Planning Commission Meeting - Regular

Monday, March 23, 2026 at 5:30 pm

MISSION STATEMENT

"The Town of Center shall provide strong leadership, inspire community pride, maintain fiscal accountability and through its employees offer a high level of service to the residents, business, and visitors of the community."

NOTE: THIS AGENDA MAY BE AMENDED

REGULAR MEETING

1. **Meeting Called to Order, Roll Call, and Pledge of Allegiance**
2. **Approval of Agenda**
3. **Minutes**
   February 16th , 2025
4. **New Business**
   a. **Discussion of Attendance**
   b. **Policy Update**
   c. **North 90 PUD Application Review**
5. **Old Business**
6. **Items for Next Meeting**
7. **Adjournment**

Posted On: March 20, 2026, at Center Town Hall and Center Post Office
This agenda may be amended.

Contact: Alexis Varela, Utility Clerk (avarela@centerco.gov 719-754-3497) | Agenda published on 03/13/2026 at 9:44 AM

Center Planning Commission

Regular Meeting

February 9, 2026, at 5:30 P.M.

MEETING CALLED TO ORDER

The meeting was called to order at 5:38 p.m. by Chair Ann Cunningham.

ATTENDANCE

Ann Cunningham, Mary McClure, and Miguel Rios were present. The student chair, Adeline Sanchez, and Bill Zeurcher are absent.

APPROVAL OF AGENDA

A motion to approve the agenda was made by Mary McClure and seconded by Miguel Rios. Roll Call- All in favor. Motion Carries.

APPROVAL OF MINUTES - January 12, 2026

A motion to approve the January 12, 2026, minutes was made by Ann Cunningham and seconded by Mary McClure. Roll Call- All in favor. Motion Carries.

OLD BUSINESS

A. Safe routes to school update- Pamela Mitchell, the code enforcement, read out the email Jaime sent out to the commission.

B. North 90 update- Cole explained how he was unable to attend the meeting with Kat about the North 90 due to signal issues.

C. Building permit & Contractors updates- from the month of January- Pamela Mitchell gave the report on how there have been a few applications submitted, but this should change with the new water tap fee taking place, so hopefully, we will see a lot more applications coming in concerning that.

D. Code Enforcement Report- Pamela explained that there were a lot of incorrect addresses.

E. Fence Ordinance- Pamela has counted almost 100 houses that have 6-foot fences.

F. ADU Language Consultant- Ann read the acceptance letter. This now gives the town access to apply for its grant that will help pay for designs and tap fees. Ann did read out Ryan's email.

NEW BUSINESS

A. Meeting the new Alternates- Miguel Rios and Bill Zeurcher- Miguel Rios introduced himself and is ready to be apart.

B. Assessors- Updated addresses- Ann explained that, as discussed in Pamela's report, the addresses are not only incorrect in Pamela's report but also in the entire Saguache County.

C. Next steps with additional grant- Ann explained that the next step is applying for 2 more grants from DOLA.

ITEMS FOR NEXT MEETING (MARCH 16TH @5:30 P.M)

COMMUNITY HEART AND SOUL ENGAGEMENT (CENTER VITALITY)

STUDENT CHAIR

NORTH 90 REPORTS

SAFE ROUTES TO SCHOOL

SYNPHANY TOWERS

ASSESORS- UPDATED ASSESORS & TAX FEES

POSSIBLE CHANGE OF BOARD MEMBERS.

ADJOURMENT

A motion to adjourn the meeting was made at 6:39 p.m. by Ann Cunningham, seconded by Mary McClure. Roll Call- All in favor. Motion Carries.

Submitted by,

Alexis Varela — Utility/Court Clerk

Ann Cunningham — Chair

CENTER PLANNING COMMISSION MATERIALS

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INVITATION TO SERVE ON CENTER'S PLANNING COMMISSION

The Planning Commission ordinance, established in 2011, affords residents the opportunity to actively participate in the planning of the Town and its welfare; to learn all facets of the regulations governing such functions; interact with a wide variety of citizens participating in the shaping of Center's future; and assume an active role in any regulation changes involving zoning and subdivision activity.

The Center Planning Commission is a 5-member, volunteer board composed of Center residents who advise the mayor and Town Trustees on land use matters. The Commission is comprised of five voting members, and two alternates. Chairperson and Vice Chairperson are selected from within the Commission by its members. The Trustees appoints commission members to serve three or six year terms.

The Commission will review neighborhood and town wide plans that may include rezoning requests, amendments to Zoning Code, certain design standards and guidelines, signage plans, and zoning of the North 90. On most matters, the Planning Commission has an advisory role, meaning it makes a recommendation to the Town Trustees and the Town's Administrator.

Once selected, the Planning Commission will meet monthly in a public hearing unless otherwise noted on the Town of Center calendar. The time, day of month, and location of meetings will be shared on the Town of Center calendar and in collaboration with Commission members. Study sessions recur every four months.

The board will meet regularly on the third Wednesday of each month at 5:30 p.m. Commission members are expected to come prepared, having reviewed staff reports, public comments, and other supplemental materials ahead of time.

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From time to time, board members may also be asked to attend special sessions for training or to take a deep dive on a specific issue.

PLANNING COMMISSION PRIORITIES

In 2022, the Town of Center Trustees established an ordinance to create a Planning Commission to review and prepare recommendations to help shape the Town priorities for the Trustees focus for consideration and action in the coming years.

PLANNING COMMISSION GOALS

- Considering Code Updates. Town of Center is currently undergoing a Code Audit and will receive recommendations for code updates and a rewrite process. The Planning Commission will be a key partner in reviewing the recommendations and helping to rewrite zoning code for the Town. Recommend and adopt code changes or programs related to affordable housing, including appropriate zoning and regulations for attainable and workforce housing needs.
- Consideration of Accessibility. The Planning Commission will review the plans for expansion of transit, trails, Americans with Disability (ADA) improvements, and pedestrian infrastructure and resources in the region to ensure the Town of Center is proactively planning for access in the community.
- Review Capital Improvements. Receive training from Town staff on the Town capital improvement process (CIP) budget process as it relates to the financing of planning projects. Work with the Town Public Works to review and create suggestions around the necessary capital improvements needed for current and future planning.
- Enhance Community Engagement. Review and discuss current community engagement processes and any recommendations for improvements related to this topic.

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- Review and Discuss the North 90. Use the 2022-2023 zoning review and 2022 North 90 visioning materials to establish recommendations for a phased build out of the 87-acre Consul Property.
- Consider Historic Preservation. Discuss recommendations related to strengthening historic preservation in the community and recommendations related to the role of the recording and sharing history of the built environment.
- Review and Monitor Rental Licensing. Investigate and understand the current market for short and long term rental, use of accessory dwelling units, and impacts on attainable and workforce housing options in the Town.

PLANNING COMMISSIONER QUALIFICATIONS

New terms will begin January 15, 2023. The town is seeking applicants who have the following qualifications:

- Community member who is well connected to Center residents and can bring a non-professional community-based perspective to the board. The Town will look to achieve a balance that reflects the Town of Center demographics.
- Community Building and Design Professional (General Planner, Landscape Architect, Land Use Attorney, etc) with professional planning or public policy experience. Backgrounds in municipal planning, urban and outdoor design, policy development and similar will be considered.
- Local Commercial Property or Business Owner who works within the Town of Center. Ideally, someone with experience in commercial real-estate, redeveloping a property, operating a business, or similar.
- Student or Youth Leader who is interested in studying and shaping the Town of Center to consider livability and opportunity for the next generation.

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PLANNING COMMISSIONER SKILLS

New terms will begin January 15, 2023. The town is seeking applicants who have the following skills:

- Listening. The skill of listening to what others have to say. All commissioners should be respectful and capable of hearing the ideas and opinions of others.
- Knowledge. Understanding of Community Issues. Commissioners should plan to be involved in community conversations and be prepared to read and prepare questions based on materials provided to them.
- Being Fair & Open-Minded. Commissioners will build on previous experiences while honestly considering new ideas.
- Ability to Communicate. Commissioners should be able to share ideas and have open discussions with others.
- Community and Relevant Experience. Commissioners should engage with community members, support organizations, and build awareness of initiatives that impact the town.

ENGAGE IN EDUCATION

All candidates should have reviewed background material and be willing to receive education on the San Luis Valley and Town of Center Housing Study, the Town of Center Demographer's Profile, and have a strong commitment to advancing equitable outcomes.

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PLANNING COMMISSIONER APPLICATION ANALYSIS + REVIEW

The Town of Center is focused on transparent, inclusive, and equitable access to leadership roles for all citizens. As the Town expands the work of community building through commissions, boards, and collaborations, the Town will utilize clearly identified criteria to analyze the potential commission and board members along geographic, demographic, skills, and interest areas to ensure diversity in representatives.

The review will not be mandatory or used as a requirement, but will be used to consider balanced representation in leadership positions to further diversity and inclusion in the Town's leadership opportunities and an open door policy to allow future generations to fill roles, serve on committees, and learn the processes to lead the Town. When receiving applications to serve on Town of Center commissions and boards, the Town will use the following criteria to analyze applicants and consider equitable and inclusive representation in town leadership.

Geographic	Employers	Organization	Demographic	Current Commitments
Represents property ownership or employment in different regions of the community.	Represents the most prevalent types of employment and skills in the community or desired by the community.	Represents topics of community benefit that provide support for health and healing as a response to community needs.	Representing the qualities (such as age, sex, and income) of a specific group of people.	Balancing leadership pathways for new and experienced people to be involved.
(Downtown, 112, Migrant Housing, bordering N. 90, Central, East Side	(Restaurants, Service, Retail, Ranching, Supplies, Schools)	(School, Health, Ranchers, Housing, Ag Coalition, food, Sanitation)	(Youth, Latino, Senior, Differently Abled)	Some members with other positions and some without

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PLANNING COMMISSION RULES OF PROCEDURE

These procedures are intended to supplement the general parliamentary procedure recommended in Planning Commission's by-laws with more specific guidance to the Commission for the most effective meeting procedures.

Chairpersons Privileges and Duties

1. The Chair shall, at the designated date and time, call the Commission to order and upon ascertainment of a quorum proceeds with business.
2. The Chair acts to conduct the meeting in an orderly and democratic fashion. The Chair seeks to clarify the actions pending before the Commission to focus discussion and to assure full discussion and deliberation before a vote.
3. The Chair acts as parliamentarian with the assistance of staff and legal counsel, if present, unless the Commission designates another member to act in that capacity.
4. In the role of achieving the most effective meeting, the chair generally encourages and enlists other members to propose or second motions and lead initial debate. Nevertheless, the chair is entitled to the same rights as other members regarding the presentation of motions, seconding motions, and debate as deemed appropriate by the chair.
5. The chair may declare a temporary recess without motion or consent of the Commission, however, no recess shall be declared which would interrupt a member who has properly secured the floor to speak.
6. In the event any person(s) interrupts the business of Commission or causes a disorder, the chair may require such person to cease such behavior and/or leave council chambers or the meeting room. Should such a person fail to comply, the chair may request a police officer be summoned and have such person removed.

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General Rules for Effective Meetings

1. Except when raising a Point of Order or Point of Information (see parliamentary rules), a commissioner must be recognized by the chair and given the floor in order to address the commission.
2. In order to maintain a clear recorded meeting record, only one person shall speak at a time. Interrupting a person who has the floor or engaging in side conversations while another person has the floor is out of order.
3. The Chair may direct that discussion be limited to one topic or issue at a time in order to most effectively consider all relevant issues. To that end, each commissioner will speak to the issue or aspect of the subject land use case directly and concisely, reserving other comments until such issue or opportunity is raised by the chair.
4. A commissioner should only speak once to any motion or specific topic raised by the chair until such time as others seeking the floor have been provided an opportunity to speak.
5. The Chair will endeavor to cover all relevant issues or questions pertaining to an agenda item but will afford each commission member the opportunity to suggest relevant topics or issues.
6. In the course of deliberations commissioners will attempt to clearly articulate their perspective on evidence and testimony provided, however, deliberations are not a forum for back and forth debate of differing perspectives.
7. A voice vote shall be allowed at the discretion of the chair, however, roll call vote should be utilized in the event that a close vote is anticipated. In case of a tie vote on any motion, the motion shall be considered defeated.

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Public Hearing Procedures on Land Use Matters

Typically, when considering a land use application, the Commission will hold a public hearing on the application. It is important that all comments, from the public, staff and the applicant, be taken during the public hearing, after it has been opened by the Chair. The public hearing should generally be as follows:

1. Open public hearing
2. Presentation by staff of background material on the case as well as a clearly articulated list of decision criteria and staff's understanding of the relevant policy issues or determinations the Commission will need to make.
3. Questions from Commission to staff
4. Presentation by applicant. Except in rare circumstances, the Applicant should be prepared to limit their verbal presentation to no more than 20 minutes. The Commission will have read previously submitted materials.
5. Questions from Commission to applicant
6. Comments from the public, including clarifying questions of the public by the Commission.
7. Questions from Commission to staff to clarify comments by applicant or public, if necessary
8. Rebuttal from applicant, if applicant desires
9. Review by the Chair and commission of the list of evidentiary, policy or criteria items to be first considered in the upcoming deliberations.
10. Deliberation among Commission members, presided over by the Chair
11. Final review by Commission to confirm that there are no further questions or clarifications requested by individual commissioners before the close of the public hearing.
12. Close public hearing
13. Motion/Second*
14. Discussion
15. Vote

* If the Motion/Second is to table or continue the case to a date certain in order to receive additional or clarifying information, the Chair, with assistance from staff and or legal counsel, will assure that the purpose of the continuance is clear, and which elements of the public hearing are to be re-opened at the subsequent date, including whether comment form the applicant or public on the requested information will be accepted.

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Anti-Violence and Harassment Policies

The Center Planning Commission is committed to a civil and respectful relationship with each other, town staff and the community. To that end, the Commission will comply with the harassment and anti-violence policies adopted by the Town for town employees, as it may be amended from time to time. Concerns regarding such provisions shall be reported to the Mayor and Town Administrator.

PLANNING COMMISSION BY-LAWS

The Town of Center Planning Commission shall be composed of five (5) voting members and three (3) alternate members who are bona fide residents of the Town of Center, property owners within the Town of Center, or business owners operating within the Town of Center. All members shall be appointed by the Board of Trustees

1. Planning Commission terms shall be for a period of six (6) years, until their successor takes the position. Should a Planning Commission position be vacated before the term is completed, the newly appointed successor shall serve out the unexpired term of the vacated position.
2. The number of meetings per month and a schedule of meeting dates shall be established, and may be altered or changed, at any regularly scheduled meeting. One regular meeting date is scheduled for the third Wednesday of each month at 5:30 P.M. in Trustees Chambers. Additional meetings may be held at any time upon the call of the Chairperson or by a majority of the voting members of the Commission or upon request of the Town Trustees, following at least a twenty-four-hour notice to each member of the Commission, and 24 hours' notice is provided on the Planning Commission website in advance indicating topic, location, and planned attendees. These meetings shall be considered study sessions, and not quasi-judicial in nature, unless specifically designated for a public hearing that meets all applicable public notice requirements.

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3. The Commission shall elect a new Chairperson and Vice Chairperson every twelve (12) months. The Town Clerk or designated shall be the Recording Secretary.
4. The duties and powers of the officers of the Planning Commission shall be as follows:

a) Chairperson

- Preside at all meetings of the Commission;
- Call special meetings of the Commission in accordance with the Bylaws;
- Sign documents of the Commission;
- See that all actions of the Commission are properly taken.

b) Vice Chairperson

- During absence, disability, or disqualification of the Chairperson, the Vice Chairperson shall exercise or perform all of the duties and be subject to all of the responsibilities of the Chairperson.

c) Recording Secretary

- Keep the minutes of all meetings of the Commission in an appropriate minute book;
- Give or serve all notices required by law or by the By-laws;
- Prepare the agenda for all meetings of the Commission;
- Be custodian of Commission records;
- Inform the Commission of correspondence relating to business of the Commission and attend to such correspondence;
- Sign official documents of the Commission;
- See that all documents are properly recorded.

5. All maps, plats and other matters are required by law to be filed with the Town.
6. Matters referred to the Commission by Town Trustees shall be placed on the calendar for consideration and action at the first regular meeting of

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the Commission after such reference, provided that an appropriate amount of time is allowed for public notice if required by law.

7. A majority of Commission members entitled to vote shall constitute a quorum for the transaction of business.
8. Reconsideration of any decision of the Commission may be had when any Commission member or interested party for such consideration makes a showing, satisfactory to a majority of the Commission, that without fault on the part of such party, essential facts were not brought to the attention of the Commission. New evidence should be presented within thirty (30) days at a scheduled regular meeting.
9. Robert's Rules of Order shall guide the Commission in all cases not otherwise provided for in these rules. All final determination of procedure shall be the responsibility of the Chairperson.
10. DEADLINE FOR THE AGENDA. Deadline for filing for placement on the agenda for applications for any actions requiring Planning Commission review shall be thirty (30) days prior to consideration by the Planning Commission. All documents shall be in the hand of Commission members' seven (7) days prior to the public meeting. Requests for continuance of matters scheduled for a particular agenda shall be in writing and filed with the Planning and Development Department eight (8) days prior to the meeting.
11. ORDER OF CONSIDERATION OF AGENDA ITEMS. The "Town of Center Planning Commission Public Meeting Form and Procedure" will normally be observed; however, it may be arranged by the Chairperson for individual times if necessary for the expeditious conduct of business.
12. DEADLINE FOR CONSIDERATION OF AGENDA ITEMS. All new agenda items shall be filed with the Planning and Development Department secretary by noon eight (8) days prior to the meeting.
13. DESIGNATION OF VOTING ORDER. Voting for individual cases in regular meetings shall be by verbal vote and the order of voting to be rotated each vote; the alternate member shall vote in the absence of a regular

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member. The presiding officer (Chair, Vice Chair, or other member) shall be last in voting order. Voting for agenda and organizational issues in regular meetings shall be by voice vote as a group, signified by Aye or Nay by each member.

14. Any member of the Planning Commission who has a conflict of interest or the potential of a conflict of interest shall comply with the legal disclosure requirements as listed below. Prior to meeting these disclosure requirements, Commission members may consult with the Town Attorney to determine the appropriate procedure.

    a) In the case of a conflict of interest, or potential conflict of interest where the Commissioner chooses not to participate, the Commission member should disclose the real (or potential) conflict of interest to the Town Clerk and the Secretary of State at least 72 hours prior to the public hearing, in a manner suggested by the Town attorney.
    b) In the case of a potential (but not actual) conflict of interest where the Commission member wishes to participate, the Commission member should follow the disclosure procedures above, then state the disclosure at the public hearing and indicate that there is no actual conflict.

15. Each member of the Planning Commission who has knowledge of the fact that he will not be able to attend a scheduled meeting of the Planning Commission, shall notify the secretary of the Commission at the earliest possible opportunity and in any event, prior to 5:00 p.m. on the day of the meeting, in the event that the projected absences will produce a lack of quorum.
16. Alternate members shall have a voice in all actions, but shall vote only when a voting member of the Commission is absent or is not participating due to a conflict of interest; in such case an alternate shall be called upon for a vote.

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17. The Chairperson shall be an ex officio member of all committees with voice but no vote.
18. A member may serve no more than 24 months as Chairperson of any consecutive forty-eight (48) months.
19. The Vice Chairperson shall succeed the Chairperson if he or she vacates the office before the term is completed. A new Vice Chairperson shall be elected as soon as possible at a regularly scheduled meeting.
20. The By-laws may be amended at any regular meeting of the Planning Commission by a majority of the Commission, provided that notice of said proposed amendment is given to each member in writing at least four (4) weeks prior to said meeting.
21. The Commission shall annually provide input to the Town manager on the Capital Improvement Program, and include at that time any proposed operating budget funding requests for studies to be completed in the next calendar year(s) or other projects related to the Commission's duties.
22. Any member of the Planning Commission who is absent from three (3) consecutive regular meetings without prior notice to the Recording Secretary may be subject to recommendation for removal to the Board of Trustees.

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Town Of Center
P.O. Box 400 • 294 South Worth • Center, CO 81125 • 719·754·3497(Phone) • 719·754·3379(Fax)

MEMORANDUM

To: Planning Commission
From: Ryan LeClair, Economic Development Director
Date: March, 10th, 2026
Subject: Review of Planned Unit Development Residential (PUDR) Application

RE: Dear Planning Commission Members:

At the upcoming Planning Commission meeting, the Commission will review a Planned Unit Development Residential (PUDR) application submitted for development within the Town.

The Planning Commission's role in this process is to review the proposed development and provide a recommendation to the Town Board. The Commission does not make the final decision on the application.

The materials provided include a preliminary development/site plan, PUDR Preliminary Application, MEMO from BHI (our Development Review Consultant) and supporting documents which shows the general concept of the project. This includes items such as the overall layout of the development, proposed housing types, streets, access points, and general site design.

At this stage, the Planning Commission is reviewing the overall concept of the development, not every detailed engineering or construction element.

During the meeting, the Commission should consider questions such as:

- Does the development generally make sense for this location?
- Does the layout of the streets, housing areas, and open space appear reasonable?
- Are there any concerns related to access, traffic, utilities, or surrounding properties?
- Are there improvements or conditions that should be recommended before the project moves forward?

Following discussion, the Planning Commission will vote to recommend one of the following actions to the Town Board:

- Approval
- Approval with conditions
- Denial

The Town Board will later hold a public hearing on the application and make the final decision on April 14th, 2026.

The applicant and staff will be available at the meeting to provide an overview of the project and answer questions.

Please review the materials provided prior to the meeting.

Ryan LeClair, Director of Economic & Community Development – rleclair@centerco.gov; (719) 490-9517

Bohannan Huston
great people supporting great communities

10303 East Dry Creek Road
Suite 250
Englewood, CO 80112

303.799.5103
bhinc.com

Date: March 10, 2026

To: David Starns, CIVISTRUCT Strategy + Development
Town of Center Owner's Representative

CC: Ryan LeClair, Directof of Economic & Community Development | Town of Center
Andrew Renner, Senior Project Manager | Engineering, Bohannan Huston, Inc.

From: Derrick Webb, Vice President | Planning, Bohannan Huston, Inc.

SUBJECT: CONFIRMATION OF REVIEW – NORTH 90 PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Bohannan Huston, Inc. (BHI), has completed a review of the Planned Unit Development (PUD) application materials submitted for the North 90 proposed development by Northwest Real Estate Capital Corporation.

Our review included the application documentation submitted to the Town of Center and provided to the BHI project team and was conducted for general consistency with the **Planned Unit Development** requirements outlined in **Article 44-VII of the Town of Center Municipal Code**.

Aside from the completeness comments previously provided to the project team on March 3, 2026, and the civil plan review comments the project team has addressed through the engineering review process, BHI does not have any additional substantive comments regarding the PUD application as submitted.

Based on the materials provided for review, **BHI staff did not identify any apparent inconsistencies with the applicable PUD requirements**.

This confirmation reflects BHI's review of the materials submitted to date and does not preclude additional comments that may arise during subsequent phases of development review or detailed engineering review.

Sincerely,

Derrick Webb
Vice President | Planning
Bohannan Huston, Inc.

Northwest
Real Estate Capital Corp.
phone (208) 375-9407 | fax (208) 375-9158 | toll-free (888) 270-3274 | tty 711 | 210 W. Mallard Drive | Boise, Idaho 83706 | www.nwrecc.org

February 27, 2026

Town of Center Planning Commission
294 South Worth Street
Center, Colorado 81125

RE: North 90 Preliminary Development Application – Zoning Change to PUD

Commissioners:

Northwest Real Estate Capital Corp. (Northwest) is pleased to present this Preliminary Development Application (Application) for Phase I of the North 90. Northwest is a 501(c)(3) owner, developer, and manager of affordable housing with projects in eight western states, including Colorado. Northwest was selected by the Town of Center (the Town) as the development partner following a Request for Proposals. This public-private partnership has collaborated with the residents of Center over several months to create a development plan that was fully informed by those most affected by the North 90 – the people who live and work in Center.

Phase I of the North 90 is an approximately 13.25-acre development that will bring a variety of housing choices to Center and offer an opportunity to provide a "pocket park" and public pathway within the project. The site is located on the north end of Center, between Broadway on the west and the right of way for Worth Street on the east. It is made up of several different parcels that were initially platted several years ago. Because many of the existing structures in the area are not aligned with the platted lots, Phase I has provided several design elements that will allow North 90 to integrate the new buildings with the existing neighborhood.

The proposed development plan reflects the ideas from the residents that have participated in the planning process for the North 90, which has gone through several iterations. Northwest and the Town, along with other organizations related to North 90 and downtown Center, conducted several Visual Preference Surveys that offered a variety of options for several key aspects of the community. This included the types of housing offered, the architectural styles designed, the materials used, and the colors selected. All these elements were selected based on the input provided. Even the proposed streetscapes for the North 90 were included in the Visual Preference Surveys.

Throughout the planning process, the community provided valuable advice about the vision for the North 90 and how it could be a catalyst for Center. People continually requested that North 90 provide a neighborhood where residents felt connected, with safe pathways for young children. While many in the community preferred single-family homes, there were several others that wanted to see more housing designs that included increased density

within North 90. Of course, the most important questions were related to housing affordability – providing housing opportunities for the local community. This included housing that was for rent as well as for sale, especially options that would allow young people the chance to buy their first home where they grew up.

We also heard concerns about how Phase I would properly fit within the existing fabric of the adjoining neighborhood and connect residents with the commercial enterprises on Worth Street. Through thoughtful planning and a desire to minimize its impact on existing residents, the southern portion of Phase I includes several lower density uses that will mitigate these concerns while simultaneously providing the first leg of a neighborhood pathway system that will provide connectivity to Worth Street in future phases.

Because the Center community wanted to see an array of housing choices and selected a variety of architectural styles and materials, Northwest is requesting a zoning change from Residential to Planned Unit Development (PUD). This zoning designation also aligns with the preferences expressed by Town Leadership and Staff for future development in the area. The PUD designation will provide greater flexibility for the development of North 90, allowing for an assortment of building types and uses, while delivering more detail and clarity for each individual building within the North 90. The PUD process follows a similar timeline to other entitlements that would have been needed to develop the North 90, but without having to break up the continuity of the neighborhood.

The following designations and improvements are included in this Application for the PUD Zoning requested:

1) Public Infrastructure: Phase I will include improvements to the roadways, sidewalks, utilities, and stormwater management throughout the entire parcel.
    a. The roadways and sidewalks were designed to correspond with the selections made during the Visual Preference Surveys and vary based on the location and anticipated traffic for each. As the primary spines of Phase I and future development in the area, D Street and Worth Street were designed with 19' traffic and parking lanes separated by a 9' central median to divide traffic and provide additional landscaping opportunities in the neighborhood. There will also be a 5' detached sidewalk that is separated from the roadway by a 5' landscaping buffer. C Street, Warden Street, and Hurt Street (north of C Street), will include adjoining 19' traffic and parking lanes with 5' detached sidewalks separated by a 5' landscaping buffer. Hurt Street south of C Street will maintain the 80' right-of-way to match the existing condition on that block. Final design is subject to review and approval by the Town of Center.

b. Water lines will be added in Phase I within the right-of-way for the roadways, extending the existing infrastructure into Phase I. There will be one water line extended into the Park/Open Space (defined below) to avoid a "dead end" within the system, as requested by Center Public Works and in line with best engineering practices. Final design is subject to review and approval by the Town of Center.
c. Sanitary Sewer will be added in Phase I within the right-of-way for the alleys, creating a new system designed to flow to the northeast. Due to the shallow depth of the existing sanitary sewer adjacent to Phase I, the design of the sanitary sewer could not easily incorporate the needs of Phase I into the existing system. Instead, a lift station will be installed that will connect to the existing sanitary sewer in the alley, southwest of the future intersection of Worth Street and C Street. Final design is subject to review and approval by the Town of Center.
d. Electrical power will be added to Phase I within a 10' utility easement adjacent to the right-of-way for the alleys. The overhead design utilizes the existing infrastructure, lowering the overall cost and expediting the timeline for delivery of this utility. Final design is subject to review and approval by the Town of Center.
e. Natural gas will be added to Phase I within the right-of-way for the sidewalks, extending the existing infrastructure into Phase I. Final design is subject to review and approval by the Town of Center.
f. Stormwater management for Phase I will be handled through a system of underground pipes in the rights-of-way that will guide the stormwater to a regional retention pond that will be built to serve the community. The retention pond will be built outside the boundary of Phase I and is intended to serve future phases of development in the area.
g. All utilities will be designed and built with extensions beyond the boundary of Phase I, allowing for future development to utilize these improvements without disruption to the existing roadways, sidewalks and alleys.

2) Parks/Open Space: The addition of park and open space turns a negative situation into a positive outcome. Many of the parcels included in this area are blocked from preferred development patterns by the existing neighborhood; however, the location of these parcels allows for a landscaped buffer between the existing neighborhood and the planned buildings for Phase I and provides a pedestrian/bike connection between Phase I and future development to the east. The area will also include smaller playground/tot lot structures and seating areas to provide another opportunity for residents in the area to gather. The design of the pathways,

landscaping and structures will be informed by the selections made during the Visual Preference Surveys.

3) Single-Family Residential, Detached – Homestead Style (Medium Density): These four areas will feature a variety of architectural styles with floorplans between 800 and 1,500 square feet in size with a maximum height of 18'. There will be 2-bedroom and 3-bedroom options. The styles, which were selected through the Visual Preference Surveys, include contemporary, craftsman, and southwestern designs. The locations of the various styles, including a material and color palette for each, within these areas will be presented with the Final Development Application. The density proposed is 9 units per acre, which could produce up to twenty (20) homes in Phase I.
4) Single-Family Residential, Detached – Cottage Style (High Density): These two areas will feature a variety of architectural styles with floorplans that are no more than 750 square feet in size with a maximum height of 18'. The units will primarily be 1-bedroom floorplans, but there may be 2-bedroom options available. The styles will be guided by the choices made in the Visual Preference Surveys for the Homestead Style units, which included contemporary and craftsman designs. The locations of the various styles, including a material and color palette for each, within these areas will be presented with the Final Development Application. The density proposed is 18 units per acre, which could produce up to twenty-two (22) homes in Phase I.
5) Single-Family Residential, Attached – Medium Density: This area will feature a variety of architectural styles with floorplans that are 800 to 1,500 square feet in size with a maximum height of 28'. There will be 2-bedroom and 3-bedroom options. The styles, which were selected through the Visual Preference Surveys, include contemporary, craftsman, and southwestern designs. The locations of the various styles, including a material and color palette for each, within these areas will be presented with the Final Development Application. The density proposed is 20 units per acre, which could produce up to twenty-one (21) homes in Phase I.
6) Multifamily Residential: These two areas will feature a traditional architectural style in a three-story configuration with a maximum height of 38'. The proposed style, materials, and colors provide a mix of stucco, stone, and wood elements on the exterior that were selected by Center residents at the Visual Preference Surveys. These buildings will feature a variety of units, from studio units with at least 400 square feet up to 3-bedroom units of approximately 1,250 square feet. The locations of each building and parking associated with each will be presented with the Final Development Application. The density proposed is 45 units per acre, which could produce up to ninety-three (93) homes in Phase I.

The most efficient way to achieve all the goals and opportunities presented is through the PUD process. It will provide approvals for the different housing options while also properly defining the actual development and architecture elements, giving a clear picture of what Phase I will look like instead of leaving that open to changes in the future. It is our intent to develop Phase I in a cohesive manner, which aligns with the purpose of the PUD designation.

A portion of the units proposed will include income restriction to ensure Phase I of North 90 serves the entire community in Center. The multifamily units will have income restrictions, with one building dedicated to 30% to 60% Area Median Income (AMI), and the other dedicated to workforce housing, generally noted as 60% AMI to 100% AMI. Additionally, a portion of the single-family homes will include income restrictions, primarily through a community land trust model and/or down payment assistance that is offered by various organizations, including Colorado Housing and Finance Authority (CHFA). The cottages should be "Naturally Occurring Affordable Housing" based on the overall size of each unit, though Northwest and the Town could explore restrictions on these unit to ensure affordability over the long-term.

The timeline for the full development of Phase I will depend upon funding resources. The proposed infrastructure included in this Application can be designed and initiated in 2026, which aligns with the timeline required by the grant funding available. The multifamily buildings will be built in tandem to capitalize on economies of scale, with construction commencement anticipated in the Spring of 2027 provided Low-Income Housing Tax Credits (LIHTC) are awarded to Northwest by CHFA. The anticipated announcement for the LIHTC allocation is mid-May 2026. The Single-Family Attached and Single-Family Detached buildings are anticipated to begin construction in the Spring of 2027, once the Final Development PUD Application is approved and the ownership structures for each have been determined and funded.

The land subject to this Application is owned by the Town. Northwest is the developer of Phase I of the North 90, operating under a Memorandum of Understanding with the Town. The legal description for each of the various parcels is attached. All square footage numbers are approximate based on current information and may be adjusted upon approval of the design for the rights-of-way and final survey.

Thank you for the opportunity to deliver the vision for Phase I of North 90. This is an exciting opportunity for everyone involved, primarily those who will become our neighbors.

Respectfully,

John T. Vance
Vice President Development Group

Town Of Center
P.O. Box 400 • 294 South Worth • Center, CO 81125 • 719·754·3497(Phone) • 719·754·3379(Fax)

PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY DEVELOPMENT PLAN APPLICATION

Staff ONLY
Application No. _____. Date Issued: _____. Expiration Date: _____

PROPERTY OWNER INFORMATION

Property Owner: Town of Center
Address: 294 South Worth Street. City/Town: Center. State: Colorado. Zip: 81125
Phone Number: ( ) 719.754.3497. Secondary Number: ( ) _____.
Email: cwebb@centerco.gov.

Applicant (if different from property owner):
Name: John Vance
Company: Northwest Real Estate Capital Corp.
Address: 210 West Mallard Drive, Suite A. City/Town: Boise. State: Idaho. Zip: 83702
Phone Number: ( ) 208.387.7977. Secondary Number: ( ) 303.638.9847.
Email: jvance@nwrrcc.org.

2. PROPERTY LEGAL INFORMATION:

Lot(s): See Attached. Block(S): _____. Subdivision: _____.
Road/Street: 49076 County Road B, Center, Colorado 81125.
Assessor's Parcel Number(s): See Attached. Current Zoning District: _____
Total Acreage: 13.25. Existing Land Use: Vacant/Agricultural

3. PROPOSED PUD INFORMATION

Name of Proposed Development: North 90, Phase I
Proposed Land Uses (check all that apply):
■ Single-Family Detached Residential ■ Attached Residential (e.g. Townhomes) ■ Multi-Family Residential
☐ Accessory Dwelling Units ☐ Commercial ☐ Mixed-Use ☐ Industrial ☐ Other: _____
Total Number of Units (if residential): 156
Total Commercial/Industrial Square Footage (if applicable): 0
Proposed Density (units per gross residential acre): Varies by Block, 10/acre Overall
Maximum Building Height: 36'
Phasing Plan (if applicable): ■ Yes ☐ No
Expedited Review (Affordable Housing – if eligible):
■ Requesting Expedited Review pursuant to Town policy
☐ Not requesting expedited review

4. DEVELOPMENT STANDARDS

Requested Modifications from Zoning Standards (if any): _____

_____

Public Benefits Provided (if applicable): Affordable Housing and Infrastructure Improvements.

_____

5. INFRASTRUCTURE & UTILITIES

Water Provider: ■ Town of Center ☐ Other: _____

Sewer Provider: ■ Town of Center ☐ Other: _____

Electric Provider: ■ Town of Center ☐ Other: _____

Estimated Water Demand (GPM or ERUs): 21.5 GPM

Estimated Sewer Demand (GPM or ERUs): 21.5 GPM

Storm water Plan Submitted: ■ Yes ☐ No

Access & Roads:

■ Public Street ☐ Private Road ☐ State Highway Access (CDOT permit may be required)

6. SUBMITTALS CHECKLIST (CHECK IF APPLICABLE)

■ Site Plan (to scale) ☐ Preliminary Plat (if subdivision)

☐ Landscaping Plan ☐ Building Elevations ☐ Traffic Impact Study (if required)

■ Utility Plan ☐ Drainage Report ☐ Phasing Plan ■ Open Space Plan ■ Written Statement/Narrative

☐ Other: _____

7. APPLICANT CERTIFICATION

I certify that the information contained in this application, preliminary development plan, and all attached materials is true and correct to the best of my knowledge. I understand that approval of a PUD does not relieve the applicant from complying with all applicable Town of Center regulations, building codes, and other required permits.

Applicant Signature: _____ Digitally signed by John Vance Date: 2026.02.26 16:57:44 -07'00' Date: Feb 26, 2026

Property Owner Signature (if applicable): _____ Date: Feb 26, 2026

Town Of Center
P.O. Box 400 • 294 South Worth • Center, CO 81125 • 719·754·3497(Phone) • 719·754·3379(Fax)

FOR TOWN USE ONLY

Applications are subject to Completeness Review prior to scheduling for Planning Commission or Board consideration. Final Development Plans must be recorded prior to issuance of building permits.

Date Received: February 27th, 20206

Completeness Review Date: March 4th, 2026

Planning Commission Hearing Date: March 23rd, 2026

Planning Commission Recommendation: ☐ Approval ☐ Approval with Conditions ☐ Denial

Conditions of Approval (if any):

_____

_____

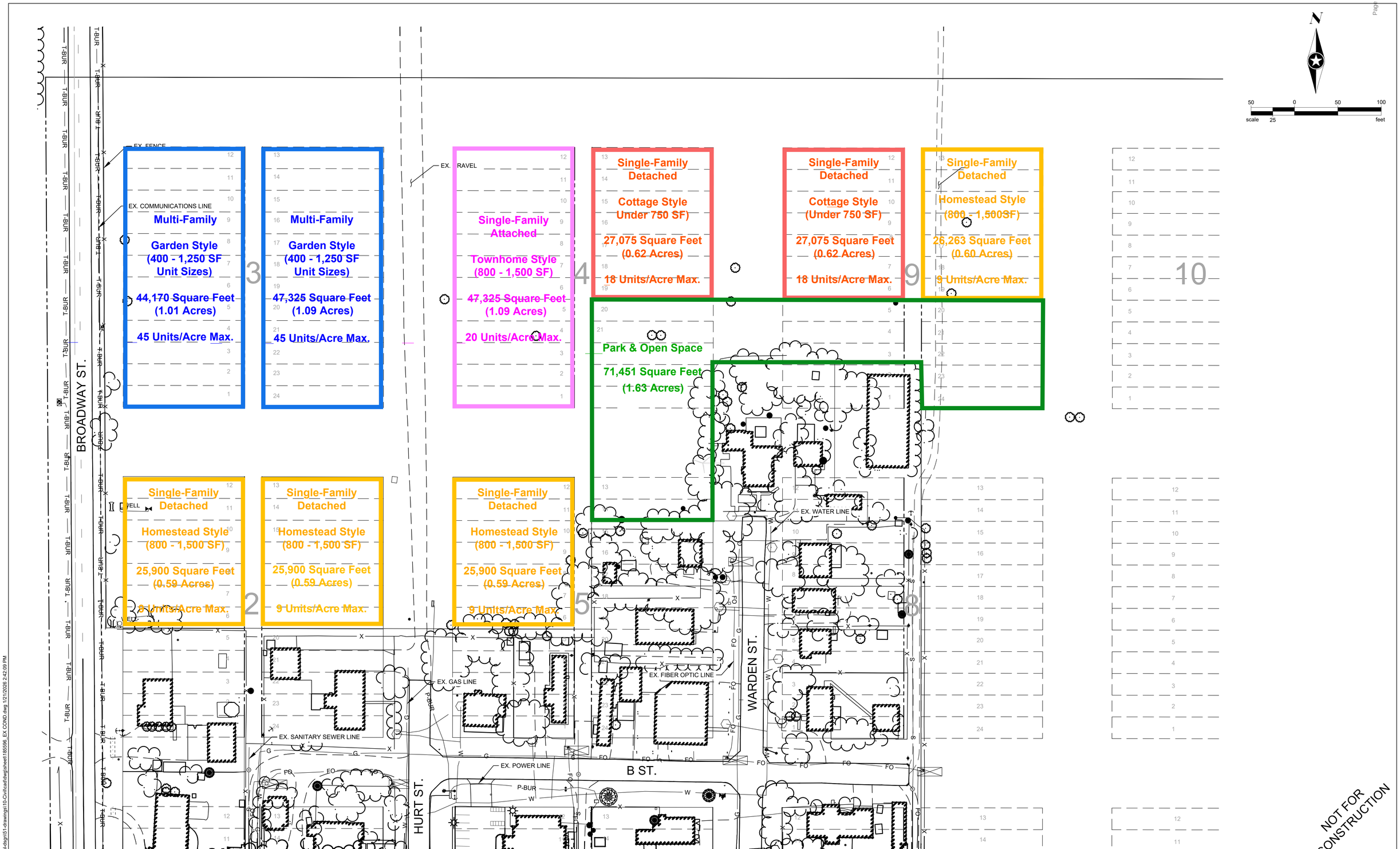
Board of Trustees Action: ☐ Approval ☐ Approval with Conditions ☐ Denial

Conditions of Approval (if any):

_____

_____

Ordinance/Resolution Number: _____



NO.	REVISIONS	DATE	BY
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COLORADO LAW (SENATE BILL 93-155) REQUIRES PERSONS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO 2 BUSINESS DAYS PRIOR TO MAKING OR BEGINNING AN EXCAVATION. NOTIFICATION MAY BE MADE BY CALLING:
811

DESIGNED BR DATE
DRAWN BR DATE
CHECKED DP DATE

TOWN OF CENTER
PHONE:
294 S. WORTH ST.
CENTER, CO 81125

SEH
PHONE: 720.540.6800
2000 S. COLORADO BOULEVARD,
SUITE 1200
COLORADO CENTER TOWER TWO
DENVER, CO 80222-7938
www.sehinc.com

NORTH 90 DEVELOPMENT
PHASE 1

EXISTING CONDITIONS AND DEMOLITION PLAN

SEH PROJECT NO. 185596
DATE ISSUED JANUARY 21, 2026
SHEET NO. 2
SHEET OF

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60 0 60 120
scale 30 feet

RETENTION POND
2.18 AC-FT
10 FEET DEEP
DESIGNED TO HOLD 2 TIMES
THE 100-YR STORM

162'
132'

D ST.

C ST.

B ST.

BROADWAY ST.

HURT ST.

WARDEN ST.

WORTH ST.

Multi-Family
Garden Style
(400 - 1,250 SF
Unit Sizes)

Multi-Family
Garden Style
(400 - 1,250 SF
Unit Sizes)

Single-Family
Attached
Townhome Style
20 Units/Acre

Single-Family
Detached
Cottage Style
18 Units/Acre

Single-Family
Detached
Cottage Style
18 Units/Acre

Single-Family
Detached
Homestead Style
9 Units/Acre

Park & Open Space

Single-Family
Detached
Homestead Style
9 Units/Acre

Single-Family
Detached
Homestead Style
9 Units/Acre

Single-Family
Detached
Homestead Style
9 Units/Acre

NOT FOR CONSTRUCTION

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COLORADO LAW (SENATE BILL 93-155) REQUIRES PERSONS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO 2 BUSINESS DAYS PRIOR TO MAKING OR BEGINNING AN EXCAVATION. NOTIFICATION MAY BE MADE BY CALLING:
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DENVER, CO 80222-7938
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NORTH 90 DEVELOPMENT PHASE 1

GRADING PLAN

SHEET NO. 12

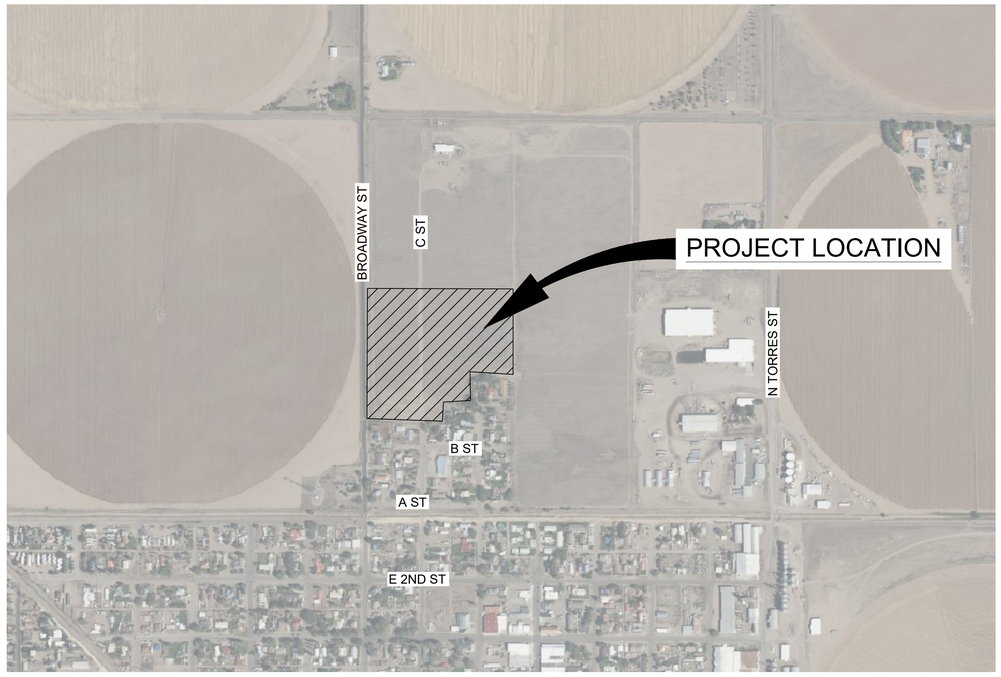
SEH PROJECT NO. 185596

DATE ISSUED JANUARY 21, 2026

SHEET OF

TOWN OF
CENTER, COLORADO

PRELIMINARY PLANS
FOR
NORTH 90 DEVELOPMENT
PHASE 1



N.T.S.

LEGEND

EXISTING

- RIGHT OF WAY
- PERMANENT EASEMENT
- PROPERTY LINE
- HORIZONTAL CONTROL POINT
- BENCHMARK
- SURVEY MARKER
- SOIL BORING
- SANITARY SEWER AND MANHOLE
- FORCE MAIN AND LIFT STATION
- SANITARY SEWER SERVICE & CLEANOUT
- WATER MAIN, HYDRANT, VALVE AND MANHOLE
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- GAS MAIN, VALVE, VENT AND METER
- HANDHOLE
- BURIED FIBER OPTIC CABLE AND MANHOLE
- BURIED PHONE CABLE, PEDESTAL AND MANHOLE
- BURIED TV CABLE, PEDESTAL AND MANHOLE
- BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
- OVERHEAD WIRE, POLE AND GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RAILROAD TRACKS
- DECIDUOUS AND CONIFEROUS TREE
- BUSH / SHRUB AND STUMP
- EDGE OF WOODED AREA
- WETLAND
- BUILDING
- FENCE (UNIDENTIFIED)
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- ELECTRIC WIRE FENCE
- WOOD FENCE
- WOVEN WIRE FENCE
- PLATE BEAM GUARDRAIL
- CABLE GUARDRAIL
- POST / BOLLARD
- RETAINING WALL

PROPOSED

- STREET CENTERLINE (6+00)
- RIGHT-OF-WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- SANITARY SEWER, BULKHEAD AND MANHOLE
- FORCE MAIN
- SANITARY SERVICE AND CLEANOUT
- WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
- WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- DRAIN TILE
- DITCH / SWALE
- RIPRAP
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RETAINING WALL

NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE GOPHER STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.

811 Know what's **below.** **Call** before you dig.

PROJECT LOCATION



TOWN OF CENTER, SAGUACHE & RIO GRANDE COUNTY

SEH
PHONE: 970.385.4546
934 MAIN AVENUE,
SUITE C
DURANGO, CO 81301
www.sehinc.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LICENSE PROFESSIONAL UNDER THE LAWS OF THE STATE OF STATE.

LICENSE NAME,XX
Signature
Date: XX-XX-XX
Lic. No. LICENSE NO

PROJECT NO. 185596

1 of XX

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scale 25 feet

BROADWAY ST.

EX. FENCE

EX. COMMUNICATIONS LINE

EX. GRAVEL

EX. TRAIL

WELL

WELL

EX. WATER LINE

EX. FIBER OPTIC LINE

EX. GAS LINE

EX. SANITARY SEWER LINE

EX. POWER LINE

WARDEN ST.

HURT ST.

B ST.

NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE	BY
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COLORADO LAW (SENATE BILL 93-155) REQUIRES PERSONS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO 2 BUSINESS DAYS PRIOR TO MAKING OR BEGINNING AN EXCAVATION. NOTIFICATION MAY BE MADE BY CALLING:
811

DESIGNED BR DATE
DRAWN BR DATE
CHECKED DP DATE

TOWN OF CENTER
PHONE:
294 S. WORTH ST.
CENTER, CO 81125

SEH
PHONE: 720.540.6800
2000 S. COLORADO BOULEVARD,
SUITE 1200
COLORADO CENTER TOWER TWO
DENVER, CO 80222-7938
www.sehinc.com

NORTH 90 DEVELOPMENT
PHASE 1

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NO. 2

SEH PROJECT NO. 185596 | DATE ISSUED JANUARY 21, 2026 | SHEET OF

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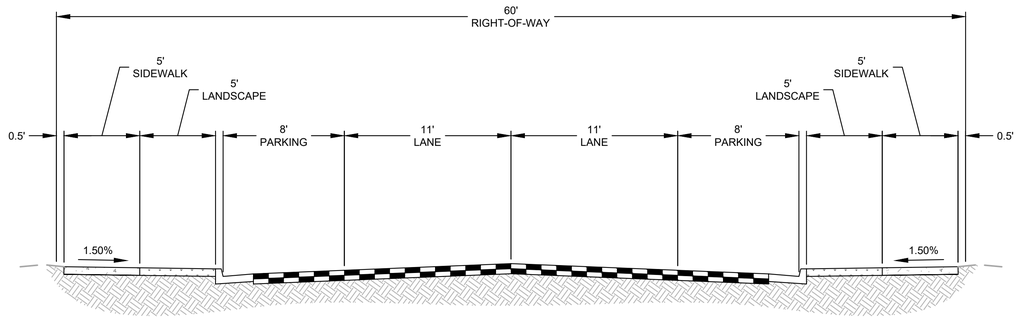
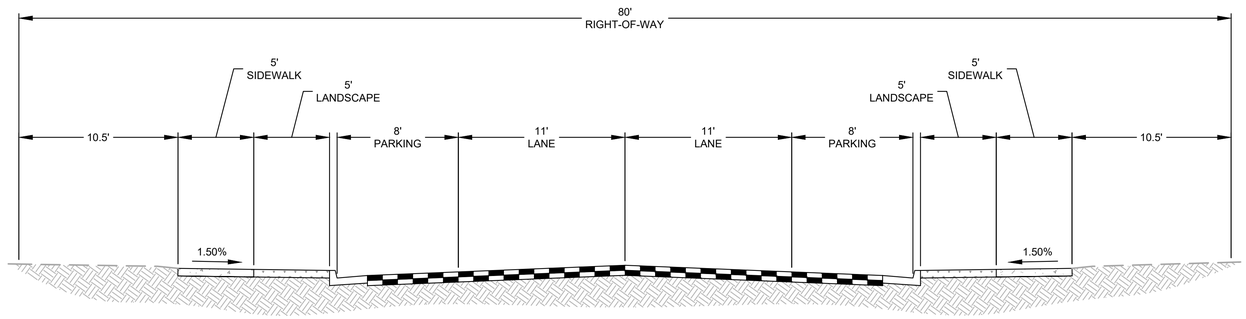
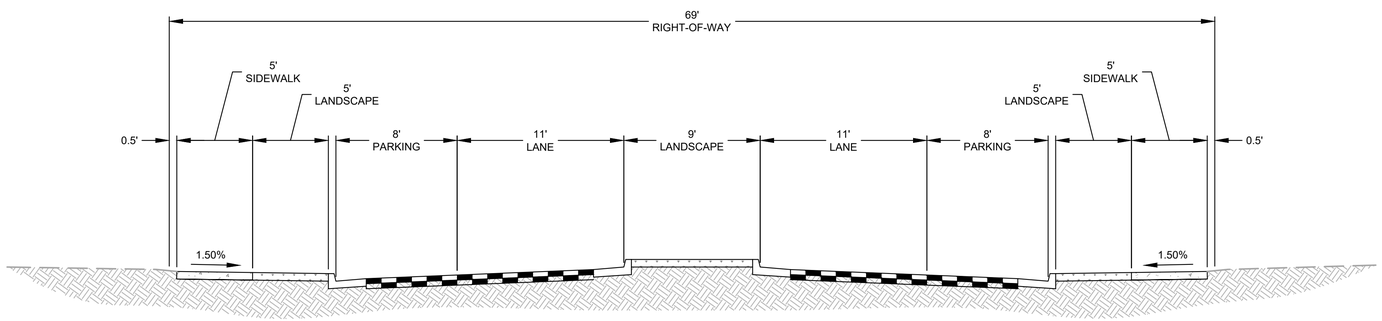


C ST., HURT ST. NORTH OF C ST., WARDEN ST.
TYPICAL SECTION
60' ROW



HURT ST. SOUTH OF C ST.
TYPICAL SECTION
80' ROW



D ST., WORTH ST.
TYPICAL SECTION
69' ROW

NOT FOR CONSTRUCTION

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COLORADO LAW (SENATE BILL 93-155) REQUIRES PERSONS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO 2 BUSINESS DAYS PRIOR TO MAKING OR BEGINNING AN EXCAVATION. NOTIFICATION MAY BE MADE BY CALLING:
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NORTH 90 DEVELOPMENT
PHASE 1

TYPICAL SECTIONS

SHEET NO. 3

SEH PROJECT NO. 185596
DATE ISSUED JANUARY 21, 2026
SHEET OF

SECTION LINE

TOWN OF CENTER BOUNDARY

N

scale 50 0 50 100 feet 25

D ST.

C ST.

B ST.

BROADWAY ST.

HURT ST.

WARDEN ST.

WORTH ST.

ALLEY

60' ROW

69' ROW

80' ROW

20' ROW

140' (TYP.)

25' (TYP.)

L1 L2 L3 L4 L5 L6

10 + 00 11 + 00 12 + 00 13 + 00 14 + 00 15 + 00 16 + 00 17 + 00 18 + 00 19 + 00 20 + 00 21 + 00 22 + 00 23 +00

30 + 00 31 + 00 32 + 00 33 + 00 34 + 00 35 + 00 36 + 00 37 + 00 38 + 00

40 + 00 41 + 00 42 + 00 43 + 00 44 + 00 45 + 00 46 + 00 47 + 00 48 + 00 50 + 00 51 + 00 52 + 00 53 + 00 53 + 75 60 + 00 61 + 00 62 + 00 63 + 00 64 + 00 65 + 00 65 +

2 3 4 5 8 9 10 11

TOWN OF CENTER

TOWN OF CENTER PHONE: 294 S. WORTH ST. CENTER, CO 81125

FLOYD GLENN AND JO ANN STEWART
REC. NO. 369476
300 C ST.

THOMAS A. & CAROL V. HOLLMER
263 N. WARDEN ST.

J.J. STEWART HOMES LLC
A CLOLORADO LIMITED LIABILITY COMAPANY
266 N. WARDEN ST.

LUIS & SARA VALLES
255 N. WARDEN ST.

DEHERRERA RENTALS LLC, A
A CLOLORADO LIMITED LIABILITY COMAPANY
248 N. WARDEN ST.

GARY R. GARCIA
232 N. WARDEN ST.

JERRY & BONNIE LUJAN
200 N. WARDEN ST.

ROGELIO AGUILAR, ULYSSES R. AGUILAR, & ELEAZAR AGUILAR
245 E B ST.

HILARIO SANDOVAL & MARIA D. MARICELA
260 N. HURT ST.

HILDA BUSTILLOS TERRAZAS
145 E B ST.

DANIEL MARTINEZ & ORALIA RODRIGUEZ VARGAS
275 N. HURT ST.

BRAD & SUSIE STIENS
230 N. BROADWAY

CONTROL STATEMENT:

HORIZONTAL DATUM IS BASED ON COLORADO STATE PLANE COORDINATES SOUTH ZONE 0503 MODIFIED (SCALED) TO GROUND COORDINATES USING A SCALE FACTOR OF 1.00041801 APPLIED AT NGS MON. "U285 MP 63.35" AKA POINT NO. 500.

VERTICAL DATUM IS BASED ON NAVD88

SEH SUPPLIED SURVEY GROUND CONTROL TO PATHFINDER LOCATING SERVICES TO AID IN PRODUCING THIS UTILITY DRAWING.

NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE	BY
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COLORADO LAW (SENATE BILL 93-155) REQUIRES PERSONS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO 2 BUSINESS DAYS PRIOR TO MAKING OR BEGINNING AN EXCAVATION. NOTIFICATION MAY BE MADE BY CALLING: 811

DESIGNED BR DATE
DRAWN BR DATE
CHECKED DP DATE

SEH
PHONE: 720.540.6800
2000 S. COLORADO BOULEVARD, SUITE 1200
COLORADO CENTER TOWER TWO
DENVER, CO 80222-7938
www.sehinc.com

NORTH 90 DEVELOPMENT
PHASE 1

HORIZONTAL CONTROL PLAN

SHEET NO. 4

SEH PROJECT NO. 185596 | DATE ISSUED JANUARY 21, 2026 | SHEET OF

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ALIGNMENT TABULATION - D ST. CL

SEGMENT ID	STATION	DELTA	RADIUS	TANGENT	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING	BEARING
L1	10+00.00				1300.00	1398292.5316	2822929.6595	1398290.4494	2824229.6578	S 89° 54' 30" E

ALIGNMENT TABULATION - C ST. CL

SEGMENT ID	STATION	DELTA	RADIUS	TANGENT	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING	BEARING
L3	30+00.00				800.00	1397912.5272	2822932.1266	1397911.2458	2823732.1256	S 89° 54' 30" E

ALIGNMENT TABULATION - HURT ST. CL

SEGMENT ID	STATION	DELTA	RADIUS	TANGENT	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING	BEARING
L4	40+00.00				800.00	1397541.8399	2823361.0246	1398341.8394	2823361.8340	N 00° 03' 29" E

ALIGNMENT TABULATION - WARDEN ST. CL

SEGMENT ID	STATION	DELTA	RADIUS	TANGENT	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING	BEARING
L5	50+00.00				375.00	1397966.2310	2823741.4542	1398341.2308	2823741.8336	N 00° 03' 29" E

ALIGNMENT TABULATION - WORTH ST. CL

SEGMENT ID	STATION	DELTA	RADIUS	TANGENT	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING	BEARING
L6	60+00.00				550.00	1397840.6224	2824121.3273	1398390.6221	2824121.8838	N 00° 03' 29" E

NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE	BY
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NORTH 90 DEVELOPMENT
PHASE 1

HORIZONTAL CONTROL TABLES

SHEET NO. 5

SEH PROJECT NO. 185596 | DATE ISSUED JANUARY 21, 2026 | SHEET OF

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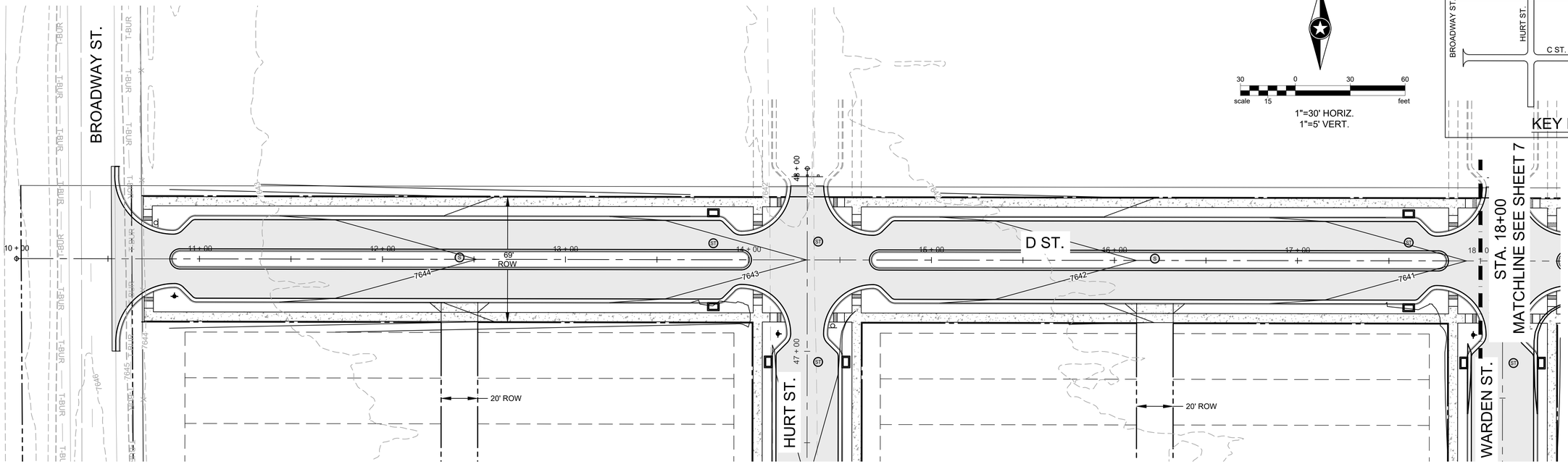

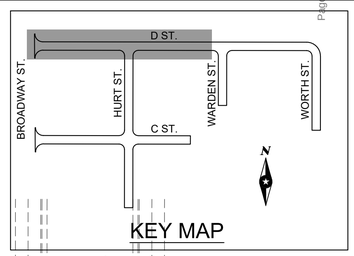

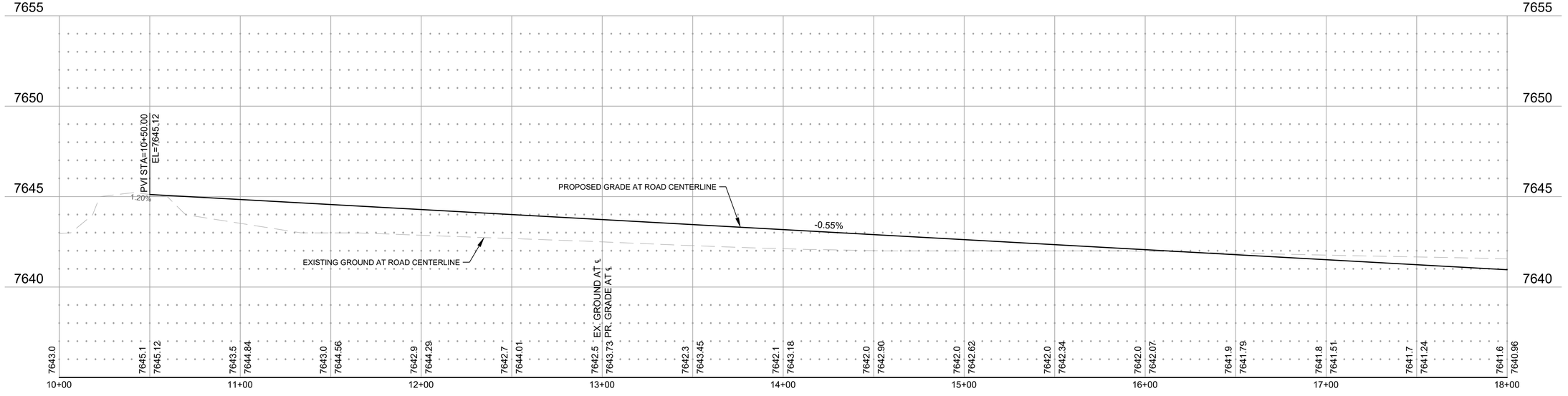

NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE	BY
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COLORADO LAW (SENATE BILL 93-155) REQUIRES PERSONS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO 2 BUSINESS DAYS PRIOR TO MAKING OR BEGINNING AN EXCAVATION. NOTIFICATION MAY BE MADE BY CALLING:
811

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DRAWN BR DATE
CHECKED DP DATE

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CENTER, CO 81125

SEH
PHONE: 720.540.6800
2000 S. COLORADO BOULEVARD,
SUITE 1200
COLORADO CENTER TOWER TWO
DENVER, CO 80222-7938
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PHASE 1

D ST. PLAN AND PROFILE

SHEET NO. 6

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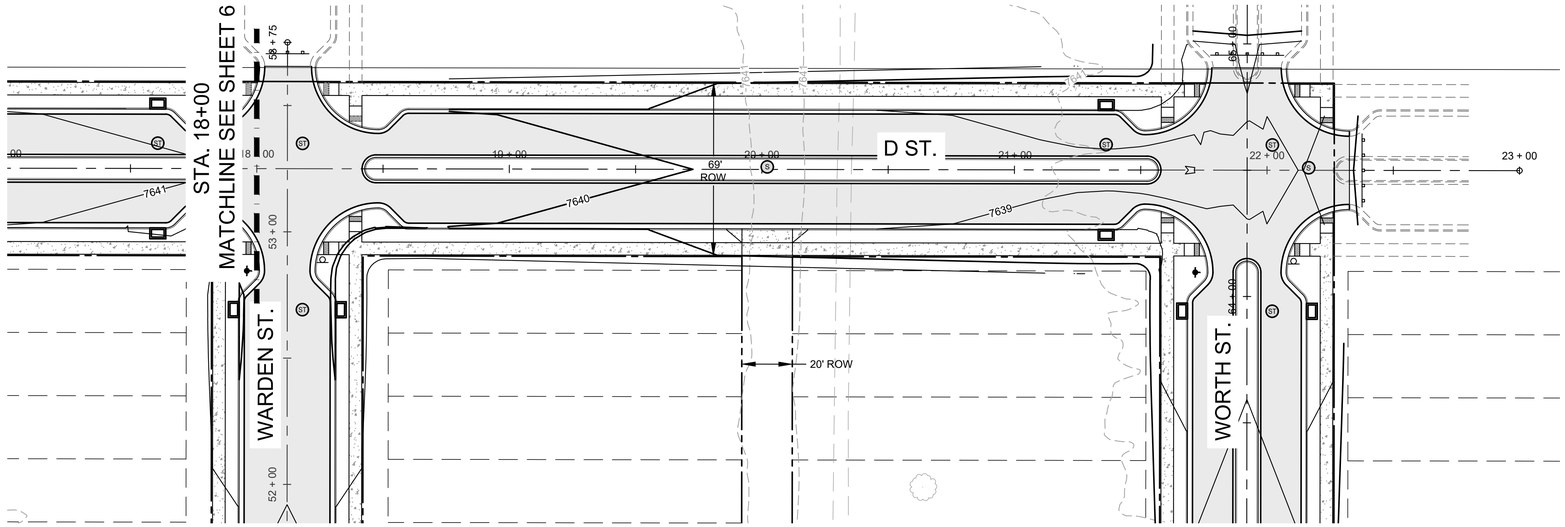
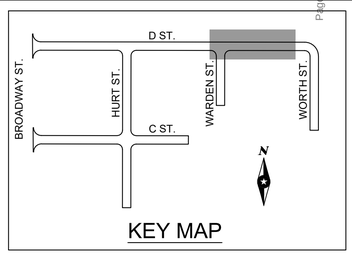
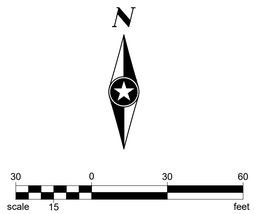
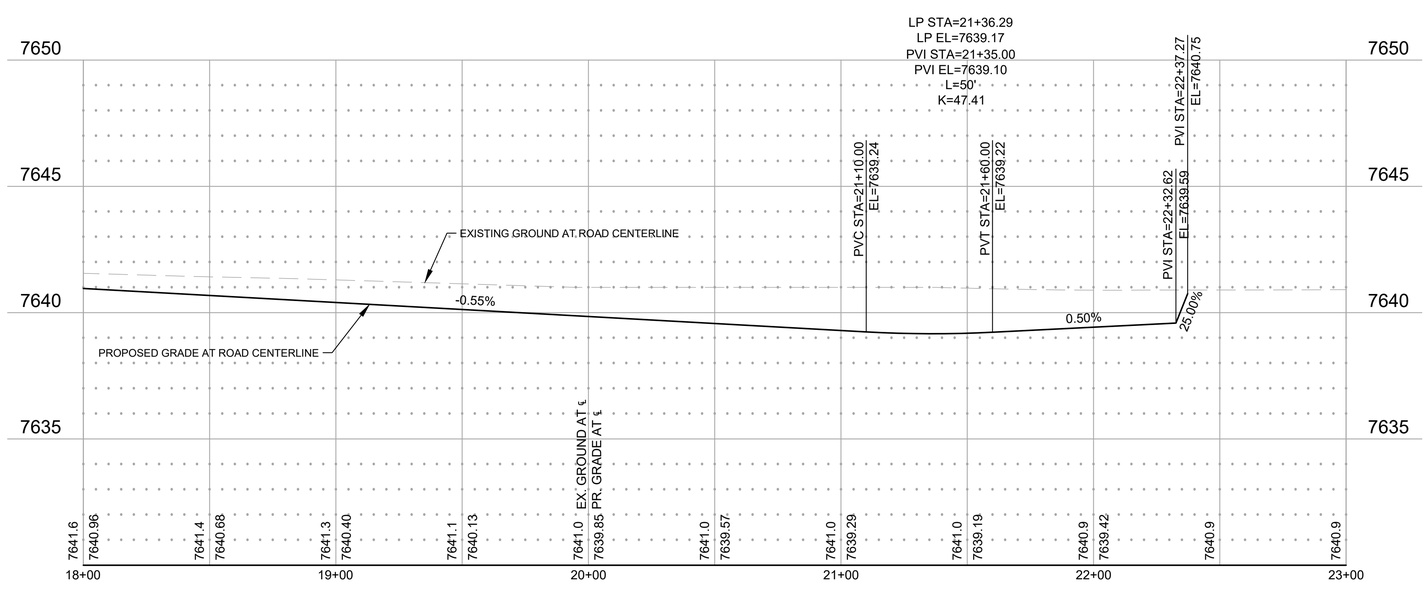






1"=30' HORIZ.
1"=5' VERT.



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D ST. PLAN AND PROFILE

SHEET NO. 7

SEH PROJECT NO. 185596
DATE ISSUED JANUARY 21, 2026
SHEET OF

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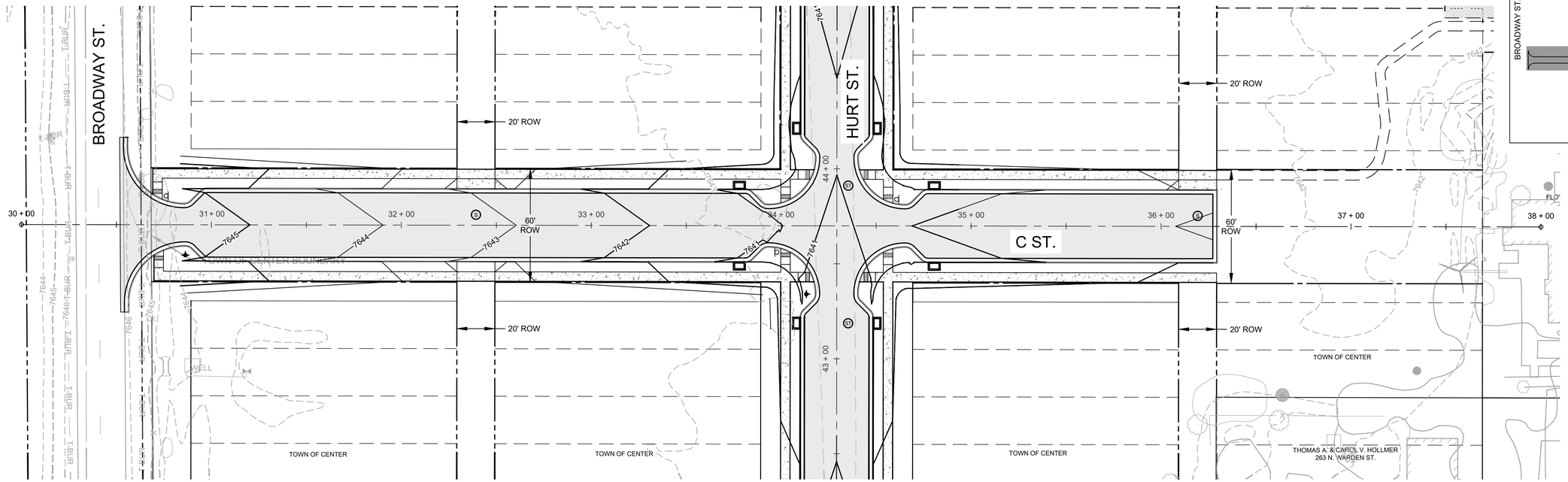

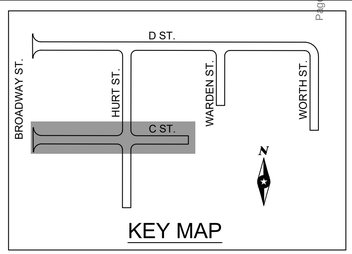

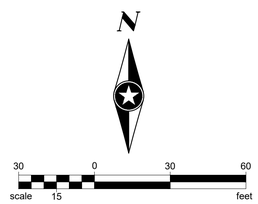

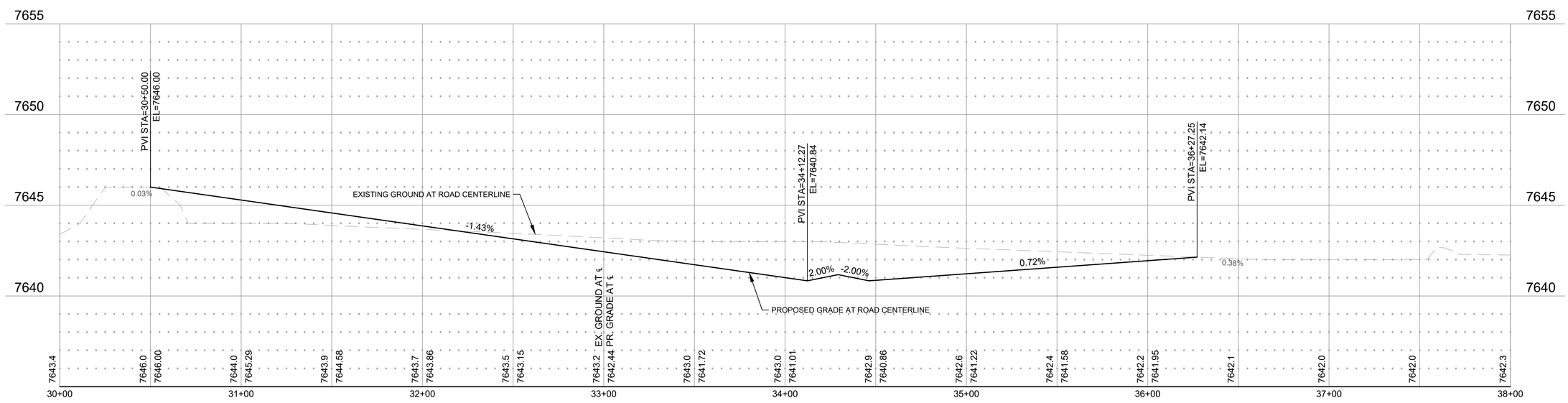

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SHEET NO. 8

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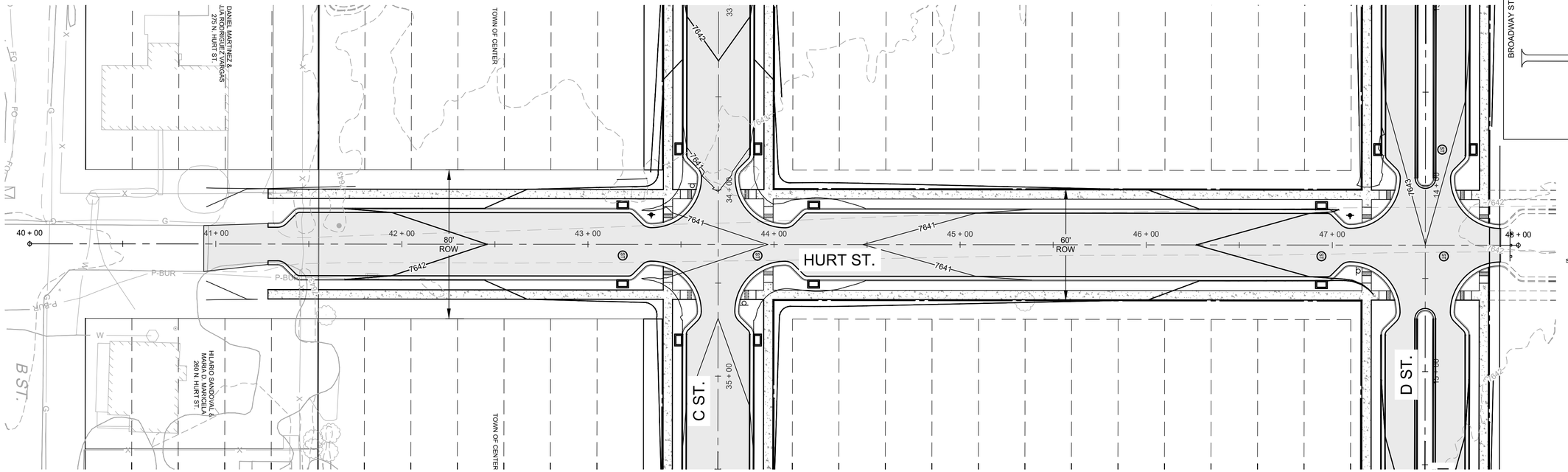

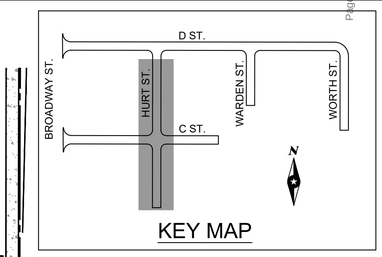

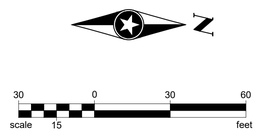

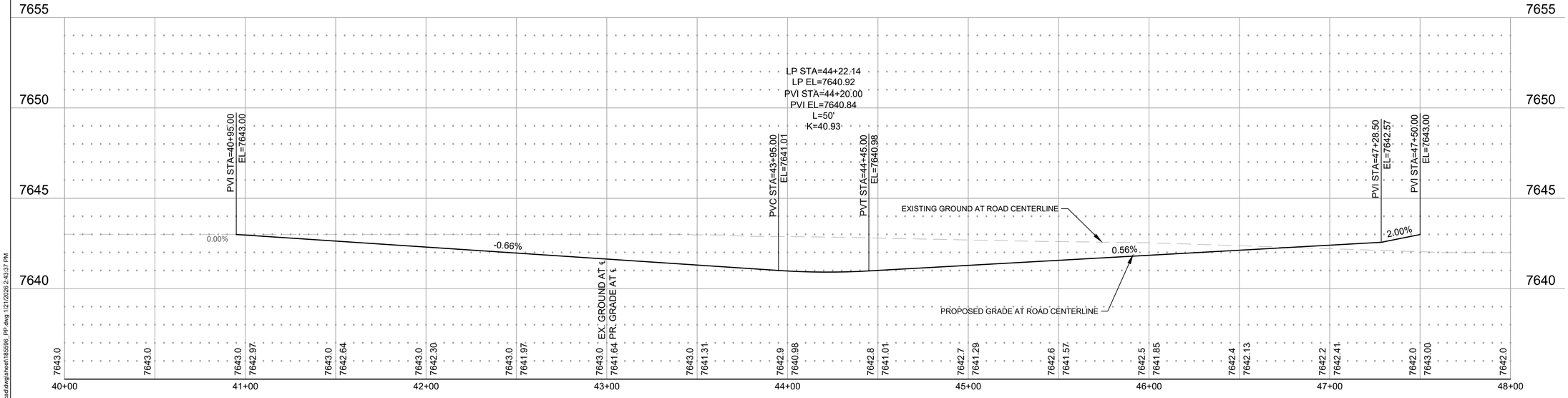

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HURT ST. PLAN AND PROFILE

SHEET NO. 9

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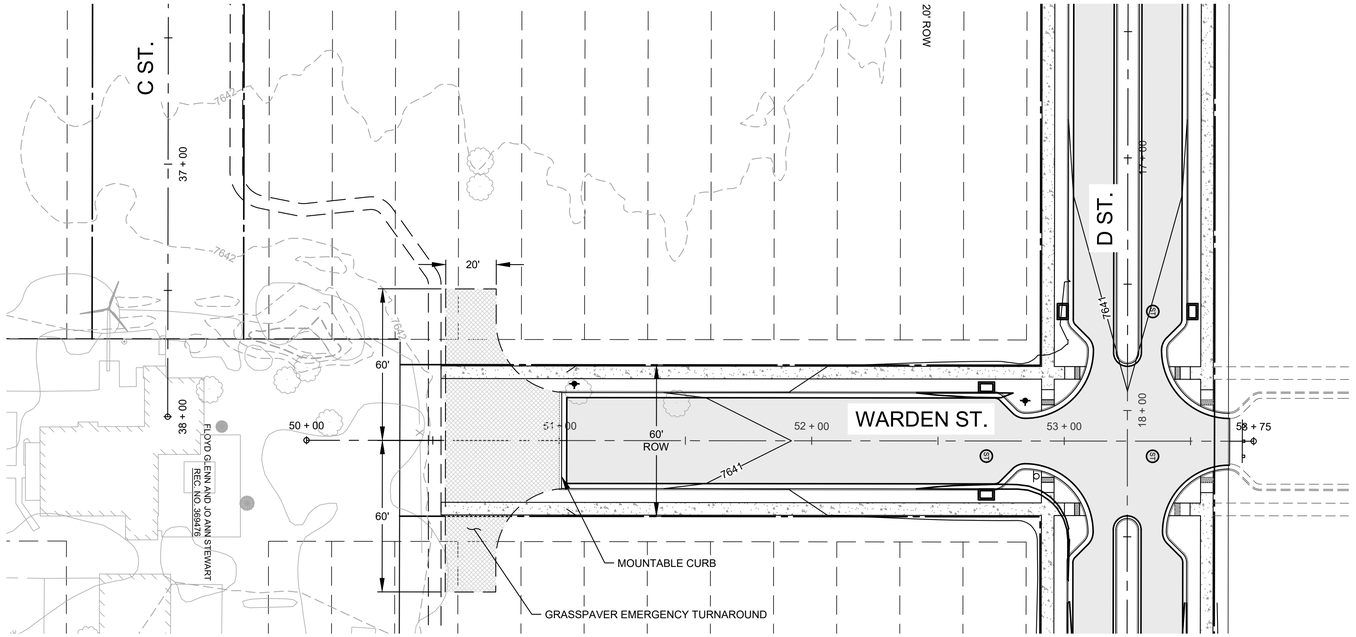

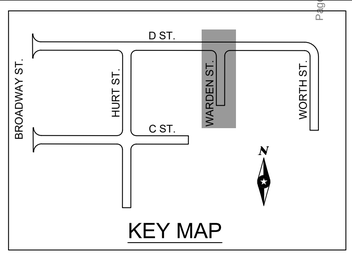

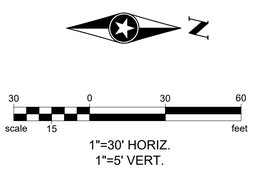

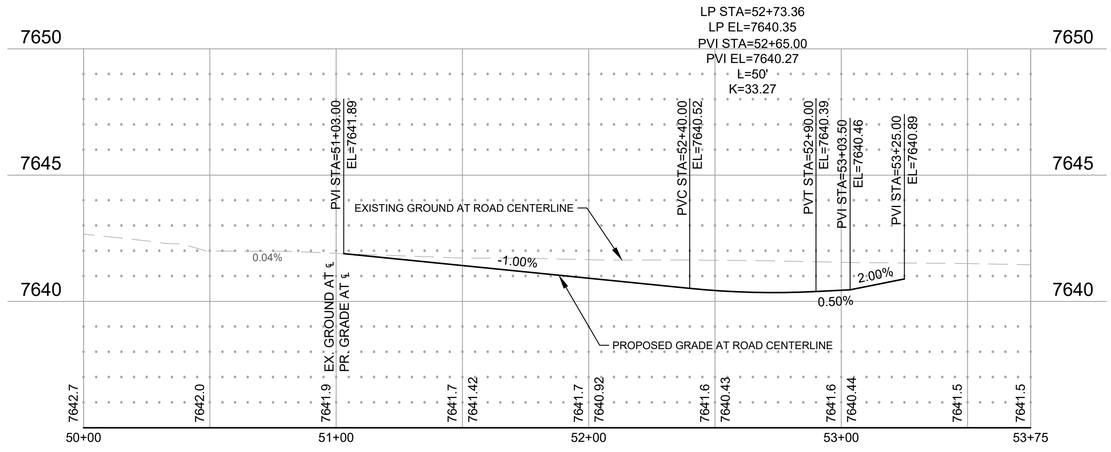

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WARDEN ST. PLAN AND PROFILE

SHEET NO. 10

SEH PROJECT NO. 185596
DATE ISSUED JANUARY 21, 2026
SHEET OF

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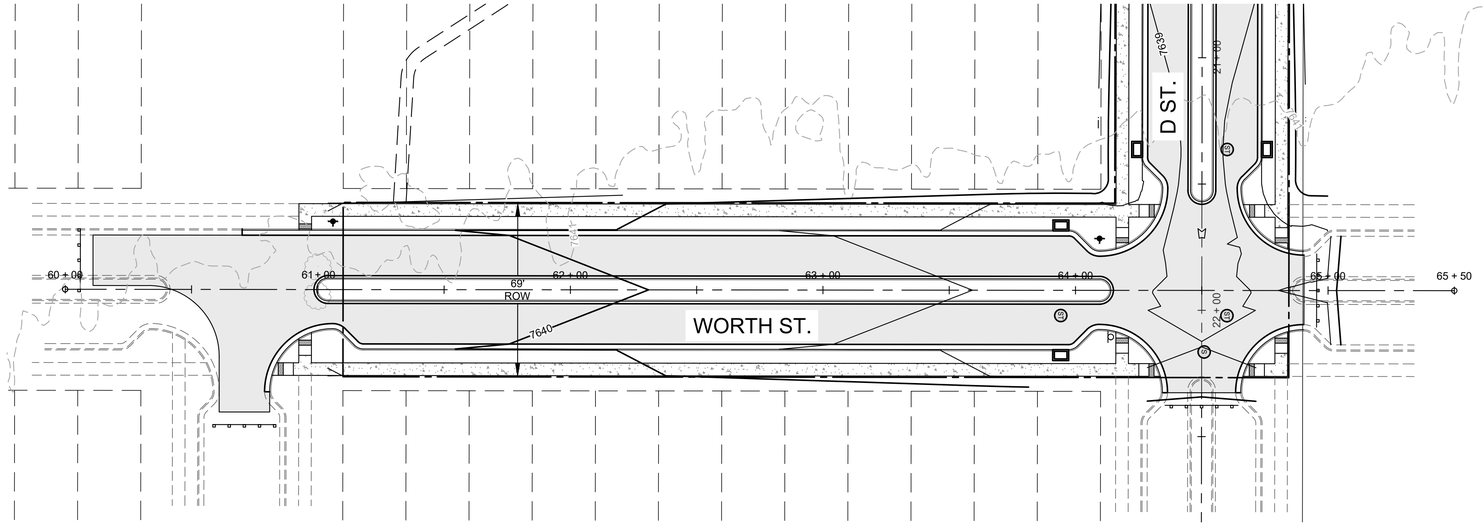
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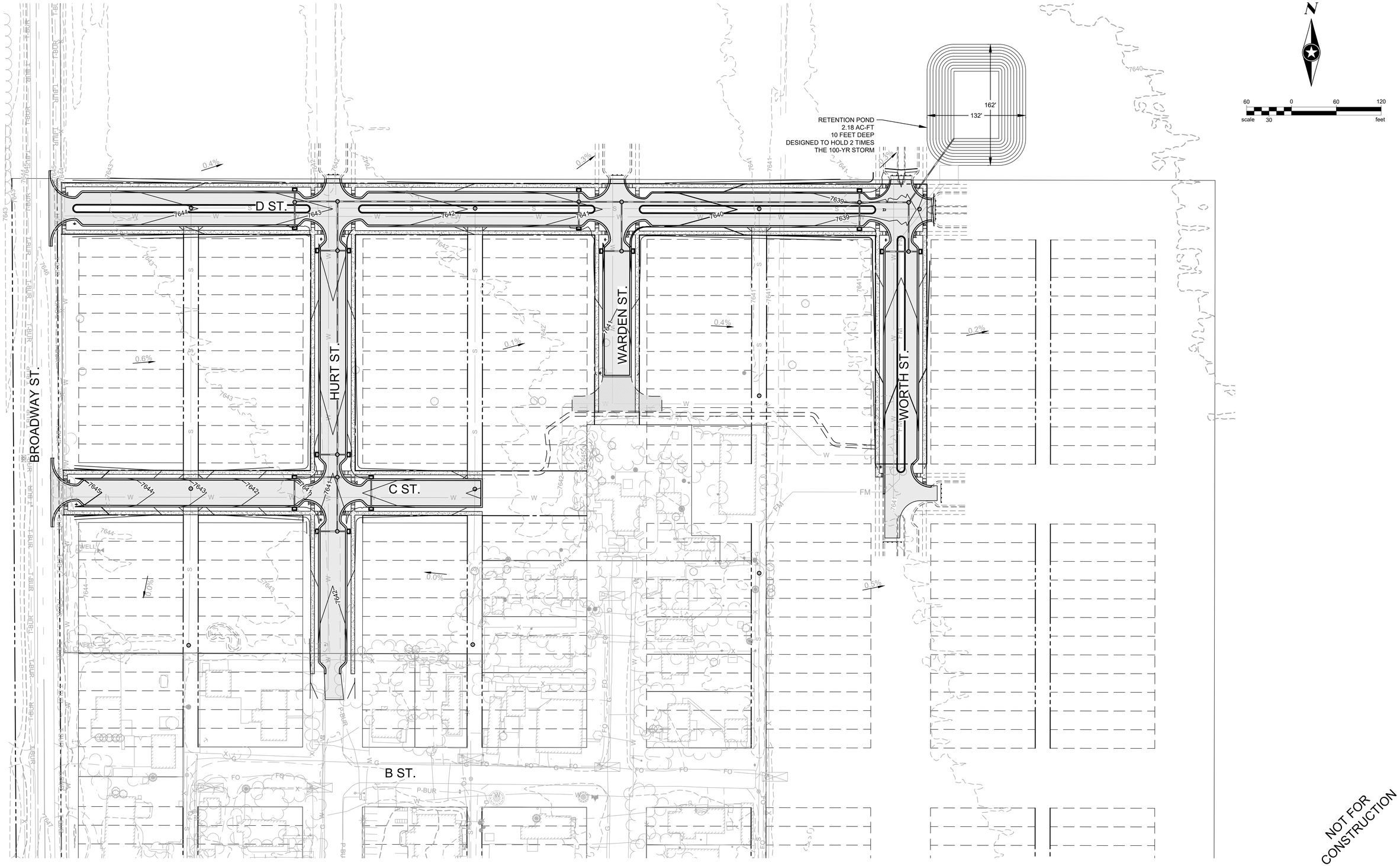

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NORTH 90 DEVELOPMENT
PHASE 1

GRADING PLAN

SHEET NO. 12

SEH PROJECT NO. 185596

DATE ISSUED JANUARY 21, 2026

SHEET OF

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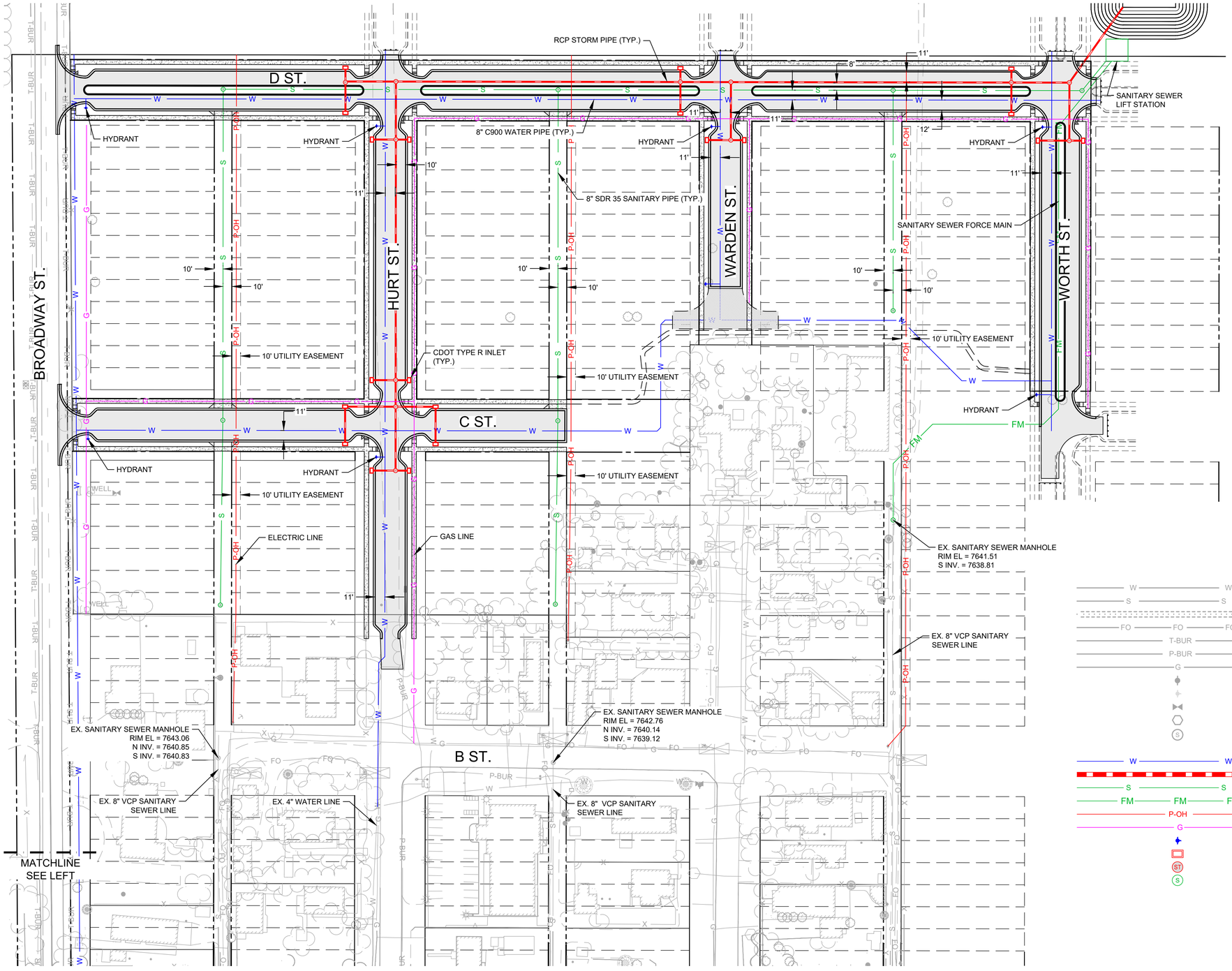

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scale 30 feet

NOTE:

GAS AND POWER UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE WITH DRY UTILITY PROVIDERS FOR DESIGN.

LEGEND

- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. STORM CULVERT
- EX. FIBER OPTIC LINE
- EX. COMMUNICATIONS LINE
- EX. POWER LINE
- EX. GAS LINE
- EX. POWER POLE
- EX. HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED FORCE MAIN
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED HYDRANT
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE

NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE	BY
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NORTH 90 DEVELOPMENT
PHASE 1

UTILITY PLAN

SHEET NO. 13

SEH PROJECT NO. 185596
DATE ISSUED JANUARY 21, 2026
SHEET OF

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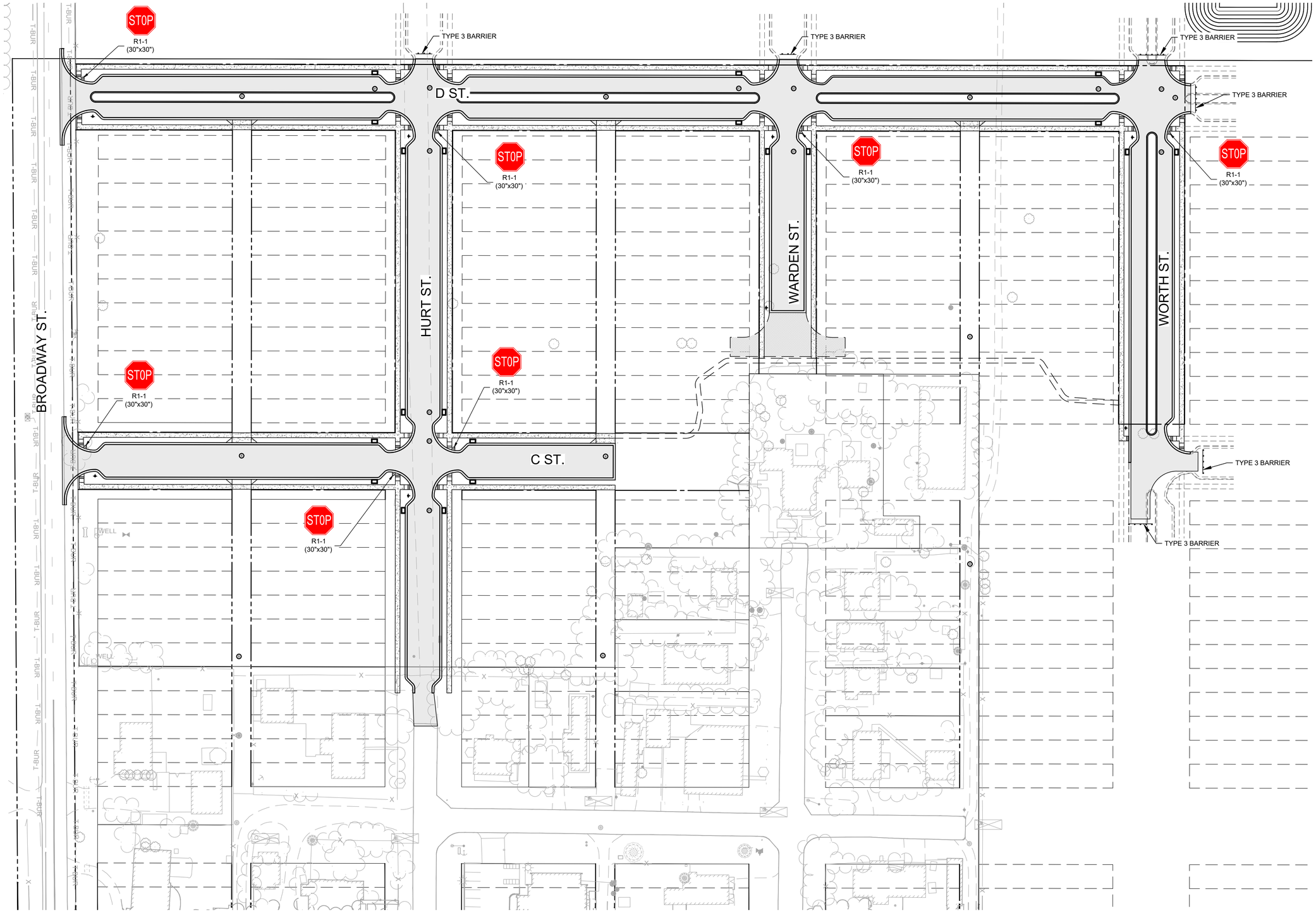

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NORTH 90 DEVELOPMENT PHASE 1

SIGNING AND STRIPING PLAN

SHEET NO. 14

SEH PROJECT NO. 185596

DATE ISSUED JANUARY 21, 2026

SHEET OF

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