

## ABOUT SEVERANCE

Between 1990 and 2000, the population of Severance has increased by nearly 500 percent. From 2000 to 2010, the population increased 430% bringing the total population of Severance to 3,165. The increase in population since the year 2000 is due to a massive increase in homebuilding during the decade.

We understand that growth creates impacts on our community including impacts on our infrastructure, traffic among others. However, we also recognize that growth brings opportunity that can improve our sense of community, quality of life, business opportunities. By creating a vision and a process that embraces these opportunities and creates a positive relationship between the Town and the development community we fully expect that these growth impacts can and will enhance the quality of life in the Town of Severance.

(FROM THE SEVERANCE  
HOMETOWN VISION -  
COMPREHENSIVE PLAN 2011)

**Located in the heart of Northern Colorado, approximately 8 miles east of Fort Collins, 7 miles north of Windsor and 10 miles northwest of Greeley. Severance's central location allows for easy access to all of Northern Colorado's larger cities for both work and play.**

**Severance is served by two State Highways and numerous county roads, which offer easy motoring to Interstate 25 and all points beyond. Its internal roadways are well maintained and offer unbridled recreation access to other Northern communities. As development occurs a pedestrian and bicycle pathway will connect with Windsor's trail network.**

**Severance offers numerous commercial options including restaurants, personal service shops and salons, automotive repair, real estate services, banks, self-storage and child day care.**

**The Town currently maintains five (5) parks spread throughout many town neighborhoods. A trail system is being developed that will hook into regional trail systems in the future. The surrounding area is home to prime waterfowl hunting. The beautiful Rocky Mountains are only 45 minutes away and urban activities and sporting events in Loveland, Windsor and Fort Collins (10 minutes) and Denver (50 minutes) can be easily experienced.**



Learn more at <http://www.townofseverance.org>

## Lakeview Estates

*A proposed 130 acre, residential development near Severance, CO.*

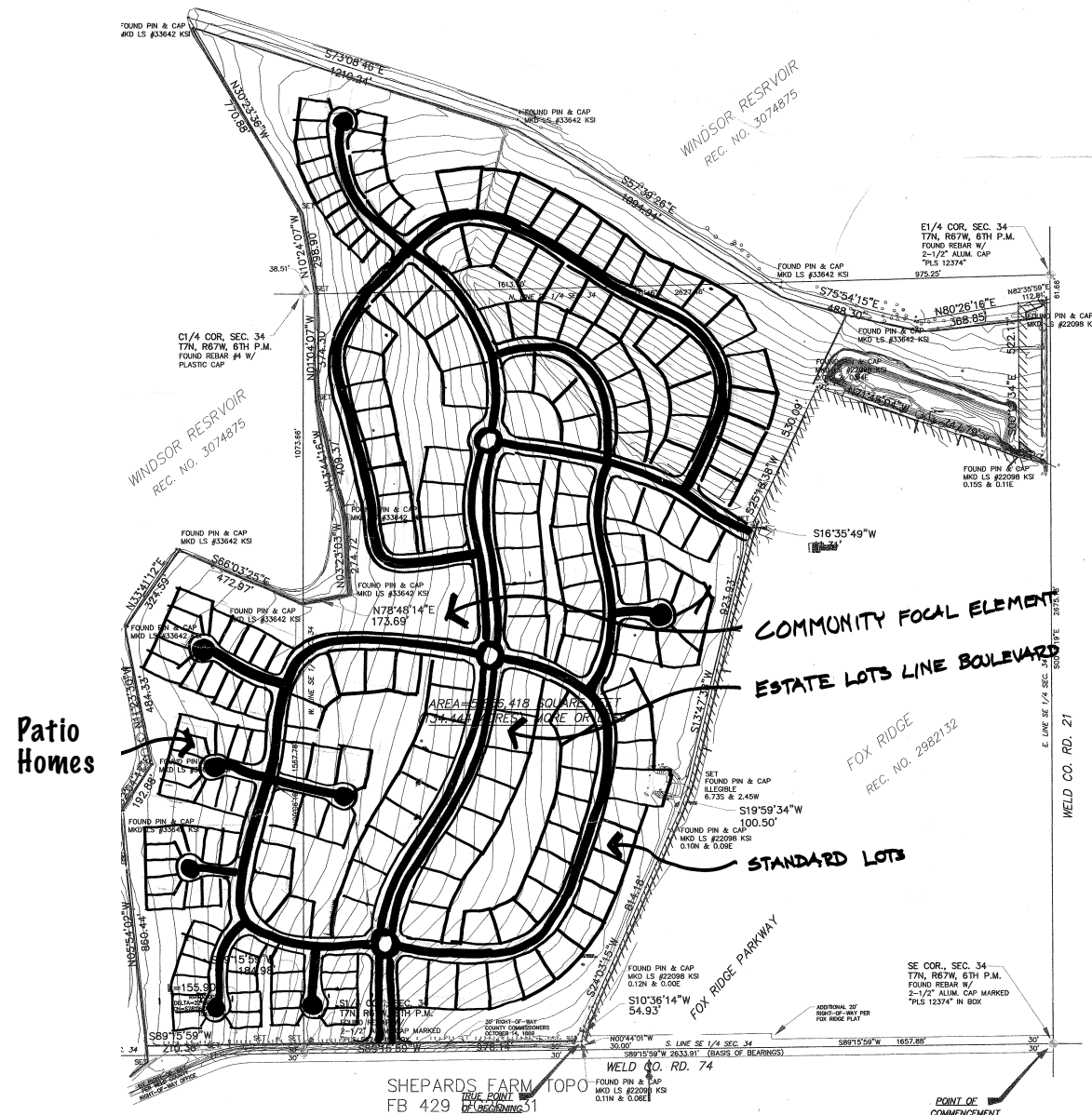


**RE/MAX**  
Advanced, Inc.



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Conceptual site plan by **Vignette Studios**:  
28 Estate Lots  
105 Standard Lots  
70 Patio Homes  
Totaling 203 new properties

WONDERFUL  
MOUNTAIN  
PANORAMAS!

GREAT LOTS  
FOR  
WALK OUTS!

BEAUTIFUL  
LAKE  
VIEWS!

COMMUNITY  
BASED AREA!

## About the project

The proposed project is located in Weld County, and is approximately 130 acres in size. Per discussions with the Town Planner, the site is zoned medium family residential with a density of 2 units per gross acre. This would allow up to 200-240 residential units to be developed on this site. The property will need to be annexed into the Town of Severance and then go through a preliminary and final plat review process. It was indicated the annexing and planning process would be a combined process and straight forward but could take as long as 6-9 months to complete. Development of this site is subject to the requirements of the Town of Severance.

The Town of Severance will provide water and sewer service. Drainage design will conform to the current Town of Severance requirements. Design of on-site irrigation systems for the open space and lot areas will be evaluated after completion of the land planning.

Preliminary geotechnical studies and reports, as well as topographic field and boundary surveys have been completed. It is assumed there will only be a simple intersection connection (similar to Fax Ridge) to CR 74; no significant improvements will be made to CR 74.

**Offered for sale at \$3,200,000**



Other images, Boundary Survey, Conceptual Drainage and Utilities Plans, Preliminary Geotechnical Report, Lakeview Land Use Breakdown, and more available upon request or visit [www.LakeviewEstates.net](http://www.LakeviewEstates.net)