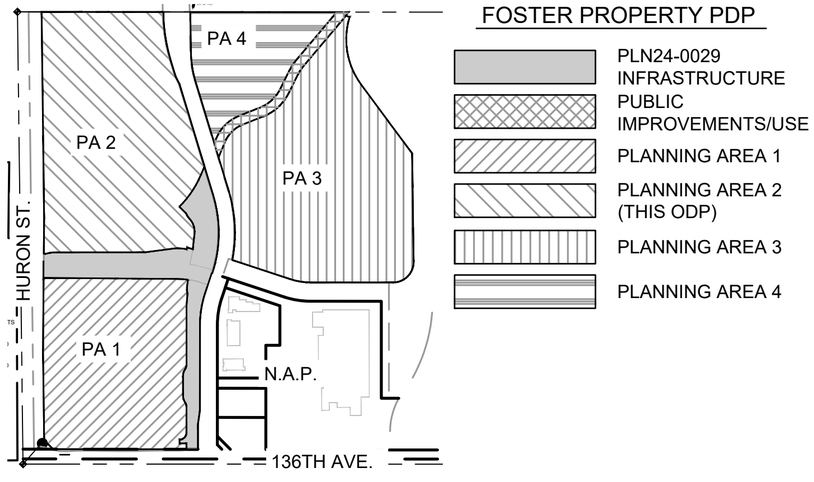
## PROJECT/SITE DATA

| | LOT 1 | LOT 2 | LOT 3 |
|---|---|---|---|
| ODP BOUNDARY AREA (SF): | 278,199 SF | 505,301 SF | 439,482 SF |
| ODP BOUNDARY AREA (AC): | 6.390 AC | 11.600 AC | 10.090 AC |
| OFFICE GFA (SF): | 10,276 SF | 9,734 SF | 35,618 SF |
| WAREHOUSE GFA (SF): | 92,487 SF | 184,946 SF | 53,426 SF |
| TOTAL GFA (SF): | 102,763 SF | 194,680 SF | 89,044 SF |
| FAR: | 0.369 | 0.385 | 0.203 |
| MAXIMUM BUILDING HEIGHT(S) (FT): | 37'-6" | 43'-0" | 37'-6" |

## MINIMUM SETBACK

| LOCATION | BUILDING | PARKING | LANDSCAPE |
|---|---|---|---|
| ORCHARD PARKWAY | 40* FT | 25 FT | 25 FT |
| HURON STREET | 50 FT | 25 FT | 25 FT |
| 138TH AVENUE | 35 FT | 25 FT | 25 FT |
| NORTH PROPERTY LINE | 20 FT | 20 FT | 20 FT |
| EXISTING ABANDONED WELL | 200 FT | 0 FT | 0 FT |

* SETBACK TO BE 50 FT IF PARKING IS ADJACENT TO THE RIGHT OF WAY




## LEGAL DESCRIPTION

BLOCK 2 (PLANNING AREA 2):
A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°42'31" W, FROM THE SOUTHWEST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 25645" TO THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 25645", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22, THENCE S 89°57'40" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 141.01 FEET TO A POINT ON THE EAST LINE OF THE HURON STREET RIGHT-OF-WAY, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2006000987018, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE S 89°57'40" E, CONTINUING ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER CORNER OF SAID SECTION 22, A DISTANCE OF 712.36 FEET TO A POINT ON THE WEST LINE OF ORCHARD PARKWAY RIGHT-OF-WAY, AS DESCRIBED AT RECEPTION NO. 2013000079333, SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID ORCHARD PARKWAY RIGHT-OF-WAY, THE FOLLOWING FIVE(5) COURSES:
1. S 0°42'47" E, A DISTANCE OF 3.87 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1006.00 FEET, A CENTRAL ANGLE OF 16°09'15" AND AN ARC LENGTH OF 283.64 FEET;
3. S 16°52'02" E, A DISTANCE OF 98.35 FEET;
4. S 27°04'16" E, A DISTANCE OF 50.80 FEET;
5. S 16°52'02" E, A DISTANCE OF 501.58 FEET TO A POINT OF CURVATURE;

THENCE S 22°54'14" W, A DISTANCE OF 53.61 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 583.50 FEET, A CENTRAL ANGLE OF 22°14'57" AND AN ARC LENGTH OF 226.59 FEET;

THENCE S 44°48'35" E, A DISTANCE OF 55.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 19°22'15" AND AN ARC LENGTH OF 37.19 FEET, THE CHORD OF WHICH BEARS S 32°47'57" E, A DISTANCE OF 37.01 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 49°01'24" AND AN ARC LENGTH OF 98.40 FEET, THE CHORD OF WHICH BEARS S 17°58'22" E, A DISTANCE OF 95.42 FEET;

THENCE S 6°32'20" W, A DISTANCE OF 94.17 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 22°11'30" AND AN ARC LENGTH OF 13.94 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 22°11'30" AND AN ARC LENGTH OF 27.89 FEET, THE CHORD OF WHICH BEARS S 17°38'05" E, A DISTANCE OF 27.71 FEET;

THENCE S 6°32'20" W, A DISTANCE OF 43.86 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 7°03'10" AND AN ARC LENGTH OF 67.09 FEET, THE CHORD OF WHICH BEARS N 85°58'58" W, A DISTANCE OF 67.04 FEET;

THENCE N 89°30'33" W, A DISTANCE OF 776.23 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'09" AND AN ARC LENGTH OF 15.71 FEET TO A POINT ON THE EAST LINE OF SAID HURON STREET RIGHT-OF-WAY;

THENCE ALONG THE EAST LINE OF SAID HURON STREET RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:
1. N 0°29'36" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 244.25 FEET;
2. N 0°42'31" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1211.15 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 1,222,982 SQUARE FEET OR 28.076 ACRES, MORE OR LESS.

ETRAKIT #PLN25-0016

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HRGreen

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS |
|---|
| SUB 02 - 08.29.2025 |
| SUB 03 - 11.10.2025 |
| SUB 04 - 12.30.2025 |

3 OF 70
LEGAL DESCRIPTION

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 70

## PROJECT NOTES

**MASTER SIGN PROGRAM:**
SEE SHEET 5.

**COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE:**
COMPLIANCE WITH THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE IS REQUIRED. PER CMERSRC SECTION 102, THE CITY OF WESTMINSTER IS AUTHORIZED TO GRANT AN EXEMPTION FROM A PORTION OF THE REQUIREMENTS OF THIS CODE WHERE COMPLIANCE WOULD RESULT IN A SUBSTANTIAL COST DIFFERENTIAL, AS DEFINED IN SECTION 102.2.1

**COMMON PUBLIC ACCESS AND PARKING:**
NOVERA COMMERCE CENTER - BLOCK 2, LOTS 1, 2, AND 3 ARE SUBJECT TO COMMON ACCESS BETWEEN EACH LOT FOR INGRESS FROM AND EGRESS TO PUBLIC ROADWAYS AS MORE PARTICULARLY SET FORTH IN A RECIPROCAL EASEMENT AGREEMENT TO BE RECORDED AGAINST EACH LOT.

**PUBLIC ART:**
PER THE CITY OF WESTMINSTER RETAIL COMMERCIAL DESIGN GUIDELINES AND RESOLUTION 68, 12/11/06, PUBLIC ART IS REQUIRED FOR THE FOSTER PROPERTY DEVELOPMENT.
PUBLIC ART WILL BE PROVIDED FOR THIS SITE BY THE FOSTER PROPERTY WEST ODP (RECEPTION NO. 2025000002448) (PLN #24-0029). SEE BELOW:
"THE PROPERTY OWNER IS PROPOSING TO USE PUBLIC ART FEES TO INSTALL A PHYSICAL ART PIECE WITHIN PUBLIC USE PARCEL NO. 2. THE PROPERTY OWNER WILL PROVIDE AN IMPROVED ART LOCATION AND DEDICATE AN EASEMENT TO THE CITY OVER THIS IMPROVED ART LOCATION. FOR THE GROSS 89.415 ACRES OF THE FOSTER PROPERTY, THE VALUE OF THE INSTALLED PUBLIC ART SHALL EQUAL OR EXCEED $89,415 TO FULFILL THE PUBLIC ART REQUIREMENT. THE DEVELOPER WILL PROVIDE A BILL OF SALE FOR THE ART PIECE FROM THE DEVELOPER TO THE CITY. THE PUBLIC ART PIECE AND IMPROVEMENTS TO THE ART LOCATION WILL BE REVIEWED AND APPROVED WITH A FUTURE ODP/ODP AMENDMENT. THE ART PIECE WILL BE INSTALLED NO LATER THAN TWO YEARS AFTER THE CONSTRUCTION HAS COMMENCED ON EITHER PLANNING AREAS 1 OR 2. PROPERTY OWNER WILL WORK COLLABORATEIVELY WITH THE CITY ON SELECTING OR PROCURING AN ART PIECE AND WILL PROVIDE A MINIMUM OF THREE ART PIECES FOR THE CITY'S CONSIDERATION OR A MEMBER OF CITY STAFF WILL BE INVOLVED IN THE PROCESS OF COMMISSIONING THE ARTIST WHO WILL CREATE THE WORK OF ART."

**RECOVERY COSTS:**
ANY SUBSEQUENTLY OCCURING RECOVERY COSTS SHALL ALSO BE EFFECTIVE AGAINST THE DEVELOPMENT ARE DUE AT THE TIME OF RECORDING OF THE FINAL PLAT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INDAVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN. RECOVERIES COSTS LISTED BELOW WILL BE PROVIDED BY THE 5TH AMENDED PDP FOR FOSTER PROPERTY (RECEPTION NO. 2024000029743) (PLN #23-0090).

A. CITY OF WESTMINSTER RECOVERIES/CASH-IN-LIEU AFFECTING FOSTER PROPERTY:

A.1. SANITARY SEWER OUTFALL - CITY PROJECT WW87-1: $392.85/ACRE (MAXIMUM INTEREST HAS BEEN MET)

A.2. NORTH HURON UTILITIES WATER MAIN - CITY PROJECT W87-1: $637.35/ACRE (MAXIMUM INTEREST HAS BEEN MET)

A.3. HURON STREET IMPROVEMENTS FROM 128TH TO 140TH - CITY ORDINANCE #3373: $18,767.74/ACRE (MAXIMUM INTEREST HAS BEEN MET)

A.4. ORCHARD PARKWAY IMPROVEMENTS FROM 138TH AVENUE (NORTH PROPERTY LINE OF LOWES PROPERTY) TO 140TH AVENUE (NORTH PROPERTY LINE OF FOSTER PROPERTY): $20,759.23/ACRE PLUS INTEREST ACCRUED, STARTING ON NOVEMBER 27, 2017, UP TO THE DATE OF ACTUAL PAYMENT, MAXIMUM INTEREST DUE SHALL NOT EXCEED 50% OF PRINCIPAL.

A.5. FOSTER PROPERTY DRAINAGE IMPROVEMENT AGREEMENT DATED MAY 23, 2005 ABSOLVES THE FOSTER PROPERTY FROM RECOVERIES ASSOCIATED WITH MCKAY LAKE DAM IMPROVEMENTS AND MCKAY LAKE DRAINAGEWAY AND REGIONAL DETENTION POND IMPROVEMENTS.

**SERVICE COMMITMENTS:**
MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PRELIMINARY DEVELOPMENT PLAN USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY OR F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

## PUD EXCEPTIONS

THE DEVELOPER IS REQUESTING AN EXCEPTION TO THE PERIMETER LANDSCAPE SETBACK REQUIREMENT ALONG W 138TH AVENUE.

**REQUIREMENT:** A PERMANENT 25 FOOT LANDSCAPED AREA SHALL BE PROVIDED ALONG THE NORTH SIDE OF THE 138TH DRAINAGE EASEMENT. NO DRIVES, DETENTION AREAS, OR OFF-STREET PARKING ARE PERMITTED IN THIS AREA.

**PROPOSED DEVIATION:** 0' LANDSCAPE BUFFER ALONG THE NORTH SIDE OF THE 138TH DRAINAGE EASEMENT.

**JUSTIFICATION:** AS THE NORTH SIDE OF THE 138TH DRAINGE EASEMENT IS 60+ FT BACK FROM THE 138TH ROW, AN ADDITIONAL 25' BUFFER WOULD REMOVE AN UNREASONABLE AMOUNT OF BUILDABLE AREA ON THIS PARCEL. IN ORDER TO ACHIEVE THE EFFECTS OF A LANDSCAPE SETBACK: LANDSCAPED PARKING ISLANDS ON THE SOUTH SIDE OF BUILDINGS B & C HAVE BEEN STAGGERED TO PROVIDE MORE SCREENING, ISLANDS HAVE BEEN INCREASED IN SIZE WELL BEYOND MINIMUM REQUIREMENTS TO ALLOW FOR LARGER TREES AND ADDITIONAL GRASS PLANTINGS, AND TREES, SHRUBS, AND GRASSES HAVE BEEN ADDED, WHERE POSSIBLE, BETWEEN THE PARKING & NORTH SIDE OF THE DRAINAGE EASEMENT AS WELL AS THE SOUTH SIDE OF THE DRAINAGE EASEMENT AND THE 138TH ROW, ABOVE THE 100-YR WSEL.

FYI: repeat from previous review.

ES AND RESOLUTION
LOPMENT.
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RED AND/OR

100-YR WSEL.

If this is secured by separate easement agreement, that agreement should be recorded and recordation number included with Plat.
Provide executed easement agreement to City with plat submittal.
Preferred: execute easement agreement prior to ODP and include reception number with this ODP in addition to the plat

HR GREEN RESPONSE: NOTED. IF EASEMENT AGREEMENT IS RECORDED SEPARATELY THE RECORDATION NUMBER WILL BE INCLUDED ON THE PLAT. NOTED ON PREFERRED TIMELINE.

ETRAKIT #PLN25-0016

OPUS

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FAX: 844.273.1057

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS |
|---|
| SUB 02 - 08.29.2025 |
| SUB 03 - 11.10.2025 |
| SUB 04 - 12.30.2025 |

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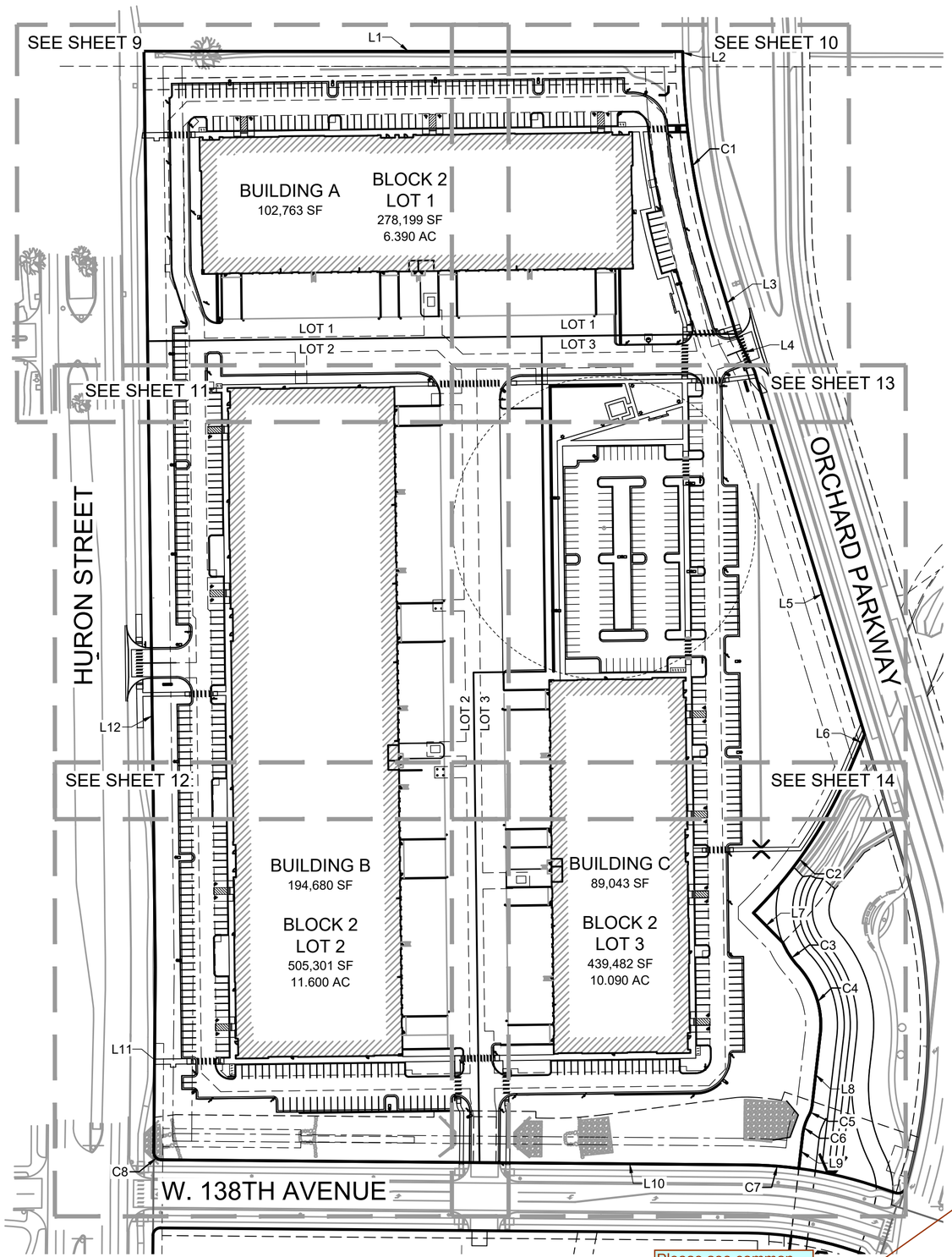
NOTES

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 70




| Line Table | | | Curve Table | | | |
|---|---|---|---|---|---|---|
| Line # | Length | Direction | Curve # | Length | Radius | Delta |
| L1 | 712.36 | S 89°57'40" E | C1 | 283.64 | 1006.01 | 16°09'15" |
| L2 | 3.87 | S 0°42'47" E | C2 | 226.59 | 583.50 | 22°14'58" |
| L3 | 98.35 | S 16°52'02" E | C3 | 37.19 | 110.00 | 19°22'15" |
| L4 | 50.80 | S 27°04'16" E | C4 | 98.40 | 115.00 | 49°01'24" |
| L5 | 501.58 | S 16°52'02" E | C5 | 13.94 | 36.00 | 22°11'30" |
| L6 | 53.61 | S 22°54'14" W | C6 | 27.89 | 72.00 | 22°11'30" |
| L7 | 55.00 | S 44°48'35" E | C7 | 67.09 | 545.00 | 7°03'10" |
| L8 | 94.17 | S 6°32'20" W | C8 | 15.71 | 10.00 | 90°00'09" |
| L9 | 43.86 | S 6°32'20" W | | | | |
| L10 | 776.23 | N 89°30'33" W | | | | |
| L11 | 244.25 | N 0°29'36" E | | | | |
| L12 | 1211.15 | N 0°42'31" W | | | | |

**LOT COVERAGE**

| SURFACE TYPE | AREA (SF) | % OF SITE |
|---|---|---|
| BUILDING COVERAGE: | 386,486 | 31.6% |
| PAVING & DRIVES: | 526,207 | 43.0% |
| LANDSCAPE OPEN AREA: | 267,785 | 21.9% |
| DRAINAGE CHANNEL*: | 42,504 | 3.5% |
| TOTAL: | 1,222,982 | 100.0% |

NOTE: LANDSCAPE OPEN AREA TO BE A MINIMUM OF 20% OF THE OVERALL SITE, EXCLUDING ROW AND DRAINAGE CHANNEL.
* DRAINAGE CHANNEL AREA ALONG W. 138TH AVE INCLUDES CHANNEL BOTTOM AND AREA UP TO THE 100-YR WSEL.

**PARKING**

| PARKING LAND USE TABLE | | | |
|---|---|---|---|
| LAND USE | LOT 1 | LOT 2 | LOT 3 |
| OFFICE GFA (SF): | 10,276 SF | 9,734 SF | 35,618 SF |
| WAREHOUSE GFA (SF): | 92,487 SF | 184,946 SF | 53,426 SF |
| TOTAL GFA (SF): | 102,763 SF | 194,680 SF | 89,044 SF |

| PARKING TABLE | | | | | | |
|---|---|---|---|---|---|---|
| TYPE | SPACES REQUIRED (#) | | | SPACES PROVIDED (#) | | |
| BUILDING/LOT | A/1 | B/2 | C/3 | A/1 | B/2 | C/3 |
| VEHICULAR, TOTAL: | 127 | 218 | 193 | 127 | 215 | 261 |
| VEHICULAR, STANDARD: | 122 | 211 | 187 | 121 | 207 | 253 |
| VEHICULAR, ACCESSIBLE: | 5 | 7 | 6 | 6 | 8 | 8 |
| VEHICULAR, VAN ACCESSIBLE: | 1 | 2 | 1 | 2 | 2 | 2 |
| BICYCLE, TOTAL: | 9 | 11 | 9 | 10 | 12 | 10 |

**NOTES:**

1. NOVERA COMMERCE CENTER - BLOCK 2, LOTS 1, 2, AND 3 ARE SUBJECT TO COMMON ACCESS BETWEEN EACH LOT FOR INGRESS FROM AND EGRESS TO PUBLIC ROADWAYS AS MORE PARTICULARLY SET FORTH IN A RECIPROCAL EASEMENT AGREEMENT TO BE RECORDED AGAINST EACH LOT.
2. SIGNALIZATION PLANS FOR THE INTERSECTION OF W 138TH AVENUE AND HURON STREET WILL BE SUBMITTED WITH PERMIT ENG24-0027 PLANS.

NORTH
0 120
60

ETRAKIT #PLN25-0016

Please see common public access and parking on sheet 4. Update note on this sheet as applicable.

OPUS

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HRGreen

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 12.30.2025

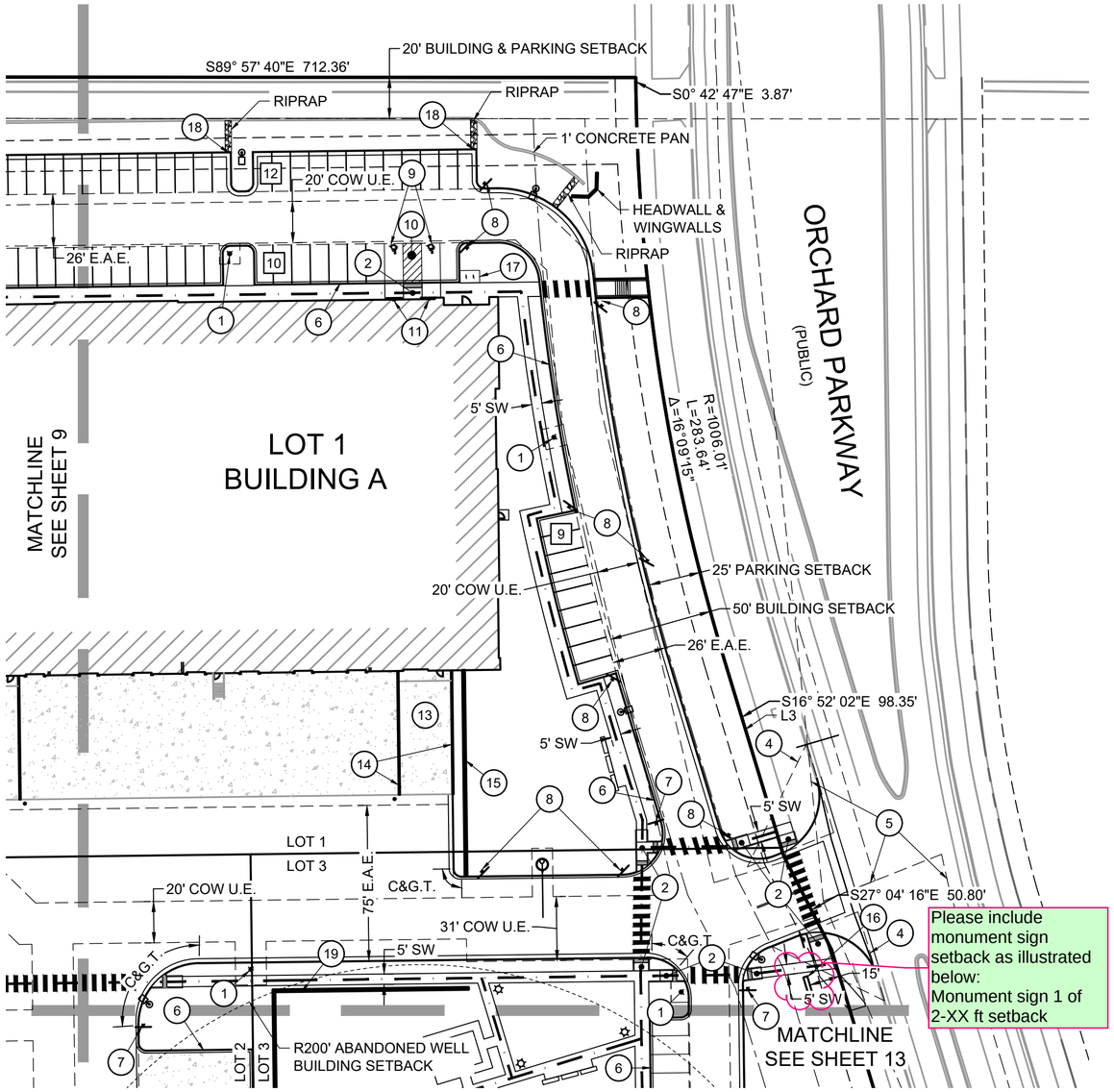
7 OF 70
OVERALL
SITE PLAN

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

OFFICIAL DEVELOPMENT PLAN

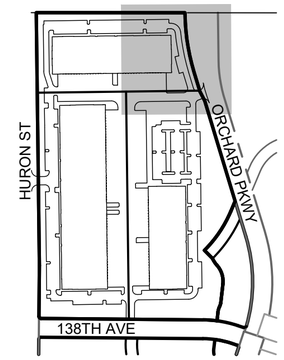
# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 70




Please include monument sign setback as illustrated below:
Monument sign 1 of 2-XX ft setback

NOTE:
THE OWNER/DEVELOPER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER EASEMENT, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER EASEMENT.




**LEGEND:**

- PROPERTY LINE
- EDGE OF CONCRETE
- RIGHT OF WAY
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- ACCESSIBLE ROUTE
- WALL RAILING

- CONCRETE
- X — PARKING COUNT
- PR. PRIVATE LIGHT POLE BOLLARD

**KEYNOTE LEGEND:**

1. PR. FIRE HYDRANT
2. CURB RAMP
3. MSE RETAINING WALL (SEE NOTE 3 & DETAIL ON SHEET 15)
4. LANDSCAPE TRIANGLE
5. SIGHT TRIANGLE
6. 6" VERTICAL SPILL CURB & GUTTER
7. STOP SIGN (R1-1)
8. NO PARKING/ FIRE LANE SIGN
9. ACCESSIBLE PARKING SYMBOL PER MUTCD FIGURE 3B.22
10. ACCESSIBLE PARKING STRIPING (45° 4" YELLOW STRIPING @ 2" O.C.)
11. ACCESSIBLE PARKING SIGN
12. BIKE RACK
13. TRUCK RAMP
14. RAMP WALL
15. 10' SCREEN WALL
16. MONUMENT SIGN
17. BICYCLE PARKING
18. 2 LF CURB CUT
19. 8' MASONRY WALL (SEE SHEET 62 FOR DETAIL)

**ABBREVIATIONS:**
COW U.E. - COW UTILITY EASEMENT
U.E. - UTILITY EASEMENT
E.A.E. - EMERGENCY ACCESS EASEMENT
SW - SIDEWALK
C&G.T. - CURB & GUTTER TRANSITION

**NOTES:**
1. ALL PROPOSED SIDEWALKS ARE 7', UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURB & GUTTER IS 6" VERTICAL CATCH, UNLESS OTHERWISE NOTED.
3. EXACT RAILING LOCATIONS AND EXTENTS MAY BE ADJUSTED TO ENSURE THAT THEY ARE PROVIDED ON ALL WALLS OVER 30" IN HEIGHT.
4. SEE MASTER SIGN PROGRAM NOTES ON SHEET 5 FOR SIGNAGE REQUIREMENTS.

NORTH
0 50
25

ETRAKIT #PLN25-0016

OPUS

HRGreen
HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
GREENWOOD
VILLAGE CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS | | | |
|---|---|---|---|
| SUB 02 - 08.29.2025 | SUB 03 - 11.10.2025 | SUB 04 - 12.30.2025 | |

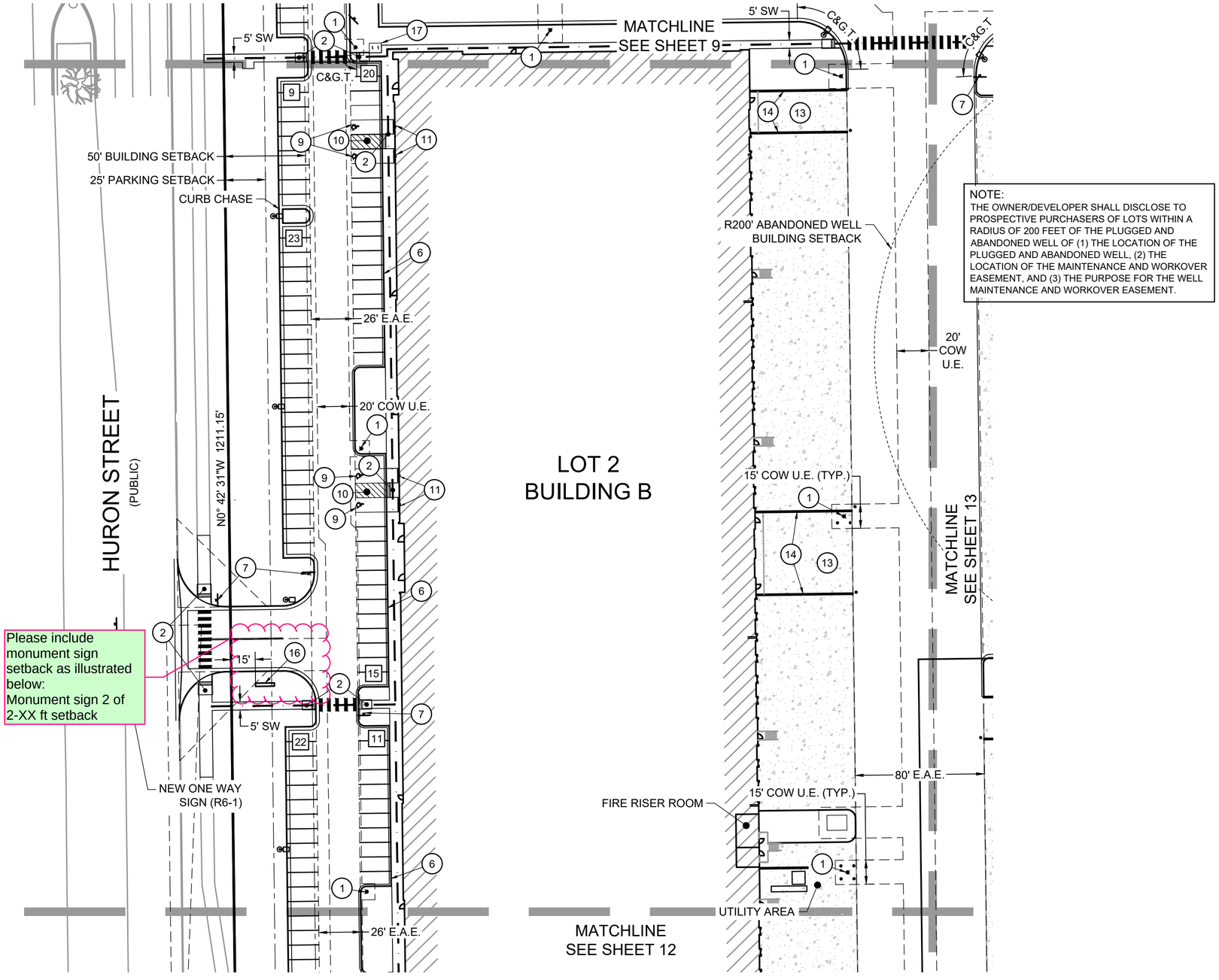
10 OF 70
SITE PLAN

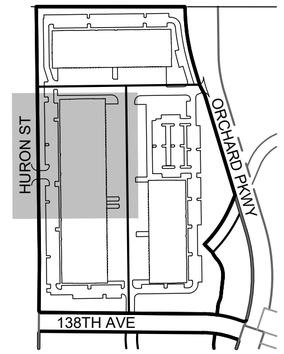
ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 70

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- EDGE OF CONCRETE
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NORTH
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25

ETRAKIT #PLN25-0016

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HRGreen

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GREENWOOD VILLAGE CO 80111
PHONE: 720.602.4999
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DATE: 12/30/2025

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS | | | |
|---|---|---|---|
| SUB 02 - 08.29.2025 | SUB 03 - 11.10.2025 | SUB 04 - 12.30.2025 | |

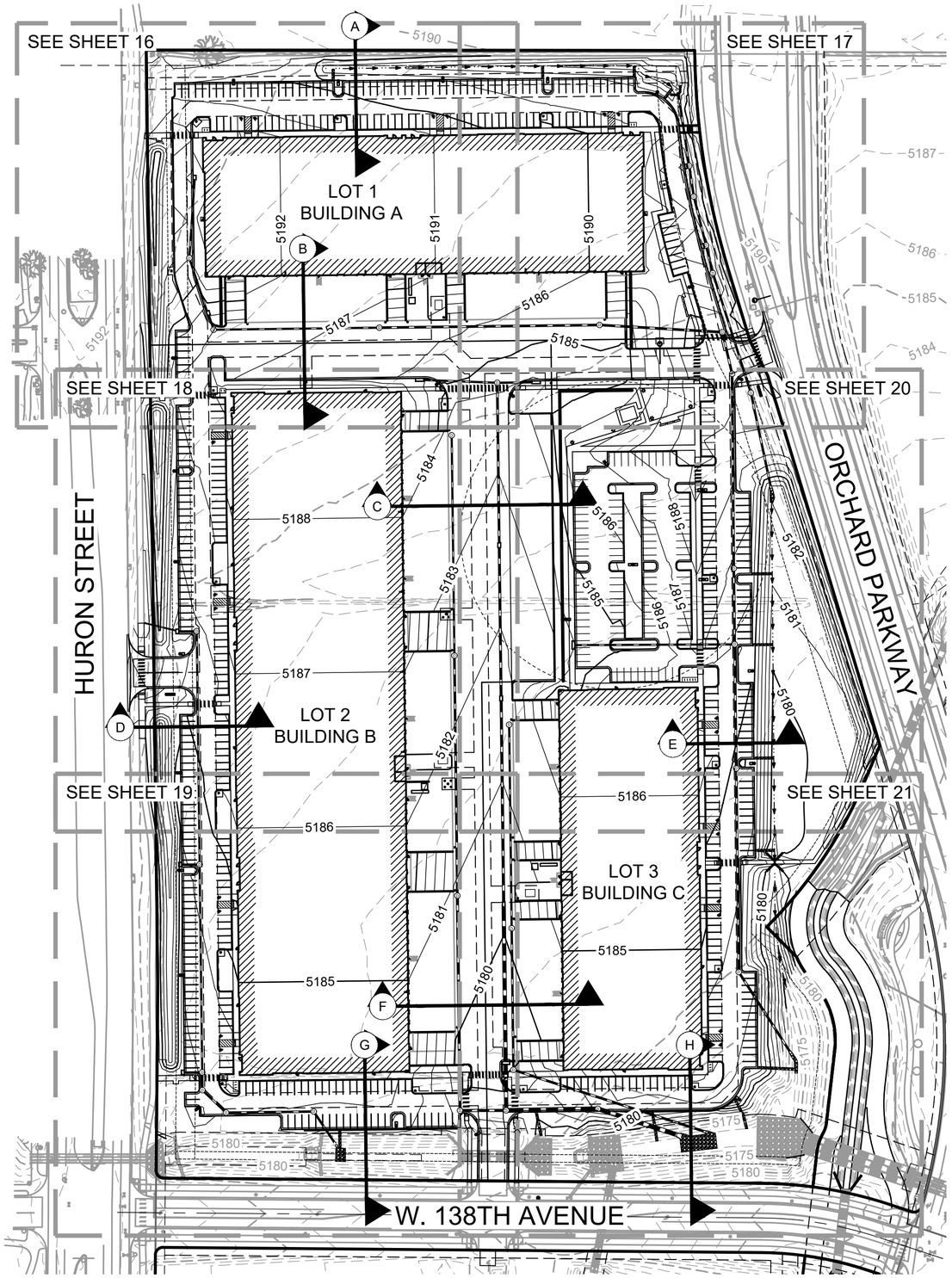

SITE PLAN

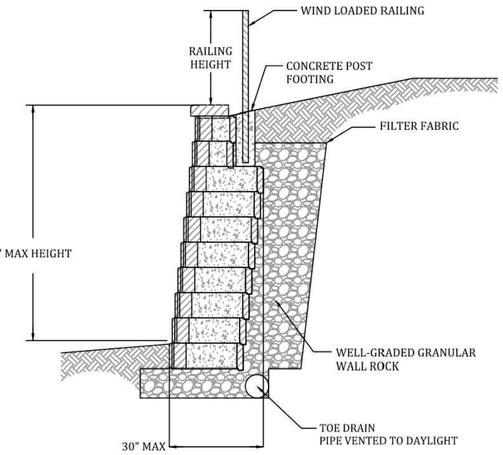
ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 70




RETAINING WALL
ALLAN BLOCK OR EQUIVALENT, TAN COLOR

repeat comment: provide material specs. Note that this item can be changed with clean up amendment, but a baseline allowed material needs to be included with this original ODP.

Use same formatting as material table and labeling as elevations. Include table on this sheet or add note to this sheet to reference material table on sheet xxx

NOTES:

1. THIS IS A DESIGN/BUILD ELEMENT BASED EVENTUAL CONTRACTOR SELECTION. TH DIMENSIONS AND DETAILS MAY VARY WIT WALL MANUFACTURER.
2. NO RETAINING WALLS SHALL EXCEED 4' I

NORTH

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NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

| REVISIONS |
|---|
| SUB 02 - 08.29.2025 |
| SUB 03 - 11.10.2025 |
| SUB 04 - 12.30.2025 |

15 OF 70
OVERALL
GRADING PLAN

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

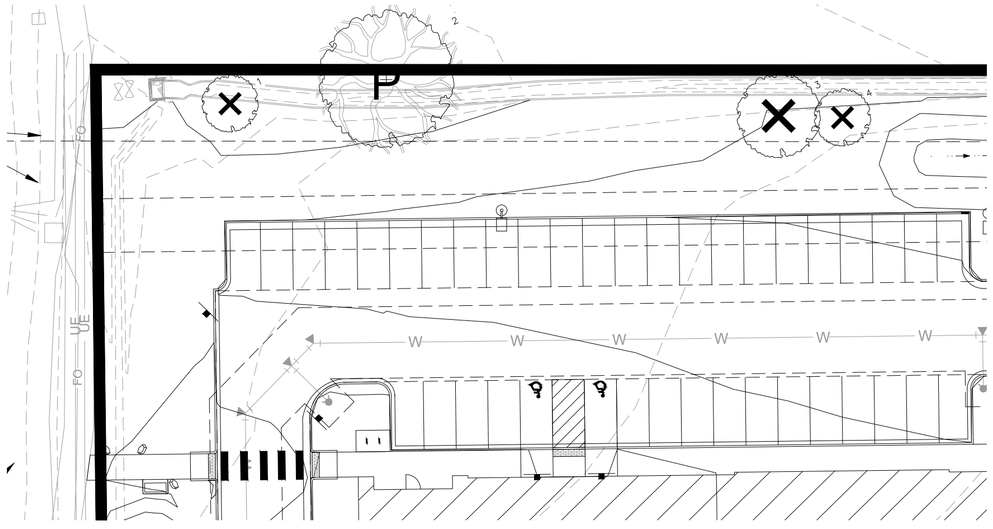
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 32 OF 70

## STANDARD STATEMENTS

1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION AND ORDINANCE NO. 3133, SERIES OF 2004.
2. THE TOTAL WATER BUDGET SHALL NOT EXCEED 15 GALLONS/SQUARE FEET/IRRIGATION SEASON (YEAR), UNLESS APPROVED OTHERWISE BY THE CITY.
3. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE DEVELOPER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL, (AS DETERMINED BY THE CITY), SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE CITY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS OFFICIAL DEVELOPMENT PLAN.
4. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 8" DEPTH INTO THE SOIL. AN INSPECTION AND AFFIDAVIT REGARDING SOIL PREPARATION WILL BE REQUIRED.
5. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS.
6. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND PERIODICALLY ADJUSTED TO ASSURE WATERING EFFICIENCY AND CONSERVATION METHODS. IRRIGATION SHOULD NOT OCCUR BETWEEN THE HOURS OF 10 A.M. AND 6 P.M. IN ORDER TO REDUCE EVAPORATION. EXCESSIVE WATER RUN OFF, AS DETERMINED BY THE CITY, IS NOT PERMITTED.
7. NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
8. ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD AREAS BY EDGING MATERIAL.
9. FINAL LANDSCAPING AND IRRIGATION DRAWINGS AND PRIVATE IMPROVEMENTS AGREEMENT SHALL BE SUBMITTED TO THE CITY OF WESTMINSTER FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF FINAL PLAT.
10. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.

NOTE: DECORATIVE ROCK TO BE PROVIDED BY SITEONE STONE CENTER - 11250 DILLON RD. BROOMFIELD, CO 80020 (STORE #1170).

## TREE PRESERVATION PLAN




## TREE PROTECTION KEY

P — EXISTING TREE TO BE PRESERVED

X — EXISTING TREE TO BE REMOVED

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)

| | |
|---|---|
| EXIST. TREES TO BE PRESERVED | 1 |
| EXIST. TREES TO BE REMOVED | 3 |
| TOTAL EXISTING TREES TAGGED | 4 |

GENERAL NOTES

1. THE INTENT IS TO KEEP THE EXISTING TREES TO BE PRESERVED IN TACT THROUGHOUT THE DURATION OF CONSTRUCTION ON-SITE. IF THE TREES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR REPLACING PER THE MUNICIPALITY'S ORDINANCE.
2. CONTRACTOR IS RESPONSIBLE FOR THE HAUL-OFF OF ALL TREES AND OTHER VEGETATION TO BE REMOVED.

## SOD / SEEDING SPECIFICATIONS

| MATERIAL | | DESCRIPTION | SEEDING RATE |
|---|---|---|---|
| SOD | | ENVIRO TURF SOD<br>- TURF MASTER ENVIROTURF - HYBRID FESCUE BLEND | SOD ROLLS (NOT SEED) |
| SEED 1 | APPROX. HT. 36" | BUFFALO BRAND FOOTHILLS MIX<br>- 20% SNAKE RIVER WHEATGRASS - SECAR, 20% ANNUAL RYEGRASS - VNS, 25% THICKSPIKE WHEATGRASS - CRITANA, 10% SWITCH-GRASS - VNS, 15% SIBERIAN WHEATGRASS - STABILIZER, 10% GREEN NEEDLE - LODORM. | 20-25 LBS / ACRE |
| SEED 2 | APPROX. HT. 12" | BUFFALO BRAND NATIVE TURF MIX<br>- 75% BUFFALO, SHARP'S IMPROVED II KNO3, 25% BLUE GRAMA, NATIVE | 2-3 LBS / 1000 SF |
| SEED 3 | APPROX. HT. 36" | HONEY BEE WILDFLOWER MIX<br>- SIBERIAN WILDFLOWER, CORN POPPY, CRIMSON CLOVER, LANCE-LEAVED COREOPSIS, PURPLE CONEFLOWER, CALIFORNIA POPPY, BLANKETFLOWER, PURPLE PRAIRIE CLOVER, CHINESE FORGET-ME-NOT, COSMOS 'SENSATION MIX', ROCKY MOUNTAIN PENSTEMON, LACY PHACELIA, WHITE PRAIRIE CLOVER, NEW ENGLAND ASTER, ROCKY MOUNTAIN BEE PLANT, AND WHITE YARROW. | 5 LBS / 1000 SF |
| SEED 4 | APPROX HT. 6-12" | BUFFALO/BLUE GRAMA MIX<br>- 80% BUFFALO GRASS AND 20% BLUE GRAMA | 3 LBS / 1000 SF |

NOTE: REFER TO MANUFACTURER SPECIFICATIONS FOR ALL MIXES AND SEEDING RATES. SEEDING RATES AND MIXTURES ARE SUBJECT TO CHANGE AT MANUFACTURER'S DISCRETION.

## SEED INSTALLATION REQUIREMENTS

1. ALL SEED MIXES SHALL BE INSTALLED BY DRILL SEEDING WHERE PRACTICAL. SEED DRILL DEPTH SHALL BE PER MANUFACTURER'S SPECIFICATION.
2. WILDFLOWER SEED MIX CAN BE INSTALLED VIA HYDROSEEDING INCLUDING A MULCH AND TACKIFIER.
3. ALL NATIVE SEED AREAS SHALL BE ESTABLISHED AT A MINIMUM OF 4 TO 5 PLANTS PER SQUARE FOOT WITHIN 4 WEEKS AFTER GERMINATION, AND MAINTAINED AT THIS LEVEL, OR SHALL BE RESEEDED UNTIL ESTABLISHED AT THAT RATE.
4. ALL NATIVE SEED AREAS SHALL HAVE A LONG TERM MAINTENANCE PLAN THAT INCLUDES A MOWING, WATERING, WEED CONTROL, FERTILIZATION AND CORE AERATION SCHEDULE.
5. ALL TURF INSTALLATIONS, OTHER THAN SODDING, WILL REQUIRE AN ADDITIONAL WARRANTY PERIOD OF NO LESS THAN 2 YEARS.

## SOILS STATEMENT

ACCORDING TO UNITED STATES DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES CONSERVATION SERVICE, ONLY TWO TYPES OF SOILS HAS BEEN IDENTIFIED WITHIN THE PROJECT BOUNDARY. NUNN CLAY LOAM, 0 TO 1 PERCENT SLOPES MAKES UP 20% OF THE SOIL TYPE FOR THE PROJECT AREA AND PLATNER LOAM 0 TO 3 PERCENT SLOPES MAKES UP 80% OF THE SOIL TYPE FOR THE PROJECT ARE. SOIL TYPES PRESENT NO RESTRICTIONS FOR DEVELOPMENT.

| SOIL AMENDMENT REQUIRED | | | |
|---|---|---|---|
| R.O.W. AREA (SF) | 43,898 | X 5YDS / 1000 SF = | 220 CU.YDS. |
| PA 2 (SF) | 271,105 | X 5YDS / 1000 SF = | 1356 CU.YDS. |
| | | TOTAL | 1576 CU.YDS. |

## TREE SURVEY

NOVERA PA-2
1/8/2020
TREE SURVEY

| TAG # | DBH(INCHES) | BOTANICAL NAME | COMMON NAME | ISSUES AND CONCERNS | CONDITION | COND % |
|---|---|---|---|---|---|---|
| 3 | 24.0 | *Ulmus pumila* | Siberian Elm | Limited root space. Co-dominant trunk, 50% dead crown, squirrel damage. | POOR | 40% |
| | 24.0 | | | | | |
| 1 | 12.0 | *Ulmus pumila* | Siberian Elm | Limited root space. Co-dominant trunk, squirrel damage, > 30% crown dieback. | FAIR | 50% |
| 4 | 8.0 | *Ulmus pumila* | Siberian Elm | Limited root space. Co-dominant trunks (weak), squirrel damage, elm leaf miner. | FAIR | 50% |
| | 20.0 | | | | | |
| 2 | 54.0 | *Populus deltoides* | Plains Cottonwood | Limited root space. Co-dominant trunk. Some basal cavity, some decay, 10% crown dieback. | ADEQUATE | 60% |
| | 54.0 | | | | | |
| | 98.0 | | | | | |

| | | |
|---|---|---|
| DEAD | 0% | 0% |
| POOR | 24% | 45-35% |
| FAIR | 20% | 55-50% |
| ADEQUATE | 55% | 65-60% |
| GOOD | 0% | 85-70% |
| | 100% | |

NOTE: PRUNING OF PRESERVED TREE SHALL BE ONLY PREFORMED BY A LICENSED TREE CARE SPECIALIST.

**LOT COVERAGE**

| SURFACE TYPE | AREA (SF) | % OF SITE |
|---|---|---|
| BUILDING COVERAGE: | 386,486 | 31.6% |
| PAVING & DRIVES: | 526,207 | 43.0% |
| LANDSCAPE OPEN AREA: | 267,785 | 21.9% |
| DRAINAGE CHANNEL*: | 42,504 | 3.5% |
| TOTAL: | 1,222,982 | 100.0% |

NOTE: LANDSCAPE OPEN AREA TO BE A MINIMUM OF 20% OF THE OVERALL SITE, EXCLUDING ROW AND DRAINAGE CHANNEL.
* DRAINAGE CHANNEL AREA ALONG W. 138TH AVE INCLUDES CHANNEL BOTTOM AND AREA UP TO THE 100-YR WSEL.

Fix this table. As it currently is, I cannot review this. The formatting is off. Please use the formatting requirements that are traditionally provided by an arborist that conducts a tree survey. Reference the uploaded example in eTRAKiT. The Ulmus may be removed and the the Cottonwood shall be marked as keep. Irrigation shall be required for the preserved tree.

ETRAKIT #PLN25-0016

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VILLAGE CO 80111
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FAX: 844.273.1057

DATE: 01/05/2026

NOVERA COMMERCE CENTER

OPUS

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS

SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 01.05.2026

32 OF 70

LANDSCAPE
COVER & NOTES

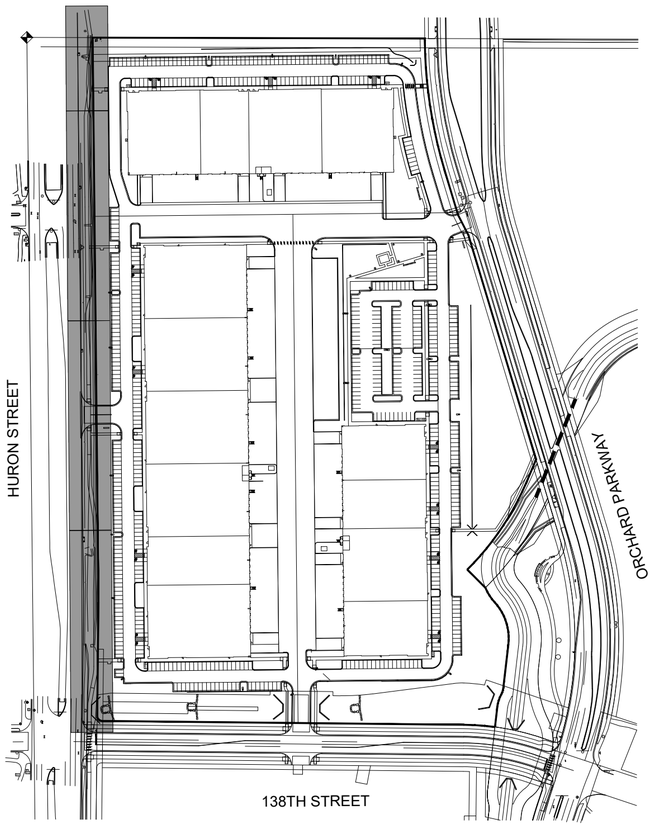
ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

OFFICIAL DEVELOPMENT PLAN

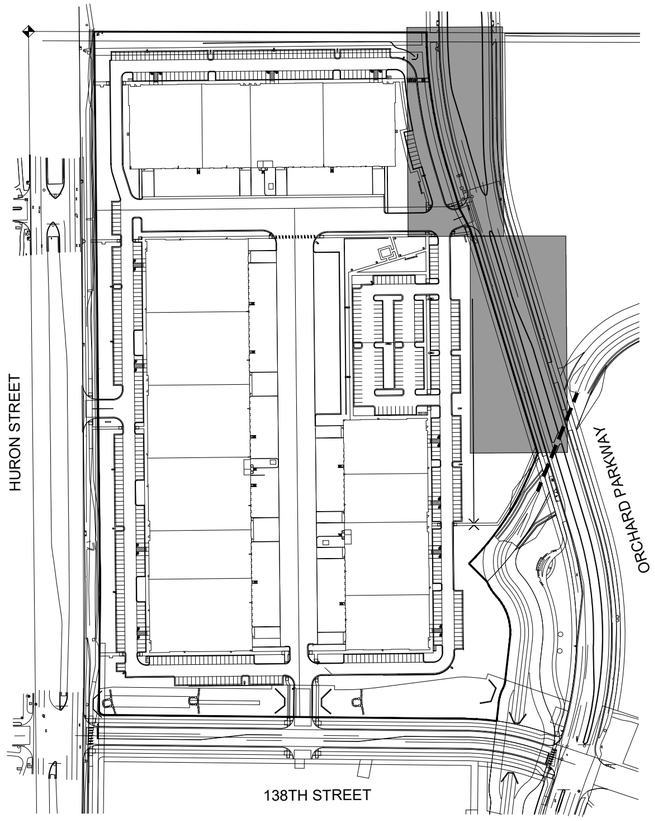
# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 34 OF 70

## HURON ST. - ROW




## ORCHARD PARKWAY - ROW




| R.O.W. LANDSCAPE METRICS - HURON ST. (32,958 SQUARE FEET OF R.O.W. LANDSCAPE AREA)* | | | | |
|---|---|---|---|---|
| MATERIAL | ORDINANCE REQUIREMENTS | PLANTINGS REQ./PROV. | SHRUB SUBSTITUTIONS REQ. / PROV. | GRASS SUBSTITUTIONS REQ. / PROV. |
| TREES | 1 TREE / 550 SF | 60 / 60 | N/A | N/A |
| SHRUBS | 3 SHRUBS / 550 SF | 180 / 176 | N/A | 12 / 124 (3 GRASSES PER 1 SHRUB) |

12

| GROUND COVERS | | |
|---|---|---|
| | 4,865 SF | 1-1/2" CLEAR CREEK GRANITE |
| | 6,782 SF | BUFFALO BRAND NATIVE TURF MIX |
| | 16,173 SF | BUFFALO/BLUE GRAMA MIX |
| | 5,138 SF | SHREDDED HARDWOOD MULCH |

| R.O.W. LANDSCAPE METRICS - ORCHARD PKWY (10,940 SQUARE FEET OF R.O.W. LANDSCAPE AREA)* | | | | |
|---|---|---|---|---|
| MATERIAL | ORDINANCE REQUIREMENTS | PLANTINGS REQ./PROV. | SHRUB SUBSTITUTIONS REQ. / PROV. | GRASS SUBSTITUTIONS REQ. / PROV. |
| TREES | 1 TREE / 550 SF | 20 / 20 | N/A | N/A |
| SHRUBS | 3 SHRUBS / 550 SF | 60 / 82 | N/A | 0 / 111 (3 GRASSES PER 1 SHRUB) |

| GROUND COVERS | | |
|---|---|---|
| | 1,500 SF | 1-1/2" CLEAR CREEK GRANITE |
| | 6,991 SF | BUFFALO/BLUE GRAMA MIX |
| | 2,449 SF | SHREDDED HARDWOOD MULCH |

| R.O.W. LANDSCAPE METRICS - OVERALL | | | |
|---|---|---|---|
| MATERIAL | PLANT MATERIAL REQ./PROV. | SHRUB SUBSTITUTIONS REQ. / PROV. | GRASS SUBSTITUTIONS REQ. / PROV. |
| TREES | 80 / 80 | N/A | N/A |
| SHRUBS | 240 / 258 | N/A | 12 / 235 (3 GRASSES PER 1 SHRUB) |

NORTH

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SCALE

ETRAKIT #PLN25-0016

OPUS

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HRGreen

DATE: 01/05/2026

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

*REVISIONS*
*SUB 02 - 08.29.2025*
*SUB 03 - 11.10.2025*
*SUB 04 - 01.05.2026*

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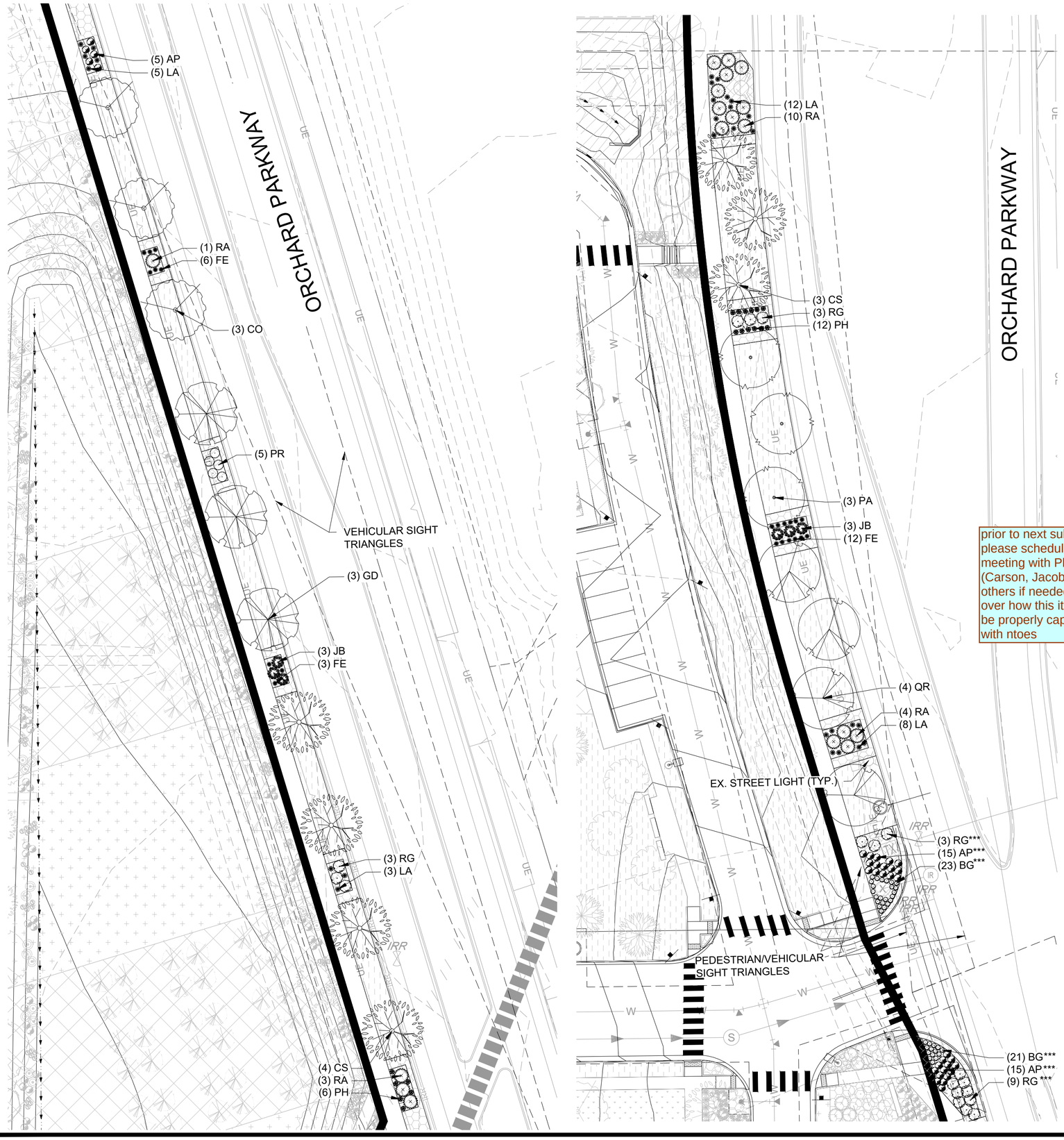
R.O.W. LANDSCAPE METRICS

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

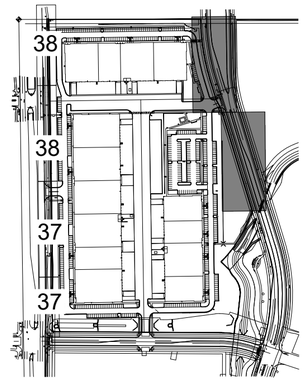
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 39 OF 70




KEY MAP

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| | 6,782 SF | BUFFALO BRAND NATIVE TURF MIX |
| | 16,173 SF | BUFFALO/BLUE GRAMA MIX |
| | 5,138 SF | SHREDDED HARDWOOD MULCH |

prior to next submittal, please schedule a meeting with Planning (Carson, Jacob & others if needed) to go over how this item will be properly captured with ntoes

Add note on all applicable plans clarifying maintenance of median. You can add note on all site plan exhibits to reference ownership and maintenance table on the cover sheet if that that helps make the exhibits less busy

HR GREEN RESPONSE: NOTED. RESPONSIBILITY FOR THE MEDIAN WILL BE BY OTHERS.

NORTH

0 30
SCALE

ETRAKIT #PLN25-0016

OPUS

HRGreen

HR GREEN - DENVER
5613 DTC PARKWAY
SUITE 950
GREENWOOD
VILLAGE CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

DATE: 01/05/2026

NOVERA COMMERCE CENTER

OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 01.05.2026

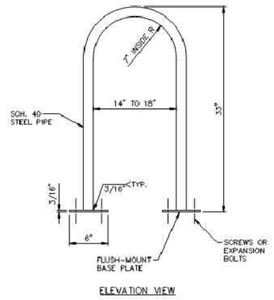
39 OF 70
R.O.W. ENLARGEMENT PLAN 3

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

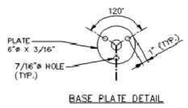
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 55 OF 70




ELEVATION VIEW




BASE PLATE DETAIL

NOTES:
1. PIPE SHALL BE:
   -MINIMUM 1-1/4" SCHEDULE 40 STEEL PIPE (1-5/8" OUTSIDE DIAMETER)
   -MAXIMUM 1-1/2" SCHEDULE 40 STEEL PIPE (2" OUTSIDE DIAMETER)
2. U-PIPE SHALL BE SOLID ONE-PIECE CONSTRUCTION WITH CONTINUOUS BEND AND LEGS 14" TO 18" APART.
3. U-PIPE AND BASE PLATE PIPE SHALL BE GALVANIZED WITH COLOR POWDER COAT FINISH. COLOR SHALL BE FEDERAL STANDARD 595C FS 14056 (FEDERAL GREEN).
4. THE RACK SHALL BE FLUSH MOUNTED WITH WELDED BASE PLATES. ANCHOR TO CONCRETE WITH HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS).

NOT TO SCALE

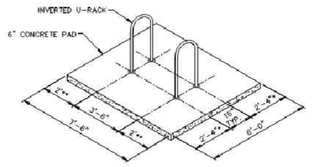
| CITY of WESTMINSTER 4800 WEST 92ND AVENUE WESTMINSTER, COLO. 80031 | INVERTED "U" BICYCLE RACKS | |
|---|---|---|
| | DATE: JUNE 2019 | T34 |

1 BIKE RACK

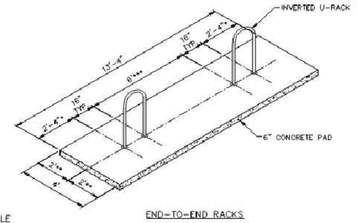
SCALE: NTS

CONCRETE PAD NOTES:
1. EXPOSED CONCRETE SURFACE SHALL BE BROOM FINISHED.
2. PAD SIZE MAY VARY AS DIRECTED BY THE CITY ENGINEER.
3. PAD SHALL BE CONSTRUCTED WITH CLASS B OR CLASS P CONCRETE.
4. CONCRETE PAD SURFACE SHALL BE SLOPED AT 2% TO DRAIN.

DIMENSIONS:
* 3'-4" MINIMUM WHEN INSTALLED PERPENDICULAR TO A WALL OR CURB
** 3' MINIMUM WHEN INSTALLED PARALLEL TO A WALL OR CURB, 5' MINIMUM SEPARATION FROM CURB FACE WHEN INSTALLED ADJACENT TO A CURB WITH HEAD-IN PARKING
*** 10' MINIMUM IF MORE THAN TWO U-RACKS IN A SERIES



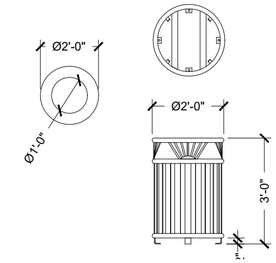

SIDE-BY-SIDE RACKS




END-TO-END RACKS

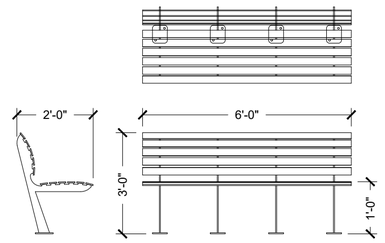
NOT TO SCALE

| CITY of WESTMINSTER 4800 WEST 92ND AVENUE WESTMINSTER, COLO. 80031 | INVERTED "U" BICYCLE RACKS | |
|---|---|---|
| | DATE: JUNE 2019 | T35 |



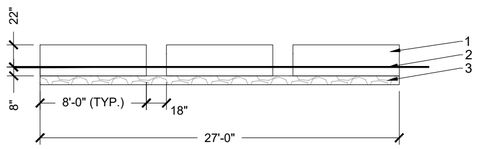

2 TRASH RECEPTACLE

SCALE: NTS




3 SEATING BENCH

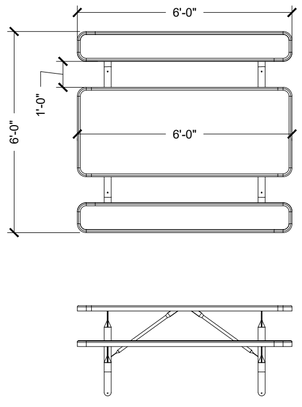
SCALE: NTS

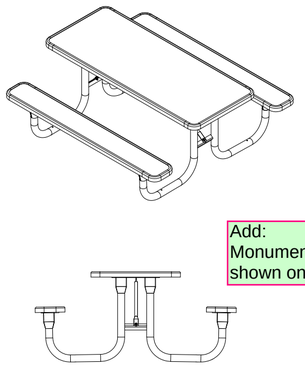



KEY NOTES:
1. SEATING BOULDER (CARTER LAKE BUFF BOULDERS)
2. GRADE LINE
3. STONE BED

4 STONE BENCH

SCALE: NTS

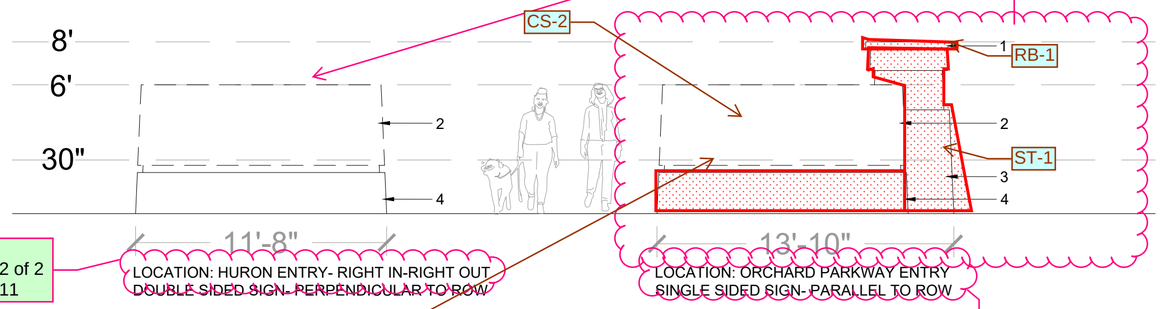


5 PICNIC TABLE

SCALE: NTS

Repeat comment: Please add sq ft of proposed signs in square feet (do not include base). Must be compliant with Sign Regs, B3




Add:
Monument Sign 2 of 2 shown on sheet 11

LOCATION: HURON ENTRY- RIGHT IN-RIGHT OUT
DOUBLE SIDED SIGN- PERPENDICULAR TO ROW

KEY NOTES:
1. PRE-CAST CAP - CS-2
2. ALUMINUM SIGN PANEL 43 FF - RB-1
3. SYNTH. STONE COLUMN - ST-1
4. SYNTH. STONE BASE - ST-1

Repeat comment: Provide material specs

LOCATION: ORCHARD PARKWAY ENTRY
SINGLE SIDED SIGN- PARALLEL TO ROW

Add Monument Sign 1 of 2 shown on sheet 10

6 SIGNAGE

SCALE: NTS

To avoid redundancy, just call out "Marks" on elevations that match up to finish tables below and remove these key notes

NOVERA PA-2
12/29/2025
FINISH MATERIALS

| MARK | COLOR | STYLE | MANUFACTURER |
|---|---|---|---|
| PAINT | | | |
| RB-1 | OIL RUBBED BRONZE TEXTURE | T291-BR251 | CARDINAL PAINT |
| STONE | | | |
| ST-1 | CREAM | 3" SPLIT LIMESTONE | CORONADO STONE |
| CS-2 | #8A | DARK SPLIT STONE | MIDWEST CAST STONE |

## FURNISHING SCHEDULE

| FURNISHING | MANUFACTURER | MAKE/MODEL |
|---|---|---|
| TRASH RECEPTACLE | KEYSTONE RIDGE DESIGNS | CATALINA |
| STONE BENCH | TRIBBLE STONE COMPANY | CARTER LAKE BUFF BOULDERS |
| PICNIC TABLE | MVP PLAYGROUNDS | T6UL |
| SHELTER | CEDAR FOREST PRODUCTS | OPEN TIMBER TRUSS |
| SEATING BENCH | KEYSTONE RIDGE DESIGNS | CARSON |
| BIKE RACK | WESTMINSTER STANDARD | T34/T35 |

ETRAKIT #PLN25-0016


OPUS

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FAX: 844.273.1057


DATE: 01/05/2026

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
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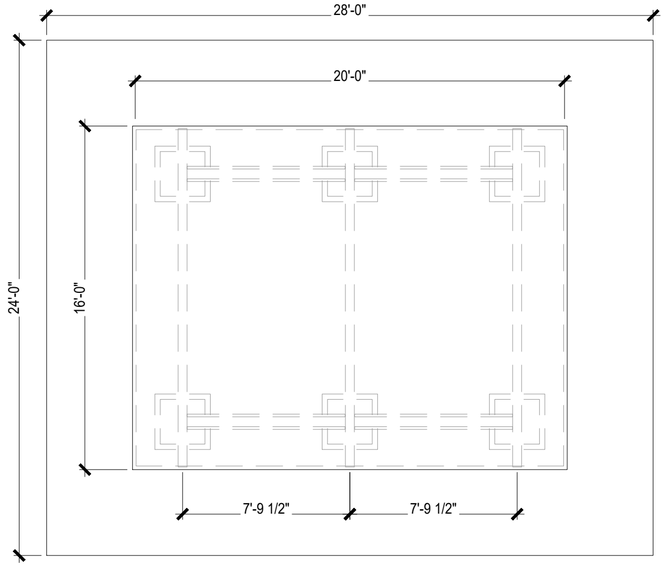
DETAILS 2

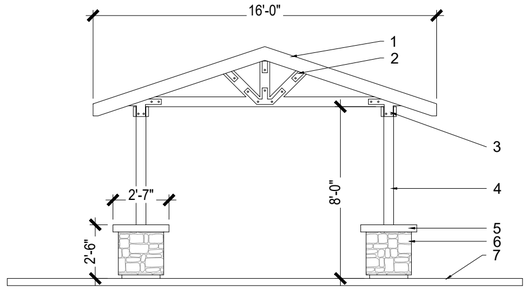
ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 56 OF 70

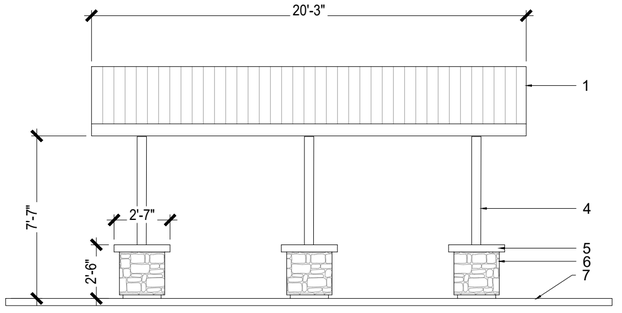


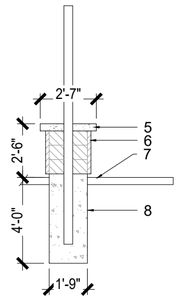




LOCATION: MAIN AMENITY AREA

KEY NOTES:
1. METAL MAX RIB 29 GA ROOF 4:12
2. OPEN TIMBER TRUSS
3. STEEL GUSSET (TYP.)
4. 6" TIMBER POST
5. PRE-CAST CAP
6. SYNTH. STONE COLUMN
7. 4" CONC. SLAB
8. CONC. FOOTING
*~~ALL COLORS TBD/ DIMS APPROX.~~

remove. If minor changes are needed, this could be reviewed with cleanup amendment




1 SHELTER
SCALE: NTS

Repeat comment: provide materials table to match with these callouts and use similar labeling as elevations where applicable

SCHEDULE OF EXTERIOR MATERIALS

| KEY | MATERIALS | MANUFACTURER | PRODUCT | COLOR / FINISH | DESCRIPTION |
|---|---|---|---|---|---|
| EM-1 | STANDING SEAM ROOF | BERRIDGE | REFER TO SPEC | KYNAR 500 MATTE BLACK | GALVANIZED STEEL SHEET W KYNAR FINISH STANDARD COLOR |
| EM-2 | METAL CAP FLASHING | REFER TO SPEC | REFER TO SPEC | KYNAR 500 MATTE BLACK | GALVANIZED STEEL SHEET W KYNAR FINISH STANDARD COLOR |
| EM-3 | POWDER COATED STEEL | SIGNAGE SUPPLIER | | CHARCOAL | METAL ACCENT PANEL |
| EWF-1 | BRICK VENEER | SUMMIT BRICK | NORMAN STANDARD | MORNING SAGE | 1/2 RUNNING BOND. REFER TO DETAIL. MORTAR: SOLOMAN COLORS, INC. 10H LIGHT BUFF JOINT PROFILE: WEATHER-STRUCK |
| EWF-2 | ELASTOMERIC COATING | DRYVIT | SANDPEBBLE | BENJAMIN MOORE AF135 INTERLUDE | APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS. APPLIED OVER MASONRY AT CORRAL. |
| EWF-3 | CAST STONE LEDGE | MARCSTONE | | 6658 ARCHITECT'S GREY | MORTAR: ARGOS MAGNOLIA MASON'S MIX |
| EWF-4 | STACKED STONE | CORONADO STONE | CORONADO HONEY LEDGE | CARMEL MOUNTAIN | |
| EWF-5 | ELASTOMERIC COATING | DRYVIT | SANDPEBBLE | BENJAMIN MOORE AF135 INTERLUDE | APPLIED OVER PORTLAND CEMENT STUCCO EXTERIOR WALL. APPLIED OVER EIFS AT ROOF SCREEN. |
| EWF-6 | ELASTOMERIC COATING | DRYVIT | SANDPEBBLE | #102 BRIGHT WHITE | APPLIED OVER PORTLAND CEMENT STUCCO AT TOWERS. |
| EWS-1 | DRIVE-THRU WINDOW | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | |
| EWS-2 | ALUMINUM STOREFRONT | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | |
| EWS-3 | ALUMINUM STOREFRONT | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | VENNERED GLAZING SYSTEM WITH BLACK SPANDREL GLAZING |
| P-5 | EXTERIOR PAINT | BENJAMIN MOORE | SUPER SPEC (P24) | SEMI-GLOSS TO MATCH ADJACENT MATERIAL | TWO COATS REQUIRED |
| P-10 | EXTERIOR PAINT | BENJAMIN MOORE | SUPER SPEC (P23) | LOW LUSTER - BLACK | TWO COATS REQUIRED |
| EWS-4 | DRIVE-THRU SLIDING DOOR | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | |

ETRAKIT #PLN25-0016

OPUS

HRGreen

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5613 DTC PARKWAY
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FAX: 844.273.1057

DATE: 01/05/2026

NOVERA COMMERCE CENTER
OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 04 - 01.05.2026

56 OF 70
DETAILS 3

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

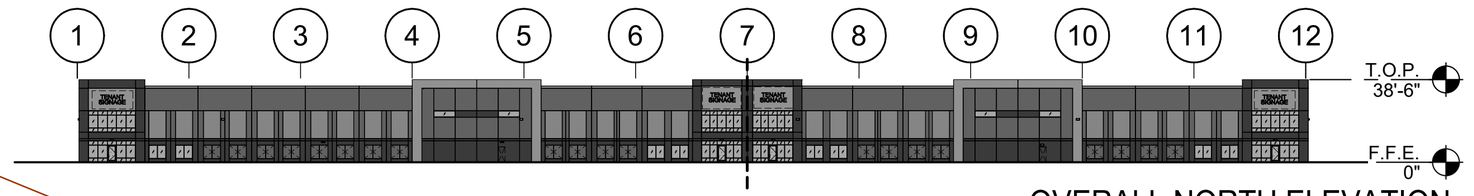
For recording- Remove all grayscale and use only black and white line drawings.

OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

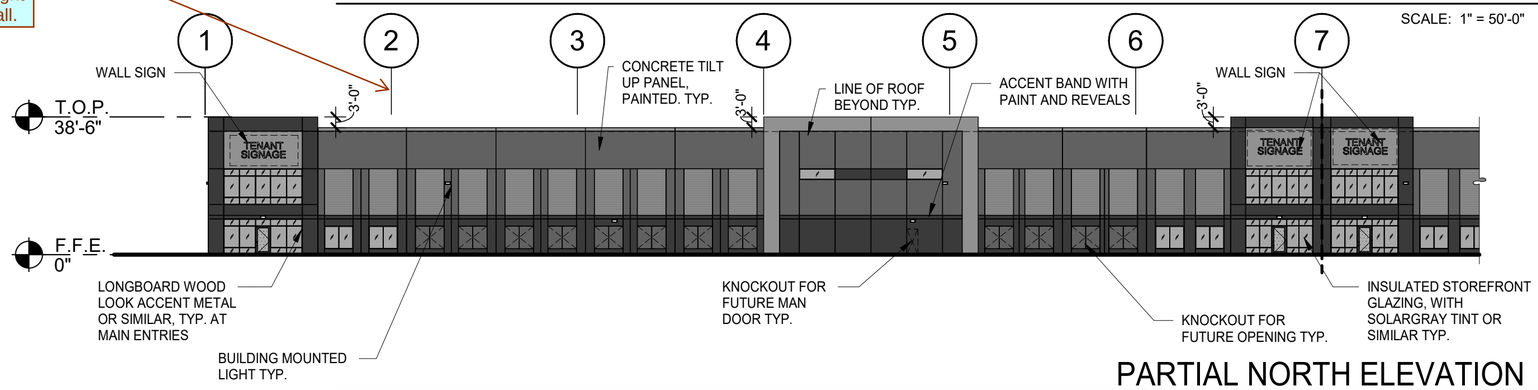
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 57 OF 70

TYP all sheets: Show the location of rooftop units with a dashed rectangular box. Rooftop units must be screened to full height with the parapet wall.



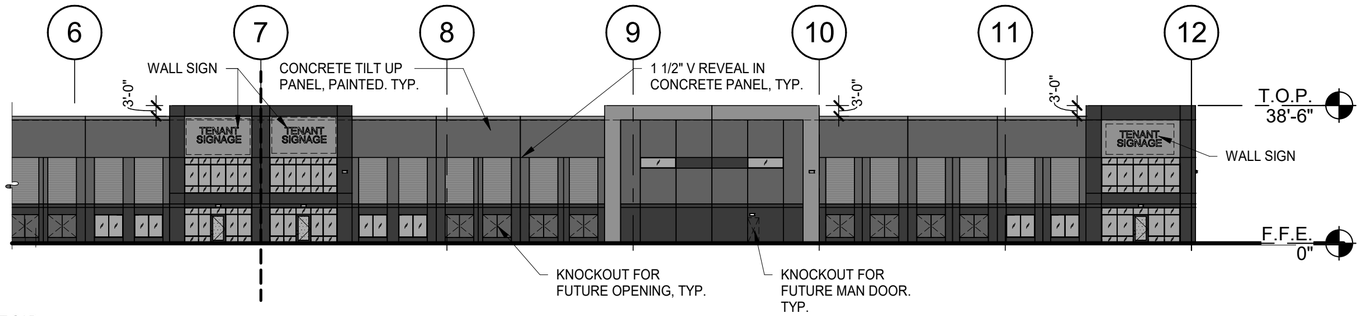

## OVERALL NORTH ELEVATION 1

SCALE: 1" = 50'-0"

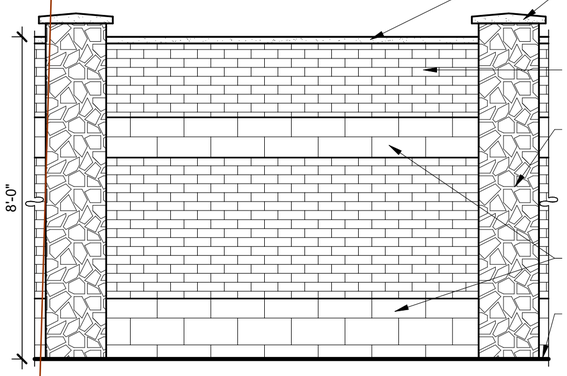



## PARTIAL NORTH ELEVATION 2

SCALE: 1" = 30'-0"




TYP: repeat comment: for all materials, include material labeling and match with material tables. See notes sheet 56



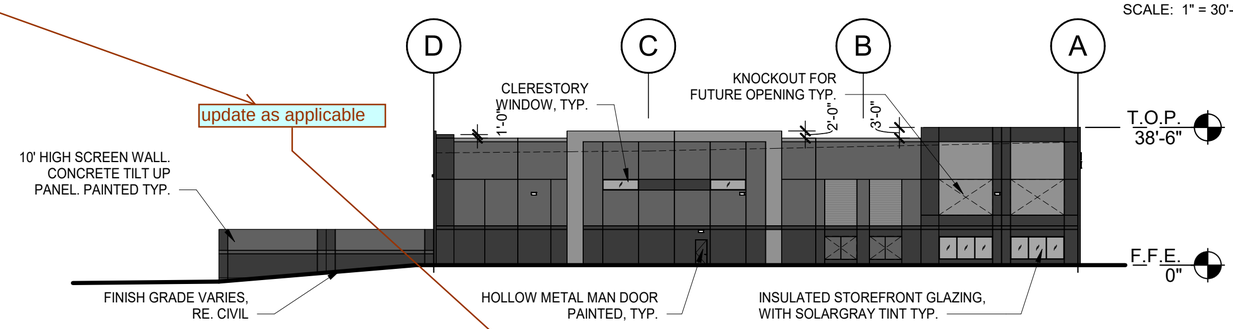

## SCREEN WALL 5

SCALE: 3/8" = 1'-0"

## PARTIAL NORTH ELEVATION 3

SCALE: 1" = 30'-0"

update as applicable




## EAST ELEVATION 4

SCALE: 1" = 30'-0"

TYP: relocate this note to be entirely within sheet border

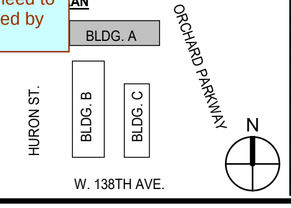
BASE COLOR: SHERWIN WILLIAMS - SW7039 - VIRTUAL TUAPE
SECONDARY COLOR: SHERWIN WILLIAMS SW 7041 - VAN DYKE BROWN
SECONDARY COLOR: SHERWIN WILLIAMS - SW 7036 - ACCESSIBLE BEIGE

**NOTES:**

ALL SIGNAGE PROPOSED / INSTALLED WILL COMPLY WITH THE WESTMINSTER MUNICIPAL CODE SIGNAGE REGULATIONS AND THIS DP AND MUST BE SEPARATELY REVIEWED AND PERMITTED WITH A VALID SIGN PERMIT. SEE MASTER SIGN PROGRAM REFERENCED ON PAGE 5. SIGNAGE LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH THE INTENT OF PROVIDING ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE BEST INTEGRATED INTO THE ARCHITECTURE OF THE BUILDING. THESE LOCATIONS ARE INTENDED TO PROVIDE OPTIONS FOR THE BUILDING'S END-USER TO CONSIDER WHEN CITY'S SIGN CODE MAY FURTHER RESTRICT THE MAXIMUM AREA, LOCATION, AND NUMBER OF PROPOSED SIGNS.

ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED BY PARAPET OR EQUIPMENT MOUNTED SCREENS.

Update elevations to show rooftop units with dashed box. Rooftop units need to be fully screened by parapet walls




**SCHEDULE OF EXTERIOR MATERIALS**

| MATERIAL | MANUFACTURER | COLOR/ FINISH | DESCRIPTION |
|---|---|---|---|
| PAINT P-1 | SHERWIN WILLIAMS | 7041 VAN DYKE BROWN | BUILDING FIELD PAINT |
| PAINT P-2 | SHERWIN WILLIAMS | 7039 VIRTUAL TAUPE | BUILDING ACCENT PAINT |
| PAINT P-3 | SHERWIN WILLIAMS | 7036 ACCESSIBLE BEIGE | BUILDING ACCENT PAINT |
| STOREFRONT FRAMES | KAWNEER OR EQUAL | DARK BRONZE | BUILDING STOREFRONT GLAZING FRAMES |
| GLAZING | VITRO | SOLARGRAY TINT | BUILDING GLASS |
| WOOD LOOK PANEL | LONGBOARD OR EQUAL | BLONDE OAK | BUILDING ACCENT WOOD PANELS AT ENTRIES |
| MASONRY CAP | BASALITE OR EQUAL | PRECISION 5609 WR | SITE WALL MASONRY |
| CULTURED STONE | WESTLAKE ROYAL OR EQUAL | DEL MAR LEDGESTONE/ BURNT OCRE | SITE WALL PILASTER AND SITE SHELTER PILASTER |
| BRICK MASONRY | BASALITE OR EQUAL | BIRMINGHAM BLEND | SITE WALL MASONRY |
| SPLIT FACE CMU | BASALITE OR EQUAL | SPLIT FACE 5609 WR | SITE WALL MASONRY |

ETRAKIT #PLN25-0016

OPUS

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

DATE: 12/30/2025

NOVERA COMMERCE CENTER

OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPEMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 02 - 12.30.2025

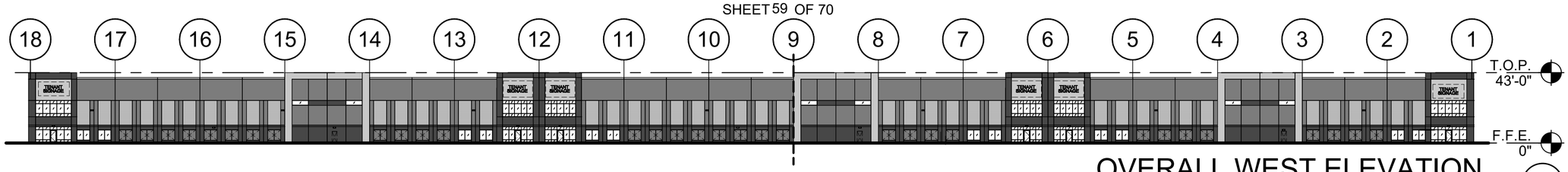
57 OF 70
BUILDING A ELEVATIONS

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

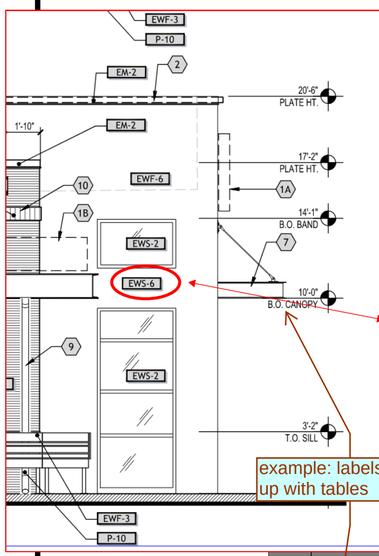
OFFICIAL DEVELOPMENT PLAN

# NOVERA COMMERCE CENTER - BLOCK 2

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 59 OF 70




OVERALL WEST ELEVATION 1
SCALE: 1" = 50'-0"




example: labels match up with tables

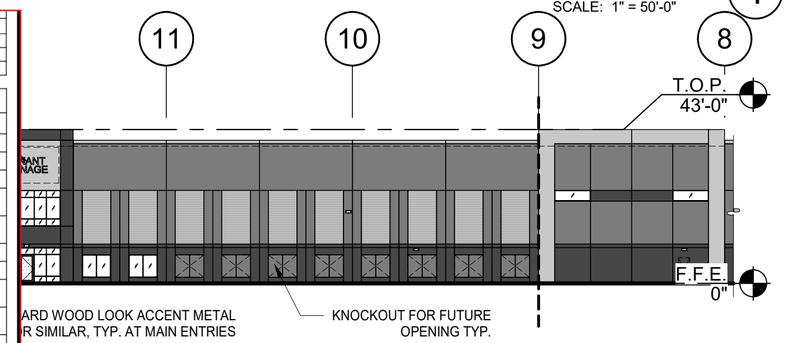
PER MASTER SIGN PLAN FOR THIS SHOPPING CENTER, ALL WALL SIGNS SHALL BE INDIVIDUAL RAISED LETTER TYPE, WITH INTERNAL ILLUMINATION

TOTAL SQ.FT. 4,485 SQ.FT. = 100%

| | |
|---|---|
| | SHEET PCS. G.C. TO PERMIT CANOPIES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS. |
| 3 | CONFIRM OUTDOOR SPEAKER LOCATIONS WITH I.T. |
| 4 | VERIFY ROOF FLAGS, LOGO SIGNS, PAINTED MURAL W/ SIGNAGE VENDOR. |
| 5 | ALL ROOF TOP MECHANICAL EQUIPMENT TO BE FULLY SCREENED |

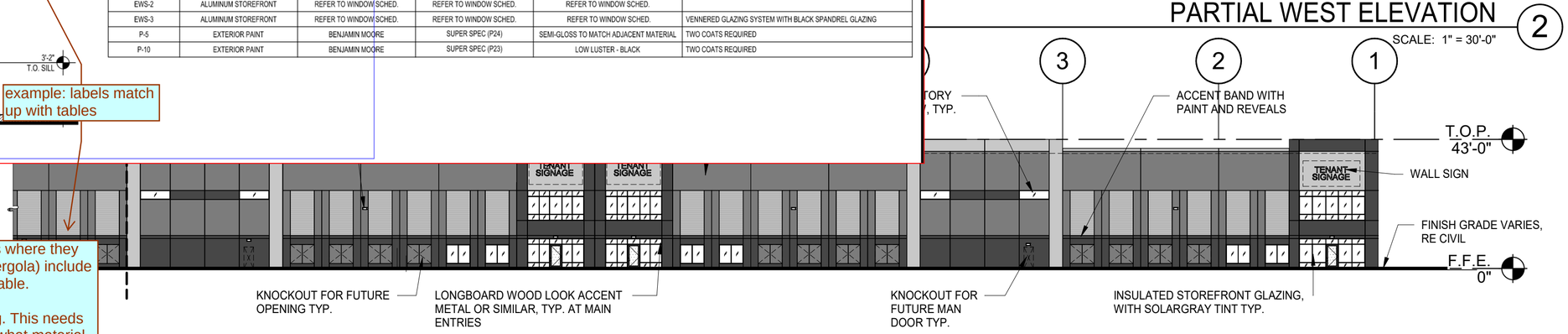
SCHEDULE OF EXTERIOR MATERIALS

| KEY | MATERIALS | MANUFACTURER | PRODUCT | COLOR / FINISH | DESCRIPTION |
|---|---|---|---|---|---|
| EM-1 | STANDING SEAM ROOF | BERRIDGE | REFER TO SPEC | KYNAR 500 MATTE BLACK | GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR |
| EM-2 | METAL CAP FLASHING | REFER TO SPEC | REFER TO SPEC | KYNAR 500 MATTE BLACK | GALVANIZED STEEL SHEET W/ KYNAR FINISH STANDARD COLOR |
| EM-3 | POWDER COATED STEEL | SIGNAGE SUPPLIER | | CHARCOAL | METAL ACCENT PANEL |
| EWF-1 | BRICK VENEER | SUMMIT BRICK | NORMAN STANDARD | MORNING SAGE | 1/2 RUNNING BOND, REFER TO DETAIL. MORTAR: SOLOMAN COLORS, INC. 10H LIGHT BUFF JOINT PROFILE: WEATHER-STRUCK |
| EWF-2 | ELASTOMERIC COATING | DRYVIT | SANDPEBBLE | BENJAMIN MOORE AF135 INTERLUDE | APPLIED OVER PORTLAND CEMENT STUCCO AT EXTERIOR WALLS. APPLIED OVER MASONRY AT CORRAL. |
| EWF-3 | CAST STONE LEDGE | MARCSTONE | | 6658 ARCHITECT'S GREY | MORTAR: ARGOS MAGNOLIA MASON'S MIX |
| EWF-4 | STACKED STONE | CORONADO STONE | CORONADO HONEY LEDGE | CARMEL MOUNTAIN | |
| EWF-5 | ELASTOMERIC COATING | DRYVIT | SANDPEBBLE | BENJAMIN MOORE AF135 INTERLUDE | APPLIED OVER PORTLAND CEMENT STUCCO EXTERIOR WALL. APPLIED OVER EIFS AT ROOF SCREEN. |
| EWF-6 | ELASTOMERIC COATING | DRYVIT | SANDPEBBLE | #102 BRIGHT WHITE | APPLIED OVER PORTLAND CEMENT STUCCO AT TOWERS. |
| EWS-1 | DRIVE-THRU WINDOW | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | |
| EWS-2 | ALUMINUM STOREFRONT | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | |
| EWS-3 | ALUMINUM STOREFRONT | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | REFER TO WINDOW SCHED. | VENNERED GLAZING SYSTEM WITH BLACK SPANDREL GLAZING |
| P-5 | EXTERIOR PAINT | BENJAMIN MOORE | SUPER SPEC (P24) | SEMI-GLOSS TO MATCH ADJACENT MATERIAL | TWO COATS REQUIRED |
| P-10 | EXTERIOR PAINT | BENJAMIN MOORE | SUPER SPEC (P23) | LOW LUSTER - BLACK | TWO COATS REQUIRED |

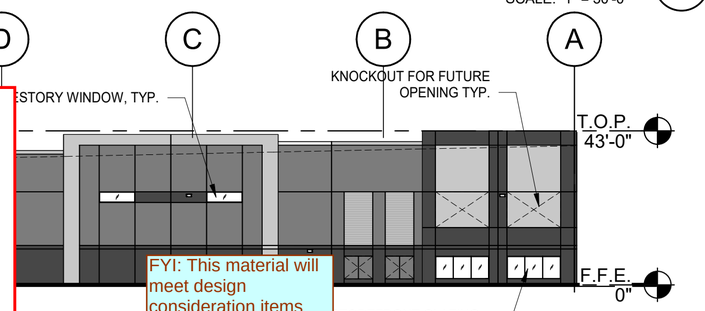



ARD WOOD LOOK ACCENT METAL R SIMILAR, TYP. AT MAIN ENTRIES

PARTIAL WEST ELEVATION 2
SCALE: 1" = 30'-0"




PARTIAL WEST ELEVATION 3
SCALE: 1" = 30'-0"




STOREFRONT GLAZING, SOLARGRAY TINT TYP.

NORTH ELEVATION 4
SCALE: 1" = 30'-0"

provide this updated table with colored exhibits separate submittal item and ensure items match

SCHEDULE OF EXTERIOR MATERIALS

| MATERIAL | MANUFACTURER | COLOR/ FINISH | DESCRIPTION |
|---|---|---|---|
| PAINT P-1 | SHERWIN WILLIAMS | 7041 VAN DYKE BROWN | BUILDING FIELD PAINT |
| PAINT P-2 | SHERWIN WILLIAMS | 7039 VIRTUAL TAUPE | BUILDING ACCENT PAINT |
| PAINT P-3 | SHERWIN WILLIAMS | 7036 ACCESSIBLE BEIGE | BUILDING ACCENT PAINT |
| STOREFRONT FRAMES | KAWNEER OR EQUAL | DARK BRONZE | BUILDING STOREFRONT GLAZING FRAMES |
| GLAZING | VITRO | SOLARGRAY TINT | BUILDING GLASS |
| WOOD LOOK PANEL | LONGBOARD OR EQUAL | BLONDE OAK | BUILDING ACCENT WOOD PANELS AT ENTRIES |
| MASONRY CAP | BASALITE OR EQUAL | PRECISION 5609 WR | SITE WALL MASONRY |
| CULTURED STONE | WESTLAKE ROYAL OR EQUAL | DEL MAR LEDGESTONE/ BURNT OCRE | SITE WALL PILASTER AND SITE SHELTER PILASTER |
| BRICK MASONRY | BASALITE OR EQUAL | BIRMINGHAM BLEND | SITE WALL MASONRY |
| SPLIT FACE CMU | BASALITE OR EQUAL | SPLIT FACE 5609 WR | SITE WALL MASONRY |

TYP: Repeat comment: for material tables where they appear on all sheets (elevations, signs, pergola) include callouts on the drawings to match to this table.

FYI: This is needed for clarity and tracking. This needs to be clear for what part of the building is what material. Materials must be shown in a way so that future amendments or compliance issues can point to the elevations and table to see what part of the building/sign/pergola is exactly what.

As an example of why this information is needed. It is not clear to me if this is the stone that has been updated or if it is still somewhere on this ODP. Update this table with any changes

remove "or equal" field changes can be submitted via clean up amd for review

BASE COLOR: SHERWIN WILLIAMS - SW7039 - VIRTUAL TUAPE

SECONDARY COLOR: SHERWIN WILLIAMS SW 7041 - VAN DYKE BROWN

SECONDARY COLOR: SHERWIN WILLIAMS - SW 7036 - ACCESSIBLE BEIGE

SCHEDULE OF EXTERIOR MATERIALS

| MATERIAL | MANUFACTURER | COLOR/ FINISH | DESCRIPTION |
|---|---|---|---|
| PAINT P-1 | SHERWIN WILLIAMS | 7041 VAN DYKE BROWN | BUILDING FIELD PAINT |
| PAINT P-2 | SHERWIN WILLIAMS | 7039 VIRTUAL TAUPE | BUILDING ACCENT PAINT |
| PAINT P-3 | SHERWIN WILLIAMS | 7037 BALANCED BEIGE | BUILDING ACCENT PAINT |
| STOREFRONT FRAMES | KAWNEER OR EQUAL | DARK BRONZE | BUILDING STOREFRONT GLAZING FRAMES |
| GLAZING | VITRO | SOLARGRAY TINT | BUILDING GLASS |
| WOOD LOOK PANEL | LONGBOARD OR EQUAL | BLONDE OAK | BUILDING ACCENT WOOD PANELS AT ENTRIES |
| MASONRY CAP | BASALITE OR EQUAL | PRECISION 5609 WR | SITE WALL MASONRY |
| CULTURED STONE | CORONADO STONE OR EQUAL | 3" SPLIT LIMESTONE/ CREAM | SITE WALL PILASTER AND SITE SHELTER PILASTER |
| BRICK MASONRY | BASALITE OR EQUAL | BIRMINGHAM BLEND | SITE WALL MASONRY |
| SPLIT FACE CMU | BASALITE OR EQUAL | SPLIT FACE 5609 WR | SITE WALL MASONRY |

FYI: This material will meet design consideration items from previous discussions and comments. Please provide physical material at time of final recordation. (Note the material is for inspection purposes, this material does not need to be submitted for further review).

**NOTES:**

ALL SIGNAGE PROPOSED / INSTALLED WILL COMPL
WESTMINSTER MUNICIPAL CODE SIGNAGE REGULA
AND MUST BE SEPARATELY REVIEWED AND PERMI
PERMIT. SEE MASTER SIGN PROGRAM REFERENCE
LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE
ILLUSTRATIVE PURPOSES ONLY WITH THE INTENT
ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE
THE ARCHITECTURE OF THE BUILDING. THESE LOC
TO PROVIDE OPTIONS FOR THE BUILDING'S END-US
CITY'S SIGN CODE MAY FURTHER RESTRICT THE MA
LOCATION, AND NUMBER OF PROPOSED SIGNS.
ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED BY PARAPET OR EQUIPMENT MOUNTED SCREENS.

10' HIGH CO PANE

W. 138TH AVE.

ETRAKIT #PLN25-0016

OPUS

WARE MALCOMB
ARCHITECTURE PLANNING INTERIORS
CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT

DATE: 12/30/2025

NOVERA COMMERCE CENTER

OPUS
OFFICIAL DEVELOPMENT PLAN

OFFICIAL DEVELOPMENT PLAN
PREPARED: 02.07.2025

REVISIONS
SUB 02 - 08.29.2025
SUB 03 - 11.10.2025
SUB 02 - 12.30.2025

59 OF 70
BUILDING B
ELEVATIONS

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

PAINT - SW 7041 - VAN DYKE BROWN

P-1

PAINT - SW 7039 - VIRTUAL TAUPE

P-2

PAINT - SW 7037 - BALANCED BEIGE

P-3

PAINT - SW 7037 - BALANCED BEIGE CONCRETE FORMLINER

P-4

STOREFRONT - DARK BRONZE ANODIZED ALUMINUM

S-1

VITRO - SOLARBAN INSULATED GLAZING WITH SOLARGRAY TINT

G-1

LONGBOARD - BLONDE OAK

A-1

OPUS

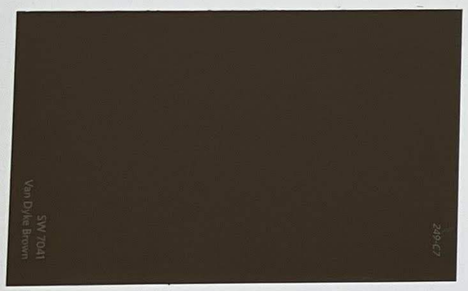
# MATERIAL AND COLOR BOARD

NOVERA COMMERCE CENTER

WARE MALCOMB

12.30.2025

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

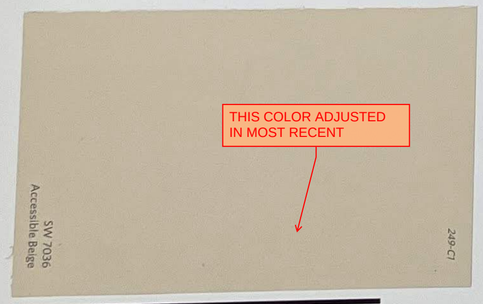



PAINT - SW 7041 - VAN DYKE BROWN

P-1

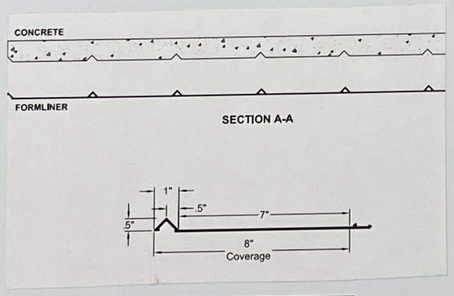
PAINT - SW 7039 - VIRTUAL TAUPE

P-2




PAINT - SW 7036 - ACCESSIBLE BEIGE

P-3




PAINT - SW 7036 - ACCESSIBLE BEIGE CONCRETE FORMLINER

P-4

STOREFRONT-DARK BRONZE ANODIZED ALUMINUM

S-1

VITRO - SOLARBAN INSULATED GLAZING WITH SOLARGRAY TINT

G-1

LONGBOARD - BLONDE OAK

A-1

OPUS

# MATERIAL AND COLOR BOARD

NOVERA COMMERCE CENTER

WARE MALCOMB

11.20.2025

ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

final
upon
materials, but please send newly agreed upon materials with clear demarcation of previously submitted materials that are no longer applicable.

SITE WALL

SITE SHELTER

STONE ADJUSTED IN MOST RECENT SUB4

STONE VENEER

PRECAST CAP @ SITE WALL

METAL ROOF @ SITE SHELTER

BRICK @ SITE WALL

SPLITFACE CMU @ RETAINING / SITE WALL

WOOD @ SITE SHELTER

OPUS.

# MATERIAL AND COLOR BOARD

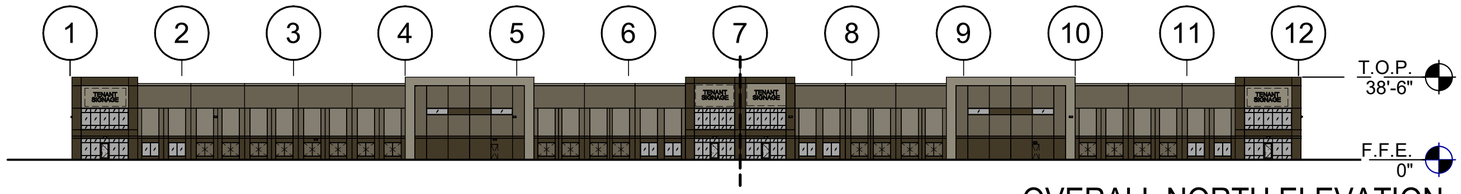
NOVERA COMMERCE CENTER

WARE MALCOMB

11.20.2025

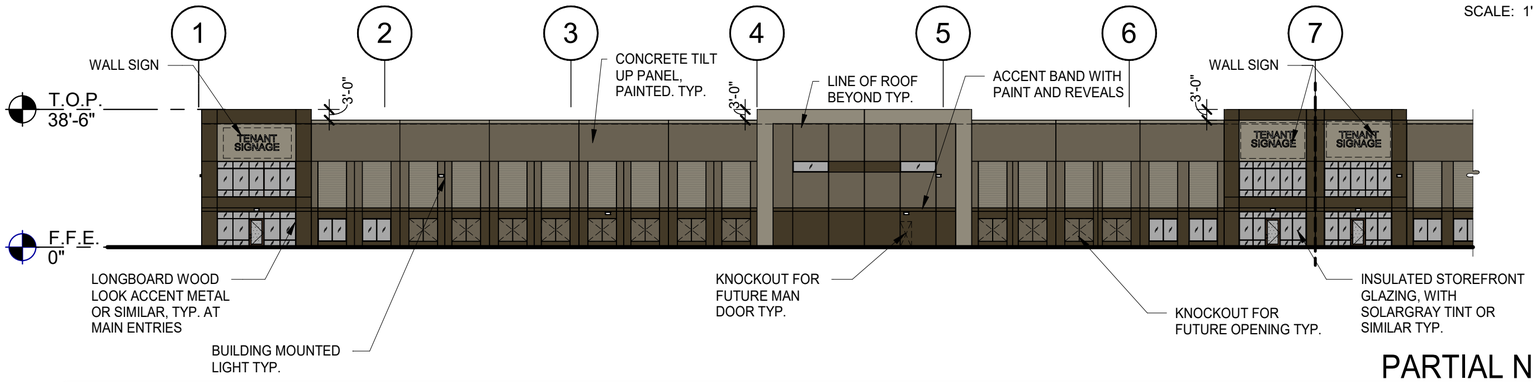
# ATTACHMENT 6 - OUTSTANDING TECHNICAL CORRECTIONS

REPEAT COMMENT: Thank you for providing the additional materials however the pergola, wall, monument sign, and retaining wall elevations have still not been included with this set.



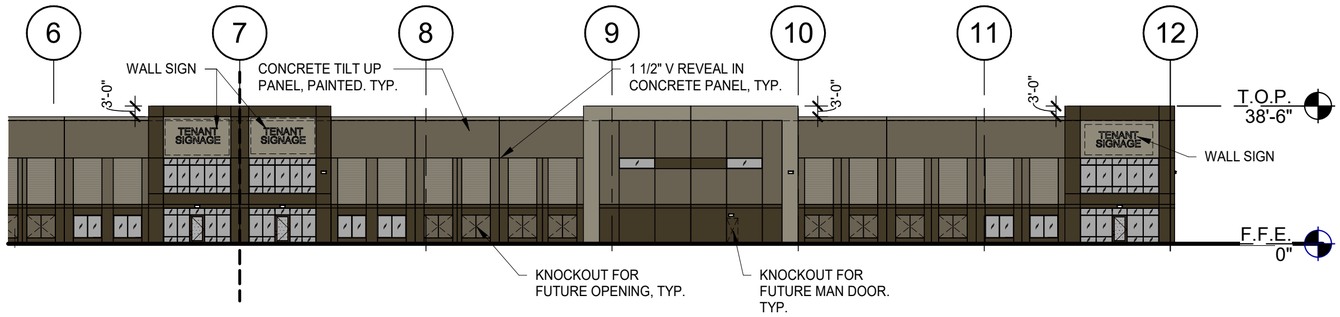

## OVERALL NORTH ELEVATION 1

SCALE: 1" = 50'-0"




## PARTIAL NORTH ELEVATION 2

SCALE: 1" = 30'-0"




## PARTIAL NORTH ELEVATION 3

SCALE: 1" = 30'-0"

update as noted with ODP redlines

**SCHEDULE OF EXTERIOR MATERIALS**

| MATERIAL | MANUFACTURER | COLOR/ FINISH | DESCRIPTION |
|---|---|---|---|
| PAINT P-1 | SHERWIN WILLIAMS | 7041 VAN DYKE BROWN | BUILDING FIELD PAINT |
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| PAINT P-3 | SHERWIN WILLIAMS | 7037 BALANCED BEIGE | BUILDING ACCENT PAINT |
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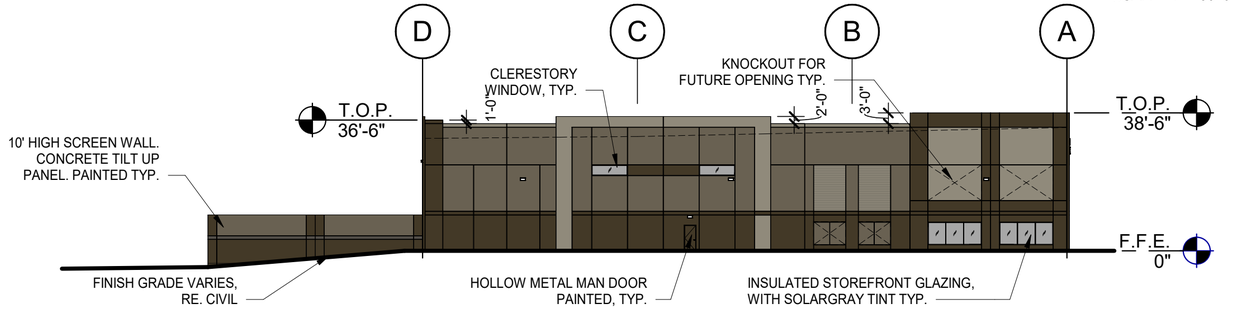
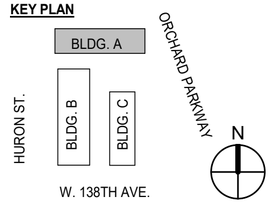



## EAST ELEVATION 4

SCALE: 1" = 30'-0"

**KEY PLAN**




**COLORS:**

- BASE COLOR: SHERWIN WILLIAMS - SW7039 - VIRTUAL TAUPE
- SECONDARY COLOR: SHERWIN WILLIAMS SW 7041 - VAN DYKE BROWN
- SECONDARY COLOR: SHERWIN WILLIAMS - SW 7037 - BALANCED BEIGE

OPUS® THE OPUS GROUP

BUILDING A COLOR ELEVATIONS

**NOVERA COMMERCE CENTER - BUILDING A**

WESTMINSTER, COLORADO,

WARE MALCOMB

12/30/2025

WESTMINSTER

Agenda Memorandum

Agenda Item 3b

Planning Commission Meeting
February 10, 2026

**Community Empowerment and Engagement**: Enhance the sense of community and connection in Westminster through engaging methods of communication and dialogue that improve accessibility, increase understanding, and encourage participation in civic and City life.

**SUBJECT:** Public Hearing and Recommendation of a Preliminary Development Plan Amendment for the Westglenn Subdivision Filing No. 7, located at 9140 Wadsworth Parkway

**PREPARED BY:** Trevor Harlow, AICP; Senior Planner

John McConnell, AICP, Planning Manager

**RECOMMENDED PLANNING COMMISSION ACTION:**

1. Hold a public hearing.
2. Recommend that City Council approve the Preliminary Development Plan Amendment for Westglenn Subdivision Lot 3A Filing No. 7.

**SUMMARY STATEMENT:**

- The subject property is located at 9140 Wadsworth Parkway. The property is comprised of 0.365 acres within the Westglenn Subdivision identified as Lot 3A, see Attachment 1.

- This Preliminary Development Plan (PDP) Amendment would add the land use of “Auto Service – Oil Change Facility” to the subject property, see Attachment 2. An Official Development Plan (ODP) Amendment will be required to entitle the proposed Take Five Oil Change Facility site-specific development plan.

**FISCAL IMPACT:**

$0 in expenditures.

**SOURCE OF FUNDS:**

Not applicable.

**POLICY ISSUE(S):**

Should Planning Commission recommend City Council approve the PDP Amendment for the Westglenn Subdivision Filing No.7?

**ALTERNATIVE(S):**

Planning Commission could choose to recommend City Council deny the PDP. Staff does not recommend this option because the proposed land use fits the character of the existing commercial center and facilitates the redevelopment of a vacant building and site.

**BACKGROUND INFORMATION:**

Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but typically requires a PDP and ODP pursuant to the land use allowances established by the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses and identify allowed densities and intensities of use. The W.M.C. requires that all developments comply with the Comprehensive Plan. The applicant has submitted an ODP to be reviewed concurrently to this PDP Amendment. If City Council approves this PDP Amendment, the applicant will need to finalize their ODP Amendment and secure the approval of civil construction and building construction documents prior to commencing construction on the site.

History of Subject Property

The subject property was annexed into the City in 1973 as part of the 90th and Wadsworth (“Bluffs”) annexation, which rezoned the property from Jefferson County A-1 and A-2 to Planned Unit Development (PUD) zoning. The original PDP for this property, Parcel C, was approved in 1985 as part of the Westglenn Mall PUD, establishing Parcel C for Office/Retail use.

In 1994, an ODP was approved for Parcel C, designating the property as “Building G.” In 1995, a separate ODP was approved for Pads/Buildings G and F, identifying this property as “Silverman’s Jewelers.”

Following the closure of Silverman’s Jewelers, the property accommodated various subsequent tenants, including a day spa that operated until 2020. The property has since been the subject of multiple development proposals, none of which advanced beyond concept.

The 2040 Comprehensive Plan designates this parcel, along with the surrounding commercial development, as Commercial Mixed-Use.

Nature of Request

The applicant is seeking approval of a PDP Amendment for Lot 3A of the Westglenn subdivision to add the land use of “Auto Service – Oil Change Facility” to allow for the development of a Take Five Oil Change facility on the property.

Upon approval of the PDP Amendment, the applicant can pursue the required ODP Amendment needed to allow the construction of the proposed Take Five Oil Change Facility. This facility is planned to be a three-bay drive through oil change facility on a 0.365-acre lot, designed as a 28.5 feet tall, single-story structure with a floor area of 1,738 square feet.

Applicant Name
Jim Gamble
Claycon Development Company
PO Box 11191
Charlotte, NC 28220

Owner Name
Gerald Bedrin
The Bedrin Organization
65 Harristown Road, Suite 301
Glen Rock, NJ 07452

Location

The subject property, addressed as 9140 Wadsworth Parkway, is located east of Wadsworth Parkway, south of the intersection of West 92nd Avenue and Wadsworth Parkway in the Westglenn Subdivision.

Surrounding Land Uses and Designations

| Direction | Development Name | Zoning | Comp Plan Designation | Current Use |
|---|---|---|---|---|
| **North** | Westglenn Mall | PUD | Commercial Mixed Use | Retail Commercial |
| **East** | Westglenn Mall | PUD | Commercial Mixed Use | Retail Commercial |
| **South** | Westglenn Mall/MAA Westglenn | PUD | Commercial Mixed Use/ Urban Multi-Family | Retail Commercial/Residential Multi-Family |
| **West** | Goodyear Auto Service/Silo Business Park/Wildridge Townhomes | PUD | Commercial/Neighborhood Office/Residential Medium Density | Office/Auto Service/ Townhomes |

Public Notification

Public Hearings require notification in accordance with Section 11-5-13(A), W.M.C., which requires the following public notification procedures:

- Property Posting: Notice of the public hearing shall be posted on the property by the applicant with a minimum of one sign per every 660 linear feet of street frontage in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the City's Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.

- Written Notice: At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to all addresses within 1,000 feet of the subject property. The mailing list to be used shall be provided to the applicant by City staff. The applicant has provided the City's Planning Manager with a certification that the required notices were mailed by the required deadline.

- Website Notice: Notice of the public hearing shall be published by the City on the City's official website.

Westminster Municipal Code Analysis

*11-5-14. - Standards for Approval of Planned Unit Development Zoning, Preliminary Development Plans and Amendments to Preliminary Development Plans.*

*(A) In reviewing an application for approval of Planned Unit Development zoning and its associated Preliminary Development Plan, or an amended Preliminary Development Plan, the following criteria shall be considered:*

1. *The Planned Unit Development (PUD) zoning and the proposed land uses in the associated Preliminary Development Plan are in conformance with the City's Comprehensive Plan and all City Codes, ordinances, and policies.*

   The PDP Amendment's proposed land use generally conforms to the existing Comprehensive Plan designation and conforms with the City Code, ordinances, and policies.

2. *The Preliminary Development Plan exhibits the application of sound, creative, innovative, and efficient planning principles.*

   The PDP Amendment exhibits sound planning principles as it allows an auto-oriented use within an existing auto-oriented commercial center turning a vacant building into an active commercial property.

3. *Any exceptions from standard Code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Preliminary Development Plan (PDP).*

   There are no exceptions included in the PDP Amendment.

4. *The PDP is compatible and harmonious with existing public and private development in the surrounding area.*

   The PDP Amendment proposes uses that are compliant with the 2040 Comprehensive Plan. The ODP Amendment for the future development must comply with all standard Code requirements and must include appropriate setbacks, landscaping, height restrictions, and proper buffer standards to ensure the development is harmonious with private development in the area and the surrounding commercial center.

5. *The PDP provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.*

   The PDP Amendment is compliant with the 2040 Comprehensive Plan and ample setbacks will protect the surrounding area from potential adverse influences.

6. *The PDP has no significant adverse impacts upon existing or future land uses nor upon the future development of the immediate area.*

   The PDP Amendment will not have significantly adverse impacts upon existing or future land uses. The PDP Amendment is generally compliant with the 2040 Comprehensive Plan.

7. *Streets, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.*

   The vehicle access points will be designed with future ODPs and will meet the City's Engineering Standards and Specifications.

8. *The City may require rights-of-way adjacent to existing or proposed arterial or collector streets, any easements for public utilities and any other public lands to be dedicated to the City as a condition to approving the PDP. Nothing herein shall preclude further public land dedications as a condition to ODP or plat approvals by the City.*

   The PDP Amendment does not preclude dedication of future right-of-way or public land. If additional right of way will be needed for this development, it will need to be shown on an ODP and Plat.

9. *Performance standards are included that ensure reasonable expectations of future Official Development Plans being able to meet the Standards for Approval of an Official Development Plan contained in Section 11-5-15, W.M.C.*

   The PDP Amendment includes the necessary standards to ensure future ODPs can meet the standards of approval. The ODP will need to meet the requirements included in City Code, the Retail Commercial Design Guidelines, and the Landscape Regulations.

10. *The applicant is not in default or does not have any outstanding obligations to the City.*

    The applicant is not in default with the City. As part of the ODP approval process, the applicant will have to work with the owner of the commercial center this site is located within to update the missing landscape within the overall commercial center to bring it into compliance before the associated ODP can be approved.

*(B) Failure to meet any of the above-listed standards may be grounds for denial of an application for Planned Unit Development zoning, a Preliminary Development Plan or an amendment to a Preliminary Development Plan.*

Public Comments

Public comments were received for this project and have been provided as part of the agenda packet, see Attachment 3.

Summary of Staff Recommendation

Staff recommends that the Planning Commission recommend approval of the Eighth Preliminary Development Plan Amendment for Westglenn Mall Lot 3A.

**STRATEGIC PLAN PRIORITIES:**

The City's Strategic Plan goal of Economic Vitality is met by facilitating the development of a new commercial business in an existing commercial center where the building has remained vacant for several years.

Respectfully Submitted,

John McConnell, AICP
Planning Manager

**ATTACHMENTS:**

Attachment 1: Vicinity Map

Attachment 2: Proposed Preliminary Development Plan Amendment

Attachment 3: Public Comment

# Vicinity Map
# Take Five Oil Change Facility
# 9140 Wadsworth Parkway

WESTMINSTER

0 105 210 420 Feet

City of Westminster Engineering (GIS)/ Planning - DWG - 07-22-2022

# EIGHTH AMENDED PRELIMINARY DEVELOPMENT PLAN
# WESTGLENN MALL - LOT 3A

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 2

## LEGAL DESCRIPTION

LOT 3A, FIRST REPLAT WESTGLENN SUBDIVISON FILING NO. 7, RECORDED JUNE 8, 1995 AT BOOK NO. 123, PAGE NO'S 54 & 55 AT RECEPTION NO. F0067314, COUNTY OF JEFFERSON, STATE OF COLORADO.

## SURVEYOR'S CERTIFICATE

I, _____, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PROPERTY BOUNDARY.

_____ _____
DATE REGISTERED LAND SURVEYOR & NO.

## PROJECT TEAM


OWNER
BROOKHILL V ACQUISITION, LLC
65 HARRISTOWN ROAD
GLEN ROCK, NJ 07452
CONTACT: GERALD BEDRIN
PHONE: 201-612-8800

ARCHITECT
WILLIAM ROBINSON ARCHITECT
1330 BETSY DRIVE
CHARLOTTE, NC 28211
PHONE: 704-370-6000
CONTACT: WILLIAM L ROBINSON

CIVIL ENGINEER
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: TIFFANY D. WATSON, P.E.
PHONE: 720.258.6836

LANDSCAPE ARCHITECT
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
CONTACT: JAMES H. SHIPTON, RLA
PHONE: 720.258.6836

LAND SURVEYOR
POINT CONSULTING, LLC
8460 W KEN CARYL AVE, SUITE 101
LITTLETON, CO 80128
PHONE: 720.258.6836
CONTACT: CAMERON M WATSON, PLS


## DEVELOPMENT TIMING & PHASING

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S PDP OR LATEST PDP AMENDMENT IS MORE THAN FIVE (5) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE.

## PERMITTED USES

THE FOLLOWING USES ARE PERMITTED USES IN RETAIL PARCELS AND OFFICE/RETAIL PARCELS:

1. ANIMAL HOSPITALS/VETERINARY CLINIC PROVIDED, HOWEVER, THAT THERE SHALL BE NO OUTDOOR KENNELS OR CORRALS
2. BAKERIES
3. HARDWARE AND HOME IMPROVEMENT SALES, WITH ACCESSORY OUTSIDE STORAGE AND SALES AS APPROVED ON AN ODP
4. HANDICRAFT PRODUCTS
5. PLUMBING FIXTURE SHOPS, WITH NO OUTSIDE STORAGE
6. PRINTING AND PUBLISHING ESTABLISHMENTS
7. RESTAURANTS AND LOUNGES, INCLUDING DRIVE-IN TYPE RESTAURANTS
8. CONVENIENCE STORES
9. FURNITURE SALES AND SERVICE
10. PLACES OF AMUSEMENT OR RECREATION CONTAINED COMPLETELY WITHIN AN ENCLOSED STRUCTURE PROVIDED THAT PLACES OF AMUSEMENT OR RECREATION OFFERING TO THE PUBLIC THE USE OF POOL OR BILLIARD TABLES OR COIN-OPERATED AMUSEMENT GAMES SHALL BE A USE BY LICENSE ONLY.
11. THEATRE, BOWLING ALLEY
12. DRUGSTORES
13. OFFICES
14. PERSONAL SERVICE SHOPS
15. STUDIOS
16. CLEANING AND LAUNDRY PICK-UP STATIONS OR PLANTS SERVING SAME WHEN CONNECTED THERETO
17. HOTEL, MOTELS
18. CLINICS
19. MEMBERSHIP CLUBS
20. MEDICAL, DENTAL AND OTHER PROFESSIONAL OFFICES
21. TOY STORES
22. FOOD AND GROCERY STORES
23. HEALTH AND RECREATION CLUB
24. OUT PATIENT HEALTH CARE FACILITIES AND CLINICS
25. HOSPITALS
26. MUNICIPAL BUILDINGS
27. PUBLIC UTILITY MAINS, LINES, OR SUBSTATIONS WHERE NO PUBLIC OFFICE, REPAIR OR STORAGE FACILITIES ARE MAINTAINED.
28. TEMPORARY USE FOR A REAL ESTATE SALES OFFICE, CONSTRUCTION PLANT OR OFFICE, MATERIALS, AND STORAGE BUILDING. SUCH USE SHALL BE BY PERMIT TO BE ISSUED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT, WHICH PERMIT SHALL BE GOOD FOR A PERIOD OF SIX (6) MONTHS AND MAY BE RENEWED. SUCH USE SHALL BE TERMINATED AT THE EXPIRATION OF THE PERMIT OR ANY RENEWAL THEREOF OR AT THE COMPLETION OF THE PROJECT, WHICHEVER SHALL OCCUR FIRST.
29. ACCESSORY BUILDINGS AND ANCILLARY USES NECESSARY TO OPERATE THE FACILITIES CONSTRUCTED.
30. AUTOMOBILE PARKING AND EXCLUDING COMMERCIAL PARKING
31. ALL USES, STRUCTURES, AND FACILITIES OWNED AND/OR OPERATED BY THE CITY.
32. BANKING FACILITIES, FINANCE INSTITUTIONS AND AUTOMATED TELLER MACHINES.
33. SHOPPING FACILITIES CONTAINING VARIOUS TYPES OF RETAIL SALES AND SERVICES.
34. ALL USES SIMILAR IN NATURE OF CHARACTER TO THOSE SPECIFICALLY DESCRIBED HEREIN, AS APPROVED IN THE OFFICIAL DEVELOPMENT PLAN (ODP).
35. AUTO SERVICE - OIL CHANGE FACILITY*

## PROHIBITED USES

ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALLS INTO THE DEFINITION OF A LISTED PERMITTED USE. ANY USE IDENTIFIED AS POTENTIALLY PROHIBITED IN THE COMPREHENSIVE PLAN.

## SUMMARY OF AMENDMENTS

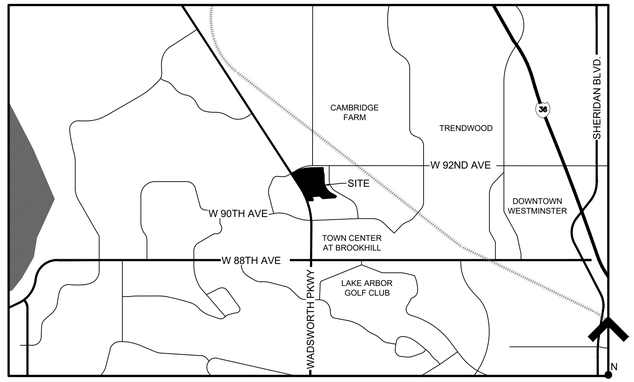
1. AMENDMENT #3: THE 3RD AMENDED PRELIMINARY DEVELOPMENT PLAN REVISES THE BUILDING SETBACK FROM 50' TO 20' ALONG PIERCE STREET FOR PARCEL H.
2. AMENDMENT #4: THE 4TH AMENDED PDP REVISES THE LAND AREA FOR THE RESIDENTIAL AND RETAIL USES BETWEEN PARCEL "G" AND PARCEL "E".
3. AMENDMENT #5: THIS AMENDMENT REVISED THE LAND AREA USAGE IN PARCEL "B"; AND THE SETBACKS IN PARCELS "A, B, B1, C, E, AND F".
4. AMENDMENT #6: THIS AMENDMENT REVISED A PORTION OF PARCEL C FROM MIXED-USE 8.0 TO 36.0 DWELLING UNITS PER ACRE AND A MAXIMUM COMBINED FAR OF 1.5 TO A DESIGNATION OF R-36 HIGH DENSITY RESIDENTIAL.
5. AMENDMENT #7 (EXPIRED): THE 7TH AMENDED PDP WAS CREATED TO ADD ACCESSORY RESIDENTIAL LAND USES AS PERMITTED USES ON PARCEL C1 (LOT 1A), AS PROVIDED FOR IN THE MIXED USE COMPREHENSIVE PLAN LAND USE DESIGNATION, AND IN ACCORDANCE WITH THE LIMITATIONS ESTABLISHED WITHIN THE PERMITTED USES LISTED ELSEWHERE ON THIS SHEET.
6. AMENDMENT #8: THIS AMENDMENT ADDS THE PERMITTED USE OF AUTO SERVICE - OIL CHANGE FACILITY TO THE LIST OF PERMITTED USES FOR LOT 3A OF PARCEL C1.

## FULL FORCE & EFFECT

ALL PROVISIONS OF THE ORIGINAL PDP, RECORDED IN 1985 AT RECEPTION NO. 85078364, AND SUBSEQUENT PDP AMENDMENTS SHALL REMAIN IN FULL FORCE AND EFFECT, EXCEPT AS OTHERWISE NOTED OR AMENDED HEREIN.

## PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDMENT IS TO ADD THE PERMITTED USE OF AUTO SERVICE - OIL CHANGE FACILITY TO THE LIST OF PERMITTED USES FOR LOT 3A OF PARCEL C1.




## VICINITY MAP

SCALE: 1" = 2000'

## ZONING & LAND USE

| | ZONING | LAND USE | COMP. PLAN DESIGNATION |
|---|---|---|---|
| SUBJECT SITE: | P.U.D. | COMMERCIAL - AUTO SERVICE - OIL CHANGE | COMMERCIAL MIXED-USE |
| NORTH: | P.U.D. | COMMERCIAL | COMMERCIAL MIXED-USE |
| SOUTH: | P.U.D. | COMMERCIAL | COMMERCIAL MIXED-USE |
| EAST: | P.U.D. | COMMERCIAL | COMMERCIAL MIXED-USE |
| WEST: | P.U.D. | COMMERCIAL | RETAIL COMMERCIAL AND OFFICE |

## LAND USE TABLE

| SUB AREA | LAND USE | ACRES | % OF PROPERTY | FAR OR DU/AC |
|---|---|---|---|---|
| PARCEL C1, LOT 3A | COMMERCIAL - AUTO SERVICE - OIL CHANGE | 0.365 | 100 | 0.5 |

## OWNER APPROVAL

I, _____[NAME]_____ , AS _____[TITLE]_____ OF ____[NAME OF LEGAL ENTITY]____, A __[STATE AND TYPE OF LEGAL ENTITY]__, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20___.

_____ _____
SIGNATURE TITLE

## CITY APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER
THIS _____ DAY OF _____, 20__.

_____
CHAIRMAN

_____
ATTEST: CITY CLERK

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER
THIS _____ DAY OF _____, 20__.

_____
MAYOR

_____
ATTEST: CITY CLERK

## CLERK AND RECORDER'S CERTIFICATE

_____
RECEPTION NO.

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS _____ DAY OF _____, 20___, AT ___:___ O'CLOCK __.M.

_____
JEFFERSON COUNTY CLERK AND RECORDER

_____
BY: DEPUTY CLERK

## SHEET INDEX


SHEET 1 OF 2 COVER SHEET
SHEET 2 OF 2 SITE PLAN


CASE# PLN25-0101

811 Know what's below. Call before you dig.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8TH AMENDED PRELIMINARY DEVELOPMENT PLAN

**WESTGLENN MALL - LOT 3A**

WESTMINSTER, CO

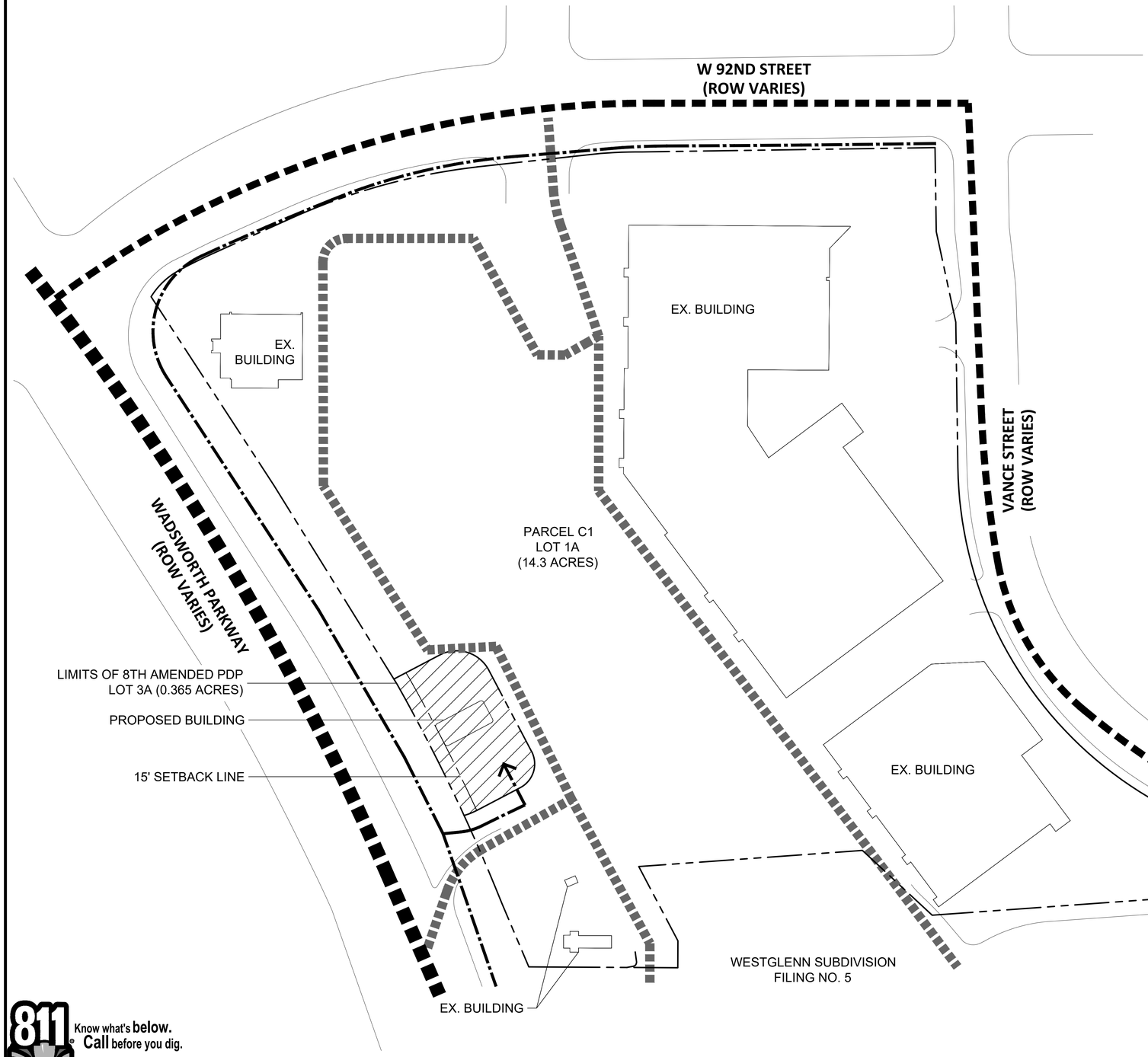
| DESCRIPTION | DATE |
|---|---|
| 1ST PDP SUBMITTAL | 2025.11.05 |
| 2ND PDP SUBMITTAL | 2025.12.12 |

COVER SHEET | JOB NO. 25.041

SHEET 1 OF 2

# EIGHTH AMENDED PRELIMINARY DEVELOPMENT PLAN
# WESTGLENN MALL - LOT 3A

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 2




811 Know what's **below.** **Call** before you dig.

## LEGEND

- PROPERTY LINE
- SETBACK LINE
- PEDESTRIAN ACCESS
- PRIVATE DRIVE
- ARTERIAL AND COLLECTOR STREETS

## MINIMUM SETBACKS

| | BUILDING |
|---|---|
| FROM RIGHT-OF-WAY (FT): | 15'-0" |
| FROM INTERNAL PROPERTY LINES (FT): | 15'-0" |
| FROM INTERNAL ALLEYS & DRIVE AISLES (FT): | 15'-0" |
| BETWEEN BUILDINGS (FT): | N/A |

## STANDARD STATEMENTS

A. APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN CONSTITUTES A CONCEPT APPROVAL OF THE PLAN SUBJECT TO THE ABILITY OF THE CITY OF WESTMINSTER OR THE LAND OWNER TO PROVIDE NECESSARY SERVICES. DUE TO SERIOUS SHORT-RANGE AND LONG-RANGE LIMITATIONS ON THE RAW WATER SUPPLY, WATER TREATMENT CAPACITY AND SEWAGE TREATMENT CAPACITY OF THE CITY, DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN MAY NOT BE POSSIBLE. APPROVAL OF THIS PLAN IMPLIES NO COMMITMENT OF THE CITY OF WESTMINSTER TO PROVIDE SERVICES. THE CITY OF WESTMINSTER ADVISES AGAINST DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN WITHOUT A THOROUGH INVESTIGATION BY THE DEVELOPER OF THE AVAILABILITY OF WATER AND SEWER SERVICE AT THE TIME OF SUCH DEVELOPMENT.

B. THE LAND USES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE LOCATION AND NUMBER OF SUCH ESTABLISHMENTS AND THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.

C. THE DENSITIES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE CONSIDERED AS A MAXIMUM AND SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.

D. CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. IF YOU HAVE ANY QUESTIONS REGARDING THE CITY'S USE TAX REQUIREMENTS, PLEASE CONTACT THE CITY TAX AUDITOR.

E. UTILITY EASEMENTS: THE DESIGN OF THE PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.

## PROJECT NOTES

**PUBLIC ART:**
CASH-IN-LIEU FOR BOTH THE ART PIECE AND AN IMPROVED SITE SHALL BE PAYABLE BY THE PROPERTY OWNER TO THE CITY IN THE AMOUNT OF $2,000 PER GROSS ACRE OF THE SUBJECT PROPERTY AT THE TIME OF FINAL PLAT. IF NO PLAT IS NEEDED THEN CASH-IN-LIEU SHALL BE PROVIDED AT THE TIME OF OFFICIAL DEVELOPMENT PLAN RECORDING. FOR *0.365* ACRES A FEE OF *$730.00* IS DUE TO THE CITY.

**SERVICE COMMITMENTS:**
MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PDP USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY OR F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

CASE# PLN25-0101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8TH AMENDED PRELIMINARY DEVELOPMENT PLAN

**WESTGLENN MALL - LOT 3A**

WESTMINSTER, CO

| DESCRIPTION | DATE |
|---|---|
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| 2ND PDP SUBMITTAL | 2025.12.12 |

SITE PLAN | JOB NO. 25.041

SHEET 2 OF 2

# Attachment 3

# Public Comments Received as of January 30, 2026

**From:** Daniel <DanielRangel99@pm.me>
**Sent:** Thursday, December 25, 2025 5:00 PM
**To:** Harlow, Trevor <tharlow@westminsterco.gov>
**Subject:** [EXTERNAL] Land Use at 9140 Wadsworth Feedback

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Trevor Harlow,

Happy Holidays.
I recently opened the proposed development land use for the Auto service facility, and I'd like to offer my feedback.
That area is right behind me, I can see it from my balcony. Having a deconstruction, rebuilding, and a future auto service facility within earshot would, frankly, suck.

Also, the emissions from the project should be taken into account since 2-3 apartment complex communities live in the surrounding area.
Those sensitive to the air debris and pollution the project generates will be negatively impacted.
I'd much prefer the properties there to stay as everyday commercial facilities, than have a lot of construction towards an auto shop happen if that goes through.
Please let me know how else I can make my voice heard.

Sincerely,
Daniel Rangel
Windsor Westminster Resident

**From:** Paula Stanek <paularstanek@gmail.com>
**Sent:** Monday, December 29, 2025 7:16 PM
**To:** Harlow, Trevor <tharlow@westminsterco.gov>
**Subject:** [EXTERNAL] Project PLN25-0101

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to oppose the PDP Amendment.

I currently own the Carrabba's restaurant located at 7401 W. 92nd Ave in Westminster.
Currently, there is a Brakes Plus, a Valvoline oil change, a Discount Tires and an Auto Car wash in the area.

We do not need more industrial type businesses. We need more retail like shops and restaurants. When all those businesses around Carrabba's close for the day, the restaurant is the only place open. The area becomes like a ghost town and my restaurant becomes like a planned destination.

By opposing this amendment it will perhaps discourage these industrial type businesses and perhaps leave the door open for more shops and restaurants.

I look forward to hearing from you.

Thank you,
Paula Stanek
6508159610

---

Hello Trevor,

As a longtime resident of Westminster for over 20 years, I am opposed to the development of the above auto facility near my residence.

My two main reasons are:

1. We have so much congestion around that area with all the intersections, we do not need to add to it - it is already so bad, especially during rush hour.
2. We already have plenty of oil change facilities nearby, and we do NOT need another one.

Thank you for listening to my concerns.

Kind regards,
Barbara Holly
8340 W 90th Avenue
Westminster, CO 80021
Cell: 303-250-0738