



City of Thornton  
**Agenda for the Regular Meeting of the  
Planning Commission**

Located in City Hall Council Chambers or Zoom Virtual Meeting  
September 16, 2025  
6:00 p.m.

1. CALL TO ORDER
2. ROLL CALL OF PLANNING COMMISSION
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – September 2, 2025
5. PUBLIC HEARINGS
  - A. **Timberleaf Estates**
    - i. **PLAX202101187:** A resolution concerning the Annexation of approximately five acres of land situated in the northeast quarter of Section 28, Township 1 South, Range 67 West of the sixth Principal Meridian, County of Adams, State of Colorado, generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street at 13251 Yosemite Street and assigning the annexed property to Ward 3 (Timberleaf Estates).
    - ii. **PLZ202101189:** A resolution concerning a Zoning Amendment for approximately five acres of land generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street at 13251 Yosemite Street (Timberleaf Estates).
    - iii. **PLCSP202101190:** A resolution concerning a Conceptual Site Plan for approximately five acres of land generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street at 13251 Yosemite Street (Timberleaf Estates).
6. STAFF REPORTS/PRESENTATIONS - NONE
7. OTHER MATTERS

A. Upcoming meetings:

- i. Next meeting is scheduled for Tuesday October 7, 2025.

8. ADJOURNMENT

Agenda prepared by Desirae A. Lovato, City Development, for Warren Campbell, Current Planning Manager.

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To Attend Virtually:

- Call 1-719-359-4580 and enter Meeting ID Number: 890 1113 3894
- [Zoom Meeting quick link](https://thorntonco.zoom.us/j/89011138943) or you can type in the URL below into your internet browser: <https://thorntonco.zoom.us/j/89011138943>
- Scan the QR Code to the right to attend virtually





**Planning Commission Meeting  
Minutes  
September 2, 2025**

ROLL CALL: Those Present were: Chair Rahem Mulatu; Vice-Chair Andrew Bryant and Commission Members Randy Stutz, Jeff Tompkins, Bruce Thomas, and Stephen Butler.

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Erinn Rogowski, Planner; Monica Gutierrez and Alexis Alarid, Recording Secretaries.

The meeting was called to order at **6:00 p.m.**

APPROVAL OF AGENDA:

**MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY VICE-CHAIR BRYANT TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.**

APPROVAL OF THE MINUTES:

**MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY COMMISSIONER BUTLER TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY.**

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

PLDP202402050: A Resolution for public hearing for a Development Permit and a Specific Use Permit in the Community Retail zone district for the construction of a financial institution with a drive-through generally located on the southeast corner of East 138th Avenue and Quebec Street (Quebec Highlands Filing Number 1 Sixth Amendment, Lot 1B).

The floor was opened at **6:03 p.m.**

At this time, individuals wishing to provide testimony during the public hearings were sworn in by the Recording Secretary.

Ms. Rogowski was the case presenter for PLDP202402050. Ms. Rogowski entered into the record *City's Exhibit A, the Affidavit of Postings Legal Notice of Public Hearing* published on the City's official website and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center and Trail Winds Recreation Center

and *City's Exhibit B, the Affidavit of Sign Posting* Ms. Rogowski presented slides and information on the proposed development.

Ms. Rogowski introduced the applicant.

Joshua Gonsalves, 3142 Prospect Avenue, E, Cleveland Ohio, confirmed he had been sworn. Mr. Gonsalves introduced additional slides and information regarding the project.

Ms. Rogowski recommended the approval of PLDP202402050.

The floor closed for further testimony at **6:24 pm**.

**MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER STUTZ TO APPROVE THE PLDP202402050 RESOLUTION.**

**THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.**

**MOTION PASSED 6-0.**

PLCSP202401719: A Resolution for public hearing for a Conceptual Site Plan in the Community Retail zone district for the construction of an assisted living facility generally located south of East 120th Avenue between Claude Court and York Street (Yorktowne Amendment 1 Lot 2B).

The floor was opened at **6:28 p.m.**

Ms. Rogowski was the case presenter for PLCSP202401719. Ms. Rogowski entered into the record *City's Exhibit A, the Affidavit of Postings Legal Notice of Public Hearing* published on the City's official website and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center and Trail Winds Recreation Center and *City's Exhibit B, the Affidavit of Sign Posting* Ms. Rogowski presented slides and information on the proposed development.

Ms. Rogowski introduced the applicant.

Greg Howes, 355 Bellaire Court, Broomfield CO, was sworn in at this time. Mr. Howes introduced additional slides and information regarding the project.

Ms. Rogowski recommended the approval of both PLCSP202401719.

The floor closed for further testimony at **7:07 pm**.

**MOTION WAS MADE BY VICE CHAIR BRYANT AND SECONDED BY**



**COMMISSIONER THOMAS TO APPROVE THE PLCSP202401719 RESOLUTION.**

**THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.**

**MOTION PASSED 6-0.**

STAFF REPORTS/PRESENTATIONS – None

OTHER MATTERS:

- A. Current Vacancies
- B. Upcoming meetings:
  - i. Next meeting is scheduled for September 16, 2025

**THE MEETING WAS ADJOURNED AT 7:14 P.M.**

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

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Rahem Mulatu, Chairperson Signature

ATTEST:

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Recording Secretary Signature

## PLANNING COMMISSION COMMUNICATION

<b>Meeting Date:</b> September 16, 2025	<b>Agenda Item:</b> 5) A. (i)	<b>Agenda Location:</b> PUBLIC HEARINGS	<b>Legal Review:</b> <div style="border: 1px solid black; padding: 2px; display: inline-block;">           DS   </div>
<b>Subject:</b> A resolution concerning the Annexation of approximately five acres of land situated in the northeast quarter of Section 28, Township 1 South, Range 67 West of the sixth Principal Meridian, County of Adams, State of Colorado, generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street at 13251 Yosemite Street and assigning the annexed property to Ward 3 (Timberleaf Estates - Case Number PLAX202101187)			
<b>Recommended by:</b> , Warren Campbell, <span style="border: 1px solid black; padding: 2px; display: inline-block; vertical-align: middle;">Initial WC</span> Current Planning Manager			
<b>Presenter(s):</b> Collin Wahab, Principal Planner			

### **SYNOPSIS:**

The total amount of land to be annexed is 4.7934 acres consisting of a privately-owned parcel. Zoning (PLZ202101189) and a Conceptual Site Plan (PLCSP202101190) for the property is proposed concurrently as a separate item on this agenda.

### **RECOMMENDATION:**

Staff recommends Alternative Number 1, approval of the resolution, as the proposed Annexation meets the requirements of the Colorado Revised Statutes (C.R.S) Sections 31-12-101 to 123, known as the Municipal Annexation Act of 1965 (the State Statute), and complies with the annexation policies of the City (PLAX202101187).

### **BUDGET/STAFF IMPLICATIONS:**

A financial evaluation has been completed by the City's Finance Department to illustrate potential fiscal impacts the proposed development could have on the City and to compare these impacts to the City's Fiscal Impact Model. The financial evaluation estimates the development would generate one-time revenues, including building use tax, permit fees, and utility connection fees and concludes that, at project build-out, it is not anticipated to materially change the City's ongoing financial position compared to the current model. The complete financial evaluation can be found in Attachment 1 of the Zoning communication.

### **ALTERNATIVES:**

1. Approve the resolution as recommended.
2. Do not approve the resolution.

**BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY):**  
**Site Context and Existing Conditions:**

The subject site is approximately five acres and is currently located within unincorporated Adams County. It contains two existing single-family detached homes, constructed in 1904 and 1917, both of which are currently in a state of disrepair. The site also includes several accessory structures, such as a detached garage and multiple sheds.

An existing 60-foot tall cell tower with associated equipment is also located on the property. The height and design of the tower do not conform to the City’s development standards and would be considered a legal nonconforming structure upon annexation. To address this, the Annexation Agreement requires the tower operator to either:

- 1. Obtain approval of a Special Use Permit for the facility and use, in accordance with Section 18-59 and 18-327(h) of the 2025 Reenacted Development Code, and bring the facility into compliance with all applicable requirements of Section 18-327 of the 2025 Reenacted Development Code by December 6, 2026; or
- 2. Elect to abandon the facility under Section 18-327(l) of the 2025 Reenacted Development Code by providing written notice no less than 30 days prior to December 6, 2026.

**Development Code Criteria:**

The following criteria may be considered in evaluating an annexation application, pursuant to Section 18-40(h) of the Code:

- 1. *The annexation is in compliance with the Municipal Annexation Act.*

The property to be annexed meets the requirement in the State Statute for one-sixth (16.67%) contiguity with existing City limits.

Area proposed for annexation:	5 acres
Percent of contiguity:	68 percent
Percent of contiguity required by State law:	16.67 percent
Percent of landowners of the area proposed for annexation signing petition (exclusive of streets):	100 percent

The area proposed will not extend the municipal boundary more than three miles. An impact report was not required for the proposed annexation because it is less than ten acres in size.

C.R.S. § 31-12-115 requires that lands annexed into the City be zoned within 90 days of the date of annexation. The subject property is proposed to be zoned Single-Family Detached (SFD), Single-Family Detached – Legacy, under the 2025 Reenacted

## Planning Commission Communication

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Development Code, immediately following approval of the annexation. The proposed annexation complies with the eligibility requirements of Sections 104 and 105 of the State Statute and the notice and procedural requirements of Section 108 of the State Statute.

Existing Land Use: Single-family

Existing Zoning: Agricultural (A-3), Unincorporated Adams County

Proposed Zoning: SFD, SFD-L under 2025 Reenacted Development Code

### **Surrounding Zoning:**

North: Single Family Detached Legacy (SFD-L)

East: Single Family Detached Legacy (SFD-L)

South: Agricultural (A-3), Unincorporated Adams County and Residential Estates

West: Single Family Detached Legacy (SFD-L)

*2. The annexation is in accordance with the Comprehensive Plan, and the best interests of the city would be served by annexation of the subject property.*

Annexation is required to provide utility services to the subject site, which is already adjacent to existing water and sewer lines. In addition, the proposal would contribute to the City's housing supply by introducing additional residential options which aligns with the Single-Family Neighborhoods (SFN) future land use designation assigned to the site. Accordingly, extending the municipal boundary to encompass this area is consistent with the following Comprehensive Plan policies:

*Policy SG 1.5 - Adequate Public Facilities. Ensure that public facilities and infrastructure are provided in a timely, orderly, and efficient arrangement to support the existing and planned land use pattern of the city.*

*Policy QDN 1.1 - Diversity of Housing Options. Provide opportunities for a diversity of rental and ownership housing options that promote varying lot sizes, types, and densities.*

*Policy QDN 3.2 - High-Quality Neighborhoods. Encourage design and development that contributes to the long-term stability and desirability of its neighborhoods. Encourage the use of materials and practices that reduce long-term maintenance needs and improve energy efficiency.*

*Policy QDN 4.3 - Neighborhood Connections. Establish seamless connections between new and existing neighborhoods through the development and integration of sidewalks, shared use paths, bicycle lanes, trails, parks, and other improvements.*

Planning Commission Communication  
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**PUBLIC NOTICE AND RESPONSE:**

**Public Notification:**

A notice of the Public Hearing was advertised on the City's website on August 28, 2025, and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center on, and the Trail Winds Recreation Center on August 28, 2025. All property owners within 1,500 feet of the subject site were sent notice of the Public Hearing 10 days prior to September 16, 2025. Notification of the City Council Hearing was posted on the property for 10 days prior to the September 16, 2025, Public Hearing.

**Public Response:**

A neighborhood meeting was held on September 16, 2024, to discuss the proposed Annexation, Zoning, and CSP with approximately nine residents attending. The meeting took place at Trail Winds Recreation Center (Cottonwood Meeting Room), 13495 Holly Street, Thornton, CO 80602, and offered an online attendance option via Zoom. The notice area included 203 property owners.

In general, questions were raised about the type of housing proposed for the site and whether the architectural design would be compatible with the adjacent Timberleaf neighborhood. Additionally, there were concerns expressed about traffic in the area, particularly given the proximity of the 27J high school and middle school, which is not a direct impact of the proposed development, and the district has indicated that they have capacity to accommodate the proposed development.

**HISTORY:**

On September 9, 2025, City Council adopted a resolution acknowledging receipt of the petition for annexation and established October 14, 2025, as the date for consideration of the proposed annexation.

**ATTACHMENTS:**

Attachment 1: Vicinity Map  
Attachment 2: Public Hearing Notices and Affidavits  
Attachment 3: Annexation Map  
Attachment 4: Annexation Agreement  
Attachment 5: Resolution acknowledging receipt of petition

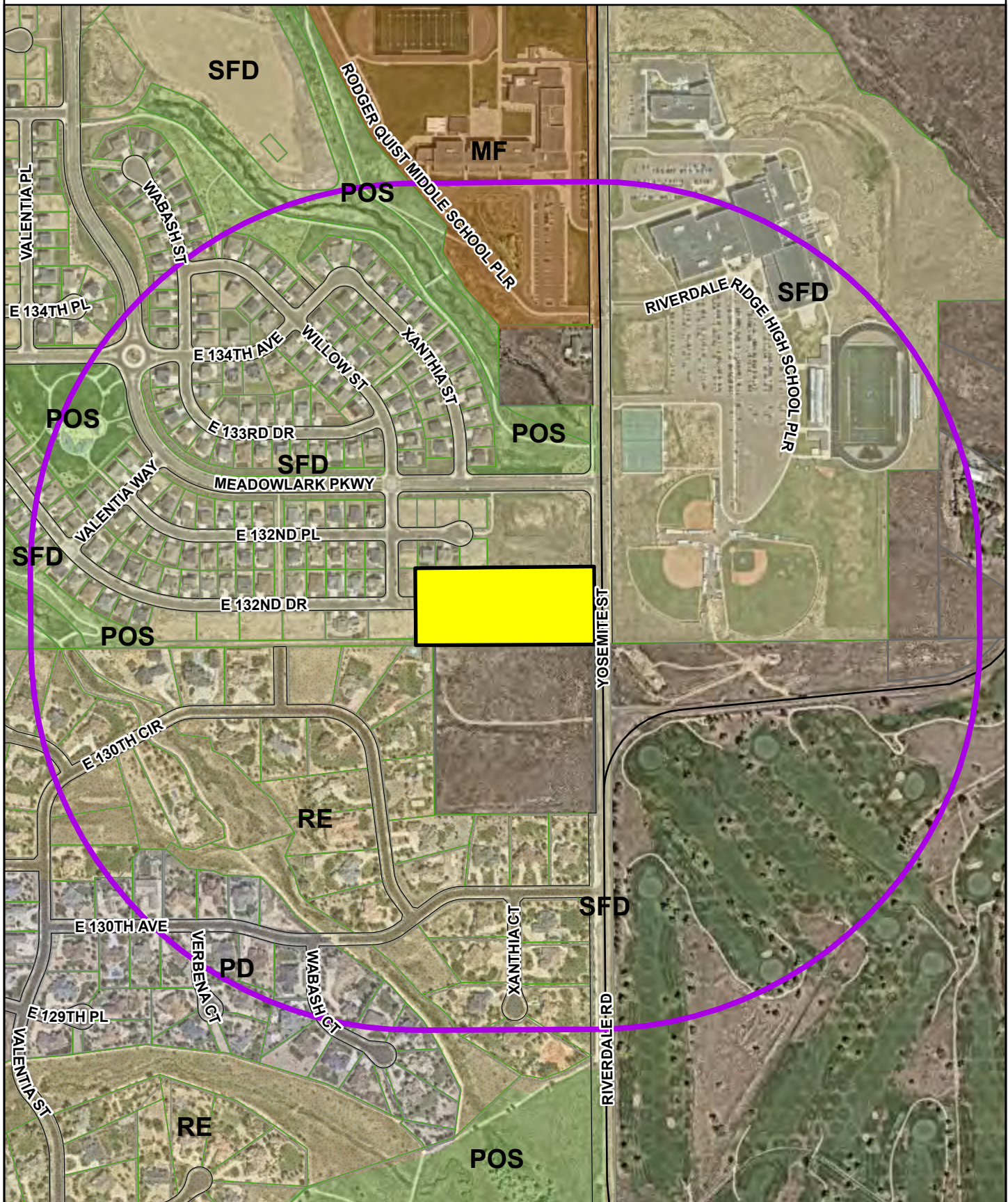


# Timberleaf Estates



Attachment 1

PLAX202101187, PLZ202101189, & PLCSP202101190



City of Thornton, Colorado

## VICINITY/ZONING MAP

- 1500' NOTICE BOUNDARY
- LOCATION
- ROW
- Parcels
- Parks/Open Space
- Residential Estate
- Single Family Detached
- Multi Family
- Planned Development
- AdCo Parcels Open Data
- CITY LIMITS



Attachment 2  
AFFIDAVIT OF POSTING

PUBLIC NOTICE

State of Colorado     )  
                                  ) ss.  
County of Adams     )

I, Lori Leppek, being first duly sworn upon oath depose and say that I did, on August 28, 2025, post the PUBLIC NOTICE of the Planning Commission in City of Thornton, Colorado, for the Public Hearing to consider an Annexation, Zoning, and Conceptual Site Plan for the proposed Timberleaf Estates project. The proposal includes the development of approximately 16 single-family detached homes on a 5-acre site. The property is generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street. This Hearing will be held on September 16, 2025, at 6 p.m. at Thornton City Hall, 9500 Civic Center Drive, Thornton, Colorado and virtually at <https://thorntonco.zoom.us/j/89011138943> or by telephone at **719-359-4580** using meeting ID# **890 1113 8943**, a copy of which posted Notice is attached hereto and posted at the following locations:

1. Thornton City Hall, 9500 Civic Center Dr.
2. Margaret W. Carpenter Recreation Center, 11151 Colorado Blvd.
3. Thornton Active Adult Center, 11181 Colorado Blvd.
4. Trail Winds Recreation Center, 13495 Holly St.

Signed: *Lori Leppek*  
Assistant City Clerk

Date: 8/28/25

Subscribed and sworn to before me by Lori Leppek, in the County of Adams, State of Colorado, this 28 day of August, 2025.

Notary Public

My Commission Expires

*Daisy M Ruvalcaba*

Dec 26, 2027

DAISY M. RUVALCABA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234047714  
MY COMMISSION EXPIRES DEC 26, 2027

AFFIDAVIT OF POSTING

LEGAL NOTICE OF PUBLIC HEARING

State of Colorado       )  
                                  ) ss.  
County of Adams       )

I, **Monica Gutierrez**, being first duly sworn upon oath depose and say that I did, on August 28, 2025, post the Public Notice of the City Council in the City of Thornton, Colorado for the public hearing to consider an Annexation, Zoning, and Conceptual Site Plan for the proposed Timberleaf Estates project. The proposal includes the development of approximately 16 single-family detached homes on a 5-acre site.

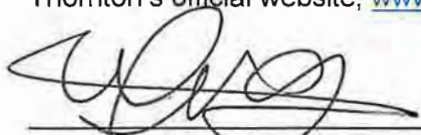
The property is generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street.

This hearing will be held on September 16, 2025, at 6 p.m.; at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings.

The legal notice was posted at the following location, pursuant to City Code Section 2-1:

1. Thornton's official website, [www.thorntonCO.gov](http://www.thorntonCO.gov).

Signed:

  
Title: Administrative Specialist II

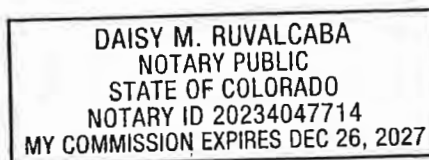
Date:

8/28/25

Subscribed and sworn to before me by Monica Gutierrez. In the County of Adams, State of Colorado, This 28<sup>th</sup> day of August, 2025.

Notary Public







**NOTICE OF PUBLIC HEARING  
PLAX202101187, PLZ202101189, & PLCSP202101190**

The Thornton Planning Commission will conduct a public hearing to consider an Annexation, Zoning, and Conceptual Site Plan for the proposed Timberleaf Estates project. The proposal includes the development of approximately 16 single-family detached homes on a 5-acre site.

The property is generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street.

This hearing will be held on September 16, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the City of Thornton website at [www.ThorntonCo.gov](http://www.ThorntonCo.gov).

A copy of the Development Code (Chapter 18 of the Code of the City of Thornton) and the Zoning Map are available to be viewed on the website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at [collin.wahab@ThorntonCO.gov](mailto:collin.wahab@ThorntonCO.gov) prior to 4:00 pm MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received at City Hall prior to 5:00 pm MDT/MST on the Friday preceding the public hearing. If you have any questions concerning this matter, please contact the City Development Department at 303-538-7295.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email [adacoordinator@thorntonCO.gov](mailto:adacoordinator@thorntonCO.gov).

If you have any questions regarding attending the Zoom Meeting, please email [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) prior to 4 p.m. on September 16, 2025.

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

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Rahem Mulatu, Chairperson

ATTEST: Kristen N. Rosenbaum, City Clerk  
APPROVED AS TO FORM: Tami Yellico, City Attorney



City Development Department | 9500 Civic Center Drive | Thornton, CO 80229-4326  
303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

September 2, 2025

RE: NOTICE OF PUBLIC HEARING – PLAX202101187, PLZ202101189, & PLCSP202101190

Property Owner:

The Thornton Planning Commission will conduct a public hearing to consider an Annexation, Zoning, and Conceptual Site Plan for the proposed Timberleaf Estates project. The proposal includes the development of approximately 16 single-family detached homes on a 5-acre site.

Per Thornton City Code, you are receiving this notice because you own property within 1,500 feet of the subject property, which is generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street.

This hearing will be held on September 16, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:  
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All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at [Collin.Wahab@ThorntonCO.gov](mailto:Collin.Wahab@ThorntonCO.gov) prior to 4 p.m. MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received prior to 5 p.m. MDT/MST on the Friday preceding the public hearing.

If you have any questions concerning this matter, please contact the City Development Department at [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) or leave a voicemail at 303-538-7295.

If you have any questions regarding attending the Zoom Meeting, please email [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) prior to 4 p.m. on September 16, 2025.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email [adacoordinator@ThorntonCO.gov](mailto:adacoordinator@ThorntonCO.gov).

Sincerely,

Collin Wahab, AICP  
Principal Planner



Departamento de Desarrollo Urbano | 9500 Civic Center Drive | Thornton, CO 80229-4326  
303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

2 de septiembre de 2025

ASUNTO: AVISO DE AUDIENCIA PÚBLICA - PLAX202101187, PLZ202101189, & PLCSP202101190

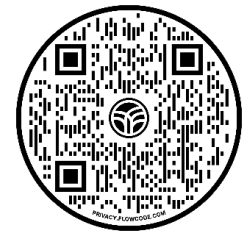
Propietario del inmueble:

La Comisión de Planificación de Thornton llevará a cabo una audiencia pública para considerar una anexión, zonificación y plan conceptual del sitio para el proyecto propuesto Timberleaf Estates. La propuesta incluye el desarrollo de aproximadamente 16 viviendas unifamiliares independientes en un terreno de 5 acres.

De acuerdo con el Código Municipal de Thornton, usted está recibiendo este aviso porque es dueño de una propiedad situada a menos de 1,500 pies de la propiedad en cuestión, que se encuentra aproximadamente al suroeste de la intersección de Meadowlark Parkway y Yosemite Street.

Esta audiencia pública se llevará a cabo el 16 de septiembre de 2025, a las 6 p.m., en el Ayuntamiento de Thornton en las Cámaras del Consejo, 9500 Civic Center Drive, Thornton, Colorado. La audiencia pública también estará disponible mediante Zoom Meetings. Hay tres formas de asistir virtualmente:

1. Llame al **1-719-359-4580** e ingrese el número de identificación de la audiencia pública: **890 1113 8943**
2. Escriba el URL a continuación en su navegador de Internet:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Escanee el código QR a la derecha para asistir virtualmente.



La agenda de la Comisión de Planificación se encuentra en el sitio web de la ciudad de Thornton en [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

Se invita a todas las personas interesadas a asistir a la audiencia pública o a presentar sus puntos de vista mediante comentarios por escrito antes de la audiencia pública. Los comentarios por escrito por correo electrónico deben ser enviados a [Collin.Wahab@ThorntonCO.gov](mailto:Collin.Wahab@ThorntonCO.gov) antes de las 4 p.m. MDT/MST del día de la audiencia pública. Los comentarios por escrito enviados por correo postal a Thornton City Hall Departamento de Desarrollo de la Ciudad, 9500 Civic Center Drive, Thornton, CO 80229 deben recibirse antes de las 5 p.m. MDT/MST del viernes anterior a la audiencia pública.

Si tiene alguna pregunta con respecto este asunto, comuníquese con el Departamento de Desarrollo de la Ciudad por correo electrónico a [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) o deje un mensaje de voz al 303-538-7295.

Si tiene alguna pregunta con respecto sobre la asistencia a la reunión de Zoom, favor de enviar un correo electrónico a [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) antes de las 4 p.m. el 16 de septiembre de 2025.

Las personas con discapacidades pueden llamar al coordinador de ADA de Thornton para solicitar y organizar adaptaciones. Las solicitudes de adaptaciones deben hacerse con la mayor anticipación posible, y de preferencia por lo menos cinco días hábiles antes de la fecha en que se requieran. Llame al coordinador de ADA de Thornton al teléfono 303-538-7334 o envíe un correo electrónico a [adacoordinator@ThorntonCO.gov](mailto:adacoordinator@ThorntonCO.gov).

Atentamente,

Collin Wahab, AICP  
Planificador Principal



Attachment 3

TIMBERLEAF ESTATES ANNEXATION MAP  
TO THE CITY OF THORNTON  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AT BOTH ENDS BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 34183" IN A RANGE BOX, PER THE PLAT OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 SAID LINE BEARS N00°25'17"W.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, S89°26'34"W A DISTANCE OF 30.00 FEET, A POINT ON THE EXISTING CITY OF THORNTON BOUNDARY AS ANNEXED IN ORDINANCE 2108, RECORDED UNDER RECEPTION NO. B1023102 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

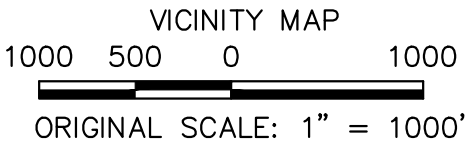
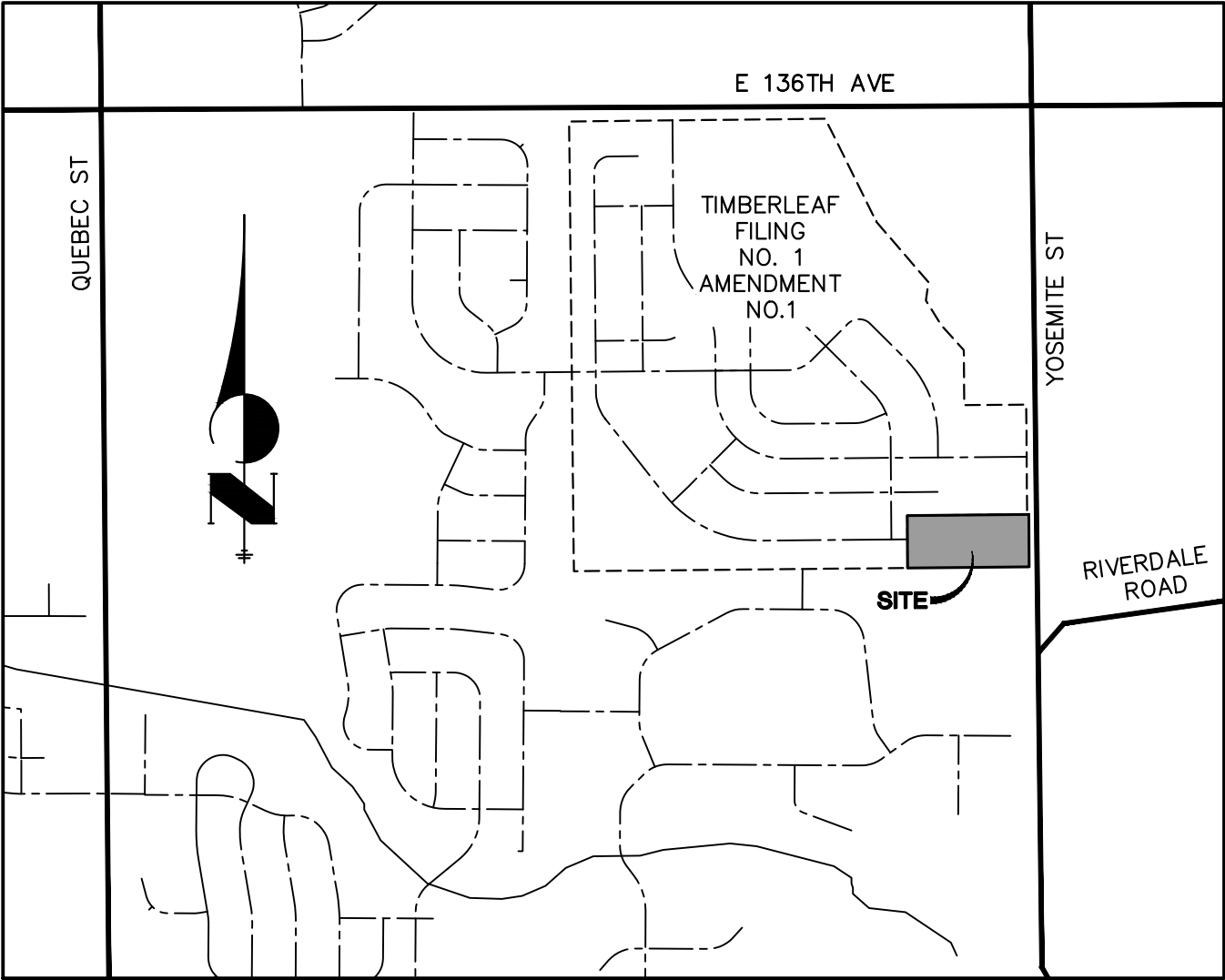
THENCE ON SAID EXISTING CITY BOUNDARY, N00°25'17"W A DISTANCE OF 300.00 FEET, TO A POINT ON THE CITY BOUNDARY AS ANNEXED IN ORDINANCE NO. 2937, RECORDED UNDER RECEPTION NO. 20060228000202820;

THENCE ON SAID EXISTING CITY BOUNDARY, S89°26'34"W A DISTANCE OF 696.00 FEET;

THENCE CONTINUING ON SAID CITY BOUNDARY, S00°25'17"E A DISTANCE OF 300.00 FEET, TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, ALSO BEING THE EXISTING CITY BOUNDARY AS ANNEXED IN ORDINANCE NO. 2109, RECORDED UNDER RECEPTION NO. B1023097;

THENCE ON SAID SOUTH LINE, N89°26'34"E A DISTANCE OF 696.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 208,799 SQUARE FEET OR 4.7934 ACRES.



SURVEYORS CERTIFICATE:

I, DEREK LEE VAGIAS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO THE CITY OF THORNTON, COLORADO AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (a) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1992.00 FEET.
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 332.00 FEET.
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING TOWN LIMITS = 1362.00 FEET.

THE TOTAL CONTIGUOUS PERIMETER IS 68.37%, WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED.

DEREK LEE VAGIAS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38578  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
7200 S. ALTON WAY SUITE C400  
CENTENNIAL CO, 80112

GENERAL NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ADAMS COUNTY, COLORADO.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS ANNEXATION MAP ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT.
4. NOTICE: PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CLERK AND RECORDER

THIS SURVEY WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_ O'CLOCK \_\_\_\_M. ON THE \_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLERK AND RECORDER

DEPUTY

REC. NO. \_\_\_\_\_

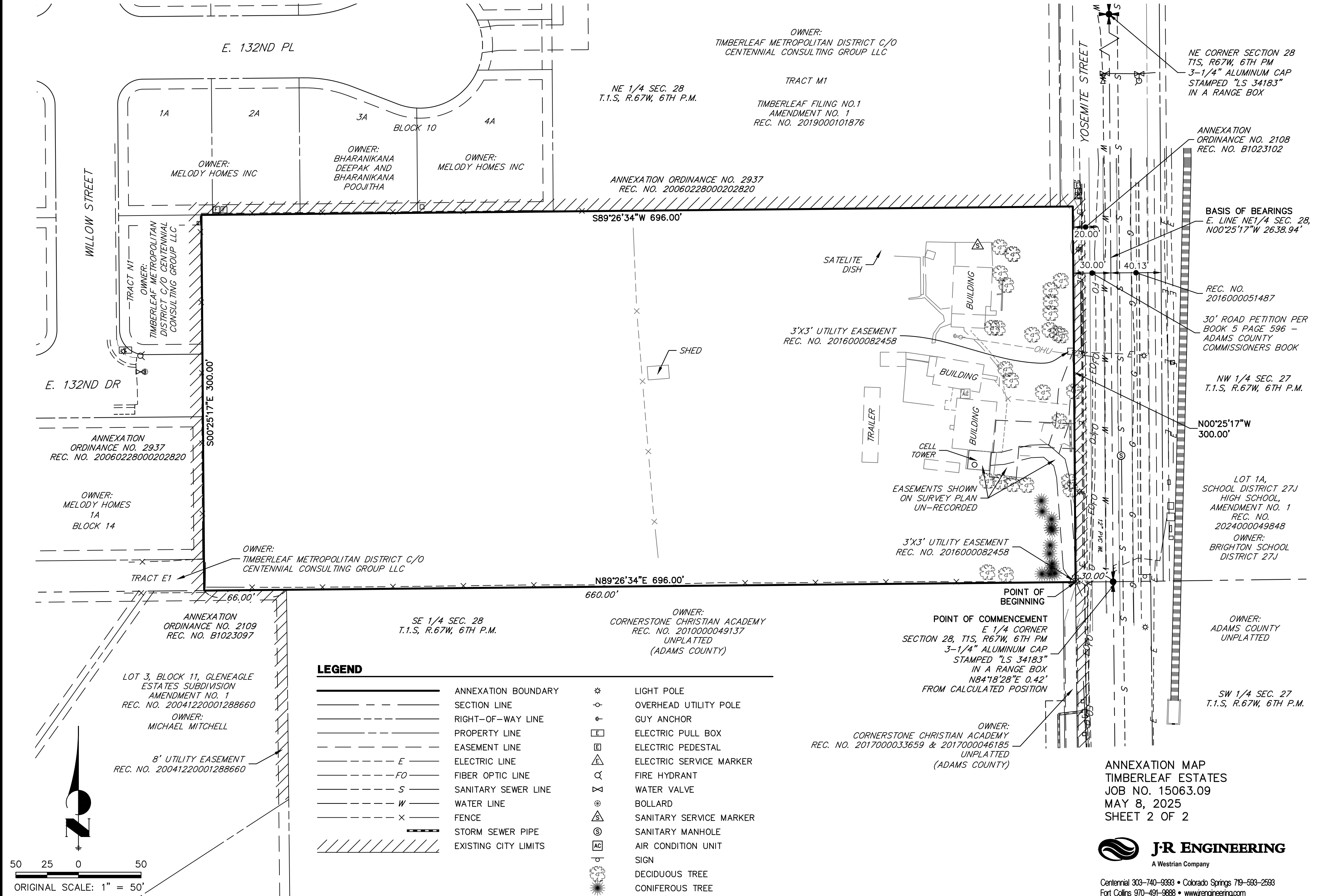
ANNEXATION MAP  
TIMBERLEAF ESTATES  
JOB NO. 15063.09  
MAY 8, 2025  
SHEET 1 OF 2



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

# TIMBERLEAF ESTATES ANNEXATION MAP

TO THE CITY OF THORNTON  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2



Attachment 4

**ANNEXATION AGREEMENT  
TIMBERLEAF ESTATES**

THIS ANNEXATION AGREEMENT ("Agreement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between the City of Thornton, a Colorado municipal corporation ("City"), and Douglas Small and Hedy Small, ("Owner" or "Owners"). The City and Owner may be referred to herein individually as "Party" or collectively as "Parties".

**RECITALS**

WHEREAS, the Owner owns approximately 4.79 acres of real property situated in Adams County, Colorado, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the Owner requests that the City annex and zone said Property to allow for the coordinated development of the Property to the mutual benefit of the Parties; and

WHEREAS, the Owner acknowledges that the need for conveyance and dedication of public rights-of-way and other land as contemplated in this Agreement are directly related to and generated by the development planned within the Property and that there is no taking requiring compensation; and

WHEREAS, the Parties acknowledge that the Owner may be required to construct certain public improvements related both in nature and extent to the impact of the development of the Property as provided herein; and

WHEREAS, the Parties are entering into this Agreement in furtherance of annexation and zoning on the Property and wish to define a mutually acceptable general land use plan that will represent the intended use of the Property.

NOW THEREFORE, in consideration of the mutual promises, covenants and agreements hereinafter contained, the dedication of certain land or grant of easements to the City, and other valuable consideration, the sufficiency and adequacy of which are hereby acknowledged by the Parties, the Parties hereto agree as follows:

**AGREEMENT**

**SECTION 1. Obligations Related to Annexation Proceedings.**

- a. **Owner Obligations.** The Owner agrees to prepare, at Owner's expense, all materials necessary for the annexation and zoning of the Property, including, without limitation, the annexation petition, associated legal descriptions, and associated maps for the annexation and zoning.

- b. **City Obligations.** The City agrees to take any and all appropriate actions, at City's expense, as are required by the Municipal Annexation Act of 1965, C.R.S. §§ 31-12-101, et. seq. ("the Act"), including zoning of the Property.

SECTION 2. **Terms of Annexation.**

a. **Development of the Property.**

- i. The Owner agrees that the Property shall initially be proposed for SFD zoning, as defined by the Thornton City Code ("City Code") and as depicted on the Zoning Map of Timberleaf Estates, attached hereto as **Exhibit B.**
- ii. The Property shall be subject to all applicable master plans adopted by the City at the time of subdivision or any future subdivision of the Property. Master plans include, but are not limited to, drainage, transportation, water, sanitary sewer, parks and open space.
- iii. Pursuant to City Code, a conceptual site plan ("CSP") is required with zoning of the Property. The proposed CSP is valid only for the time period provided in the City Code. Approval of the CSP by City Council is a separate and independent proceeding from approval of annexation and/or zoning.

- b. **City Approval.** The Owner acknowledges that the annexation and zoning of the Property are subject to the plenary legislative discretion of the Thornton City Council and the rights of initiative and referendum reserved unto its citizens. No assurances of annexation or zoning have been made or relied upon by the Owner. In the event that, in the exercise of its legislative discretion, and prior to the second reading of the annexation ordinance, the City fails to approve the Zoning Map or CSP, then the sole and exclusive remedy occasioned by the exercise of such discretion shall be the withdrawal of the Annexation Petition, by the Owner, in accordance with the Act.

- c. **Owner Construction of Improvements.** The Owner shall be responsible for the design and construction of off-site and on-site transportation, water, sanitary sewer, and drainage improvements reasonably required for development of the Property as may be more particularly described in the Developer's Agreement required by Section 18-40 of the 2025 Reenacted Development Code. Additional transportation improvements, and related acquisition of real property, which may be required of the Owner for the development of the Property include, but are not limited to, off-site transitions, turn lanes, raised landscape medians, traffic signals, pedestrian underpasses, intersection improvements, roadway connections, or any other improvements as required by City Code for development of the

Property. Right-of-way and easement acquisition, design and construction of improvements is to be more specifically set forth by a Developer's Agreement negotiated between the Owner and the City.

- i. If any of the improvements for which the Owner is responsible are constructed by the City prior to the development of the Property, the Owner shall be responsible for reimbursing the City for the cost of those improvements.
  - a. The amount of the reimbursement shall be based upon actual construction costs, brought to present day value at time of payment by using the inflation factor as defined by the City Code. Timing of the payment of the reimbursement will be determined at the time of the Developer's Agreement.
- ii. If the City determines, in its sole discretion, that it is in the City's best interest to accept cash-in-lieu for the improvements described in above Section 2.c. that decision will be memorialized in the Developer's Agreement for the Property.
- iii. Owner agrees to convey and dedicate any and all right-of-way depicted in the CSP and/or as required by City Code at the time of subdivision, or at such sooner time as may be requested by the City, at no charge to the City.
- d. **Reimbursement Agreement.** Owner agrees to participate in any future reimbursement agreements associated with the Property in accordance with City Code.
- e. **Water Rights.** The Owner agrees to grant, convey and dedicate all non-tributary and not non-tributary groundwater owned by the Owner and appurtenant to the Property, to the City at the time of approval of the first subdivision plat for the Property, or at such sooner time as may be requested by the City.
- f. **Exclusion from Fire Protection Districts.** Prior to the recordation of the first subdivision plat for any portion of the Property, the Owner agrees to commence any proceeding and take all steps necessary to exclude the Property from any fire protection district. The Owner shall provide the City with a copy of the court order for the exclusion of the Property from the fire district or other special district that provides fire protection services.
- g. **Special Districts.** The Owner agrees to oppose, and to not petition for, the inclusion of the Property into any special district with territory in Adams County unless the Owner receives prior written approval from the City. An



expansion of an Adams County special district into the City shall meet the requirements of Chapter 66 of the City Code.

- h. **School District Impact.** In the event that any portion of the Property is developed as residential, the Owner will enter into a program with the school district to mitigate the impact of development on the relevant school district's school facilities. The Owner will provide the City with documentation of the agreement reached with the school district prior to the subdivision plat approval. In addition, the Owner shall pay any required money to the school district by separate agreement to fund the payment in lieu of land dedication at the time of issuance of the first building permit.
- i. **Existing Cell Tower .** The existing monopole wireless communication site on the Property (the "Facility") currently operated by Crown Castle USA, Inc., a Pennsylvania corporation ("Tenant") pursuant to the terms of that certain Option and Site Lease Agreement – Site # DEN 565B dated July 23, 2001 (the "Effective Date"), as amended (the "Lease"), was approved by the Adams County Board of Commissioners through a Conditional Use Permit ("CUP") on or about December 6, 2016 by Resolution 2016-571. The CUP expires on December 6, 2026 (the "CUP Expiration Date"). Prior to the CUP Expiration Date, the City will require Tenant to obtain approval of a Special Use Permit for the Facility and use, as required by 2025 Reenacted Development Code Section 18-59, and to bring the Facility into compliance with all requirements of 18-327 of the 2025 Reenacted Development Code (referred to herein as the "Compliance Requirements"). In the alternative, the Tenant may elect to abandon the Facility as provided in Section 18-327(l) of the 2025 Reenacted Development Code by providing notice as described therein not less than 30 days before the CUP Expiration Date (referred to herein as "Abandonment"). If Tenant fails to complete the Compliance Requirements or Abandonment on or before the CUP Expiration Date, then the City will require Owner to prohibit any further Lease extensions beyond July 22, 2041 (the "Lease Expiration Date") and Tenant shall remove its equipment and improvements no later than the Lease Expiration Date and will restore the Site to substantially the condition existing as of the Effective Date, as specified in the Lease. Nothing contained herein shall restrict the City from enforcing the provisions of the City Code against Tenant, or the Owner from enforcing the default provisions of the Lease against Tenant.

SECTION 3. **General Terms and Conditions.**

- a. **Growth Limitation Condition.** Neither approval or the execution of this Agreement, nor the City's approval of construction plans, nor the City's issuance of any type of permit for construction of improvements in any way constitutes an approval of building permit allocations or building permits. The Owner expressly understands and acknowledges that the expenditure

of funds for the construction and installation of any public or private improvements prior to approval of building permit allocations or building permits is exclusively at the Owner's risk. The Property shall be subject to any residential growth limitations including enactment of any ordinances limiting or slowing down growth, moratoriums, water and/or wastewater tap limitations, building permit limitations, or any other growth management requirements. The City reserves the right, in exercise of its police power, to choose not to grant building permits, or otherwise restrict or condition the granting of building permits for the Property based on current or future ordinances of the City. The City does not guarantee capacity in its water or wastewater systems for proposed or future developments. System capacity must be verified throughout the development entitlement process and can be affected by drought, emergency, or infrastructure constraints.

- b. **Remedies.** In addition to any other remedies which may exist, this Agreement shall be enforceable by an action for specific performance filed in Adams County District Court.
- c. **City Jurisdiction.** The Owner acknowledges that upon annexation, the Property shall be subject to the same ordinances, rules, regulations, and policies, as applicable to all other property presently situated within the City, except as otherwise provided herein, and except for the imposition of general property taxes which shall be imposed pursuant to law.
- d. **Effective Date.** This Agreement shall not be effective until the annexation ordinance and this Agreement are recorded.
- e. **Recordation.** This Agreement shall be recorded with the Clerk and Recorder of Adams County and constitute a covenant running with the land. This Agreement shall be binding on the Owners and future assigns of the Owners and all other persons who may purchase any portion of the land described herein from the Owners or any persons hereinafter having any interest in the Property, or portion thereof. Whereas used herein, the term the "Owner" or "Owners" shall also mean any of the heirs, executors, personal representatives, transferees, or assigns of the Owner and all such parties shall have the right to enforce and shall be subject to the terms of this Agreement as if they were the original parties hereto. The Owner or Owners shall be jointly and severally liable for all the obligations required by this Agreement. In the event that all or a part of the Property is sold, transferred, or otherwise conveyed to additional parties, all subsequent owners shall be similarly, jointly and severally liable for all the obligations required by this Agreement.
- f. **Waiver.** A waiver by any party to this Agreement or the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.

- g. **Severability/Amendment.** Invalidation of any of the provisions of this Agreement or any paragraph, sentence, clause, phrase, or word herein shall not affect the validity of any other provision of this Agreement. This Agreement may be amended only by an instrument in writing signed by all the parties.
- h. **Third Party Beneficiary.** It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the City and the Owner, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third person on such agreement. It is the expressed intention of the City and the Owner that any person other than the City and the Owner receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.
- i. **Governing Law.** The laws of the State of Colorado shall govern this Agreement. The parties agree and acknowledge that this Agreement may be enforced at law or in equity. In addition to any other available remedies, it is understood and agreed that the City may withhold or revoke any permits or certificates, including but not limited to, building permits and certificates of occupancy, for the Property or for any structure or lot within this development in the event of a breach of this Agreement by the Owner.
- j. **Attorney Fees/Breach.** If the Owner breaches this Agreement, then it shall pay the City's reasonable costs and attorney's fees incurred in the enforcement of the terms, conditions, and obligations of this Agreement.
- k. **Lienholder.** This Agreement is intended to control development of the Property. Execution of this Agreement by the Deed of Trust Holder signifies its consent to the Agreement, but does not obligate the Deed of Trust Holder to perform any of the Agreement's terms except as otherwise provided for herein unless the Deed of Trust Holder assumes development of the Property and then only (1) as a condition precedent to the issuance of building permits for the construction of improvements on the subject property, or the issuance of certificates of occupancy, as the case may be, or (2) if a public improvement, required to be constructed as a term and condition of the Agreement is only partially constructed at such time as Deed of Trust Holder assumes development responsibilities for all or a portion of the Property, and failure to complete the construction of such public improvement would endanger the public health, safety, or welfare, in which case the Deed of Trust Holder shall be required to complete only so much of the public improvement as is necessary to eliminate the danger to the public health, safety, and welfare.
- l. **Notice.** Any notice or communication required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently

given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given at the address set forth on the signature page below, or at such other address as has been previously furnished in writing, to the other party or parties. Such notice shall be deemed to have been given when deposited in the United States Mail or other private mail service. Such notice or communications shall be given to the parties at their addresses set forth below:

City:  
**City of Thornton**  
9500 Civic Center Dr.  
Thornton, CO 80229

Owner:  
[Douglas Small and Hedy Small]  
[25950 Village Circle, Golden, CO 80401]

Other Parties:

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

**OWNER**  
[Douglas Small and Hedy Small]

By: \_\_\_\_\_  
[Douglas Small and Hedy Small]  
[Owner]

STATE OF COLORADO    )  
  )ss.  
COUNTY OF ADAMS    )

The foregoing was subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

WITNESS my hand and official seal.

My commission expires: \_\_\_\_\_.

NOTARY PUBLIC  
ADDRESS: \_\_\_\_\_

MORTGAGOR/LIENHOLDER

Date \_\_\_\_\_

---

---

Print Name

Signature

## Title

ATTEST:

Secretary  
(SEAL)

Date \_\_\_\_\_

[illegible]

The foregoing instrument was signed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

by \_\_\_\_\_, of \_\_\_\_\_, its \_\_\_\_\_.

WITNESS my hand and official seal. My commission expires \_\_\_\_\_.

Notary Public

**CITY OF THORNTON**

A Municipal Corporation

By: \_\_\_\_\_  
Tansy Hayward, City Manager

ATTEST:

\_\_\_\_\_  
Kristen Rosenbaum, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Tami Yellico, City Attorney

DRAFT

EXHIBIT A

DRAFT

## Attachment 5

## R E S O L U T I O N

A RESOLUTION ACKNOWLEDGING RECEIPT OF THE TIMBERLEAF ESTATES ANNEXATION PETITION FOR THE PROPERTY GENERALLY LOCATED AT 13251 YOSEMITE STREET INTO THE CITY (TIMERLEAF ESTATES ANNEXATION).

WHEREAS, Douglas and Hedy Small are the owners (Owners) of the unincorporated property legally described in Exhibit B (Property) and comprises 100 percent of the owners of the area proposed for annexation exclusive of streets; and

WHEREAS, pursuant to Title 31, Article 12, Section 107, Colorado Revised Statutes, the Owners have submitted a petition for annexation of the Property to the City and the Petition for Annexation is attached hereto as Attachment A and incorporated herein; and

WHEREAS, the City Council, at its regular meeting on September 9, 2025, reviewed the Petition for Annexation and various documents submitted in support of the Petition for Annexation; and

WHEREAS, the City Council has examined the record in this case; examined the various exhibits; considered the request and the recommendations of the City staff; considered the applicable requirements of the Municipal Annexation Act of 1965, as amended; and based upon the record which has been made concerning the request, has arrived at its decision.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. The Petition for Annexation is in substantial compliance with the requirements of Title 31, Article 12, Colorado Revised Statutes, and in particular Section 107 thereof. The City Manager is directed to follow the procedures outlined in Sections 31-12-108 to 110, Colorado Revised Statutes.
2. Consideration of the Annexation is scheduled for the City Council meeting on Tuesday, October 14, 2025, at 7:00 p.m.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Thornton, Colorado, on September 10, 2025.



CITY OF THORNTON, COLORADO

Signed by:

*Jan Kulmann*

442A426A356B495...

Jan Kulmann, Mayor

ATTEST:

Signed by:

*Kristen N. Rosenbaum*



D57962BD4ECE4A2...

Kristen N. Rosenbaum, City Clerk

**PETITION FOR ANNEXATION****TIMBERLEAF ESTATES**

The undersigned, in accordance with Article 12, Chapter 31, C.R.S., as amended, hereby petition(s) the City Council of the City of Thornton, Colorado, for annexation to the City of Thornton of the following described unincorporated territory situate and being in the County of Adams, State of Colorado, to wit:

**(LEGAL DESCRIPTION)**  
Exhibit A

Petitioner(s) further state(s) as follows:

- (1) That it is desirable and necessary that such area be annexed to the City of Thornton, Colorado.
- (2) That the requirements of Sections 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met.
- (3) That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundary of the City of Thornton, Colorado.
- (4) That a community of interest exists between the area proposed to be annexed and the City of Thornton, Colorado.
- (5) That the territory proposed to be annexed is urban or will be urbanized in the near future.
- (6) That the territory proposed to be annexed is integrated with or is capable of being integrated with the City of Thornton, Colorado.
- (7) That, in establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
  - (a) Is divided into separate parts or parcels without the written consent of the landowner(s) thereof, unless such tracts or parcels are separated by a designated street, road or other public way;
  - (b) Comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars (\$200,000) for ad valorem tax purposes for the year preceding the annexation is included within the territory proposed to be annexed without the written consent of the landowner(s).

(8) That in establishing the boundaries of the area proposed to be annexed, the entire width of any street or alley is included within the area annexed.

(9) That the signers of this Petition for Annexation comprise more than fifty percent (50%) of the landowners of the territory proposed to be annexed, exclusive of streets, and by their signatures have attested to the facts and agree to the conditions herein contained negating the necessity for any annexation election.

(10) That the signers of this Petition for Annexation are landowners of more than fifty percent (50%) of the area proposed to be annexed, excluding public streets and alleys.

(11) That no part of the territory proposed to be annexed is more than three (3) miles from a point on the boundary of the City of Thornton as such was established more than one year before this annexation is effective.

(12) That the territory proposed to be annexed by the City of Thornton or substantially this same area has not been the subject of an election for annexation to the City of Thornton with in the preceding twelve (12) months.

(13) That the territory proposed to be annexed is located within the following special district(s) and no other(s): ADAMS COUNTY  
NORTH METRO FIRE RESCUE DISTRICT FKA FDI  
RANGEVIEW LIBRARY DISTRICT  
REGIONAL TRANSPORTATION DISTRICT  
SCHOOL DISTRICT 273 - BRIGHTON  
URBAN DRAINAGE AND FLOOD CONTROL DISTRICT  
URBAN DRAINAGE SOUTH PLATTE

(14) That the mailing address of each signer, the legal description of the landowner by each signer and the date of signing of each signature are all shown on this Petition for Annexation.

(15) That no person has signed this Petition for annexation more than one hundred eighty (180) days prior to the date of filing the Petition for Annexation with the Thornton City Clerk.

(16) That this Petition for Annexation is accompanied by four (4) prints of the annexation map containing the following information:

(a) A written legal description of the boundaries of the territory proposed to be annexed.

D.S.  
H.S.

- (b) A map showing the boundary of the territory proposed to be annexed, such map prepared and containing the seal of a registered engineer or land surveyor.
- (c) Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is to be platted, then the boundaries and the plat number of plots or of lots and blocks are shown.
- (d) Next to the boundary of the territory proposed to be annexed is drawn the contiguous boundary of any other municipality abutting the territory proposed to be annexed.
- (17) That the area proposed to be annexed will not result in the detachment of area from any school district.
- (18) That the territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
- (19) That the legal description of the land owned by each signer of this petition is set forth in Exhibit "A" attached hereto and hereby incorporated as if fully set forth herein.
- (20) That upon the annexation ordinance becoming effective, all lands within the territory proposed to be annexed shall become subject to the Charter of the City of Thornton, Colorado, and all ordinances, resolutions, rules and regulations of the City of Thornton, except for general property taxes, which shall become effective January 1 of the next seceding year following passages of the annexation ordinance.
- (21) That in the event an Annexation Agreement satisfactory to both the Petitioner and the City of Thornton, Colorado, is not entered into and fully executed by the Petitioner or the City on or before the date of the second reading of the ordinance to effectuate the annexation contemplated in this Petition for Annexation, the effect of which shall be as if no Petition had ever been executed and filed with the City of Thornton.

THEREFORE, the Petitioner(s) request that the City Council of the City of Thornton, Colorado, approve the annexation of the territory described herein.

Signature of Landowner [Signature] Date of Signature 07/23/2025

Print Name: Douglas Small

Title: Owner

Mailing Address: 25950 Village Circle  
Golden, CO 80401

Are you a resident of territory to be annexed? Yes ☐ No ☒

Legal Description of land owned by signer: See Legal Description attached

Signature of Landowner [Signature] Date of Signature 07/23/2025

Print Name: Hedy Small

Title: Owner

Mailing Address: 25950 Village Circle  
Golden, CO 80401

Are you a resident of territory to be annexed? Yes ☐ No ☒

Legal Description of land owned by signer: See Legal Description attached

Signature of Landowner \_\_\_\_\_ Date of Signature \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Are you a resident of territory to be annexed? Yes ☐ No ☐

Legal Description of land owned by signer: \_\_\_\_\_

**LEGAL DESCRIPTION**

**(EXHIBIT A)**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AT BOTH ENDS BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 34183" IN A RANGE BOX. PER THE PLAT OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 SAID LINE BEARS N00°25'17"W.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, S89°26'34"W A DISTANCE OF 30.00 FEET, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YOSEMITE STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, N00°25'17"W A DISTANCE OF 300.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2019000101876 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE, S89°26'34"W A DISTANCE OF 696.00 FEET;

THENCE CONTINUING ON SAID LINE, S00°25'17"E A DISTANCE OF 300.00 FEET, TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28;

THENCE ON SAID SOUTH LINE, N89°26'34"E A DISTANCE OF 696.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 208,799 SQUARE FEET OR 4.7934 ACRES.

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the City of Thornton, Colorado, consisting of 6 pages; including this page and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

Signature of Circulator

Date of Signature

7/23/25Print Name: MASON WHITLEY

STATE OF COLORADO)

) ss.

COUNTY OF Jefferson)

The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this 23 day of July, 2025, by Douglas Small and Hedy Small

Witness my hand and official seal.

(SEAL)

  
Notary PublicMy commission expires: 4/14/26

## EXHIBIT B

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AT BOTH ENDS BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 34183" IN A RANGE BOX, PER THE PLAT OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 SAID LINE BEARS N00°25'17"W.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, S89°26'34"W A DISTANCE OF 30.00 FEET, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YOSEMITE STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, N00°25'17"W A DISTANCE OF 300.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2019000101876 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER EXTENDED;

THENCE ON SAID SOUTHERLY LINE AND ITS EXTENSION, S89°26'34"W A DISTANCE OF 696.00 FEET;

THENCE CONTINUING ON SAID LINE, S00°25'17"E A DISTANCE OF 300.00 FEET, TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28;

THENCE ON SAID SOUTH LINE, N89°26'34"E A DISTANCE OF 696.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 208,799 SQUARE FEET OR 4.7934 ACRES.



INTRODUCED BY: \_\_\_\_\_  
NO: PLAX202101187

## **RESOLUTION**

A RESOLUTION OF THE THORNTON PLANNING COMMISSION RECOMMENDING THAT CITY COUNCIL APPROVE AN ANNEXATION OF APPROXIMATELY 5 ACRES OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF MEADOWLARK PARKWAY AND YOSEMITE STREET AT 13251 YOSEMITE STREET AND ASSIGNING THE ANNEXED PROPERTY TO WARD 3 (TIMBERLEAF ESTATES- CASE NUMBER PLAX202101187).

WHEREAS, on September 9, 2025, City Council determined that the petition for annexation of a certain parcel of land, as described in Exhibit A, attached hereto, and incorporated herein by reference (Property), is in substantial compliance with Sections 31-12-101 through 105, C.R.S.; and

WHEREAS, on September 16, 2025, Planning Commission has, by resolution, determined that the requirements of Section 30 of Article II of the State Constitution and Sections 31-12-104 and 105, C.R.S. have been met, that an election is not required, and that no additional terms or conditions are to be imposed on the annexed area; and

WHEREAS, the terms of the Annexation Agreement, Exhibit B, serve the best interests of the City, and further the public health, safety, and general welfare of the residents; and

WHEREAS, the Annexation Agreement was negotiated and drafted prior to the City's adoption of the 2025 Development Code repeal and re-enactment, therefore citations related to development applications which will be filed in the future reference new Code sections, while existing filings occurred under the 1992 Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. The Commission finds that annexation by and to the City of the Property meets all the requirements of the law.
2. The annexation of certain Property is hereby recommended to be made part of the City, pursuant to the terms of the Annexation Agreement.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Thornton, Colorado, this 16th day of September 2025.

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

---

Rahem Mulatu, Chair Signature

ATTEST:

---

Recording Secretary Signature

## EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AT BOTH ENDS BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 34183" IN A RANGE BOX, PER THE PLAT OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 SAID LINE BEARS N00°25'17"W.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, S89°26'34"W A DISTANCE OF 30.00 FEET, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YOSEMITE STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, N00°25'17"W A DISTANCE OF 300.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2019000101876 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER EXTENDED;



THENCE ON SAID SOUTHERLY LINE AND ITS EXTENSION, S89°26'34"W A DISTANCE OF 696.00 FEET;

THENCE CONTINUING ON SAID LINE, S00°25'17"E A DISTANCE OF 300.00 FEET, TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28;

THENCE ON SAID SOUTH LINE, N89°26'34"E A DISTANCE OF 696.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 208,799 SQUARE FEET OR 4.7934 ACRES.

## PLANNING COMMISSION COMMUNICATION

<b>Meeting Date:</b> September 16, 2025	<b>Agenda Item:</b> 5) A.(ii)	<b>Agenda Location:</b> PUBLIC HEARINGS	<b>Legal Review:</b> 
<b>Subject:</b> A resolution concerning a Zoning Amendment for approximately five acres of land generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street at 13251 Yosemite Street (Timberleaf Estates - Case Number PLZ202101189)			
<b>Recommended by:</b> Warren Campbell, Current Planning Mnager 			
<b>Presenter(s):</b> Collin Wahab, Principal Planner			

### **SYNOPSIS:**

The requested zoning complies with the Municipal Annexation Act of 1965, which requires that land annexed into the City be zoned within 90 days of the effective date of the annexation ordinance. The applicant proposes to zone five acres as Single-Family Detached (SFD), consistent with the applicable regulations at the time of the application submittal date. Under the 2025 Reenacted Development Code, the property will be designated as Single-Family Detached – Legacy. This zoning supports the development of approximately 16 single-family homes. The Annexation (PLAX202101187) and a Conceptual Site Plan (PLCSP202101190) are being considered concurrently as separate actions on this agenda.

### **RECOMMENDATION:**

Staff recommends Alternative Number 1, for the Planning Commission to recommend approval of the Zoning to City Council (PLZ202101189).

### **BUDGET/STAFF IMPLICATIONS:**

A financial evaluation has been completed by the City's Finance Department to illustrate potential fiscal impacts the proposed development could have on the City and to compare these impacts to the City's Fiscal Impact Model. The financial evaluation estimates the development would generate one-time revenues, including building use tax, permit fees, and utility connection fees and concludes that at project build-out is not anticipated to materially change the City's ongoing financial position compared to the current model. The complete financial evaluation can be found in Attachment 1 of this communication.

### **ALTERNATIVES:**

1. Approve the resolution as recommended.
2. Do not approve the resolution.

## Planning Commission Communication

### PAGE 2

3. Revise the resolution in response to specific direction.
4. Continue the public hearing.

### **BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY):**

#### **Development Code Criteria:**

Zoning Amendments need to meet the criteria for a change in a zoning district classification as outlined in Section 18-41(c)(5)(b) of the Development Code:

1. *Growth and other development factors in the community support changing the zoning.*

The request to annex the subject site requires establishing a zoning designation on the property. The proposed SFD zoning will support further growth of the city by enabling the construction of a single-family homes.

2. *The change in zoning represents orderly development of the City and there are, or are planned to be, adequate services and infrastructure to support the proposed zoning change and existing uses in the area.*

As noted in the impact statements attached to this communication, adequate facilities and services exist or are planned to serve the project.

3. *The change in zoning provides for an appropriate land use of the property.*

Zoning the property to SFD would allow for the development of a single-family neighborhood, which is an appropriate land use for the property given that much of the surrounding area contains similar development.

4. *The change in zoning is in substantial conformance with the goals and policies of the Comprehensive Plan and other adopted plans and policies of the City.*

The proposed SFD zoning is consistent with the proposed Future Land Use designation of Single-Family Neighborhoods, as the intent of this categorization is to accommodate low density residential uses. The proposed SFD zone district also aligns with the following Comprehensive Plan policies:

- a. *Policy SG 1.5 - Adequate Public Facilities. Ensure that public facilities and infrastructure are provided in a timely, orderly, and efficient arrangement to support the existing and planned land use pattern of the city.*
- b. *Policy QDN 1.1 - Diversity of Housing Options. Provide opportunities for a diversity of rental and ownership housing options that promote varying lot sizes, types, and densities.*

## Planning Commission Communication

### PAGE 3

- c. *Policy QDN 3.2 - High-Quality Neighborhoods. Encourage design and development that contributes to the long-term stability and desirability of its neighborhoods. Encourage the use of materials and practices that reduce long-term maintenance needs and improve energy efficiency.*
  - d. *Policy QDN 4.3 - Neighborhood Connections. Establish seamless connections between new and existing neighborhoods through the development and integration of sidewalks, shared use paths, bicycle lanes, trails, parks, and other improvements.*
- 5. *The proposed zoning is sensitive to and compatible with the existing and planned use and development of adjacent properties.*

The subject site is bordered by the Timberleaf neighborhood to the north and west, the Gleneagle Estates neighborhood to the southwest, and vacant land to the south, which is designated for Estate Neighborhoods in the Future Land Use Map. The surrounding area is primarily composed of single-family residential developments, and the proposed Conceptual Site Plan has been designed to be compatible with and sensitive to the adjacent residences to the south.

#### **Drainage:**

A preliminary drainage plan was submitted to the City and reviewed by Development Engineering staff. Historically, drainage on the site flows generally to the east. To manage on-site stormwater, the plan proposes the construction of an extended detention basin along the southeast boundary of the property.

#### **Water and Sewer:**

The City has conducted a Water and Sewer Impact Statement to help determine the potential impact to City services. This statement can be found in Attachment 2 of this communication. The sewer statement concludes that no capital improvements will be required to handle the increased sanitary sewer flows for the development. The water impact statement considers water supply and distribution. The annual water demand is expected to be around eight acre-feet per year and there is adequate capacity in the city's raw water supply system for this development. The increase in peak summer treated water demand is expected to be 15,500 gallons per day and no capital improvements, other than those proposed by the developer, are required to handle this increased demand.

#### **Traffic and Mobility:**

A Traffic Development Impact Statement, which evaluates the potential impact to City services, can be found in Attachment 3 of this communication. Intersections serving the Timberleaf development are projected to operate at an acceptable level-of-service in the short-term. The traffic impact study indicates the proposed development is anticipated to

## Planning Commission Communication

### PAGE 4

generate 14 morning peak hour trips and 18 evening peak hour trips. This is considered a minor contribution to the overall traffic of the surrounding transportation network.

#### **Police Services:**

A Police Services Impact Statement, included as Attachment 4 of this communication, evaluates the potential impact of the proposed development on City services. Comparison data was collected from 15 single-family detached homes located immediately west of the site - specifically, the area from Meadowlark Parkway south to East 132nd Drive and from Willow Street west to the sidewalk/footpath. Between March 1, 2024, and February 28, 2025, this area generated seven citizen-initiated calls for service, primarily related to flagged alarms. No incident reports were filed in connection with these calls. Based on this analysis, the proposed development is anticipated to have a negligible impact on police services.

#### **Fire Services:**

A Fire Services Impact Statement, which evaluates the potential impact to City services, can be found in Attachment 5 of this communication. It is projected that the proposed development would result in three additional annual calls for service and the unit utilization rate would remain acceptable.

### **PUBLIC NOTICE AND RESPONSE:**

#### **Public Notification:**

A notice of the Public Hearing was advertised on the City's website on August 28, 2025, and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center on, and the Trail Winds Recreation Center on August 28, 2025. All property owners within 1,500 feet of the subject site were sent notice of the Public Hearing 10 days prior to September 16, 2025. Notification of the City Council Hearing was posted on the property for 10 days prior to the September 16, 2025, Public Hearing.

#### **Public Response:**

A neighborhood meeting was held on September 16, 2024, to discuss the proposed Annexation, Zoning, and CSP with approximately 9 residents attending. The meeting took place at Trail Winds Recreation Center (Cottonwood Meeting Room), 13495 Holly Street, Thornton, CO 80602, and offered an online attendance option via Zoom. The notice area included 203 property owners.

In general, questions were raised about the type of housing proposed for the site and whether the architectural design would be compatible with the adjacent Timberleaf neighborhood. Additionally, there were concerns expressed about traffic in the area, particularly given the proximity of the 27J high school and middle school which is not a

Planning Commission Communication  
PAGE 5

direct impact of the proposed development, and the district has indicated that they have capacity to accommodate the proposed development.

**HISTORY:**

On September 9, 2025, City Council adopted a resolution acknowledging receipt of the petition for annexation and established October 14, 2025, as the date for consideration of the proposed annexation.

**ATTACHMENTS:**

Attachment 1: Financial Evaluation  
Attachment 2: Water and Sewer Impact Statement  
Attachment 3: Traffic Engineering Impact Statement  
Attachment 4: Police Services Impact Statement  
Attachment 5: Fire Services Impact Statement  
Attachment 6: Vicinity Map  
Attachment 7: Public Hearing Notices and Affidavits  
Attachment 8: Zoning Map



## Attachment 1

# Financial Evaluation Timberleaf Estates – Annexation, Zoning, and Conceptual Site Plan

**Context/Background:** The City utilizes the Fiscal Impact Model (the Model) as a tool to understand the long-term financial impact of different types of development. The Model incorporates revenues generated by, and expenses incurred from, providing services to the various types of development. The City may utilize the Model to evaluate future buildout scenarios and implications on the financial sustainability of the City. The Model focuses on two main drivers of property development that dictate the financial impact on the City. The first such driver is density. The second driver is geographic location especially as it pertains to supportive infrastructure.

The Model does have limitations due to assumptions and data available to perform the analysis. Actual results will vary, and the differences could be material. Some of the limitations are as follows:

- The Model was based on 2016 fiscal data and land use patterns. As the City grows, the land use patterns and fiscal results will change over time.
- Revenue estimates include activity generated through the General Fund and may include income from taxes, charges for services, fees, and other government funding.
- Expense estimates include activity spent by the General Fund and may include costs from fire and ambulance services, police services, general government function services, and infrastructure maintenance.

**Assumptions of Proposal:** The proposed Annexation, Zoning and Conceptual Site Plan is for approximately 4.8 acres with two existing residential units, garage and sheds, and a cell tower. The site is located along Yosemite just south of East 136th Avenue. This development area is currently outside of City limits and is included in the Future Land Use Map as Single-Family Neighborhoods. The proposed conceptual site plan consists of 16 lots for development of single family detached homes.

**Estimated Fiscal Impact of Proposal:** The City's Finance Department analyzed the proposal utilizing the Model and assumptions at full build-out. The proposal does not create a significant change from the current model.

**Estimated One-Time Revenues:** As the City grows so does the need for services and infrastructure to support this growth. Each development contributes to the long-term ultimate buildout of the City and is laid out in the City's Comprehensive Master Plan. One-time revenues include building use tax, permit fees, and utility connection fees. Fees and taxes may vary depending on the specifics of the development.

**Conclusion:** Using the Comprehensive Master Plan ultimate buildout, according to land use, results in fiscal sustainability. Future City choices regarding particular land use and corresponding types of development will have a direct impact on the fiscal position of the City and will determine whether the City is financially sustainable at full buildout.

The proposed Annexation, Zoning and Conceptual Site Plan is not anticipated to materially change the City's ongoing financial position compared to the current model.

## **Attachment 2**

# **Water and Sewer Impact Statement Timberleaf Estates – Annexation, Zoning, and Conceptual Site Plan**

## **Sewer Collection**

### **Estimated Sewer Loading:**

The increase in peak sanitary sewer flows is anticipated to be 15,500 gallons per day for the entire development.

### **Sewer Collection System Impacts:**

Other than the proposed sewer collection improvements by the developer, no capital improvements will be required to handle the increase in loading from the proposed residential development.

## **Water Distribution**

### **Estimated Water Demand:**

The increase in peak summer treated water demand is anticipated to be 26,500 gallons per day for the entire development based on the conceptual site plan provided by the developer. The fire flow demand requirement is expected to be approximately 1,500 gallons per minute.

### **Water Distribution System Evaluation Recommendations:**

Other than the proposed water distribution improvements by the developer, no capital improvements will be required to handle the increase in demand from the proposed residential development.

## **Water Supply**

### **Estimated Water Use:**

The proposal is to develop 16 single family lots on a 4.79-acre site. Annual water demand for 16 single family lots and an estimated 1.93 acres of irrigated landscape is estimated to be approximately 8.0 acre-feet per year.

### **System Capacity:**

There is adequate capacity in the city's raw water supply system to supply this development with the estimated demand of 8.0 acre-feet per year.

### **Challenges:**

Colorado, like other western states, is experiencing aridification, which is defined as the progressive drying and warming of a region. As temperatures warm and precipitation decreases, water availability is projected to decrease; similarly, water demands are projected to increase hot and dry weather conditions. It is critical, therefore, that new development be built to be resilient to these new conditions.

### **Attachment 3**

## **Traffic Engineering Impact Statement Timberleaf Estates – Annexation, Zoning, and Conceptual Site Plan**

### **Roadway Level-of-Service**

The site for the proposed development is located within the Timberleaf neighborhood located southwest of the Meadowlark Parkway and Yosemite Street intersection. The development consists of 16 single-family detached homes on approximately 4.79 acres.

The traffic impact study took into account projected growth in background traffic and traffic from the Timberleaf development itself. It analyzed traffic for the weekday morning and evening peak hours. Intersection level-of-service is a method of quantifying intersection delay and is categorized A-F. A represents very little delay and F represents excessive delay and it takes more than one cycle to service traffic at a signalized intersection. Level-of-service D is acceptable based on perception by drivers and is the city's minimum target level-of-service for intersection performance for both short-term and long-term horizons. Intersections serving the Timberleaf development are projected to operate at an acceptable level-of-service in the short-term. The 136<sup>th</sup> Avenue & Meadowlark Parkway and Yosemite Street & Meadowlark Parkway intersections may experience level-of-service F & E, respectively, in the long-term horizon. This level-of-service is due to delay on the minor street movements and occurs regardless of the proposed development. The City will monitor these intersections to determine if any improvements will be necessary in the future. The traffic impact study indicates the proposed development is anticipated to generate 14 morning peak hour trips and 18 evening peak hour trips. This is considered a minor contribution to the overall traffic of the surrounding transportation network.

### **Pedestrian and Bicycle Facilities**

With the project, a detached 10 foot sidewalk will be constructed on Yosemite Street along the site's frontage. The proposed sidewalk improvements satisfy the city's complete streets policy and are in compliance with the city's Parks and Open Space Master Plan

### **Traffic Concerns**

Challenges to the public transportation infrastructure are not anticipated with the proposed development.

**Attachment 4**

## **Police Department Impact Statement Timberleaf Estates – Annexation, Zoning, and Conceptual Site Plan**

The Crime Analysis Unit received a request for an impact analysis regarding the proposed Timberleaf Estates annexation, zoning, and conceptual site plan, generally located southwest of Meadowlark Parkway and Yosemite Street. The 4.79-acre lot currently features 2 houses, a garage, several miscellaneous sheds and a cell tower. The lot would be annexed into the city, connected to public water and public sewer, and subdivided into a 16 lot subdivision, allowing for the development of 16 single-family detached homes.

An area of comparison was selected, which included 15 single-family detached homes immediately west of the proposed site (Meadowlark Parkway south to E 132<sup>nd</sup> Drive and Willow Street east to the sidewalk/foot path), and data was pulled from 3/1/2024 – 2/28/2025. During this time, the area was associated with 7 citizen-generated calls for service, most frequently regarding flagged alarms. Of these 7 calls, no incident reports were generated.

At this time, it is believed that the proposed annexation, rezoning, and development would have a negligible impact on police services in the area. However, thefts from construction sites are incredibly common (both in Thornton and throughout the greater Metro area), so it is highly recommended that all reasonable precautions be taken during the construction/development phase, to include installing high-resolution security cameras throughout the property, securing equipment and property to the greatest extent possible, locking away and hiding from plain view all high-value materials, using unique gate and/or lock codes, vetting contractors, etc.

**Attachment 5**

**Fire Services Impact Statement  
Timberleaf Estates – Annexation, Zoning, and Conceptual Site Plan**

16 Detached single family houses

Primary response assigned to fire district: #6

Fire department Emergency Services Zone(s) (ESZ): 94011 out of district compared to ESZ 80801

Current calls in the ESZ: 122

Current 90th percentile travel time first unit: (Fire District #6) 6:26

Current 90th percentile total response time first unit: (Fire District #6) 8:28

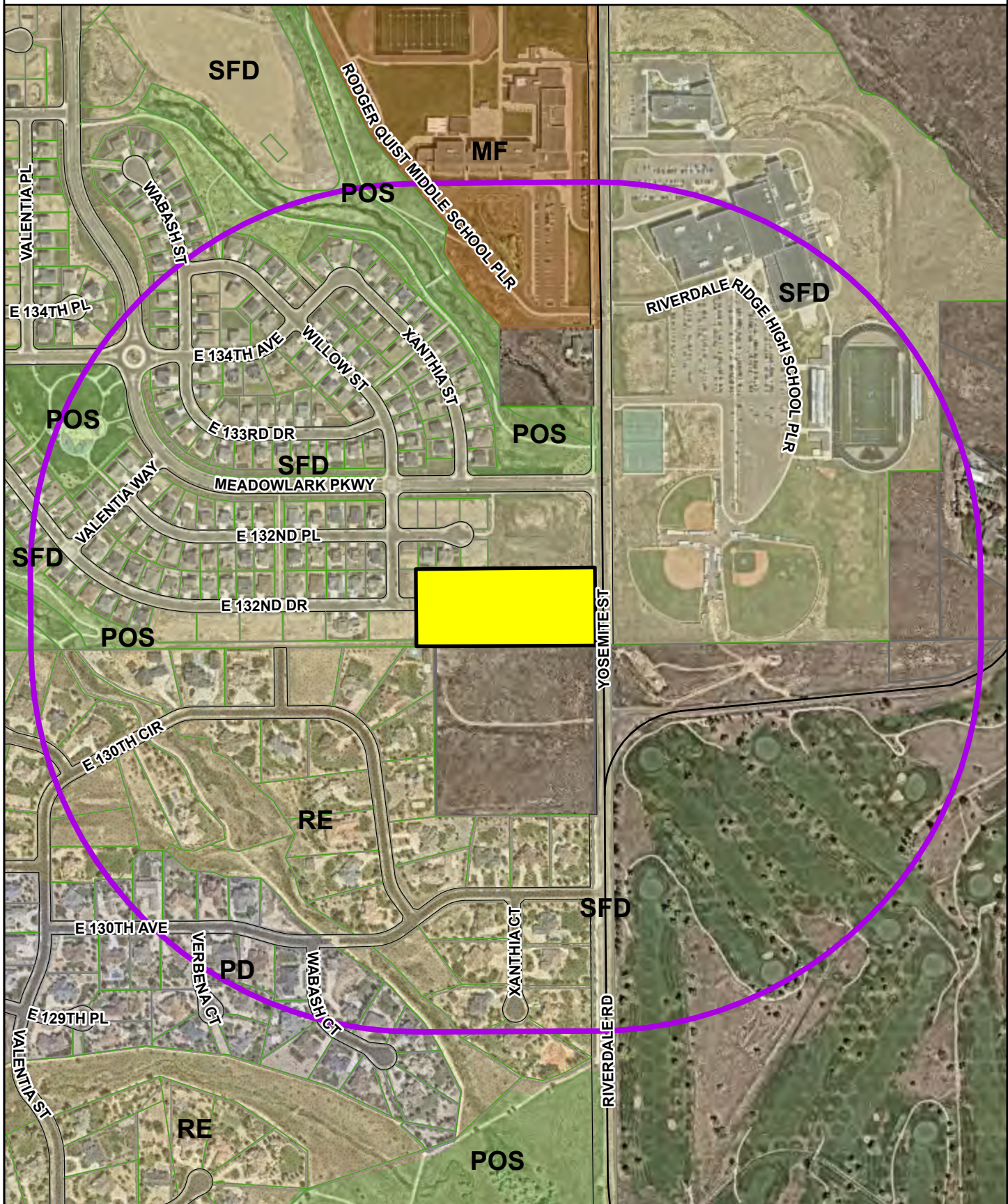
Distance from closest fire station: (Fire Station #6) 2.1 miles

Development impact to fire district #6:

Additional annual calls for service: 3 calls with 122 total 125

Current unit utilization rate: Fire engine/truck: 3.71% **acceptable**





City of Thornton, Colorado

## VICINITY/ZONING MAP

- 1500' NOTICE BOUNDARY
- LOCATION
- ROW
- Parcels
- Parks/Open Space
- Residential Estate
- Single Family Detached
- Multi Family
- Planned Development
- AdCo Parcels Open Data
- CITY LIMITS



PUBLIC NOTICE

State of Colorado       )  
                                      ) ss.  
County of Adams        )

I, Lori Leppek, being first duly sworn upon oath depose and say that I did, on August 28, 2025, post the PUBLIC NOTICE of the Planning Commission in City of Thornton, Colorado, for the Public Hearing to consider an Annexation, Zoning, and Conceptual Site Plan for the proposed Timberleaf Estates project. The proposal includes the development of approximately 16 single-family detached homes on a 5-acre site. The property is generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street. This Hearing will be held on September 16, 2025, at 6 p.m. at Thornton City Hall, 9500 Civic Center Drive, Thornton, Colorado and virtually at <https://thorntonco.zoom.us/j/89011138943> or by telephone at **719-359-4580** using meeting ID# **890 1113 8943**, a copy of which posted Notice is attached hereto and posted at the following locations:

1. Thornton City Hall, 9500 Civic Center Dr.
2. Margaret W. Carpenter Recreation Center, 11151 Colorado Blvd.
3. Thornton Active Adult Center, 11181 Colorado Blvd.
4. Trail Winds Recreation Center, 13495 Holly St.

Signed: *Lori Leppek*  
Assistant City Clerk

Date: 8/28/25

Subscribed and sworn to before me by Lori Leppek, in the County of Adams, State of Colorado, this 28 day of August, 2025.

Notary Public

My Commission Expires

*Daisy M Ruvalcaba*

Dec 26, 2027

DAISY M. RUVALCABA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234047714  
MY COMMISSION EXPIRES DEC 26, 2027

AFFIDAVIT OF POSTING

LEGAL NOTICE OF PUBLIC HEARING

State of Colorado       )  
                                  ) ss.  
County of Adams        )

I, **Monica Gutierrez**, being first duly sworn upon oath depose and say that I did, on August 28, 2025, post the Public Notice of the City Council in the City of Thornton, Colorado for the public hearing to consider an Annexation, Zoning, and Conceptual Site Plan for the proposed Timberleaf Estates project. The proposal includes the development of approximately 16 single-family detached homes on a 5-acre site.

The property is generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street.

This hearing will be held on September 16, 2025, at 6 p.m.; at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings.

The legal notice was posted at the following location, pursuant to City Code Section 2-1:

1. Thornton's official website, [www.thorntonCO.gov](http://www.thorntonCO.gov).

Signed:

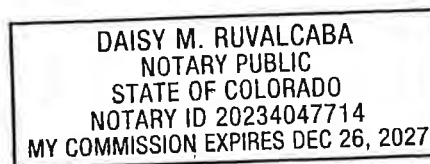
  
Title: Administrative Specialist II

Date: 8/28/25

Subscribed and sworn to before me by Monica Gutierrez In the County of Adams, State of Colorado, This 28<sup>th</sup> day of August, 2025.

Notary Public







**NOTICE OF PUBLIC HEARING  
PLAX202101187, PLZ202101189, & PLCSP202101190**

The Thornton Planning Commission will conduct a public hearing to consider an Annexation, Zoning, and Conceptual Site Plan for the proposed Timberleaf Estates project. The proposal includes the development of approximately 16 single-family detached homes on a 5-acre site.

The property is generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street.

This hearing will be held on September 16, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the City of Thornton website at [www.ThorntonCo.gov](http://www.ThorntonCo.gov).

A copy of the Development Code (Chapter 18 of the Code of the City of Thornton) and the Zoning Map are available to be viewed on the website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at [collin.wahab@ThorntonCO.gov](mailto:collin.wahab@ThorntonCO.gov) prior to 4:00 pm MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received at City Hall prior to 5:00 pm MDT/MST on the Friday preceding the public hearing. If you have any questions concerning this matter, please contact the City Development Department at 303-538-7295.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email [adacoordinator@thorntonCO.gov](mailto:adacoordinator@thorntonCO.gov).

If you have any questions regarding attending the Zoom Meeting, please email [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) prior to 4 p.m. on September 16, 2025.

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

---

Rahem Mulatu, Chairperson

ATTEST: Kristen N. Rosenbaum, City Clerk  
APPROVED AS TO FORM: Tami Yellico, City Attorney



City Development Department | 9500 Civic Center Drive | Thornton, CO 80229-4326  
303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

September 2, 2025

RE: NOTICE OF PUBLIC HEARING – PLAX202101187, PLZ202101189, & PLCSP202101190

Property Owner:

The Thornton Planning Commission will conduct a public hearing to consider an Annexation, Zoning, and Conceptual Site Plan for the proposed Timberleaf Estates project. The proposal includes the development of approximately 16 single-family detached homes on a 5-acre site.

Per Thornton City Code, you are receiving this notice because you own property within 1,500 feet of the subject property, which is generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street.

This hearing will be held on September 16, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the city of Thornton website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at [Collin.Wahab@ThorntonCO.gov](mailto:Collin.Wahab@ThorntonCO.gov) prior to 4 p.m. MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received prior to 5 p.m. MDT/MST on the Friday preceding the public hearing.

If you have any questions concerning this matter, please contact the City Development Department at [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) or leave a voicemail at 303-538-7295.

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Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email [adacoordinator@ThorntonCO.gov](mailto:adacoordinator@ThorntonCO.gov).

Sincerely,

Collin Wahab, AICP  
Principal Planner



Departamento de Desarrollo Urbano | 9500 Civic Center Drive | Thornton, CO 80229-4326  
303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

2 de septiembre de 2025

ASUNTO: AVISO DE AUDIENCIA PÚBLICA - PLAX202101187, PLZ202101189, & PLCSP202101190

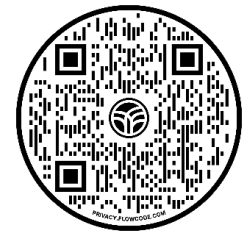
Propietario del inmueble:

La Comisión de Planificación de Thornton llevará a cabo una audiencia pública para considerar una anexión, zonificación y plan conceptual del sitio para el proyecto propuesto Timberleaf Estates. La propuesta incluye el desarrollo de aproximadamente 16 viviendas unifamiliares independientes en un terreno de 5 acres.

De acuerdo con el Código Municipal de Thornton, usted está recibiendo este aviso porque es dueño de una propiedad situada a menos de 1,500 pies de la propiedad en cuestión, que se encuentra aproximadamente al suroeste de la intersección de Meadowlark Parkway y Yosemite Street.

Esta audiencia pública se llevará a cabo el 16 de septiembre de 2025, a las 6 p.m., en el Ayuntamiento de Thornton en las Cámaras del Consejo, 9500 Civic Center Drive, Thornton, Colorado. La audiencia pública también estará disponible mediante Zoom Meetings. Hay tres formas de asistir virtualmente:

1. Llame al **1-719-359-4580** e ingrese el número de identificación de la audiencia pública: **890 1113 8943**
2. Escriba el URL a continuación en su navegador de Internet:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Escanee el código QR a la derecha para asistir virtualmente.



La agenda de la Comisión de Planificación se encuentra en el sitio web de la ciudad de Thornton en [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

Se invita a todas las personas interesadas a asistir a la audiencia pública o a presentar sus puntos de vista mediante comentarios por escrito antes de la audiencia pública. Los comentarios por escrito por correo electrónico deben ser enviados a [Collin.Wahab@ThorntonCO.gov](mailto:Collin.Wahab@ThorntonCO.gov) antes de las 4 p.m. MDT/MST del día de la audiencia pública. Los comentarios por escrito enviados por correo postal a Thornton City Hall Departamento de Desarrollo de la Ciudad, 9500 Civic Center Drive, Thornton, CO 80229 deben recibirse antes de las 5 p.m. MDT/MST del viernes anterior a la audiencia pública.

Si tiene alguna pregunta con respecto este asunto, comuníquese con el Departamento de Desarrollo de la Ciudad por correo electrónico a [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) o deje un mensaje de voz al 303-538-7295.

Si tiene alguna pregunta con respecto sobre la asistencia a la reunión de Zoom, favor de enviar un correo electrónico a [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) antes de las 4 p.m. el 16 de septiembre de 2025.

Las personas con discapacidades pueden llamar al coordinador de ADA de Thornton para solicitar y organizar adaptaciones. Las solicitudes de adaptaciones deben hacerse con la mayor anticipación posible, y de preferencia por lo menos cinco días hábiles antes de la fecha en que se requieran. Llame al coordinador de ADA de Thornton al teléfono 303-538-7334 o envíe un correo electrónico a [adacoordinator@ThorntonCO.gov](mailto:adacoordinator@ThorntonCO.gov).

Atentamente,

Collin Wahab, AICP  
Planificador Principal



## Attachment 8

# TIMBERLEAF ESTATES

LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 1

## ZONING MAP

### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AT BOTH ENDS BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 34183" IN A RANGE BOX, PER THE PLAN OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 SAID LINE BEARS N00°25'17"W.

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

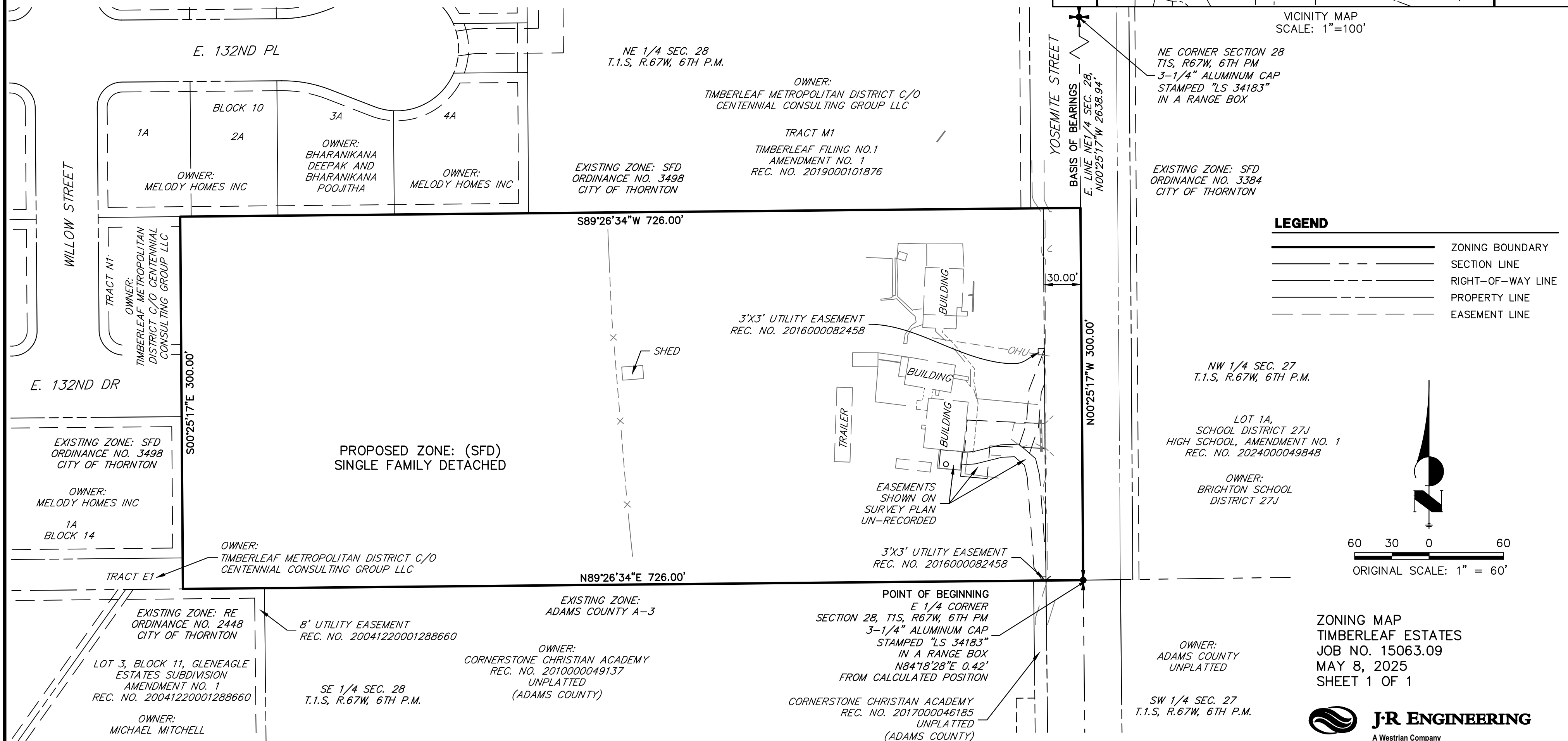
THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, N00°25'17"W A DISTANCE OF 300.00 FEET:

THENCE DEPARTING SAID EAST LINE THE FOLLOWING (2) TWO COURSES:

1. S89°26'34"W A DISTANCE OF 726.00 FEET;
2. S00°25'17"E A DISTANCE OF 300.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28;

THENCE ON SAID SOUTH LINE, N89°26'34"E A DISTANCE OF 726.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 217,799 SQUARE FEET OR 5.0000 ACRES.



ZONING MAP  
TIMBERLEAF ESTATES  
JOB NO. 15063.09  
MAY 8, 2025  
SHEET 1 OF 1



**J-R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

INTRODUCED BY: \_\_\_\_\_  
NO: PLZ202101189

## **RESOLUTION**

A RESOLUTION OF THE THORNTON PLANNING COMMISSION RECOMMENDING THAT CITY COUNCIL APPROVE A ZONING AMENDMENT FOR APPROXIMATELY 5 ACRES OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF MEADOWLARK PARKWAY AND YOSEMITE STREET AT 13251 YOSEMITE STREET (TIMBERLEAF ESTATES- CASE NUMBER PLZ202101189)

WHEREAS, Douglas and Hedy Small ("Owners") of certain real property ("Property") within the City of Thornton ("City"), described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Owner has submitted to the City an application ("Application") for consideration of a Zoning Amendment pursuant to Section 18-41 of the Thornton City Code ("Code"); and

WHEREAS, the Application is consistent with the goals and desires of the City, provides for orderly growth within the City, and provides for a beneficial and efficient use of the Property; and

WHEREAS, the aforesaid request and all supporting documents are hereby incorporated as if fully set forth herein; and

WHEREAS, the Application is a matter of public record in the custody of the City Development Department and is available for public inspection during business hours of the City; and

WHEREAS, on September 16, 2025, a public hearing was conducted before the Planning Commission on the Application, pursuant to the procedural and notice requirements of the City Charter and Chapter 18 of the Code. The Planning Commission having considered the evidence presented in support of and in opposition to the application, and so having considered the record and having given appropriate weight to the evidence, takes the following action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. That the Owner and the City have complied with the provisions of Section 18-41 of the Code pertaining to Zoning applications as follows:
  - a. The Applicant has held all required neighborhood meetings and all required public notices have been provided.

- b. Growth and other development factors in the community support changing the zoning of the Property.
  - c. The change in zoning represents orderly development of the city and there are, or are planned to be, adequate services and infrastructure to support the proposed zoning change and existing uses in the area.
  - c. The change in zoning provides for an appropriate use of the Property.
  - d. The change in zoning is in substantial conformance with the goals and policies of the Comprehensive Plan and other adopted plans and policies of the City.
  - e. The proposed zoning is sensitive to and compatible with the existing and planned use and development of adjacent properties.
- 2. That the Planning Commission does recommend approval of Case No. PLZ202400387 to the Thornton City Council.
  - 3. Applicant and/or Owner are bound by all statements and representations made by either on the record at the Public Hearing.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Thornton, Colorado, this 16<sup>th</sup> day of September 2025.

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

---

Rahem Mulatu, Chair Signature

ATTEST:

---

Recording Secretary Signature

## EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AT BOTH ENDS BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 34183" IN A RANGE BOX, PER THE PLAT OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 SAID LINE BEARS N00°25'17"W.

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THENCE ON SAID SOUTH LINE, N89°26'34"E A DISTANCE OF 726.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 217,799 SQUARE FEET OR 5.0000 ACRES.

## PLANNING COMMISSION COMMUNICATION

<b>Meeting Date:</b> September 16, 2025	<b>Agenda Item:</b> 5) A.(iii)	<b>Agenda Location:</b> PUBLIC HEARINGS	<b>Legal Review:</b> 
<b>Subject:</b> A resolution concerning a Conceptual Site Plan for approximately five acres of land generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street at 13251 Yosemite Street (Timberleaf Estates - Case Number PLCSP202101190)			
<b>Recommended by:</b> Warren Campbell, Current Planning Manager <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <div style="border: 1px solid black; padding: 2px; text-align: center;">Initial</div>  </div>			
<b>Presenter(s):</b> Collin Wahab, Principal Planner			

### **SYNOPSIS:**

The applicant proposes a Conceptual Site Plan (CSP) for approximately five acres, consistent with the applicable regulations at the time of the application submittal date. The CSP outlines the development of 16 single-family detached homes, generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street. The Annexation (PLAX202400386) and Zoning (PLZ202101189) of the property are being considered as separate actions on this agenda.

### **RECOMMENDATION:**

Staff recommends Alternative Number 1, for the Planning Commission to recommend approval of the Conceptual Site Plan to City Council (PLCSP202101190).

### **BUDGET/STAFF IMPLICATIONS:**

A financial evaluation has been completed by the City's Finance Department to illustrate potential fiscal impacts the proposed development could have on the City and to compare these impacts to the City's Fiscal Impact Model. The financial evaluation estimates the development would generate one-time revenues, including building use tax, permit fees, and utility connection fees and concludes that, at project build-out, it is not anticipated to materially change the City's ongoing financial position compared to the current model. The complete financial evaluation can be found in Attachment 1 of the Zoning communication.

### **ALTERNATIVES:**

1. Approve the resolution as recommended.
2. Do not approve the resolution.
3. Revise the resolution in response to specific direction.
4. Continue the public hearing.



Planning Commission Communication  
PAGE 2

**BACKGROUND (ANALYSIS/NEXT STEPS/HISTORY):**

**Site Context and Existing Conditions:**

The subject site is approximately five acres and is currently located within unincorporated Adams County. It contains two existing single-family detached homes, constructed in 1904 and 1917, both of which are currently in a state of disrepair. The site also includes several accessory structures, such as a detached garage and multiple sheds.

An existing 60-foot tall cell tower with associated equipment is also located on the property. The height and design of the tower do not conform to the City's development standards and would be considered a legal nonconforming structure upon annexation. To address this, the Annexation Agreement requires the tower operator to either:

1. Obtain approval of a Special Use Permit for the facility and use, in accordance with Section 18-59 and 18-327(h) of the 2025 Reenacted Development Code, and bring the facility into compliance with all applicable requirements of Section 18-327 of the 2025 Reenacted Development Code by December 6, 2026; or
2. Elect to abandon the facility under Section 18-327(l) of the 2025 Reenacted Development Code by providing written notice no less than 30 days prior to December 6, 2026.

**Proposed Development:**

The proposal includes the demolition of all existing structures on the site to allow for the development of 16 single-family detached lots, each approximately 7,000 square feet in size.

Access to the development would be provided via the extension of East 132<sup>nd</sup> Drive from the existing stub street to the west, terminating in a cul-de-sac at the eastern end of the site. In addition, the Conceptual Site Plan includes a Right-of-Way stub to the vacant property to the south, which would allow for a future secondary access point when that property is developed.

As part of the required frontage improvements, the proposal also includes detaching the sidewalk along Yosemite Street to align with City standards.

**Development Code Criteria:**

CSPs need to meet the criteria as outlined in Section 18-43(g) of the Code:

1. *The proposed project is consistent with the Comprehensive Plan and all requirements of this chapter.*

## Planning Commission Communication

### PAGE 3

The proposed Conceptual Site Plan is consistent with the proposed Future Land Use designation of Single-Family Neighborhoods, as the intent of this categorization is to accommodate low density residential uses. The proposed CSP also aligns with the following Comprehensive Plan policies:

- a. *Policy SG 1.5 - Adequate Public Facilities. Ensure that public facilities and infrastructure are provided in a timely, orderly, and efficient arrangement to support the existing and planned land use pattern of the city.*
  - b. *Policy QDN 1.1 - Diversity of Housing Options. Provide opportunities for a diversity of rental and ownership housing options that promote varying lot sizes, types, and densities.*
  - c. *Policy QDN 3.2 - High-Quality Neighborhoods. Encourage design and development that contributes to the long-term stability and desirability of its neighborhoods. Encourage the use of materials and practices that reduce long-term maintenance needs and improve energy efficiency.*
  - d. *Policy QDN 4.3 - Neighborhood Connections. Establish seamless connections between new and existing neighborhoods through the development and integration of sidewalks, shared use paths, bicycle lanes, trails, parks, and other improvements.*
2. *The proposed project is consistent with the current zoning on the property or conditioned on the approval of an existing application for a zoning district amendment.*

The request to annex the subject site requires establishing a zoning designation on the property. The proposed SFD zoning will support further growth of the city by enabling the construction of single-family homes.

3. *The conceptual site plan is in compliance with all applicable use, development and design standards set forth in this Code.*

The proposed CSP is in compliance with all applicable use, development, and design standards including subdivision, circulation, pedestrian connectivity, landscape, setback, and parks and open space requirements within Chapter 18 of the Development Code.

4. *Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.*

As provided in the impact statements which are attached to the Zoning communication, facilities and services exist or will be provided by the developer to serve the project, including public roadway and traffic improvements, sewer facilities, stormwater detention, and sidewalks.

## Planning Commission Communication

### PAGE 4

5. *Compatibility with the surrounding area is demonstrated by proposed improvements, including screening and buffering that has been provided to minimize impacts to adjacent uses.*

The subject site is bordered by the Timberleaf neighborhood to the north and west, the Gleneagle Estates neighborhood to the southwest, and vacant land to the south, which is designated for Estate Neighborhoods in the Future Land Use Map. The surrounding area is primarily composed of single-family residential developments, and the proposed Conceptual Site Plan has been designed to be compatible with and sensitive to the adjacent residences to the south.

### **Drainage:**

A preliminary drainage plan was submitted to the City and reviewed by Development Engineering staff. Historically, drainage on the site flows generally to the east. To manage on-site stormwater, the plan proposes the construction of an extended detention basin along the southeast boundary of the property.

### **Water and Sewer:**

The City has conducted a Water and Sewer Impact Statement to help determine the potential impact on City services. This statement can be found in Attachment 2 of the Zoning Communication. The sewer statement concludes that no capital improvements will be required to handle the increased sanitary sewer flows for the development. The water impact statement considers water supply and distribution. The annual water demand is expected to be around 8 acre-feet per year and there is adequate capacity in the city's raw water supply system for this development. The increase in peak summer treated water demand is expected to be 15,500 gallons per day and no capital improvements, other than those proposed by the developer, are required to handle this increased demand.

### **Traffic and Mobility:**

A Traffic Development Impact Statement, which evaluates the potential impact to City services, can be found in Attachment 3 of the Zoning communication. Intersections serving the Timberleaf development are projected to operate at an acceptable level-of-service in the short-term. The traffic impact study indicates the proposed development is anticipated to generate 14 morning peak hour trips and 18 evening peak hour trips. This is considered a minor contribution to the overall traffic of the surrounding transportation network.

### **Police Services:**

A Police Services Impact Statement, included as Attachment 4 of the Zoning communication, evaluates the potential impact of the proposed development on City services. Comparison data was collected from 15 single-family detached homes located

## Planning Commission Communication

### PAGE 5

immediately west of the site - specifically, the area from Meadowlark Parkway south to East 132nd Drive and from Willow Street west to the sidewalk/footpath. Between March 1, 2024, and February 28, 2025, this area generated seven citizen-initiated calls for service, primarily related to flagged alarms. No incident reports were filed in connection with these calls. Based on this analysis, the proposed development is anticipated to have a negligible impact on police services.

### **Fire Services:**

A Fire Services Impact Statement, which evaluates the potential impact to City services, can be found in Attachment 5 of the Zoning communication. It is projected that the proposed development would result in three additional annual calls for service and the unit utilization rate would remain acceptable.

## **PUBLIC NOTICE AND RESPONSE:**

### **Public Notification:**

A notice of the Public Hearing was advertised on the City's website on August 28, 2025, and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center on, and the Trail Winds Recreation Center on August 28, 2025. All property owners within 1,500 feet of the subject site were sent notice of the Public Hearing 10 days prior to September 16, 2025. Notification of the City Council Hearing was posted on the property for 10 days prior to the September 16, 2025, Public Hearing.

### **Public Response:**

A neighborhood meeting was held on September 16, 2024, to discuss the proposed Annexation, Zoning, and CSP with approximately 9 residents attending. The meeting took place at Trail Winds Recreation Center (Cottonwood Meeting Room), 13495 Holly Street, Thornton, CO 80602, and offered an online attendance option via Zoom. The notice area included 203 property owners.

In general, questions were raised about the type of housing proposed for the site and whether the architectural design would be compatible with the adjacent Timberleaf neighborhood. Additionally, there were concerns expressed about traffic in the area, particularly given the proximity of the 27J high school and middle school, which is not a direct impact of the proposed development, and the district has indicated that they have capacity to accommodate the proposed development.

Although the proposed development would not be part of the same community association, the applicant has indicated that the zoning and residential design standards will be consistent with those of the surrounding neighborhood. In addition, the applicant has committed to enhancing the architectural quality of the homes by requiring that a minimum of 30% of the first-floor façade be clad in brick, stone, or stucco—exceeding the minimum requirements of the City Code.

Planning Commission Communication  
PAGE 6

**HISTORY:**

On September 9, 2025, City Council adopted a resolution acknowledging receipt of the petition for annexation and established October 14, 2025, as the date for consideration of the proposed annexation.

**ATTACHMENTS:**

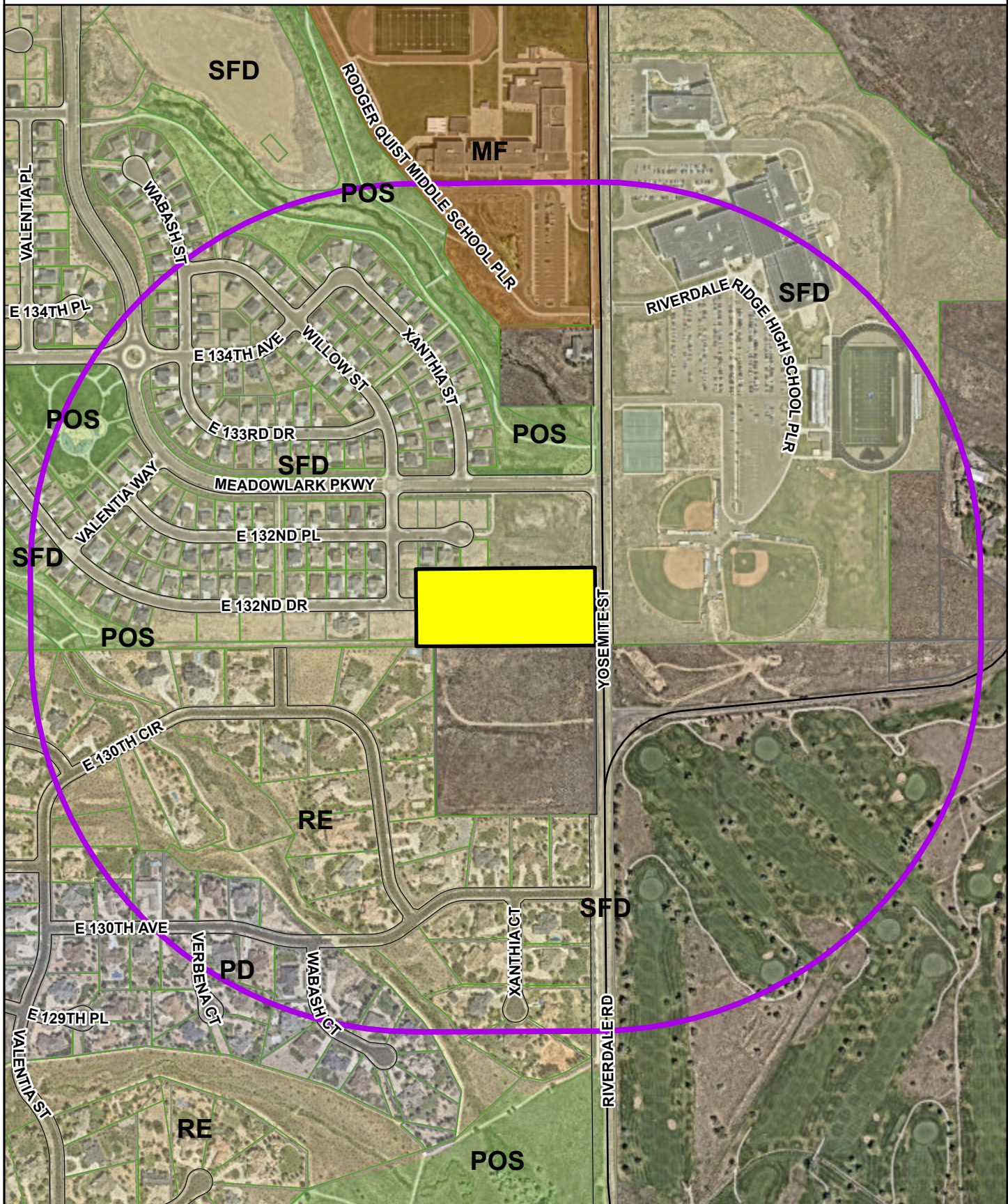
Attachment 1: Vicinity Map  
Attachment 2: Public Hearing Notices and Affidavits  
Attachment 3: Conceptual Site Plan





## Attachment 1

PLAX202101187, PLZ202101189, & PLCSP202101190



City of Thornton, Colorado

## VICINITY/ZONING MAP

- 1500' NOTICE BOUNDARY
- LOCATION
- ROW
- Parcels
- Parks/Open Space
- Residential Estate
- Single Family Detached
- Multi Family
- Planned Development
- AdCo Parcels Open Data
- CITY LIMITS



PUBLIC NOTICE

State of Colorado     )  
                                  ) ss.  
County of Adams     )

I, Lori Leppek, being first duly sworn upon oath depose and say that I did, on August 28, 2025, post the PUBLIC NOTICE of the Planning Commission in City of Thornton, Colorado, for the Public Hearing to consider an Annexation, Zoning, and Conceptual Site Plan for the proposed Timberleaf Estates project. The proposal includes the development of approximately 16 single-family detached homes on a 5-acre site. The property is generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street. This Hearing will be held on September 16, 2025, at 6 p.m. at Thornton City Hall, 9500 Civic Center Drive, Thornton, Colorado and virtually at <https://thorntonco.zoom.us/j/89011138943> or by telephone at **719-359-4580** using meeting ID# **890 1113 8943**, a copy of which posted Notice is attached hereto and posted at the following locations:

1. Thornton City Hall, 9500 Civic Center Dr.
2. Margaret W. Carpenter Recreation Center, 11151 Colorado Blvd.
3. Thornton Active Adult Center, 11181 Colorado Blvd.
4. Trail Winds Recreation Center, 13495 Holly St.

Signed: *Lori Leppek*  
Assistant City Clerk

Date: 8/28/25

Subscribed and sworn to before me by Lori Leppek, in the County of Adams, State of Colorado, this 28 day of August, 2025.

Notary Public

My Commission Expires

*Daisy M Ruvalcaba*

Dec 26, 2027

DAISY M. RUVALCABA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234047714  
MY COMMISSION EXPIRES DEC 26, 2027

AFFIDAVIT OF POSTING

LEGAL NOTICE OF PUBLIC HEARING

State of Colorado       )  
                                  ) ss.  
County of Adams       )

I, **Monica Gutierrez**, being first duly sworn upon oath depose and say that I did, on August 28, 2025, post the Public Notice of the City Council in the City of Thornton, Colorado for the public hearing to consider an Annexation, Zoning, and Conceptual Site Plan for the proposed Timberleaf Estates project. The proposal includes the development of approximately 16 single-family detached homes on a 5-acre site.

The property is generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street.

This hearing will be held on September 16, 2025, at 6 p.m.; at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings.

The legal notice was posted at the following location, pursuant to City Code Section 2-1:

1. Thornton's official website, [www.thorntonCO.gov](http://www.thorntonCO.gov).

Signed:

  
Title: Administrative Specialist II

Date: 8/28/25

Subscribed and sworn to before me by Monica Gutierrez. In the County of Adams, State of Colorado, This 28<sup>th</sup> day of August, 2025.

Notary Public



DAISY M. RUVALCABA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234047714  
MY COMMISSION EXPIRES DEC 26, 2027



**NOTICE OF PUBLIC HEARING  
PLAX202101187, PLZ202101189, & PLCSP202101190**

The Thornton Planning Commission will conduct a public hearing to consider an Annexation, Zoning, and Conceptual Site Plan for the proposed Timberleaf Estates project. The proposal includes the development of approximately 16 single-family detached homes on a 5-acre site.

The property is generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street.

This hearing will be held on September 16, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the City of Thornton website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

A copy of the Development Code (Chapter 18 of the Code of the City of Thornton) and the Zoning Map are available to be viewed on the website at [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at [collin.wahab@ThorntonCO.gov](mailto:collin.wahab@ThorntonCO.gov) prior to 4:00 pm MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received at City Hall prior to 5:00 pm MDT/MST on the Friday preceding the public hearing. If you have any questions concerning this matter, please contact the City Development Department at 303-538-7295.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email [adacoordinator@thorntonCO.gov](mailto:adacoordinator@thorntonCO.gov).

If you have any questions regarding attending the Zoom Meeting, please email [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) prior to 4 p.m. on September 16, 2025.

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

\_\_\_\_\_  
Rahem Mulatu, Chairperson

ATTEST: Kristen N. Rosenbaum, City Clerk  
APPROVED AS TO FORM: Tami Yellico, City Attorney



City Development Department | 9500 Civic Center Drive | Thornton, CO 80229-4326  
303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

September 2, 2025

RE: NOTICE OF PUBLIC HEARING – PLAX202101187, PLZ202101189, & PLCSP202101190

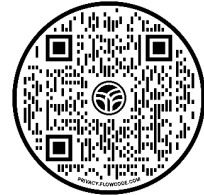
Property Owner:

The Thornton Planning Commission will conduct a public hearing to consider an Annexation, Zoning, and Conceptual Site Plan for the proposed Timberleaf Estates project. The proposal includes the development of approximately 16 single-family detached homes on a 5-acre site.

Per Thornton City Code, you are receiving this notice because you own property within 1,500 feet of the subject property, which is generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street.

This hearing will be held on September 16, 2025, at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
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If you have any questions concerning this matter, please contact the City Development Department at [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) or leave a voicemail at 303-538-7295.

If you have any questions regarding attending the Zoom Meeting, please email [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) prior to 4 p.m. on September 16, 2025.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email [adacoordinator@ThorntonCO.gov](mailto:adacoordinator@ThorntonCO.gov).

Sincerely,

Collin Wahab, AICP  
Principal Planner



Departamento de Desarrollo Urbano | 9500 Civic Center Drive | Thornton, CO 80229-4326  
303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

2 de septiembre de 2025

ASUNTO: AVISO DE AUDIENCIA PÚBLICA - PLAX202101187, PLZ202101189, & PLCSP202101190

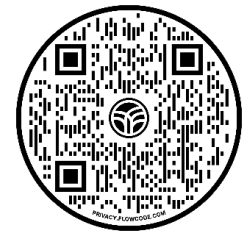
Propietario del inmueble:

La Comisión de Planificación de Thornton llevará a cabo una audiencia pública para considerar una anexión, zonificación y plan conceptual del sitio para el proyecto propuesto Timberleaf Estates. La propuesta incluye el desarrollo de aproximadamente 16 viviendas unifamiliares independientes en un terreno de 5 acres.

De acuerdo con el Código Municipal de Thornton, usted está recibiendo este aviso porque es dueño de una propiedad situada a menos de 1,500 pies de la propiedad en cuestión, que se encuentra aproximadamente al suroeste de la intersección de Meadowlark Parkway y Yosemite Street.

Esta audiencia pública se llevará a cabo el 16 de septiembre de 2025, a las 6 p.m., en el Ayuntamiento de Thornton en las Cámaras del Consejo, 9500 Civic Center Drive, Thornton, Colorado. La audiencia pública también estará disponible mediante Zoom Meetings. Hay tres formas de asistir virtualmente:

1. Llame al **1-719-359-4580** e ingrese el número de identificación de la audiencia pública: **890 1113 8943**
2. Escriba el URL a continuación en su navegador de Internet:  
**<https://thorntonco.zoom.us/j/89011138943>**
3. Escanee el código QR a la derecha para asistir virtualmente.



La agenda de la Comisión de Planificación se encuentra en el sitio web de la ciudad de Thornton en [www.ThorntonCO.gov](http://www.ThorntonCO.gov).

Se invita a todas las personas interesadas a asistir a la audiencia pública o a presentar sus puntos de vista mediante comentarios por escrito antes de la audiencia pública. Los comentarios por escrito por correo electrónico deben ser enviados a [Collin.Wahab@ThorntonCO.gov](mailto:Collin.Wahab@ThorntonCO.gov) antes de las 4 p.m. MDT/MST del día de la audiencia pública. Los comentarios por escrito enviados por correo postal a Thornton City Hall Departamento de Desarrollo de la Ciudad, 9500 Civic Center Drive, Thornton, CO 80229 deben recibirse antes de las 5 p.m. MDT/MST del viernes anterior a la audiencia pública.

Si tiene alguna pregunta con respecto este asunto, comuníquese con el Departamento de Desarrollo de la Ciudad por correo electrónico a [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) o deje un mensaje de voz al 303-538-7295.

Si tiene alguna pregunta con respecto sobre la asistencia a la reunión de Zoom, favor de enviar un correo electrónico a [CityDevelopment@ThorntonCO.gov](mailto:CityDevelopment@ThorntonCO.gov) antes de las 4 p.m. el 16 de septiembre de 2025.

Las personas con discapacidades pueden llamar al coordinador de ADA de Thornton para solicitar y organizar adaptaciones. Las solicitudes de adaptaciones deben hacerse con la mayor anticipación posible, y de preferencia por lo menos cinco días hábiles antes de la fecha en que se requieran. Llame al coordinador de ADA de Thornton al teléfono 303-538-7334 o envíe un correo electrónico a [adacoordinator@ThorntonCO.gov](mailto:adacoordinator@ThorntonCO.gov).

Atentamente,

Collin Wahab, AICP  
Planificador Principal

Attachment 3

**TIMBERLEAF ESTATES**  
**A PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH,**  
**RANGE 67 WEST OF THE 6TH P.M., CITY OF THORNTON,**  
**COUNTY OF ADAMS, STATE OF COLORADO**  
**CONCEPTUAL SITE PLAN**

PROJECT NO. PLCSPA202101190

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AT BOTH ENDS BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 34183" IN A RANGE BOX, PER THE PLAT OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 SAID LINE BEARS N00°25'17"W.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, S89°26'34"W A DISTANCE OF 30.00 FEET, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YOSEMITE STREET, SAID POINT BEING THE POINT OF BEGINNING;

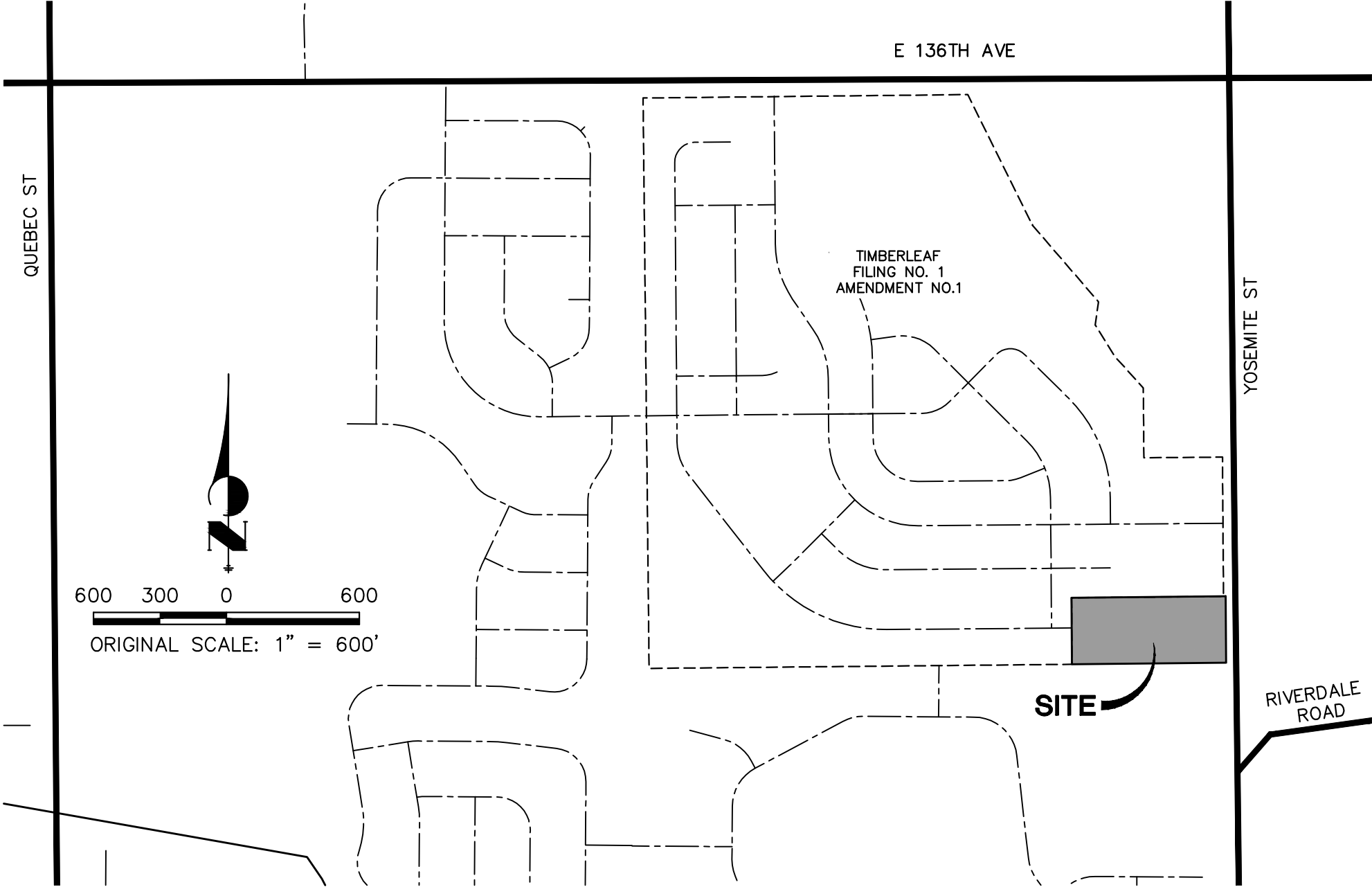
THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, N00°25'17"W A DISTANCE OF 300.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2019000101876 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER EXTENDED;

THENCE ON SAID SOUTHERLY LINE AND ITS EXTENSION, S89°26'34"W A DISTANCE OF 696.00 FEET;

THENCE CONTINUING ON SAID LINE, S00°25'17"E A DISTANCE OF 300.00 FEET, TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28;

THENCE ON SAID SOUTH LINE, N89°26'34"E A DISTANCE OF 696.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 208,799 SQUARE FEET OR 4.7934 ACRES



**PROJECT TEAM**

OWNER:	DSS PROPERTIES 25950 VILLAGE CIRCLE GOLDEN, CO 80401 DOUG SMALL 303-909-5383 DSSESTATES@AOL.COM
CIVIL ENGINEER:	JR ENGINEERING 7200 S. ALTON WAY, SUITE C400 CENTENNIAL, COLORADO 80112 KEVIN ROHRBOUGH 303-267-6262 KROHRBOUGH@JRENGINEERING.COM
LANDSCAPE ARCHITECT:	JR ENGINEERING 7200 S. ALTON WAY, SUITE C400 CENTENNIAL, COLORADO 80112

**PUBLIC LAND DEDICATION**

PUBLIC LAND DEDICATION (PLD) AND PARKS ARE PROVIDED AS FOLLOWS:

USE	ACREAGE
TOTAL PLD	0.00 AC.
PUBLIC LAND DEDICATION (PLD) REQUIREMENTS ARE CALCULATED AS FOLLOWS:	
SINGLE FAMILY 16 UNITS x 2.86 PEOPLE/1,000 RESIDENTS x 10 AC. = 0.4576 AC. 0.4576 AC = 19,933.056 SF X \$1.50 / SF = \$29,899.58 CASH-IN-LIEU TO BE PAID AT THE TIME OF THE SUBDIVISION PLAT.	
PLD PROVIDED	0.00 AC.
PLD REQUIRED FOR SINGLE FAMILY	0.46 AC.
PLD DEDICATION TO BE BASED ON ACTUAL FINAL UNIT COUNT AT TIME OF SUBDIVISION AND/OR DEVELOPMENT PERMIT.	

TRACT TABLE					
TRACT	USE	AREA (SF)	AREA (AC)	MAINTENANCE	OWNER
A	5	50,724	1.1645	HOA	HOA
TRACT USES: 1) DRAINAGE, 2) LANDSCAPE, 3) EMERGENCY ACCESS, 4) UTILITIES, 5) FUTURE RIGHT-OF-WAY					

LAND USE CHART		
GROSS LAND AREA	4.79 AC	100%
NET LAND AREA (DEVELOPABLE MINUS ROW)	3.86 AC	81%
PROPOSED ZONING DISTRICTS:		
SFD - SINGLE FAMILY DETACHED ZONE	4.79 AC	100%
NUMBER OF PROPOSED RESIDENTIAL LOTS (AS SHOWN ON CONCEPT SITE PLAN)	16 LOTS	
TOTAL RESIDENTIAL LOT AREA	2.70 AC	56%
LANDSCAPE TRACTS AREA	1.16 AC	24%
TOTAL ON-SITE RIGHT-OF-WAY AREA	0.93 AC	19%
TOTAL RESIDENTIAL DEVELOPMENT AREA	4.79 AC	100%
GROSS RESIDENTIAL DENSITY	3.34 DU/AC	
MINIMUM RESIDENTIAL BUILDING SETBACKS	FRONT=	20' <sup>1</sup>
	REAR =	20'
	SIDE =	10'
	SIDE CORNER =	10'

<sup>1</sup> 15' TO A PORCH WITH NO LIVING SPACE ABOVE

**SHEET INDEX**

1	COVER SHEET
2	NOTES & TYPICAL SECTIONS
3	EXISTING CONDITIONS
4	CONCEPTUAL SITE PLAN
5-6	CONCEPTUAL LANDSCAPE PLAN

COVER SHEET  
TIMBERLEAF ESTATES  
JOB NO. 15063.09  
JULY 28, 2025  
SHEET 1 OF 5

**TIMBERLEAF ESTATES**  
**A PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH,**  
**RANGE 67 WEST OF THE 6TH P.M., CITY OF THORNTON,**  
**COUNTY OF ADAMS, STATE OF COLORADO**  
**CONCEPTUAL SITE PLAN**

**CONCEPTUAL SITE PLAN NOTES**


1. SINGLE FAMILY DETACHED ARCHITECTURAL STANDARDS
- A. RESIDENTIAL ARCHITECTURE AT A MINIMUM, SHALL CONFORM TO THE ADOPTED CITY OF THORNTON DESIGN STANDARDS.

B. EXTERIOR FINISHES SHALL BE IN SUBDUED EARTH TONES SUCH AS GREY, GREEN, BROWN, MUTED BLUES, OR OTHER SIMILAR COLORS.

C. EXTERIOR MATERIALS SHALL CONSIST OF LAP SIDING, STUCCO, BRICK, STONE, OR COMBINATION THEREOF. THE USE OF DIFFERENT MATERIALS ON THE FRONT FACADE WILL BE REQUIRED.

D. AN AREA EQUIVALENT TO AT LEAST 30 PERCENT OF THE FIRST FLOOR, FRONT FACADE ELEVATION (INCLUDING WINDOW AND DOOR AREAS AND RELATED TRIM AREAS) SHALL BE CLAD IN BRICK, STONE, STUCCO, OR OTHER APPROVED MASONRY MATERIALS.

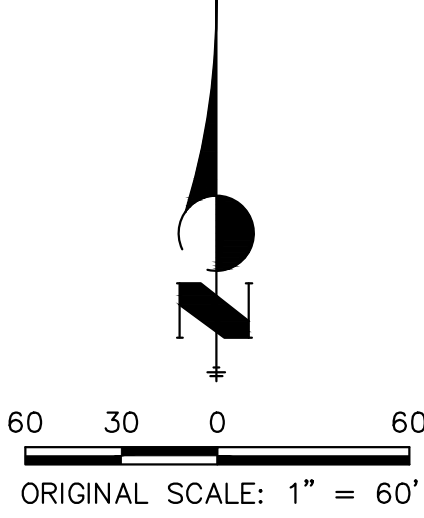
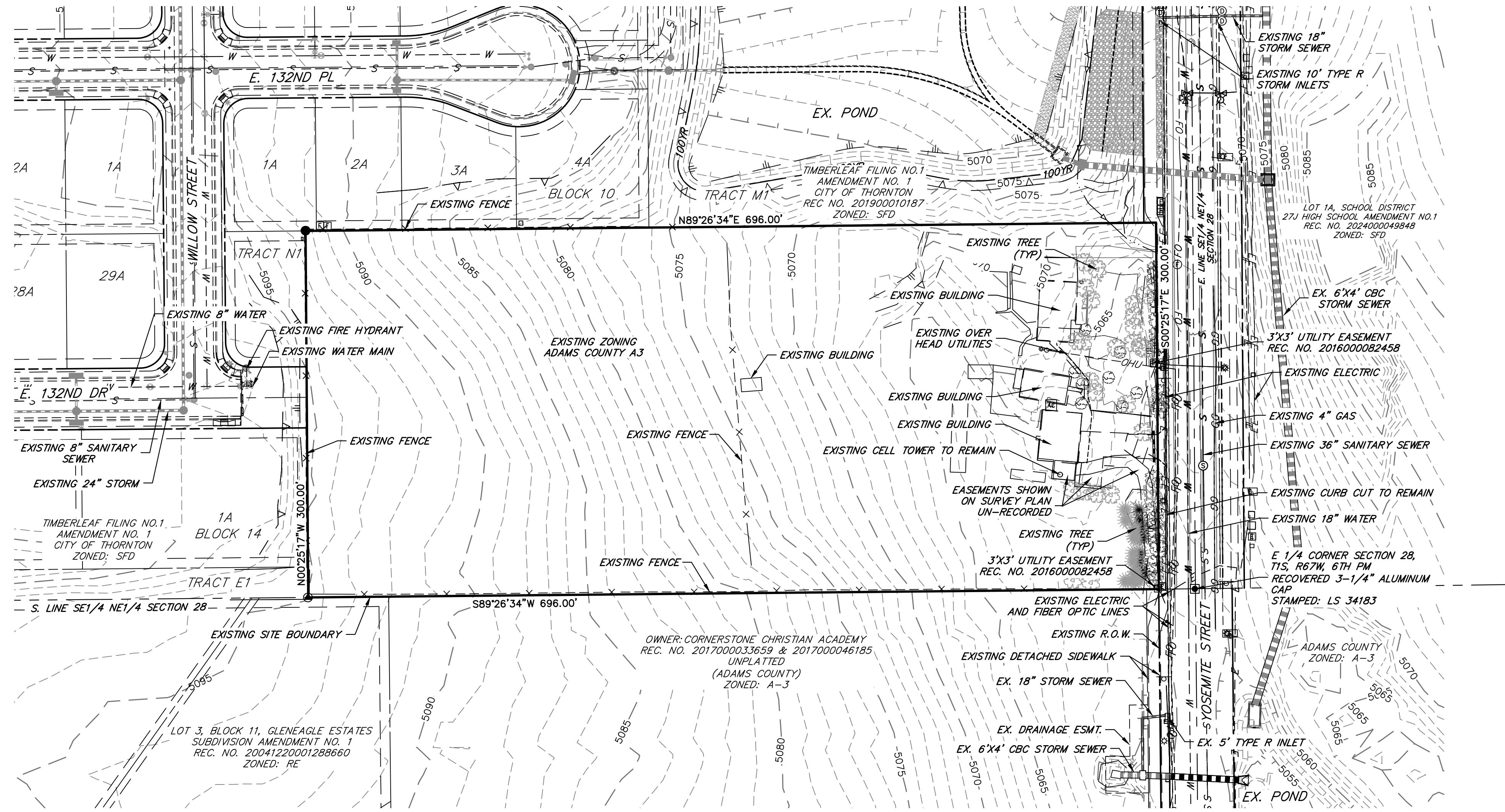
E. ROOFS SHALL CONSIST OF LAMINATE, SLATE, TILE, OR DIMENSIONAL ASPHALT SHINGLES.
2. PUBLIC IMPROVEMENTS SHALL CONFORM TO THE PROVISIONS IN THE CURRENT CITY "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS."
3. ALL TEMPORARY AND PERMANENT SIGNS SHALL CONFORM TO THE SIGN CODE OUTLINED IN THE CITY OF THORNTON DEVELOPMENT CODE. SIGN TYPES, LOCATIONS, AND DETAILS, WILL BE SUBMITTED AS PART OF A SEPARATE PERMIT REVIEW PROCESS.
4. THE PROPOSED SITE PLAN INCLUDED IN THIS PLAN SET IS CONCEPTUAL IN NATURE. THE FINAL CIVIL SITE DESIGN FOR THE REQUIRED PUBLIC/PRIVATE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADWAY SECTIONS, SIDEWALKS, WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, OTHER GENERAL INFRASTRUCTURE, ETC.) AND THE ASSOCIATED EASEMENTS AND RIGHTS-OF-WAY FOR THOSE IMPROVEMENTS SHALL BE DETERMINED WITH THE SUBDIVISION PLAT, DEVELOPER'S AGREEMENT AND CIVIL CONSTRUCTION DRAWINGS. THESE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS AND BASED UPON APPROVED MASTER PLANS APPROVED AT THE TIME OF THE RECORDATION OF THE DEVELOPER'S AGREEMENT.
5. THE CONCEPTUAL SITE PLAN IS INTENDED TO PROVIDE A FRAMEWORK FOR THE GENERAL DEVELOPMENT OF THE SITE AND IS NOT INTENDED TO BE A CONSTRUCTION PLAN. BUILDING FOOTPRINTS, LANDSCAPING, ARCHITECTURAL ELEVATIONS, AND SIMILAR SITE DESIGN FEATURES SHOWN ON THIS PLAN ARE ILLUSTRATIVE AND THE FINAL DESIGN WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PERMIT AND CONSTRUCTION DRAWINGS, IN ACCORDANCE WITH THE APPLICABLE ZONE DISTRICT REGULATIONS AND ANY ADDITIONAL CRITERIA ESTABLISHED IN THIS CONCEPTUAL SITE PLAN.
6. THE CONCEPTUAL SITE PLAN IS INTENDED TO GUIDE ALL FUTURE SUBDIVISIONS OF THE SITE. THE PLANNING DIRECTOR OR DESIGNEE MAY ALLOW FOR MINOR ADJUSTMENTS TO THE FINAL LOT CONFIGURATION TO RESOLVE SITE DESIGN CONFLICTS DISCOVERED DURING SUBSEQUENT REVIEWS OF THE SUBDIVISION PLAT, DEVELOPMENT PERMIT, LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS. SUCH ADJUSTMENTS TO THE APPROVED CONCEPTUAL SITE PLAN MAY BE DUE TO ACTUAL SITE CONDITIONS OR UNFORESEEN TECHNICAL ISSUES INVOLVING INFRASTRUCTURE ON THE SITE, AS WELL AS OTHER RELEVANT FACTORS THAT MAY ARISE.
7. THE ADJACENT PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPING, INCLUDING RIGHT-OF-WAY LANDSCAPING SUCH AS MEDIANS AND TRAFFIC CIRCLES ON NON-ARTERIAL ROADWAYS.
8. AN OWNER'S ASSOCIATION WILL BE FORMED FOR COMMON LANDSCAPE MAINTENANCE.


4	4TH SUBMITTAL FOR APPROVAL	KJR	07/28/25	NOTES & TYPICAL SECTIONS
3	3RD SUBMITTAL FOR APPROVAL	KJR	06/23/25	
2	2ND SUBMITTAL FOR REVIEW	KJR	05/09/25	
1	1ST SUBMITTAL FOR REVIEW	KJR	02/13/25	
NO.	REVISION	BY	DATE	
DWN. BY MEP		CHK. BY KJR		<div><div><b>J-R ENGINEERING</b> A Westrian Company</div></div> <div>Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • <a href="http://www.jrengineering.com">www.jrengineering.com</a></div>
SCALE N/A		DATE 2/4/2025		
JOB NO. 15063.09		SHT. 2 OF 5		

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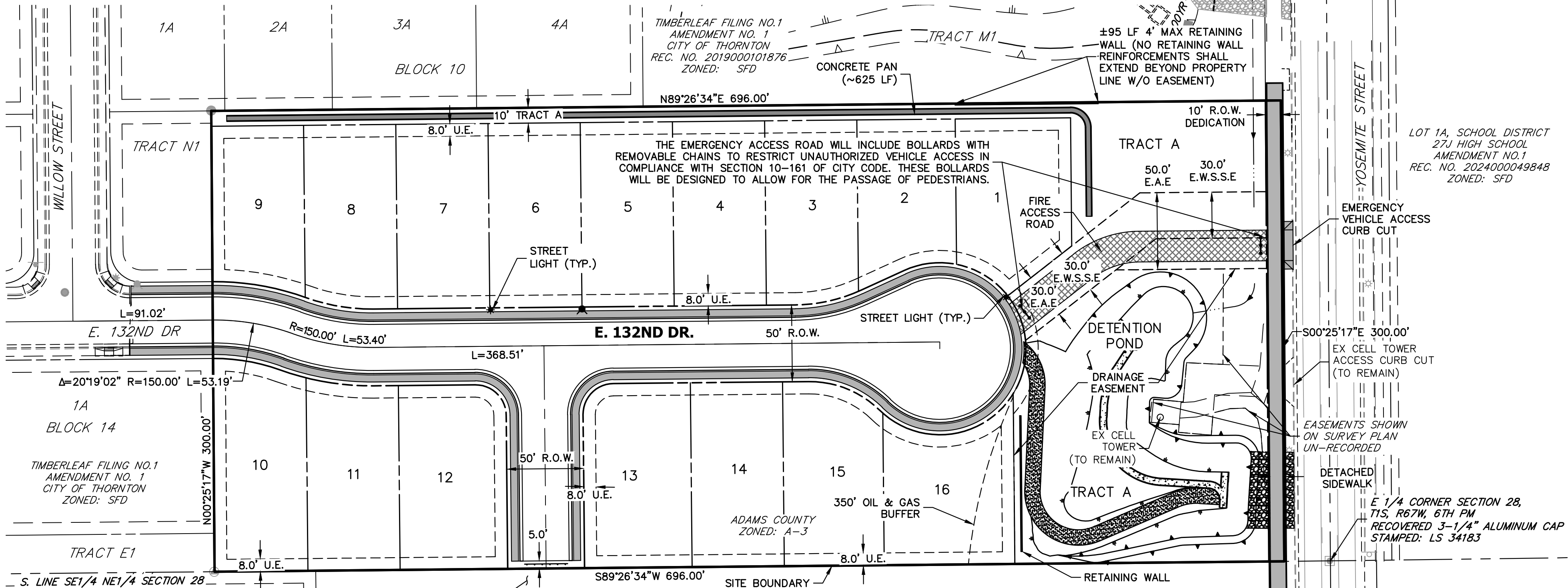
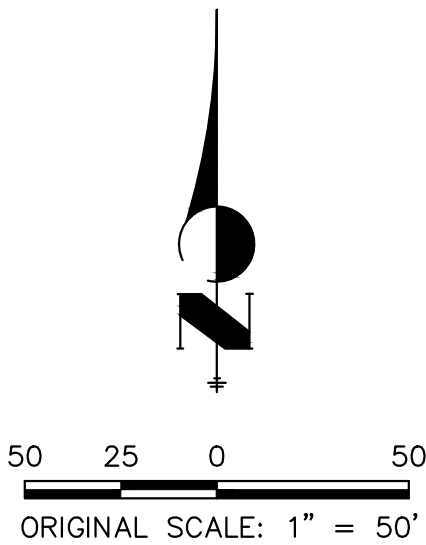


**TIMBERLEAF ESTATES**  
**A PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH,**  
**RANGE 67 WEST OF THE 6TH P.M., CITY OF THORNTON,**  
**COUNTY OF ADAMS, STATE OF COLORADO**  
**EXISTING CONDITIONS**



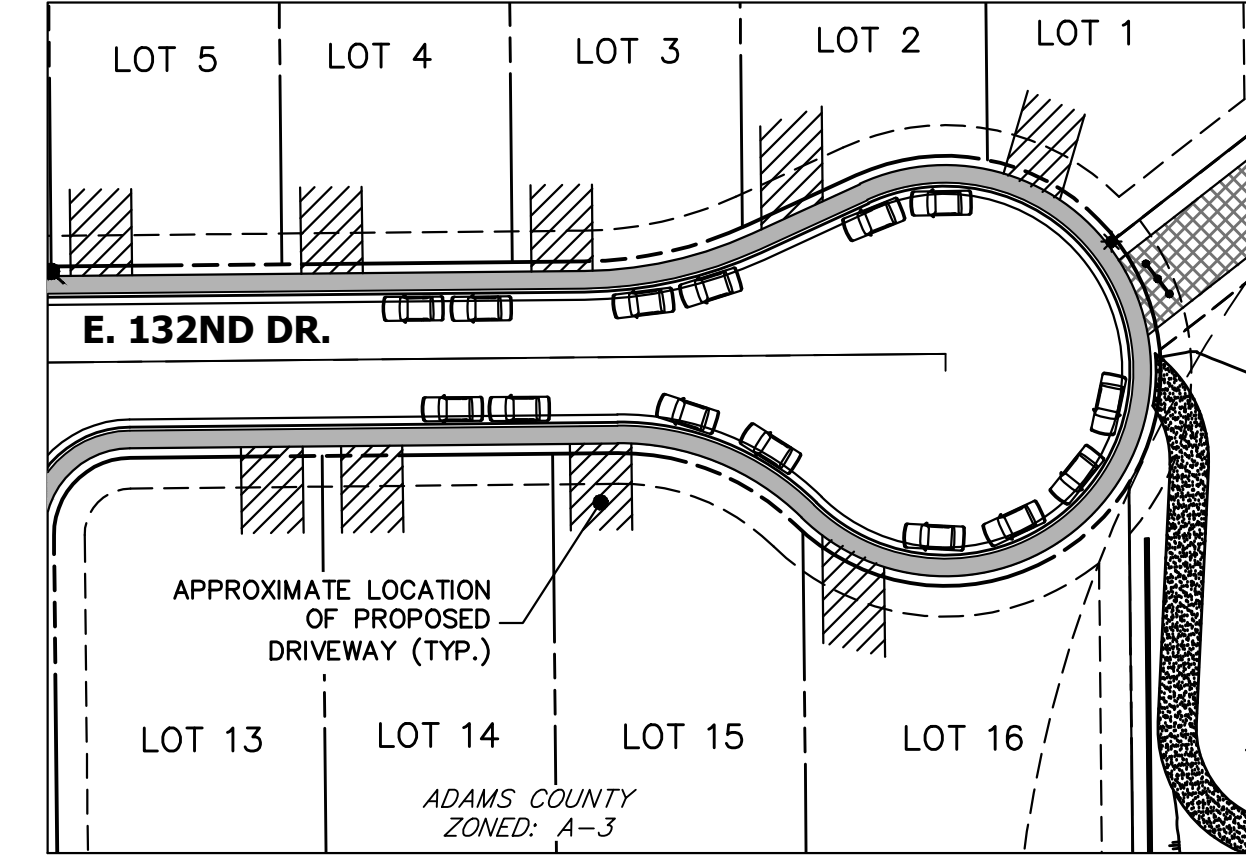
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NO.	REVISION	BY	DATE	TIMBERLEAF ESTATES
DWN. BY MEP		CHK. BY KJR		
SCALE 1"=60'		DATE JULY 28, 2025		
JOB NO. 15063.09		SHT. 3 OF 5		
				 <b>J-R ENGINEERING</b> A Westrian Company Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com

**TIMBERLEAF ESTATES**  
**A PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH,**  
**RANGE 67 WEST OF THE 6TH P.M., CITY OF THORNTON,**  
**COUNTY OF ADAMS, STATE OF COLORADO**  
**CONCEPTUAL SITE PLAN**



**NOTE**

1. INTERIM ROADWAY CONDITIONS TO BE DETERMINED DURING THE REVIEW OF THE CIVIL CONSTRUCTION DOCUMENTS AND DEVELOPER'S AGREEMENT.



**PARKING PLAN**

4	4TH SUBMITTAL FOR APPROVAL	KJR	07/28/25
3	3RD SUBMITTAL FOR APPROVAL	KJR	06/23/25
2	2ND SUBMITTAL FOR REVIEW	KJR	05/09/25
1	1ST SUBMITTAL FOR REVIEW	KJR	02/13/25
NO.	REVISION	BY	DATE
DWN. BY	MEP	CHK. BY	KJR
SCALE	1" = 50'	DATE	JULY 28, 2025
JOB NO.	15063.09	SHT.	4 OF 5

**CONCEPTUAL SITE PLAN**  
**TIMBERLEAF ESTATES**

**J-R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

**TIMBERLEAF ESTATES**  
A PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M., CITY OF THORNTON,  
COUNTY OF ADAMS, STATE OF COLORADO  
**CONCEPTUAL LANDSCAPE PLAN**

**LEGEND**

	TURF TYPE D: UPLAND/WETLAND NATURE SEED MIX		ACCESS ROAD
	OPEN STYLE FENCE		DECIDUOUS STREET/ SHADE TREE
	POND 100-YR WSEL		CONIFEROUS TREE
	MAINTENANCE ACCESS & UE/EV		SHRUB
	SIDEWALK		

**NOTE**


1. LANDSCAPE DESIGN SHOWN IS CONCEPTUAL IN NATURE. ACTUAL DESIGN WILL BE DETERMINED AT THE TIME OF MINOR DEVELOPMENT PERMIT.
2. LANDSCAPING SHALL BE DESIGNED TO THE CITY CODE WATER-WISE PRINCIPLES.
3. ALL RIGHT-OF-WAY LANDSCAPING AND SNOW REMOVAL IS THE RESPONSIBILITY OF THE OWNER OR ASSIGNS OF THE ADJACENT PROPERTY.
4. SITE DETAILS SHOWN ARE CONCEPTUAL IN NATURE. ACTUAL DETAILS WILL BE DETERMINED AT THE TIME OF MINOR DEVELOPMENT PERMIT.
5. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE SIGN PERMIT.
6. REQUIRED OPEN STYLE FENCE SHALL BE CONSTRUCTED ALONG PROPERTY LINE AND NOT WITHIN THE UTILITY EASEMENT.

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DWN. BY MEP		CHK. BY KJR	
SCALE 1" = 50'		DATE JULY 28, 2025	
JOB NO. 15063.09		SHT. 5 OF 5	

**CONCEPTUAL LANDSCAPE PLAN**

TIMBERLEAF ESTATES

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

4	4TH SUBMITTAL FOR APPROVAL	KJR	07/28/25	<div>CONCEPTUAL LANDSCAPE PLAN</div> <div>TIMBERLEAF ESTATES</div> <div>  <div> <b>J.R. ENGINEERING</b>  A Westrian Company </div> </div> <div> Centennial 303-740-9393 • Colorado Springs 719-593-2593  Fort Collins 970-491-9888 • <a href="http://www.jrengineering.com">www.jrengineering.com</a> </div>
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SCALE 1" = 50'		DATE JULY 28, 2025		
JOB NO. 15063.09		SHT. 5 OF 5		



INTRODUCED BY: \_\_\_\_\_  
NO: PLCSP202101190

## **R E S O L U T I O N**

A RESOLUTION OF THE THORNTON PLANNING COMMISSION RECOMMENDING THAT CITY COUNCIL APPROVE A CONCEPTUAL SITE PLAN (CSP) FOR APPROXIMATELY FIVE ACRES OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF MEADOWLARK PARKWAY AND YOSEMITE STREET AT 13251 YOSEMITE STREET (TIMBERLEAF ESTATES - CASE NUMBER PLCSP202101190)

WHEREAS, Douglas and Hedy Small ("Owners") of certain real property ("Property") within the City of Thornton ("City"), described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Applicant has submitted to the City an application ("Application") for consideration of a Conceptual Site Plan pursuant to Section 18-43(g) of the Thornton City Code ("Code"); and

WHEREAS, the Application is consistent with the goals and desires of the City, provides for orderly growth within the City, and provides for a beneficial and efficient use of the Property; and

WHEREAS, the aforesaid request and all supporting documents are hereby incorporated as if fully set forth herein; and

WHEREAS, the Application is a matter of public record in the custody of the City Development Department and is available for public inspection during business hours of the City; and

WHEREAS, on September 16, 2025, a public hearing was conducted before the Planning Commission on the Application, pursuant to the procedural and notice requirements of the City Charter and Chapter 18 of the Code. The Planning Commission having considered the evidence presented in support of and in opposition to the application, and so having considered the record and having given appropriate weight to the evidence, takes the following action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. That the Owner and the City have complied with the provisions of Section 18-43(g) of the Code pertaining to Conceptual Site Plan applications as follows:

- a. The Applicant has held all required neighborhood meetings and all required public notices have been provided.
  - b. The proposed project is consistent with the Comprehensive Plan and all requirements of this chapter.
  - c. The proposed project is consistent with the current zoning on the property or conditioned on the approval of an existing application for a zoning district amendment.
  - d. The conceptual site plan is in compliance with all applicable use, development and design standards set forth in this Code.
  - e. Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.
  - f. Compatibility with the surrounding area is demonstrated by proposed improvements, including screening and buffering that has been provided to minimize impacts to adjacent uses.
  - g. Other credible evidence presented at the public hearing.
2. That the Planning Commission does recommend approval of Case No. PLCSP202101190 to the Thornton City Council.
  3. Applicant and/or Owner are bound by all statements and representations made by either on the record at the Public Hearing.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Thornton, Colorado, this 16<sup>th</sup> day of September 2025.

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

\_\_\_\_\_  
Rahem Mulatu, Chair Signature

ATTEST:

\_\_\_\_\_  
Recording Secretary Signature

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AT BOTH ENDS BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 34183" IN A RANGE BOX, PER THE PLAT OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 SAID LINE BEARS N00°25'17"W.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, S89°26'34"W A DISTANCE OF 30.00 FEET, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF YOSEMITE STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, N00°25'17"W A DISTANCE OF 300.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1 RECORDED UNDER RECEPTION NO. 2019000101876 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER EXTENDED;

THENCE ON SAID SOUTHERLY LINE AND ITS EXTENSION, S89°26'34"W A DISTANCE OF 696.00 FEET;

THENCE CONTINUING ON SAID LINE, S00°25'17"E A DISTANCE OF 300.00 FEET, TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28;

THENCE ON SAID SOUTH LINE, N89°26'34"E A DISTANCE OF 696.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 208,799 SQUARE FEET OR 4.7934 ACRES.

From: Lys G [REDACTED]  
Sent: Saturday, September 6, 2025 4:32 PM  
To: Collin Wahab [REDACTED]  
Subject: (External) Opposition to 16

Opposition to 16 House Development & Protecting Community Well-Being  
Dear Thornton Planning Commission,

My name is Ilyssa Gonzalez. I hold a degree in psychology and have dedicated my career to working with children and families, including creating safe and healthy spaces for community recreation. I am writing to strongly oppose the annexation and proposed development of homes on the site near the Timberleaf community for the Sept. 16th hearing.

From both my professional background and my daily experience in the community, I can tell you this project raises serious concerns!

First, impact on children's safety and development. Traffic congestion around the schools in this area is already overwhelming. Research in child psychology shows that stressful, unsafe environments around schools (like chaotic traffic patterns) negatively affect children's sense of security and well-being. Forcing them to navigate even more congestion and risk undermines both safety and healthy development.

Next, loss of open space and recreation. From years of involvement in community programs, I've seen firsthand how essential open spaces are for children and families. This 5 acre development idea could serve the community far better as a recreational or environmental resource than as tightly packed housing. Once it is paved, we permanently lose that opportunity. Parks and open spaces are directly tied to mental health, physical activity, and overall quality of life.

Lastly, strain on infrastructure and services. Adding homes in an area already under pressure will stretch schools, roads, and city services further. This is not the kind of sustainable growth that enhances community well-being.

I urge you to consider the broader, long-term consequences of this project. The costs to

children's safety, family quality of life, and the city's infrastructure far outweigh any short-term gain. Please vote against this proposal and prioritize the health and safety of the families you represent.

Sincerely,  
Ilyssa Gonzalez

**From:** tasha gallegos [REDACTED]  
**Sent:** Sunday, September 7, 2025 6:55 PM  
**To:** Collin Wahab [REDACTED]  
**Subject:** (External) Public Hearing for Timberleaf Estates

Dear Collin,

I'm a grandmother of grandchildren in the Timberleaf community and who attend the schools nearby. I'm writing because I am very worried about the plan to put 16 new houses on that 5-acre site just south off Yosemite and Meadowlark.

Every morning and afternoon, I see the backup of cars around the schools. It's already stressful and dangerous. One of the schools even had to change its schedule just to deal with the traffic. I can't imagine what adding dozens more cars would do. Our children deserve to arrive and leave school safely, not rush across busy streets or wait in longer lines of traffic.

What scares me most is the thought of an emergency at one of these schools. If fire trucks, ambulances, or police can't get through quickly because the roads are clogged, lives could be put at risk. As a grandmother, that keeps me up at night.

This land is also one of the few open spaces left around us. Once it's gone, it's gone. Trees cut down, grass paved over, and flooding made worse. The quiet, family feel of our neighborhood will change forever, and not for the better.

I truly hope you will say no to this project. For our students, for our families, and for the character of our neighborhood, please don't let this development move forward.

-Tasha Gallegos