

1 **PZR-2007-7A**

2 **A Resolution of the Planning and Zoning Commission Approving the Union PUD Filing 1**  
3 **Preliminary Development Plan**  
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5 Be it resolved by the Planning and Zoning Commission of the City of Longmont,  
6 Colorado:

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8 Section 1. The Longmont Planning and Zoning Commission find that:

9 1.1 Applications for the Union PUD Filing 1 have been submitted.

10 1.2 Said applications were found to be complete through the DRC review process.

11 1.3 Said applications were considered during a public hearing opened February 21,  
12 2007.

13 1.4 Proper notice was given according to Section 15.02.040.H of the Longmont Land  
14 Development Code.

15 1.5 Said applications conform to the applicable requirements of Sections  
16 15.02.060.G.3 and 4 of the Longmont Land Development Code.

17 Section 2. This resolution constitutes the written report, findings and decision of the City of  
18 Longmont Planning and Zoning Commission.

19 Section 3. On the basis of the above, the City of Longmont Planning and Zoning  
20 Commission approves the preliminary development plan as stated in the heading  
21 of this document subject to approval of the annexation by City Council.  
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23 This resolution approved this \_\_\_\_ day of \_\_\_\_\_, 2007, by a vote of \_\_\_ to \_\_\_\_.

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26 Chairman, Planning and Zoning Commission  
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1 **PZR-2007-7B**

2 **A Resolution of the Planning and Zoning Commission Conditionally Approving the Union**  
3 **PUD Filing 1 Preliminary Development Plan**  
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5 Be it resolved by the Planning and Zoning Commission of the City of Longmont,  
6 Colorado:

7 Section 1. The Longmont Planning and Zoning Commission find that:

- 8 1.1 Applications for the Union PUD Filing 1 project have been submitted.  
9 1.2 Said applications were found to be complete through the DRC review process.  
10 1.3 Said applications were considered during a public hearing opened February 21,  
11 2007.  
12 1.4 Proper notice was given according to Section 15.02.040.H of the Longmont Land  
13 Development Code.  
14 1.5 Said applications conform to the applicable requirements of Sections  
15 [15.02.060.G.3 and 4](#) of the Longmont Land Development Code.

16 Section 2. This resolution constitutes the written report, findings and decision of the City of  
17 Longmont Planning and Zoning Commission.

18 Section 3. On the basis of the above, the City of Longmont Planning and Zoning  
19 Commission approves the preliminary development plan stated in the heading of  
20 this document with the following conditions:

- 21 1. Add the following notes to the Union PUD Filing 1 preliminary development plan
- 22 • “All proposed signage is conceptual and is not approved with this submittal.  
23 Future signage will meet the requirements of the City of Longmont Land  
24 Development Code and receive approval of a Master Sign Plan.”
  - 25 • “All lighting fixtures will be full cut off fixtures and meet the requirements of the  
26 City of Longmont Land Development Code.”
  - 27 • “All oil and gas wells existing on the property prior to annexation will be capped  
28 at time of development of the lot or block identified on the preliminary plat and or  
29 development plan.”
  - 30 • “Additional easements will be required to provide water service to this  
31 development. The easements and their configuration shall be reviewed and  
32 approved by the Public Works and Water Utilities Department of the City of

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Longmont at the time of final plat. Additional easement will be provided to the City of Longmont at no cost.”

2. Subject to the annexation of the property by the City Council

This resolution approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007 by a vote of \_\_\_ to \_\_\_.

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

1 **PZR-2007-7C**

2 **A Resolution of the Planning and Zoning Commission Denying the Union PUD Filing 1**  
3 **Preliminary Development Plan**  
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5 Be it resolved by the Planning and Zoning Commission of the City of Longmont,  
6 Colorado:

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8 Section 1. The Longmont Planning and Zoning Commission find that:

- 9 1.1 Applications for the [Union PUD Filing 1 project](#) have been submitted.
- 10 1.2 Said applications were found to be complete through the DRC review process.
- 11 1.3 Said applications were considered during a public hearing opened February 21,  
12 [2007](#).
- 13 1.4 Proper notice was given according to Section 15.02.040.H of the Longmont Land  
14 Development Code.
- 15 1.5 Said applications do not substantially comply with the applicable requirements of  
16 [15.02.060.G.3 and 4](#) of the Longmont Land Development Code. The application  
17 is deficient for the following reasons:  
18 A.

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20 Section 2. This resolution constitutes the written report, findings and decision of the City of  
21 Longmont Planning and Zoning Commission.

22 Section 3. On the basis of the above, the City of Longmont Planning and Zoning  
23 Commission denies the applications.  
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25 This resolution approved this \_\_\_\_ day of \_\_\_\_\_, 2007, by a vote of \_\_\_ to \_\_\_.

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28 Chairman, Planning and Zoning Commission  
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