

Planning Commission Agenda

Regular Meeting
Tuesday, October 08, 2024

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631

Zoom Webinar Link:
<https://greeleygov.zoom.us/j/82747183482>

NOTICE:

Planning Commission meetings are held on the 2nd and 4th Tuesdays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in Council Chambers.

Members of the public may participate in Planning Commission meetings in the manner that works best for them.

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.



Meetings are livestreamed on YouTube at [youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)

Comment in Real Time:



Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.

Submit Written Comments:



Email comments about any item on the agenda to cd_admin_team@greeleygov.com



Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631. Written comments received prior to or during the meeting will be read into the record in real time.

Meeting agendas and minutes are available on the City's meeting portal at [Greeley-co.municodemeetings.com/](https://greeley-co.municodemeetings.com/)

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at cd_admin_team@greeleygov.com.



Planning Commission

October 8, 2024 at 1:15 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
 2. Roll Call
 3. Approval of the Agenda
 4. Approval of the September 24, 2024, Planning Commission Meeting Minutes
-

EXPEDITED AGENDA

The following items are routine in nature, fully described in the accompanying reports, and therefore staff summary presentations will be suspended unless requested by the Commission or member of the public in attendance at the meeting.

5. A public hearing to consider a request by LAI Design Group petitioning to annex a total of 300.672 acres of land to the City of Greeley. The properties are bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south, (Case number ANX2023-0001, L&T Annexation).
 6. A public hearing to consider a request by LAI Design Group proposing establishment of zoning with annexation including a total of 300.672 acres of land to the City of Greeley. The properties bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south, (Case number ZON2023-0002, L&T Zoning).
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END OF EXPEDITED AGENDA

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7. Staff Report
 8. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
September 24, 2024

[Greeley Planning Commission- September 24, 2024- YouTube](#)

1. Call to Order

Chair Yeater called the meeting to order at 1:15 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Vice Chair Erik Briscoe
Commissioner Louisa Andersen
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT

Commissioner Jeff Carlson
Commissioner Brian Franzen

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of the August 27, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated August 13, 2024. Vice Chair Briscoe seconded the motion.

Motion carried 5-0 (Commissioner Carlson and Commissioner Franzen Absent)

5. A public hearing to consider a request by Greeley-Roth, LLC and Taylor Morrison Homes for a preliminary subdivision of 13.8 acres of land located north of 10th Street (US Highway 34 Business), west of 95th Avenue, east of 101st Avenue, and south of 7th Street (Case Number SUB2024-0006, Lake Bluff Filing No. 3 Preliminary Subdivision).

Chair Yeater introduced the expedited item as published. No one on the Commission or in attendance requested to see a presentation.

Chair Yeater opened the Public Hearing at 1:16 p.m., there were not any requests for comment, and he closed the Public Hearing at 1:16 p.m.

Commissioner Andersen motioned, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Lake Bluff Filing No. 3 Preliminary Subdivision does meet Development Code Section 24-203.b.1 (a)-(i); and therefore, approves the Preliminary Subdivision request. Vice Chair Briscoe seconded the motion.

Motion carried 5-0 (Commissioner Carlson and Commissioner Franzen Absent)

6. Staff Report

Don Threewitt (Deputy Community Development Director) reminded the Commission that there would be a community engagement event for the Sunrise neighborhood on October 4th, 2024 at the Millennium Event Center from 5:00 p.m. to 8:00 p.m. The event will focus on future planning for the neighborhood and to receive feedback from the community regarding what they would like to see included in the plans. He encouraged the Commission to attend the event.

7. Adjournment

With no further business before the Commission, Vice Briscoe adjourned the meeting at 1:22 PM.

Justin Yeater, Chair

Don Threewitt, Deputy Community Development Director



Planning Commission Agenda Summary

October 8, 2024

Key Staff Contact: Douglas May, Planner III

Title:

Case number ANX2023-0001, L&T Annexation

Summary:

A public hearing to consider a request by LAI Design Group petitioning to annex a total of 300.672 acres of land to the City of Greeley. The properties are bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south, (Case number ANX2023-0001, L&T Annexation).

Recommended Action:

Approval

Attachments:

1. PC Summary Report
2. Vicinity & Zoning Map
3. L&T Annexation Petition
4. Plat
5. Annexation Compliance Memo
6. Proposed Resolution
7. L&T Exhibit A to Resolution
8. Neighbor Comment
9. Milliken Comments
10. Staff Presentation
11. Applicant Presentation

PLANNING COMMISSION SUMMARY

ITEM: L&T Annexation

PROJECT: L&T Annexation

CASE NO: ANX2023-0001

LOCATION: Bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south

APPLICANT: LAI Design Group

CASE PLANNER: Doug May AICP, Interim Chief Planner

PLANNING COMMISSION HEARING DATE: October 8, 2024

PLANNING COMMISSION FUNCTION: To review the proposed annexations for compliance with Section 24-214 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

LAI Design Group petitions to annex a total of 300.672 acres of land to the City of Greeley. The properties bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south.

A. REQUEST

LAI Design Group is requesting approval to annex two parcels owned by L&T LLC, known as the L&T Annexation. The annexation includes two parcels, both of which are approximately 150 acres in size. The annexation also includes the right-of-way for Weld County Road 54, along the southern boundary of the annexation. The total combined area of the annexation is 300.672 acres.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south.

Current Zoning:	AG (Agricultural – County)
Proposed Zoning:	R-E (Residential Estate) – 78.4 acres R-L (Residential Low Density) – 106.6 acres R-M (Residential Medium Density) – 115.7 acres
Abutting Zoning:	North: PUD (Planned Unit Development – City) South: AG (Agricultural - County) East: H-A (Holding Agriculture – City) West: AG (Agricultural – County); H-A (Holding Agriculture – City)
Site Conditions:	The site is mostly undeveloped and used for agriculture. There is an existing telecommunications tower at the northwest corner of County Road 54 and State Highway 257 on a separate parcel which is not included in the proposed annexation. There are eleven plugged and abandoned oil and gas wells scattered across the two parcels.
Lot Size:	300.672 Acres
Contiguity:	Required 16.7% Provided 62.08%
Abutting Land Uses:	North: Current: Agriculture; Approved: Mixed-use PUD South: Agriculture/Residential East: Agriculture West: Agriculture/Residential; Oil and gas operation

D. BACKGROUND

The property owner has petitioned the City to annex a total of 300.627 acres of unincorporated property, including a portion of the right of way of Weld County Road 54. The annexation consists of two parcels, each measuring about 150 acres. The annexation area contains eleven plugged and abandoned oil and gas wells. The parcels are located within the Long-Range Expected Growth Area and are designated as Suburban Residential, Rural, and Community Separator.

The applicant requests the annexation be zoned a mix of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) in accordance with Section 24-214 of the Development Code. Following approval of the annexations, the establishment of

zoning will be considered as a separate hearing item and must, per state statutes, take place within 90 days of the annexation.

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation, and include: (1) not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley; (2) a community of interest exists between the territory proposed to be annexed and the City of Greeley; (3) the territory sought to be annexed is urban or will be urbanized in the near future and; (4) the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley. The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation (see Attachment F), and City Council adopted a resolution on October 1, 2024, making a finding to this effect, scheduling the introduction of the ordinance concerning the annexation for November 19, 2024, and the final reading on December 3, 2024.

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, the staff recommendation, citizen comments, and the following criteria (found in Section 24-214 of the Greeley Development Code) in taking action to recommend approval, denial, or to table the annexation for future consideration:

1. The proposed annexation is in conformance with the Comprehensive Plan.

The following Imagine Greeley Comprehensive Plan policies apply to this request:

Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:

1. The proposed annexation meets state requirements for annexations.
2. The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.
3. The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.
4. The proposed annexation promotes a geographic balance of land uses.
5. The proposed annexation increases the City's supply of developable employment land or other future land use requirements.
6. Adequate services are or will be available to support the development expected to result from the proposed annexation.
7. The proposed annexation provides for a continuous and rational municipal boundary, and at least one-sixth of the annexation's perimeter is contiguous with the city's current boundary.
8. The area is urban or will be urbanized in the near future. However, annexation of undeveloped land is appropriate if another community goal is achieved, such as

procurement of open land for a community separator, for open space, or for the conservation of farmland.

Comprehensive Plan Policies & Objectives:

GC-1.5 Annexations: When considering a proposed annexation, the City should find persuasive evidence that the inclusion of the property into the City’s jurisdiction meets the goals and objectives of the Comprehensive Plan, and that the property can be developed in a manner that will be a positive addition to the City, improve the quality of Greeley’s neighborhoods, and can be provided with municipal services.

Staff Comment: The subject properties are primarily agricultural and undeveloped except for a telecommunication tower in the southeast corner of the property, which is on a separate parcel and not included in this annexation. There are also eleven plugged and abandoned oil and gas wells across the annexation area. It is anticipated that this area will develop as a mix of residential densities.

The site is within the Long-Range Expected Growth Area (LREGA) and the Land Use Guidance Map identifies this area for residential and rural uses as well as a community separator. The LREGA includes those lands anticipated to accommodate the City of Greeley’s urban development typically beyond a five (5) year time frame. This typically means that full urban services are not currently available to the site. The properties can be fully serviced if needed in the future.

This request complies with this criterion.

2. The proposed annexation promotes geographical balance of the City’s land use pattern.

Staff Comment: The proposed annexations provide growth in the southwest part of Greeley and fills in a gap in city limits in this area. It provides balance to the City’s growth and land use pattern.

This request complies with this criterion.

3. Adequate services are, or will be, available to support the development expected to result from the proposed annexation.

Staff Comment: If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. The site would be served by Johnstown-Milliken RE-5J School District.

Currently no City-level utilities are needed at the site. The extension of services is not required for this annexation.

This request complies with this criterion.

4. The proposed annexation provides for a continual and rational boundary.

Staff Comment: As proposed, the annexation would exceed the State's one-sixth contiguity requirements, with a contiguity of 62%. These properties' inclusion would also help provide a continual and rational boundary by adding an area of unincorporated land within the Long Range Expected Growth Area.

This request complies with this criterion.

5. The proposed annexation is needed to accommodate future land use requirements.

Staff Comment: There are eventual plans to develop the property into a mix of housing types. However, the property would need to be subdivided prior to development, assuming the annexation and zoning are approved. Future development would need to meet the City's Development Code, Imagine Greeley Comprehensive Plan and Adequate Public Facilities requirements.

The establishment of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) zoning is being considered as a separate request following successful annexations.

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The two parcels are currently unsubdivided.

2. HAZARDS

The properties contain multiple plugged and abandoned oil and gas wells.

3. WILDLIFE

The northeast portion of the site is in an area of high ecological significance. An ecological report will be required at the time of any proposed development.

4. FLOODPLAIN

There are no mapped floodplains on the subject property.

5. DRAINAGE AND EROSION

The site is largely undeveloped with drainage patterns expected to continue to follow the existing lay of the land. However, drainage patterns would be examined in greater detail through further development applications and the subsequent permitting processes.

6. TRANSPORTATION

The site is bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south.

H. SERVICES

1. WATER

There is an existing 16-inch water line located in Highway 257, on the east side of the subject property. Annexation No 1, No. 2, and No. 3 are shown on the Adequate Public Facilities Map as being “near an 8” or larger water line”.

2. SANITATION

The nearest sewer line is a 15” sewer main located in W. 24th Street. According to the application documents, it is anticipated that there will be a single sanitary sewer basin within the annexation area that can gravity flow to the north into the Delantero development. From there, it will combine with Delantero’s East Basin that will gravity flow to the existing sanitary sewer system.

3. EMERGENCY SERVICES

The subject site is currently served by the Front Range Fire Protection District. With the successful annexation, the applicant would withdraw the property from those Fire

Protection Districts. The City of Greeley Fire Department would take over fire services for the site once annexed.

The closest fire station, Fire Station #6 (10603 W 20th Street), is approximately 2 miles away. The City of Greeley Police Department would also serve this area with the completion of the annexation.

4. PARKS/OPEN SPACES

The site is approximately 2.2 miles from Longview Park and approximately 4 miles from Surview Natural Area.

5. SCHOOLS

The subject site is within the Johnstown-Milliken RE-5J School District.

I. NEIGHBORHOOD IMPACTS

1. VISUAL

The annexation would not create any visual impacts on the surrounding neighborhood, which is largely agricultural. Potential impacts would be reviewed at time of development.

2. NOISE

Staff does not anticipate that the proposed annexation would create any significant increase in noise. Potential impacts would be reviewed at time of development.

H. NOTIFICATION:

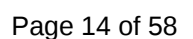
Mailed notice is not required, per the Development Code effective as of October 1, 2021. However, as a courtesy a mailed notice was sent on September 6, 2024 to 22 surrounding properties within 1000 feet of the subject property. The applicant posted signs in three locations on the property on September 9, 2024. As of September 24, 2024, one comment has been received with questions regarding the timeline for development and impact on surrounding properties. Because there is no development yet proposed, there is no timeline for development and in-depth analysis of impacts to surrounding properties would occur at the time of further development applications.

During the referral process, the Town of Milliken submitted comments with concerns regarding the annexation of Weld County Road 54, along the southern boundary of the annexation area. The concerns regard the ability to establish contiguity for future annexations south of County Road 54. However, the City of Greeley's Development Code review criteria for Annexations

in Section 24-214.b.c. states the full width of all public rights-of-way adjacent to a proposed annexation shall be included in the annexation. This criteria also aligns with Colorado State Statute. The City of Greeley is working with the Town of Milliken to develop an access plan for development along County Road 54.

I. PLANNING COMMISSION RECOMMENDED MOTION:

1. A motion that, based on the project summary and analysis, the Planning Commission find that the request for an annexation meets approval criteria found in Section 24-204.b.2.(a-e). And, the proposed L&T Annexation, File number ANX2023-0001, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.



PETITION FOR ANNEXATION

L & T LLC Annexation

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "L & T LLC Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.
2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 - A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.
 - B. A community of interest exists between the territory proposed to be annexed and the City of Greeley.
 - C. The territory sought to be annexed is urban or will be urbanized in the near future.
 - D. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.
3. 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, has/have been divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.
4. 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 comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed

valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the territory proposed to be annexed without the written consent of the land owner or land owners.

5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.
6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.
7. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.
8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.
9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are the original and four copies of an annexation plat map containing the following information:

- A. A written legal description of the boundaries of the area proposed to be annexed.
- B. A map showing the boundary of the area proposed to be annexed.
- C. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.
- D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

- E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.
- F. Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley and providing for the effective date and City Clerk and Mayor attest signatures.
10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.
11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s)

Signing

Patricia Thatcher
Patricia Thatcher

Mailing Address

318 Rosemary St
Smryna TN 37667

Date of

8/21/21

Subscribed and sworn to before me this 21st day of August, 2021, by
Patricia Thatcher

Witness my hand and official seal.

My commission expires: 4/19/2022



Faith Keel
Notary Public

- E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.
- F. Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley and providing for the effective date and City Clerk and Mayor attest signatures.
10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.
11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s)

Mailing Address

Date of

Signing

TERRI JEAN LOVELL

40th Avenue

8/19/24

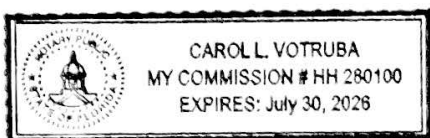
Terri Jean Lovell

Shakima, FL

Subscribed and sworn to before me this 19 day of August, 2024, by Terri Jean Lovell

Witness my hand and official seal.

My commission expires: 7/30/26



Carol L. Votruba
Notary Public

Land Owned

If necessary, attach separate sheet.

L & T LLC ANNEXATION

DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF (E1/2) OF SECTION TWENTY-TWO (22), IN TOWNSHIP FIVE (5) NORTH, RANGE SIXTY-SEVEN (67) WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN DEED RECORDED APRIL 6, 1965, IN BOOK 538, AT RECEPTION NO. 1460397.

AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED APRIL 19, 1961 IN BOOK 1582 AT PAGE 550.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO COUNTY OF WELD, COLORADO IN DEED RECORDED OCTOBER 2, 1936 IN BOOK 999 AT PAGE 409.

L&T LLC ANNEXATION

Situate in the East Half of Section 22, Township 5 North, Range 67 West
of the 6th P.M., City of Greeley, County of Weld, State of Colorado

298.988 Acres
ANX2023-0001

PROPERTY DESCRIPTION

The land referred to herein below is situated in the County of Weld, State of Colorado, and is described as follows:

The East Half (E1/2) of Section Twenty-two (22), in Township Five (5) North, Range Sixty-seven (67) West of the 6th P.M., County of Weld, State of Colorado.

TOGETHER WITH the North 30.00 feet of the Northeast Quarter of Section 27, T.5N., R.67W., as described in that Road Viewers Report recorded March 30, 1907, in Book 83 at Page 206, at Reception No. 118396.

EXCEPTING THEREFROM that portion conveyed to the Mountain States Telephone and Telegraph Company in Deed recorded April 6, 1965, in Book 538, at Reception No. 1460397.
And EXCEPTING THEREFROM that portion conveyed to the Department of Highways, State of Colorado in deed recorded April 19, 1961 in Book 1582 at Page 550.

Further EXCEPTING THEREFROM that portion conveyed to County of Weld, Colorado in Deed recorded October 2, 1936 in Book 999 at Page 409.
Said described parcel of land contains 300.672 Acres, more or less (±) and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

ACCEPTANCE

Said map was accepted by the City of Greeley, Weld County, Colorado, and the territory therein designated made a part of said City of Greeley and included within the limits and jurisdiction thereof, this the _____ day of _____, 20__.

Attest: _____ Mayor
City of Greeley

NOTARIAL CERTIFICATE

I, _____, a notary within and for said county in the state aforesaid do hereby certify that the Mayor, personally known to me to be the person whose name as such Mayor is subscribed to the above instrument in writing, appeared before me this day in person and acknowledge that as authorized by resolution of the City Council of said City at a regular

meeting on the _____ day of _____, 20__, he executed said thereof held acceptance of said map as his free and voluntary act and deed of said City of Greeley.

Witness my hand and seal this _____ day of _____, 20__.

My commission expires _____.

Notary Public _____

CITY COUNCIL APPROVAL

Approved by the Greeley City Council on this _____ day of _____, 20__.

PLANNING COMMISSION RECOMMENDATION

Recommended / not Recommended by the City of Greeley Planning Commission on this _____ day of _____, 20__.

COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director _____ Date _____

DEVELOPMENT REVIEW MANAGER

Development Review Manager _____ Date _____

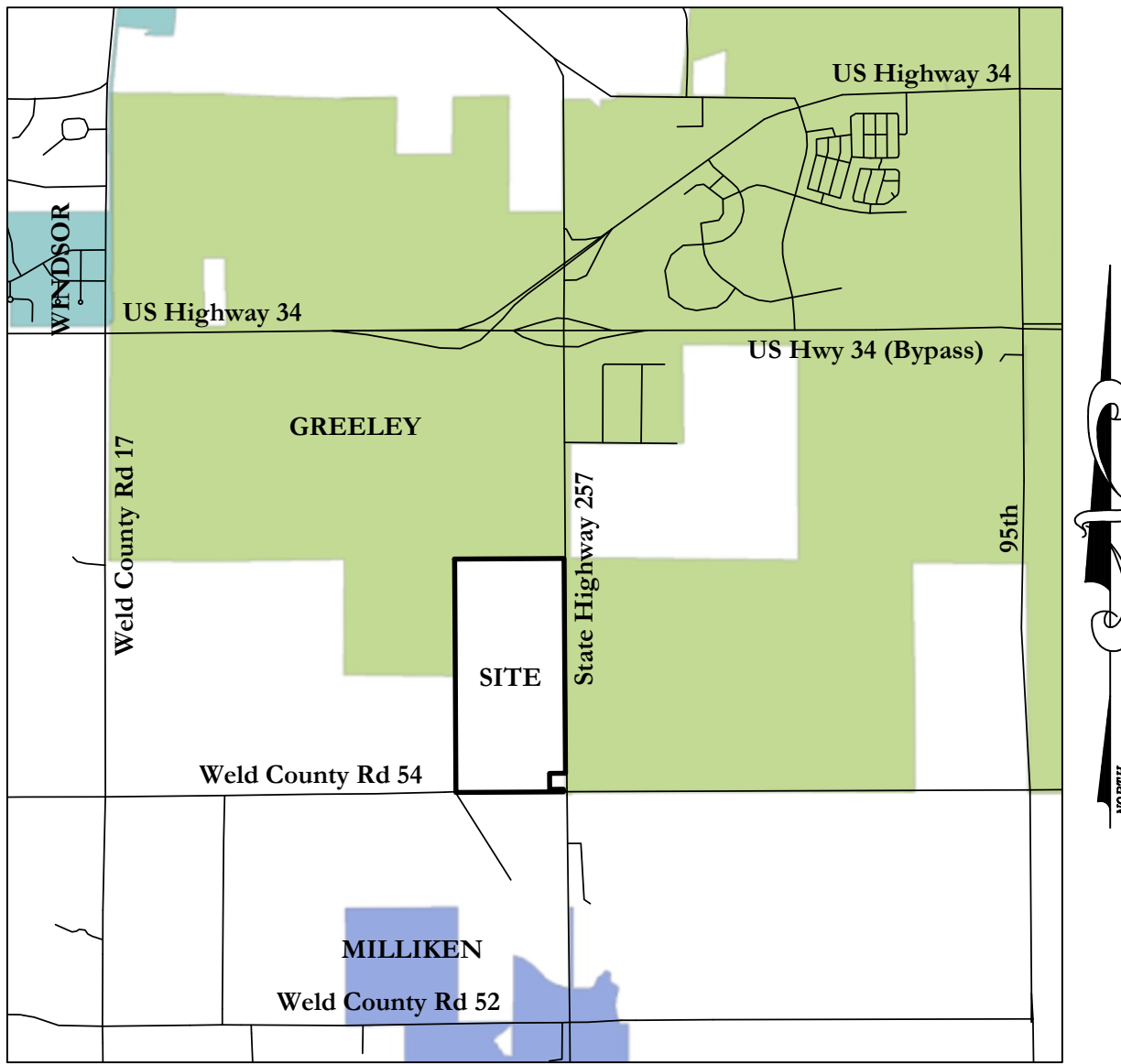
SURVEYOR'S STATEMENT

I, Paul B. Groves, a Colorado Licensed Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the City of Greeley, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Greeley, County of Weld, State of Colorado.

PRELIMINARY

Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209



VICINITY MAP

SCALE: 1"=4000'

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Bearings are based on the East line of the Southeast one-quarter of Section 15, Township 5 North, Range 67 West of the 6th Principal Meridian, said to bear South 00°30'20" East, a distance of 2,628.83 feet, from the East one-quarter corner of Section 15 being monumented by a 3.25" aluminum cap 0.5" down in a range box with no lid, stamped "Colo. Dept. of Transportation, TSN R67W, 1/4, S15 | S14, 1998, PLS 25951" to the Southeast corner of Section 15 being monumented by a 3.25" aluminum cap, 0.3" down in a range box with a lid marked "survey", stamped "Flatirons Surveying, TSN R67W, S15 | S14, ---, S22 | S23, 1997, LS 16406".

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law 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. (13-80-105 C.R.S. 2012)

NOTES FROM THE COUNTY

1) Adjacent properties may be in unincorporated Weld County and that Weld County has adopted a Right-to-Farm Statement and a Right to Extract Mineral Resources Statement.

(a) RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT: Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the state's commercial mineral deposits are essential to the state's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state. Mineral resource locations are widespread throughout the County and persons moving into these areas must recognize the various impacts associated with this development. Often times, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.

(b) WELD COUNTY'S RIGHT TO FARM: Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept that there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes, or other structures, unless they have an adjudicated right to the water.

Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance, and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high speed traffic, sand burs, puncture vines, territorial farm dogs and livestock, and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

DATE: 6/1/2023
FILE NAME: 20230253B--ANX
SCALE: 1"=300'
DRAWN BY: CSK
CHECKED BY: PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com

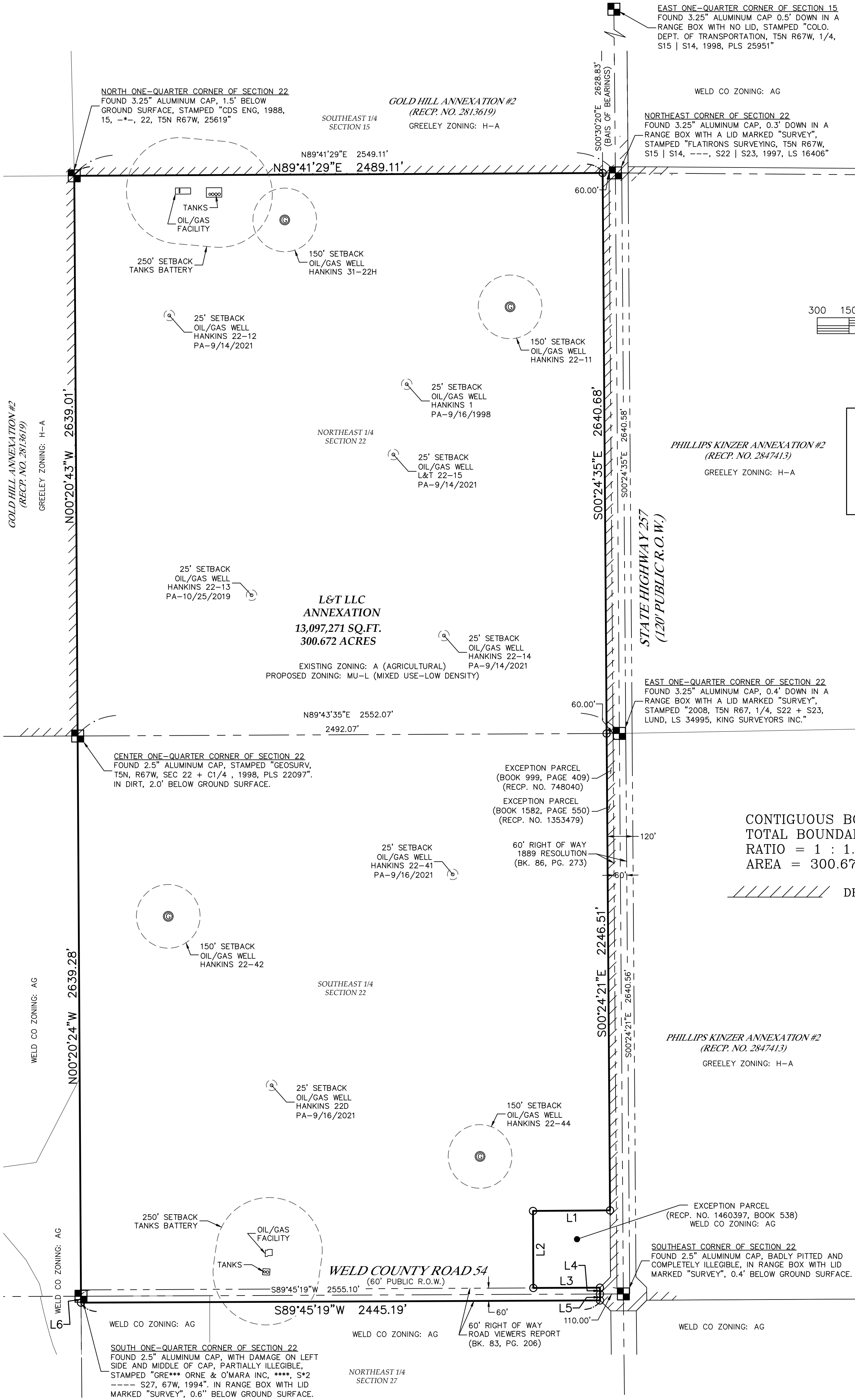


DATE: 8/6/24
REVISED SOUTH BOUNDARY LINE
CSK

L&T LLC ANNEXATION
FOR
STRATUS INVESTMENT PARTNERS, LLC

PROJECT #:
20230253

1
SHEET 1 OF 1





CITY ATTORNEY'S OFFICE MEMORANDUM

To: Heidi Leatherwood, City Clerk

cc: Doug May, Planner III

From: Michael J. Axelrad, Senior Assistant City Attorney

Subject: L&T LLC Annexation

Date: September 27, 2024

This office has reviewed the Petition for the L&T LLC Annexation into the City of Greeley and finds that the Petition for Annexation is in substantial compliance with the requirements of C.R.S. § 31-12-107. Additionally, this office has reviewed the Petition for compliance with annexation requirements contained in C.R.S. §§ 31-12-104 and 31-12-105, and finds that the Petition meets the legal requirements of those sections.

Please prepare the Resolution (a draft is attached) and schedule this matter for hearing in accordance with C.R.S. §31-12-108.

Attachment

CITY OF GREELEY, COLORADO

RESOLUTION NO. ____, 2024

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS THE “L&T LLC ANNEXATION,” LOCATED GENERALLY WEST OF STATE HIGHWAY 257 AND NORTH OF WELD COUNTY ROAD 54, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 298.988 ACRES.

WHEREAS, L&T, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally west of State Highway 257 and north of Weld County Road 54, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-101, *et seq.*; and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with C.R.S. § 31-12-106, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

WHEREAS, the City Clerk shall deliver notice and publish the date, time, and place for said hearing;

NOW THEREFORE, BE IT RESOLVED BY THE GREELEY CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-106.
2. The public hearing for consideration of the proposed annexation petition is hereby set for December 3, 2024, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.
3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).
4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2024.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

L & T LLC ANNEXATION

DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF (E1/2) OF SECTION TWENTY-TWO (22), IN TOWNSHIP FIVE (5) NORTH, RANGE SIXTY-SEVEN (67) WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN DEED RECORDED APRIL 6, 1965, IN BOOK 538, AT RECEPTION NO. 1460397.

AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED APRIL 19, 1961 IN BOOK 1582 AT PAGE 550.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO COUNTY OF WELD, COLORADO IN DEED RECORDED OCTOBER 2, 1936 IN BOOK 999 AT PAGE 409.

Doug May

From: Doug May
Sent: Thursday, September 19, 2024 10:18 AM
To: Tyler Trostel
Cc: Andrea Trostel; Dylan Belanger
Subject: RE: L&T Establishment of Zoning Project
Attachments: Submittal 6_L_T LLC_Zoning-Zoning Plans 08-07-2024.pdf

Hi Tyler,

Thanks for reaching out. I have tried to answer your questions below:

1. There is a zoning plan that has been reviewed in conjunction with the annexation proposal. I have attached the zoning plat for your reference. Apart from the zoning, there are no specific plans for development at this time. If the annexation and zoning were to be approved, the applicant would be required to acquire additional approvals for subdivisions, etc. which would require additional public hearings and opportunities for additional public involvement.
2. Traffic impacts will be reviewed in greater detail with further development applications, such as subdivision applications. If traffic impacts warrant it, it could mean the improvement of infrastructure around the property.
3. There are no timelines for construction. There are still many approvals and design that needs to happen prior to any construction.
4. Impacts to surrounding properties, including visual impacts, traffic impacts, neighborhood character etc, will be reviewed in greater detail at the time of further development applications, and there will be opportunities for neighborhood input.
5. Reference Section 24-204 for the Rezoning criteria and Section 24-214 for the Annexation criteria of the [Greeley Development Code](#).

Let me know if you have additional questions.

Thank you,



Doug May, AICP
Interim Chief Planner – Long Range
Community Development | Planning
1100 10th Street
Greeley, CO 80631
970-350-9784 | doug.may@greeleygov.com
<http://greeleygov.com/>

From: Tyler Trostel <ttrostel12@yahoo.com>
Sent: Thursday, September 19, 2024 9:45 AM
To: Doug May <Doug.May@Greeleygov.com>
Cc: Andrea Trostel <andrea_trostel@hotmail.com>
Subject: L&T Establishment of Zoning Projecthe

You don't often get email from ttrostel12@yahoo.com. [Learn why this is important](#)

Hello Doug,

I received a letter regarding this project as I own the property that borders the west side of the land use that is in question.

1. Has there been any proposed drawings for the 299 acres and surrounding area that they are planning to develop? Can you please share?
2. What is the plan for handling the increased traffic on all surrounding roads due to this development?
3. Have any timelines been established for the project regarding when the intend to begin construction?
4. What consideration has been given to neighboring residents like myself and others of the area and how their property will be impacted?
5. What are the criteria/requirements for approving/denying this zoning request?

Tyler Trostel



July 10, 2024

Doug May, Planner
City of Greeley
1101 10TH Street, 2nd Floor
Greeley, CO 80631

Dear Mr. May:

This letter is to provide written comment on applications ANX2023-0001 and ZON2023-0002 pending before the City of Greeley. We only recently received notification of these two land use applications.

The Town of Milliken includes portions Weld County Road 54 within our growth area in both our recent Comprehensive Plan Update (2023) as well as the 2015 Comprehensive Plan. Milliken would be opposed to the annexation of WCR54 west of the intersection with Highway 257 that would extend the City of Greeley's municipal boundaries further to the west. We understand that the City of Greeley has already annexed the intersection at Highway 257 and WCR54, however, extending Greeley's jurisdiction along the WCR54 corridor would limit property owner's ability to annex into Milliken.

Our understanding is that Weld County is recommending that this annexation include the westerly portion of WCR54 within this annexation. We appreciate consideration of our request to exclude it as was submitted in the original annexation petition and plat.

Sincerely,

Pepper McClenahan

Pepper McClenahan, AICP
Community Development Director

Cs: Cheryl Powell, Town Administrator
Caree Rinebarger, Town Clerk
Jon Rabas, Streets and Facilities Director

L&T Annexation and Establishment of Zoning ANX2023-0001, ZON2023-0002

**Community Development – Planning
Planning Commission October 8, 2024**



Request & Background

Annexation

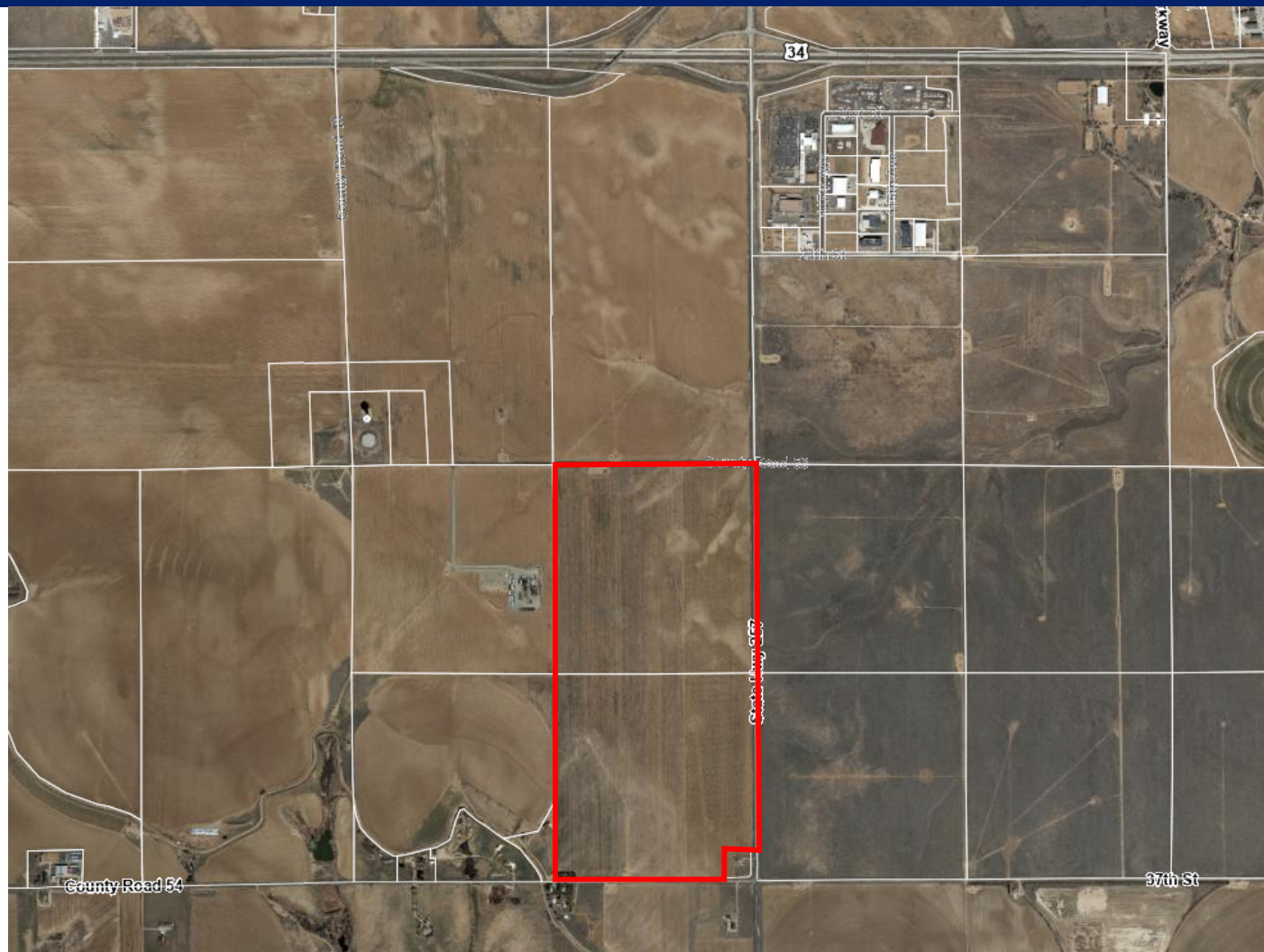
- Request:
 - Annexation of 2 parcels totaling 300.672 acres
- Colorado Revised Statutes §31-12-104 and §31-12-105:
 - not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley;
 - a community of interest exists between the territory proposed to be annexed and the City of Greeley;
 - the territory sought to be annexed is urban or will be urbanized in the near future and;
 - the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.
- City Attorney's Office has determined the proposal meets the statutory requirements
- City Council adopted a resolution October 1st, 2024

Request & Background

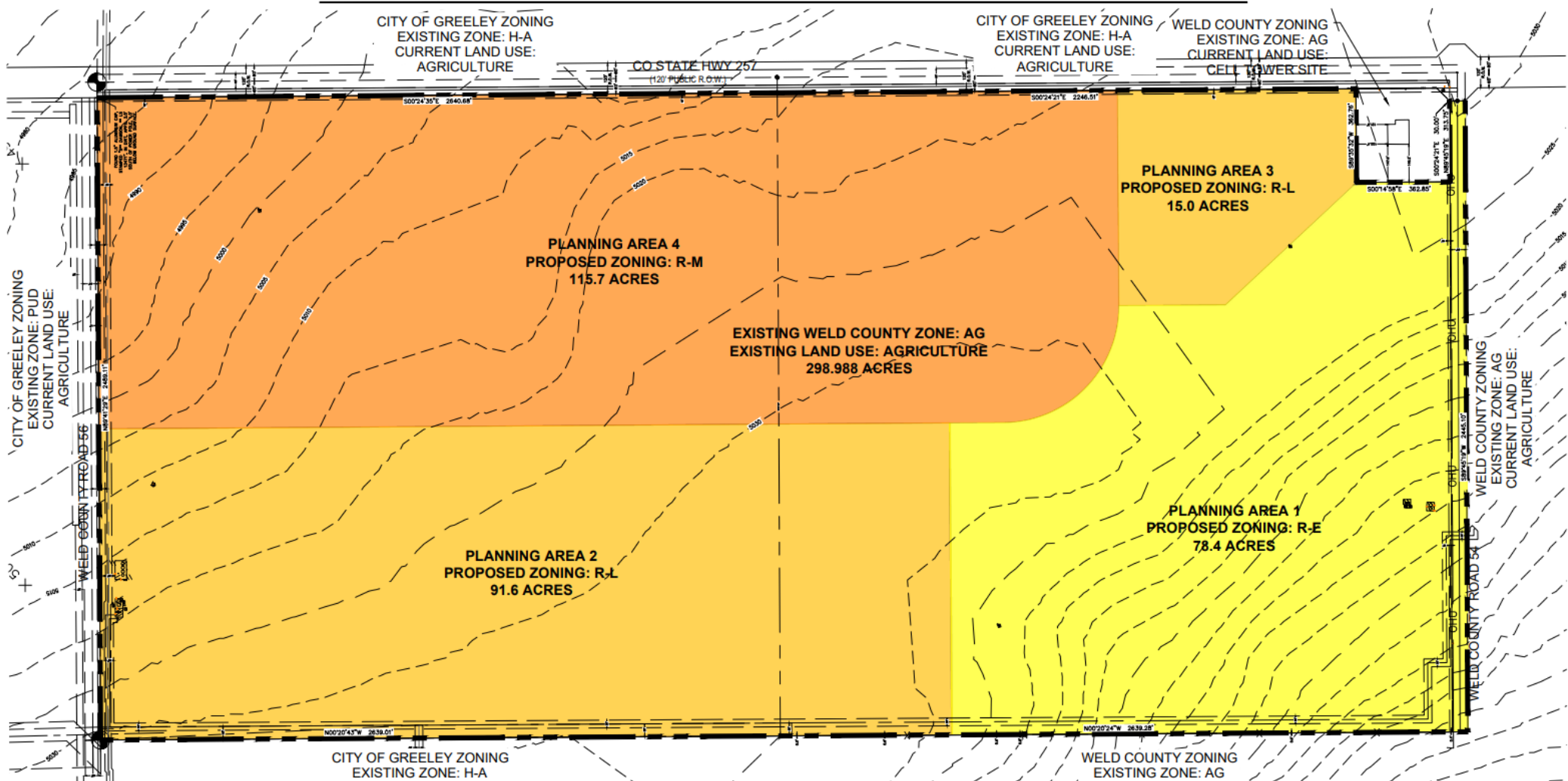
Establishment of Zoning

- Request:
 - Establish R-E (Residential Estate) – 78.4 acres, R-L (Residential Low Density) – 106.6 acres, and R-M (Residential Medium Density) – 115.7 acres (File No. ZON2023-0002)
- Background
 - Per state statutes, establishment of zoning must take place within 90 days of the annexation.
 - Located inside the Long-Range Expected Growth Area (LREGA)
 - The H-A zone district is generally intended to hold undeveloped and agricultural land

Location

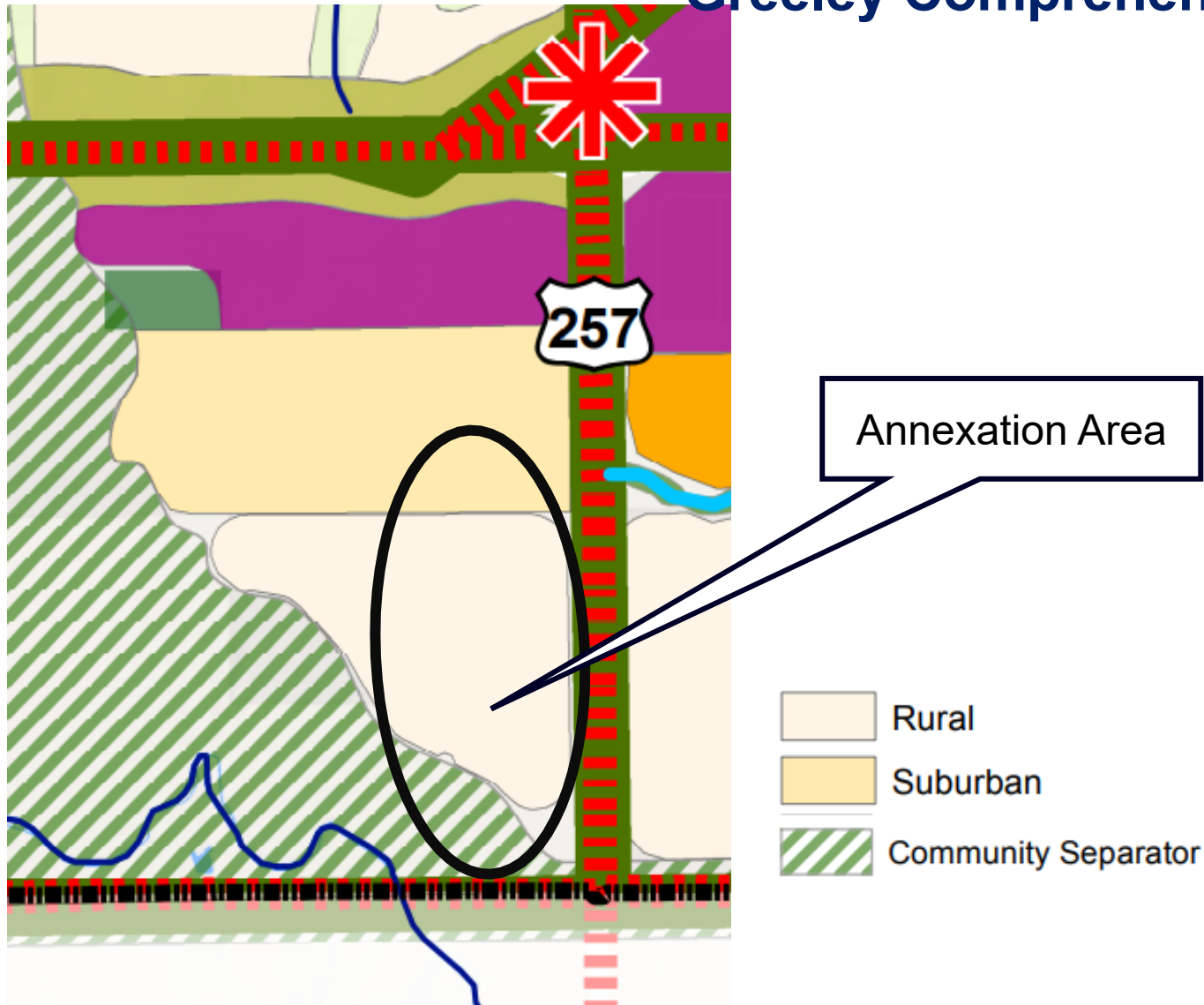


Proposed Zoning



Annexation Considerations

Greeley Comprehensive Plan



- Rural Neighborhoods
 - Up to 2 du per acre
- Suburban Neighborhoods
 - Typically 2-5 du per acre, up to 10 du per acre
- Community Separators
 - Less than 2 du per acre

Annexation Considerations

Approval Criteria

- Annexation Criteria – 24-214.b. (a–e) Five Criteria Used to Evaluate Annexation applications
- The proposed Annexation is consistent with the criteria as outlined in your Summary

Notification

- 22 notice letters to properties within 1000'
- Public hearing signs posted on the property
- One email received with questions

Recommendation

- Community Development recommends approval

Establishment of Zoning Considerations

Approval Criteria

- Rezone Criteria – 24-204
Nine Criteria Used to Evaluate Rezoning applications
- The proposed Rezoning is consistent with the criteria as outlined in your Summary

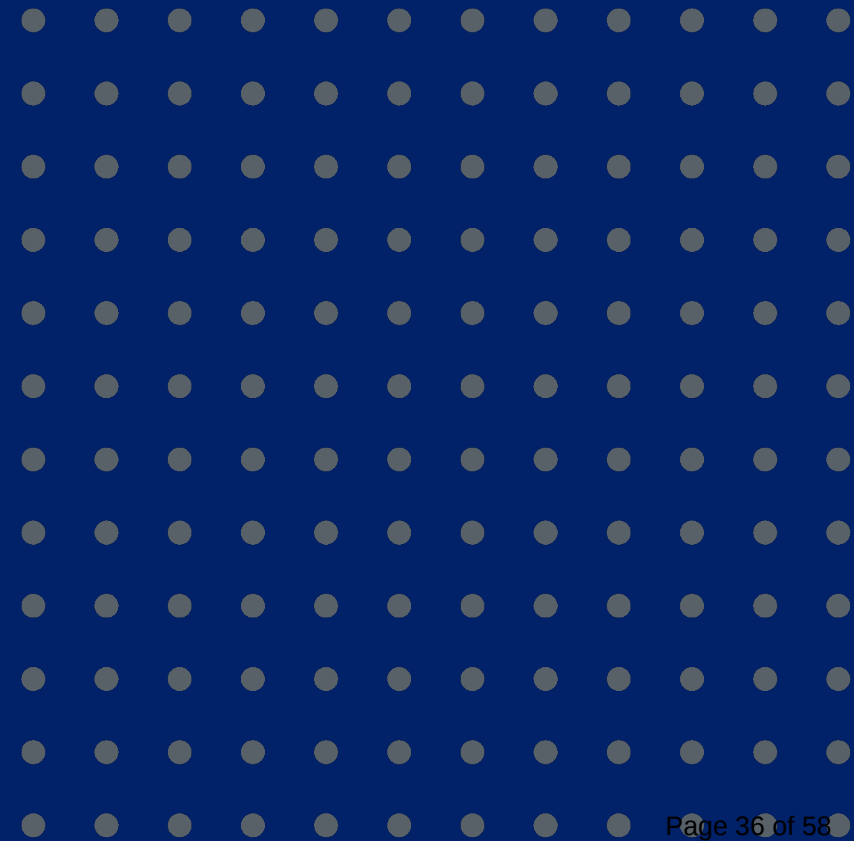
Notification

- 22 notice letters sent to properties within 1000'
- Public hearing signs posted on the property
- One email received with questions

Recommendation

- Community Development recommends approval

Thank you



L&T LLC Annexation and Rezone

- ❖ Planning Commission Hearing
- ❖ October 8, 2024



L&T LLC Annexation and Rezone TEAM



Stratus Companies

8480 E. Orchard Rd, Suite 1100

Greenwood Village, CO 80111



PLANNER / LANDSCAPE ARCHITECT

LAI Design Group

88 Inverness Cir. E., Bldg J, Suite 101

Englewood, CO 80112



TRAFFIC ENGINEER

LSC Transportation Consultants, Inc.

1889 York St.

Denver, CO 80206



CIVIL ENGINEER

CWC Consulting Group

9360 Teddy Lane, Suite 203

Lone Tree, CO 80124



WATER CONSULTANTS

MSK Consulting, LLC

7157 S. Andes Circle

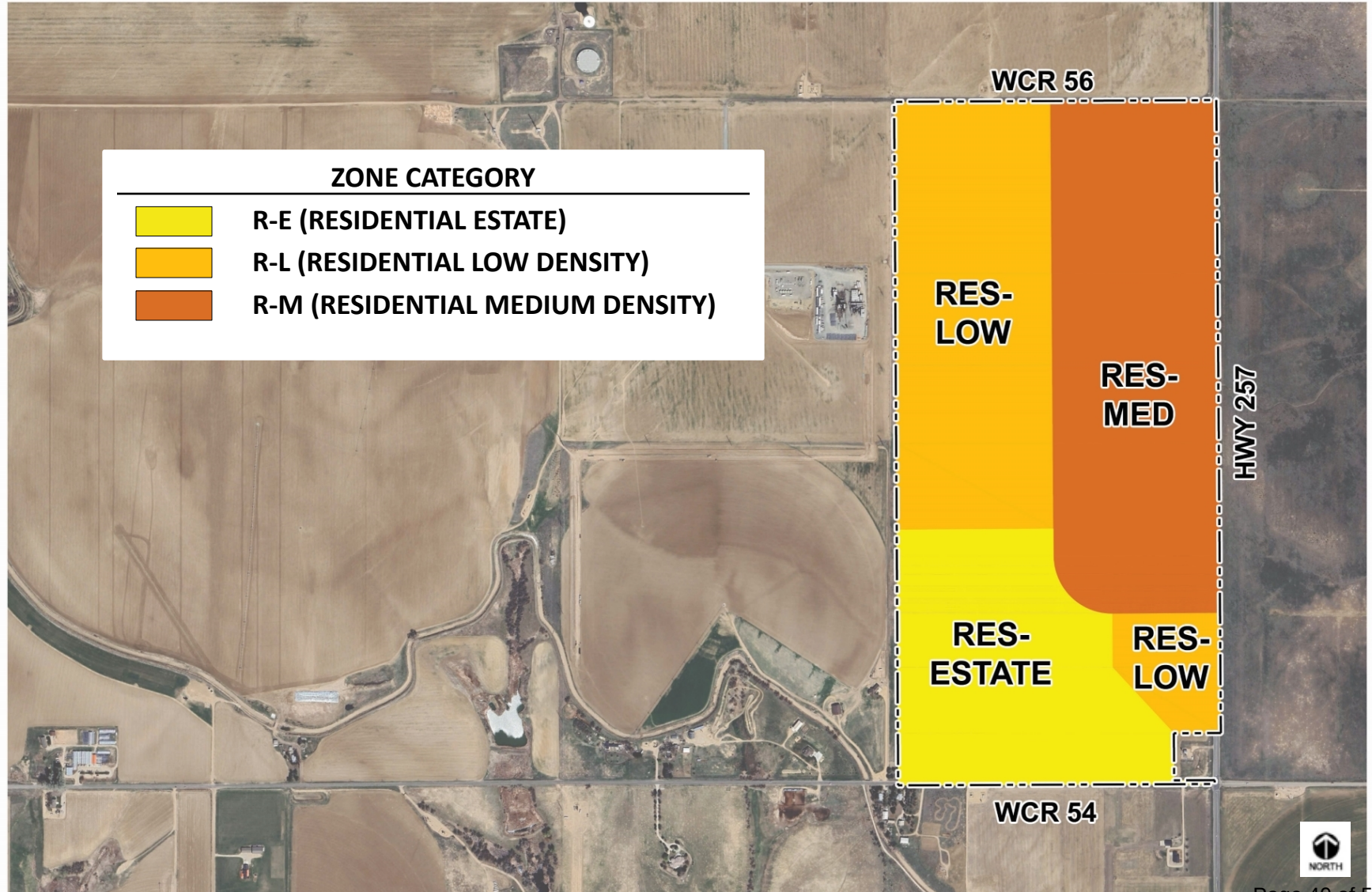
Centennial, CO 80006

L&T LLC Annexation and Rezone VICINITY MAP

PROPERTY ACREAGE: +/- 299 ACRES



L&T LLC Annexation and Rezone ZONING MAP



THANK YOU



88 Inverness Circle East Building J, Suite 101 - Englewood, CO 80012

T: 303.734.1777

E: info@LAIdesigngroup.com



Planning Commission Agenda Summary

October 8, 2024

Key Staff Contact: Douglas May, Planner III

Title:

Case number ZON2023-0002, L&T Zoning

Summary:

A public hearing to consider a request by LAI Design Group proposing establishment of zoning with annexation including a total of 300.672 acres of land to the City of Greeley. The properties bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south, (Case number ZON2023-0002, L&T Zoning).

Recommended Action:

Approval

Attachments:

1. PC Summary Report
2. Project Narrative
3. Zoning Map

PLANNING COMMISSION SUMMARY

ITEM: L&T Establishment of Zoning

PROJECT: L&T Establishment of Zoning

CASE NO: ZON2023-0002

LOCATION: Bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south

APPLICANT: LAI Design Group

CASE PLANNER: Doug May AICP, Interim Chief Planner

PLANNING COMMISSION HEARING DATE: October 8, 2024

PLANNING COMMISSION FUNCTION: To review the proposed establishment of zoning for the annexation for compliance with Section 24-204 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

Per Sec. 24-201.b.4. annexed areas shall be included in the City's zoning ordinance and map within ninety (90) days after the effective date of the annexation ordinance. As such, this application has been submitted in conjunction with two petitions to annex land to the City. The applicant proposes the establishment of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) zone districts.

A. REQUEST

The applicant is seeking approval for the Establishment of Zoning R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) zone districts for property known as the L&T Annexation.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south.

Current Zoning:	AG (Agricultural – County)
Proposed Zoning:	R-E (Residential Estate) – 78.4 acres R-L (Residential Low Density) – 106.6 acres R-M (Residential Medium Density) – 115.7 acres
Abutting Zoning:	North: PUD (Planned Unit Development – City) South: AG (Agricultural - County) East: H-A (Holding Agriculture – City) West: AG (Agricultural – County); H-A (Holding Agriculture – City)
Site Conditions:	The site is mostly undeveloped and used for agriculture. There is an existing telecommunications tower at the northwest corner of County Road 54 and State Highway 257 on a separate parcel which is not included in the proposed annexation. There are eleven plugged and abandoned oil and gas wells scattered across the two parcels.
Lot Size:	300.672 Acres
Abutting Land Uses:	North: Current: Agriculture; Approved: Mixed-use PUD South: Agriculture/Residential East: Agriculture West: Agriculture/Residential; Oil and gas operation

D. BACKGROUND

This establishment of zoning is initiated by the City of Greeley in order to place zoning on recently annexed property in a timely manner, as required by Colorado statute. The property is currently in the process of being annexed into the City of Greeley, with final reading of the annexation ordinance scheduled before City Council on December 3, 2024 (File No. ANX2023-0001). State law requires that zoning be established on all newly annexed parcels within 90 days. The final reading of the ordinance establishing the zoning for this property, as presented herein, is also scheduled before City Council on December 3, 2024.

The subject area, consisting of 300.627 acres, is composed of two parcels as well as the right-of-way for Weld County Road 54, along the southern end of the annexation area. Each parcel measures approximately 150 acres and are currently used for agriculture and largely undeveloped except for eleven plugged and abandoned oil and gas wells as well as a telecommunications tower at the southeast corner of the annexation area which is on a separate parcel and not part of the annexation or zoning request. The parcels are located within the Long-Range Expected Growth Area and are designated as Suburban Residential, Rural, and Community Separator.

The applicant is proposing to zone the land to a mix of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density). The R-E portion is proposed to be 78.4 acres and would consist of the southwest portion of the site. The R-L is proposed to be a total of 106.6 acres with 15 acres in the southeast corner and 91.6 acres in the west-northwest. The R-M portion is proposed to be 115.7 acres in the east-northeast portion of the site. No specific plans for the site are proposed at the time of annexation, but prior to development, a subdivision would need to occur to create developable parcels that align with the zoning boundaries. Water and/or sanitary sewer will be extended to the area to serve any development that occurs there. If the subject site develops in the future, subsequent plans will be required to comply with the City’s Development Code and will be required to comply with APFA (Adequate Public Facilities Area) requirements.

E. APPROVAL CRITERIA
Development Code Section 24-204 Rezoning Procedures

The review criteria found in Section 24-204(b) of the Development Code shall be used to evaluate the zoning amendment application.

- 1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**

The site is within the Long-Range Expected Growth Area (LREGA) and the Land Use Guidance Map identifies this area for suburban and rural residential uses as well as “Community Separator” in the southwest corner of the subject property. The LREGA includes those lands anticipated to accommodate the City of Greeley’s urban development typically beyond a five (5) year time frame. This typically means that full urban services are not currently available to the site. The properties can be fully serviced if needed in the future.

Staff Comment: The proposed zoning districts are appropriate for this area. The Land Use Guidance Map identifies this area as “suburban” and “rural” future land use categories. The proposed zone districts of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) allow for development that align with the Land Use Guidance Map.

The proposal complies with this criterion.

2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.

According to the Development Code, the proposed zoning districts of R-E (Residential Estate), R-L (Residential Low Density), and R-M (Residential Medium Density) zoning districts allow for a range of residential densities from very low to more compact walkable development.

Staff Comment: There is currently no development on the subject property, apart from agricultural uses and plugged and abandoned oil and gas wells. It is anticipated that this area will develop a mix of very low to medium densities, at which time further development applications would need to be submitted for further review.

The proposal complies with this criterion.

3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

Staff Comment: The area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development Code requirements, zoning must be established within 90 days on newly annexed land.

The proposal complies with this criterion.

4. Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

Staff Comment: The subject area is currently AG (Agricultural) in unincorporated Weld County. However, because the property is proposed to be annexed into the City of Greeley, City zoning must be established as discussed above.

The proposal complies with this criterion.

5. The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.

Staff Comment: The proposed establishment of zoning is consistent with the anticipated development of the area. The Delantaro development is just north of the

annexation site, which is a large mixed-use development. The proposed zoning would allow for development that is in character with surrounding development.

The proposal complies with this criterion.

6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

Staff Comment: When water and sanitary sewer service is requested for this region as part of a development proposal, offsite extensions will be required unless other development has already made the extensions. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

The proposal complies with this criterion.

7. The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.

Staff Comment: As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land.

The proposal complies with this criterion.

8. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

Staff Comment: There are no anticipated negative impacts from the proposed establishment of zoning. A proposed development of the subject site would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time.

The proposal complies with this criterion.

9. The recommendations of professional staff or advisory review bodies.

Staff Comment: City staff recommends approval of this establishment of zoning request.

F. ADMINISTRATIVE REVIEW TEAM COMMENTS:

The proposal was reviewed by the Administrative Review Team and all comments have been addressed.

G. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The two parcels are currently unsubdivided.

2. HAZARDS

The properties contain multiple plugged and abandoned oil and gas wells.

3. WILDLIFE

The northeast portion of the site is in an area of high ecological significance. An ecological report will be required at the time of any proposed development.

4. FLOODPLAIN

There are no mapped floodplains on the subject property.

5. DRAINAGE AND EROSION

The site is largely undeveloped with drainage patterns expected to continue to follow the existing lay of the land. However, drainage patterns would be examined in greater detail through further development applications and the subsequent permitting processes.

6. TRANSPORTATION

The site is bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south.

H. NOTIFICATION:

Mailed notice was sent on September 6, 2024 to 22 surrounding properties within 1000 feet of the subject property. The applicant posted signs in three locations on the property on September 9, 2024. As of September 24, 2024, one comment has been received with questions regarding the timeline for development and impact on surrounding properties. Because there is no development yet proposed, there is no timeline for development and in-depth analysis of impacts to surrounding properties would occur at the time of further development applications.

I. PLANNING COMMISSION RECOMMENDED MOTION:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed L&T Establishment of Zoning, File number ZON2023-0002 meets the

required Development Code criteria of Section 24-204.b.(1-9); and recommend approval of the L&T Establishment of Zoning to the City Council.



June 17, 2023

Doug May
City of Greeley
Planning and Zoning
1100 10th Street, 2nd Floor
Greeley, CO 80631

Re: L&T LLC (Delantero South) – Annexation and Zoning Project Narrative

Mr. May,

On behalf of Stratus Companies, we respectfully submit our Annexation and Zoning applications for L&T LLC (Delantero South). We have provided the following narrative outlining the nature of the project.

Annexation

The L&T LLC property is approximately 299 acres located on the West side of Hwy 257, between Weld County Road 56 and Weld County Road 54. It is currently outside of the Greeley city limits in unincorporated Weld County.

By bringing the property into the City of Greeley, the property can be developed with a variety of residential home types in mind. Residential opportunities could include single-family dwellings, two-family dwellings, row houses and small lot homes that will appeal to many different types of homebuyers.

Primary access to the community is available at multiple locations along Highway 257, with secondary access available from Weld County Road 56 from the north. No access is anticipated for Weld County Road 54. Several oil & gas operations areas are in production on the property. Agreements are in place to plug and abandon all of these sites and move operations to the Blue Chip property to the west.

Establishment of Zoning

The L&T LLC property is currently zoned Agricultural (A) within Weld County. We are proposing to establish the property with a mix of residential zones to allow for the development of a variety of home types that will appeal to buyers at a variety of price points. This property will include R-E (Residential Estate), R-L (Residential Low), and R-M (Residential Medium) zones. This offers the city the potential for multiple income streams and

gives the developer flexibility to respond to market demands. The following table shows the breakdown for the different zone categories and a preliminary estimate of the number of homes that might be constructed within each zone. This breakdown is the basis for the utility studies and traffic impact study that are a part of this application.

Zoning	Acres	Homes
Residential Estate (R-E)	76.7	105
Residential Low (R-L)	106.6	501
Residential Medium (R-M)	115.7	944
Totals	299.0	1,550

Comprehensive Plan Compliance

Goal ED-1

L&T LLC will encourage a growing tax base that supports the well-being of the community and a high quality of life by providing a variety of residential use types and a network of open space and trails, in compliance with Objective ED-1.2.

Goal ED-3

L&T LLC can provide a diverse range of housing options to ensure that Greeley is attractive to and inclusive of a diverse workforce, in compliance with Objective ED-3.1.

Goal EH-2

L&T LLC will encourage residents to adopt active and healthy lifestyles to improve their general health and well-being, and provide amenities, such as trails and bike paths, that promote physical activity throughout the city by providing a diversity of open space amenities throughout the community, in compliance with Objective EH-2.3.

Goal GC-1

L&T LLC will manage growth to maintain or improve quality of life for Greeley's residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources through planned development phasing, and through development of open space buffers and corridors, in compliance with Objective GC-1.1.

L&T LLC will ensure that new development abutting land that is intended to remain undeveloped, such as parks, open lands, environmentally sensitive areas, and agricultural land with conservation easements,



provides for transitions in uses and intensity that mitigate impacts on these adjacent areas, in compliance with Objective GC-1.6.

Goal GC-2

L&T LLC supports zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa) by providing housing opportunities for the fast growing east side of Greeley, in compliance with Objective GC-2.2.

Goal GC-3

L&T LLC will work to define and identify desirable characteristics of its neighborhoods or areas of the city to create neighborhood and special area plans, and to reflect the community's character through the design of new developments, streetscapes, landscaping, and related features., in compliance with Objective GC-3.1.

L&T LLC will reinforce the community's image as a "Tree City" by promoting the establishment and maintenance of tree-lined travel corridors throughout the community, taking into consideration water use, conservation strategies, and the natural environment through street tree requirements along collector and local roads throughout the community, in compliance with Objective GC-3.4.

Goal GC-6

L&T LLC will foster the development of "Complete Neighborhoods" that fosters multi-modal connectivity (pedestrians, bicyclists, drivers) through its widespread and diverse network of roads with bike lanes, sidewalks, paths and trails, in compliance with Objective GC-6.1.

L&T LLC will promote design standards and practices that improve connectivity for all modes between neighborhoods and adjacent neighborhoods, centers, corridors, and areas through its network of roads with bike lanes, sidewalks, paths, and trails, in compliance with Objective GC-6.2.

Goal HO-1

L&T LLC will establish priorities for the types of housing, tenure types, and populations to be targeted through its implementation of a range of residential unit types (small lot, row house, single family detached, etc.) allowed within the various residential zones, in compliance with Objective HO-1.1.

Goal HO-2

L&T LLC will encourage a variety of housing types, sizes, styles, and price-points of housing units within new residential projects or subdivisions through its diverse mix of housing types allowed within the various residential zone categories, in compliance with Objective HO-2.1.

Goal IN-1



L&T LLC will provide neighborhood park facilities within a half-mile of most residences. A community park (with additional amenities) in the adjacent Delantero development will also serve the residents of L&T LLC, in compliance with Objective IN-1.4.

Goal NR-3

L&T LLC will, where possible, work to restore native prairie/grassland habitats in natural areas, in compliance with Objective NR-3.8.

L&T LLC will encourage the co-location of oil and gas facilities, where possible, to minimize the overall footprint of affected areas and impacts on adjacent land uses and the environment, by plugging and abandoning existing wells and consolidating production activities on a neighboring parcel, in compliance with Objective NR-3.11.

Goal NR-4

L&T LLC will encourage the efficient use and conservation of energy, in compliance with Objective NR-4.2.

L&T LLC will promote the use of landscaping with species appropriate to the local climate conditions, in compliance with Objective NR-4.3.

Goal PR-1

L&T LLC will develop a system of parks and trails which includes trail connections going north to the regional trail planned in Delantero, in compliance with Objective PR-1.1.

Goal PR-2

L&T LLC will ensure that new parks support best practices in water conservation and irrigation efficiency including reducing irrigated bluegrass areas unless needed for a specific activity by requiring high-efficiency automatic irrigation systems that incorporate water conservation measures and by encouraging alternative sources of irrigation for all landscaped areas, in compliance with Objective PR-2.1.

L&T LLC will incorporate native vegetation, natural grasslands, and low water-use plants and landscaping approaches into the design of parks, trails, and recreational amenities by utilizing native plants and plants appropriate for the local climatic and soil conditions, in compliance with Objective PR-2.2.

Goal TM-1

L&T LLC will ensure pedestrian movement and accessibility is considered in the design and construction of private development projects. Ample and safe sidewalks and other pedestrian pathways within and between developments should be provided, in compliance with Objective TM-1.2.



L&T LLC will develop attractive, safe, accessible, and efficient public rights-of-way, including roadways and sidewalks, in compliance with Objective TM-1.3.

L&T LLC will support the use of traffic calming methods that prevent accidents and improve safety for all users, in compliance with Objective TM-1.4.

L&T LLC will provide a roadway system that encourages the use of collector streets to channel traffic from the neighborhoods to arterial streets, and discourages the use of local streets for through-traffic by providing connected collector streets through the community that serve each part of the community, in compliance with Objective TM-1.8.

We look forward to working with city staff to kick-off the planning process in order to bring a high-quality new community to the City of Greeley.

Sincerely,

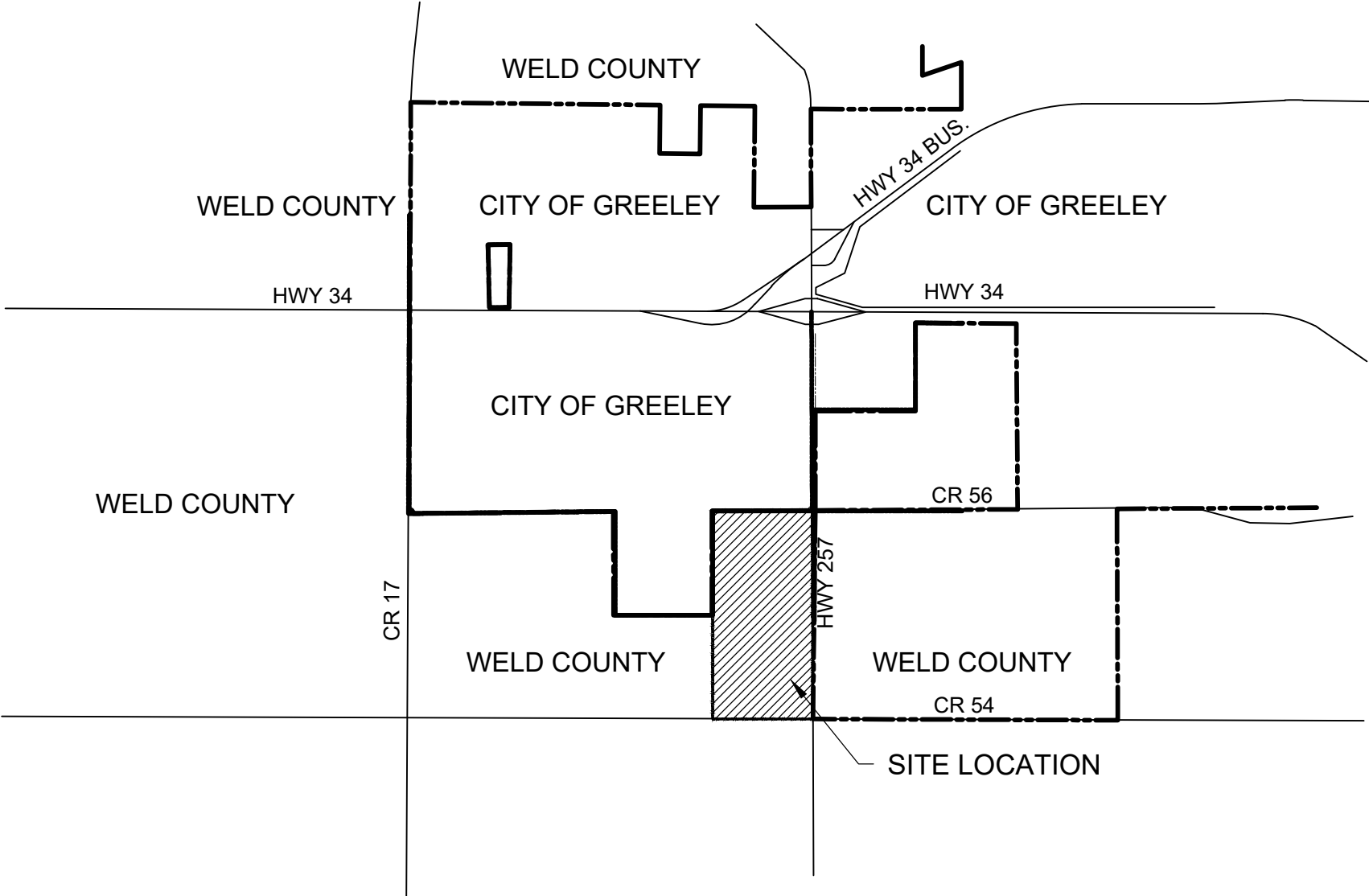
A handwritten signature in black ink, reading 'Rick Haering' in a cursive script.

Rick Haering
Principal, LAI Design Group

L&T LLC ZONING

BEING A PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
298.99 ACRES
ZON2023-0002

VICINITY MAP



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF (E1/2) OF SECTION TWENTY-TWO (22), IN TOWNSHIP FIVE (5) NORTH, RANGE SIXTY-SEVEN (67) WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN DEED RECORDED APRIL 6, 1965, IN BOOK 538, AT RECEPTION NO. 1460397.

AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED APRIL 19, 1961 IN BOOK 1582 AT PAGE 550.

FURTHER EXCEPTING THAT PORTION CONVEYED TO COUNTY OF WELD, COLORADO IN DEED RECORDED OCTOBER 2, 1936 IN BOOK 999 AT PAGE 409.

SAID PARCEL CONTAINS 13,023,916 SQUARE FEET OR 298.988 ACRES MORE OR LESS.

INTENT STATEMENT

THE SUBJECT SITE IS CURRENTLY ZONED IN THE WELD COUNTY "A" DISTRICT (AGRICULTURE) AND IS PROPOSED TO BE ANNEXED TO THE CITY OF GREELEY, ESTABLISHING THREE NEW ZONES IN 4 AREAS. THERE WILL BE ONE AREA ZONED R-E (RESIDENTIAL ESTATE), TWO AREAS ZONE R-L (RESIDENTIAL-LOW) AND ONE AREA ZONED R-M (RESIDENTIAL MEDIUM). THIS WILL ALLOW THE SUBJECT PROPERTY DEVELOP WITH COMPLIMENTARY USES TO NEARBY PROPERTIES. THIS ZONING DISTRICT IS INTENDED TO OPEN THE PARCEL UP TO DEVELOPMENT FOR A VARIETY OF RESIDENTIAL LOT TYPES.

STANDARD REZONE NOTES

1. APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS (CHAPTER 3).
4. ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.

PROJECT TEAM



OWNER:
L&T, LLC
27001 COUNTY ROAD 17
JOHNSTOWN, CO 80534-9606

DEVELOPER:
STRATUS COMPANIES
8480 E. ORCHARD RD, SUITE 1100
GREENWOOD VILLAGE, CO 80111
720.214.5000



PLANNER / ARCHITECT / LANDSCAPE ARCHITECT:
LAI DESIGN GROUP
88 INVERNESS CIRCLE EAST
BUILDING J, SUITE 101
ENGLEWOOD, CO 80112
303.734.1777



CIVIL ENGINEER/SURVEYOR:
CWC CONSULTING GROUP
9360 TEDDY LANE, SUITE 203
LONE TREE, CO 80124
303.395.2700



HYDRAULIC ENGINEER:
MSK CONSULTING, LLC
7157 S. ANDES CIRCLE
CENTENNIAL, CO 80016
303.903.0918



TRAFFIC ENGINEER:
LSC TRANSPORTATION CONSULTANTS, INC.
1889 YORK ST.
DENVER, CO 80206
303.333.1105

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF
GREELEY PLANNING COMMISSION, THIS _____ DAY OF
_____, 2024.

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL, ON THIS
_____ DAY OF _____, 2024.

COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

REZONING CERTIFICATION BLOCK

THIS REZONE HAS BEEN REVIEWED AND FOUND TO BE
COMPLETE AND IN ACCORDANCE WITH THE CITY OF
GREELEY DEVELOPMENT CODE REGULATIONS.

SIGNATURE OF OWNER _____ DATE _____

SHEET INDEX

SHEET NAME	SHEET NUMBER
COVER SHEET	L1.0
SITE ANALYSIS MAP	L2.0
ZONING SUITABILITY MAP	L3.0
PROPERTY BOUNDARY MAP	L4.0

PLANNER / ARCHITECT /
LANDSCAPE ARCHITECT
LAI DESIGN GROUP
116 INVERNESS DRIVE EAST, STE 340
ENGLEWOOD, CO 80112
PHONE: 303.734.1777



CIVIL ENGINEER



CWC CONSULTING GROUP
CIVIL ENGINEERING - LAND SURVEYING
CONSTRUCTION SERVICES
9360 TEDDY LANE, SUITE 203
LONE TREE, CO 80124
PHONE 303.395.2700 - FAX 303.395.2701

CLIENT



STRATUS COMPANIES
8480 E. ORCHARD RD, STE 1100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 214-5000

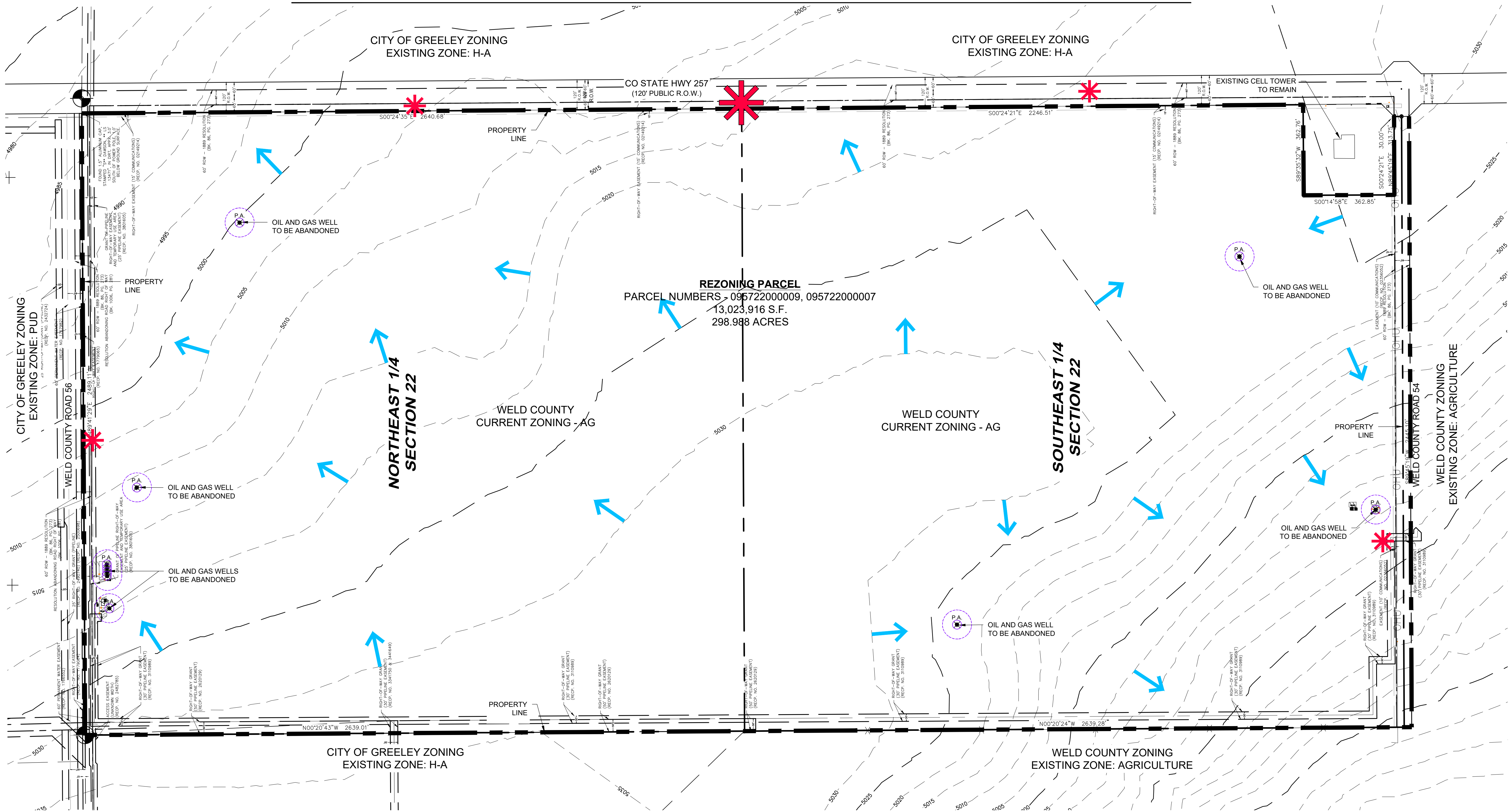
L&T LLC ZONING
GREELEY, CO
COVER SHEET

PROJECT #: 231004
DRAWN BY: AH
CHECKED BY: RH

ISSUE RECORD	
2nd SUBMITTAL	09/07/23
3rd SUBMITTAL	12/19/23
4th SUBMITTAL	02/09/24
5th SUBMITTAL	06/17/24
6th SUBMITTAL	08/07/24
SHEET NUMBER	
L1.0	
SHEET 1 OF 4	

L&T LLC ZONING

BEING A PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
298.99 ACRES
ZON2023-0002



LEGEND

H-A CITY OF GREELEY, HOLDING AGRICULTURE
AG WELD COUNTY - AGRICULTURE
PUD PLANNED UNIT DEVELOPMENT
* PRIMARY SITE ACCESS POINT
* SECONDARY SITE ACCESS POINT

EXISTING CONTOURS
MUNICIPAL BOUNDARY
PROPERTY BOUNDARY
RIGHT-OF-WAY
EASEMENT

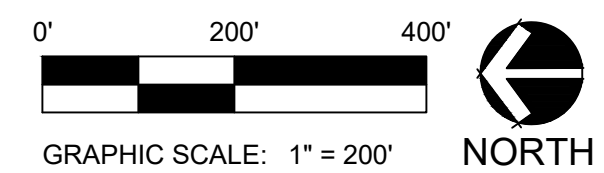


OIL & GAS TO BE ABANDONED
50' SETBACK



DRAINAGE

NOTES:
1. THERE ARE NO AREAS WITH SLOPES OVER 20% WITHIN THE PROJECT BOUNDARY.



PLANNER / ARCHITECT /
LANDSCAPE ARCHITECT
LAI DESIGN GROUP
116 INVERNESS DRIVE EAST, STE 340
ENGLEWOOD, CO 80112
PHONE: 303.734.1777



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CLIENT

STRATUS

STRATUS COMPANIES
8480 E. ORCHARD RD, STE 1100
GREENWOOD VILLAGE, CO 80111
PHONE: (720) 214-5000

L&T LLC ZONING
GREELEY, CO

EXISTING CONDITIONS MAP

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DRAWN BY: AH
CHECKED BY: RH

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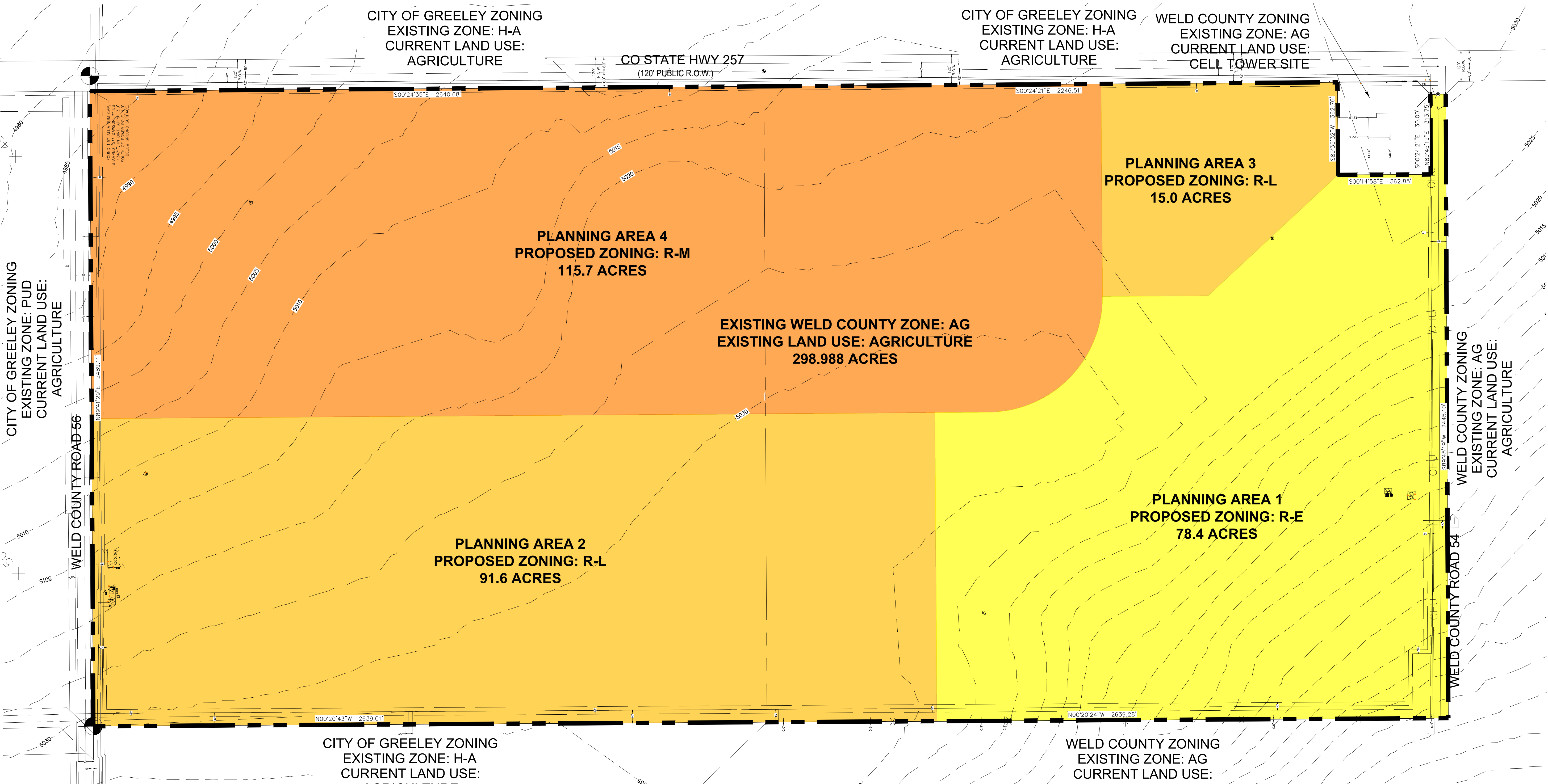
SHEET NUMBER

L2.0

SHEET 2 OF 4

L&T LLC ZONING

BEING A PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
298.99 ACRES
ZON2023-0002



ZONING LEGEND

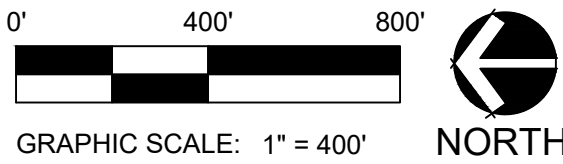
CODE	ZONE DESCRIPTION	MUNICIPALITY
AG	AGRICULTURE	WELD COUNTY
H-A	HOLDING AGRICULTURE	GREELEY
PUD	PLANNED UNIT DEVELOPMENT	GREELEY
R-E	RESIDENTIAL ESTATE	GREELEY
R-L	RESIDENTIAL LOW	GREELEY
R-M	RESIDENTIAL MEDIUM	GREELEY

ZONING SUMMARY

EXISTING ZONE:	PROPOSED ZONING:	AREA (AC.)
WELD COUNTY AG	GREELEY R-E, R-L, AND R-M	298.988 AC.
TOTAL:		100%

USE AREA	ALLOWED USES	AREA (AC.)
PLANNING AREA 1	RESIDENTIAL USES PER CITY CODE	±78.4 AC
PLANNING AREA 2	RESIDENTIAL USES PER CITY CODE	±91.6 AC
PLANNING AREA 3	RESIDENTIAL USES PER CITY CODE	±15.0 AC
PLANNING AREA 4	RESIDENTIAL USES PER CITY CODE	±115.7 AC

NOTE: PA-1 AREA INCLUDES APPROX. 1.7 ACRES OF R.O.W. IN WCR 54.



SURVEY INFORMATION TAKEN FROM THE ALTA SURVEY, PREPARED BY CWC CONSULTING, DECEMBER 2022.

PLANNER / ARCHITECT /
LANDSCAPE ARCHITECT
LAI DESIGN GROUP
116 INVERNESS DRIVE EAST, STE 340
ENGLEWOOD, CO 80112
PHONE: 303.734.1777



CIVIL ENGINEER

CWC CONSULTING GROUP
CIVIL ENGINEERING / LAND SURVEYING
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L&T LLC ZONING
GREELEY, CO
ZONING SUITABILITY

PROJECT #: 231004
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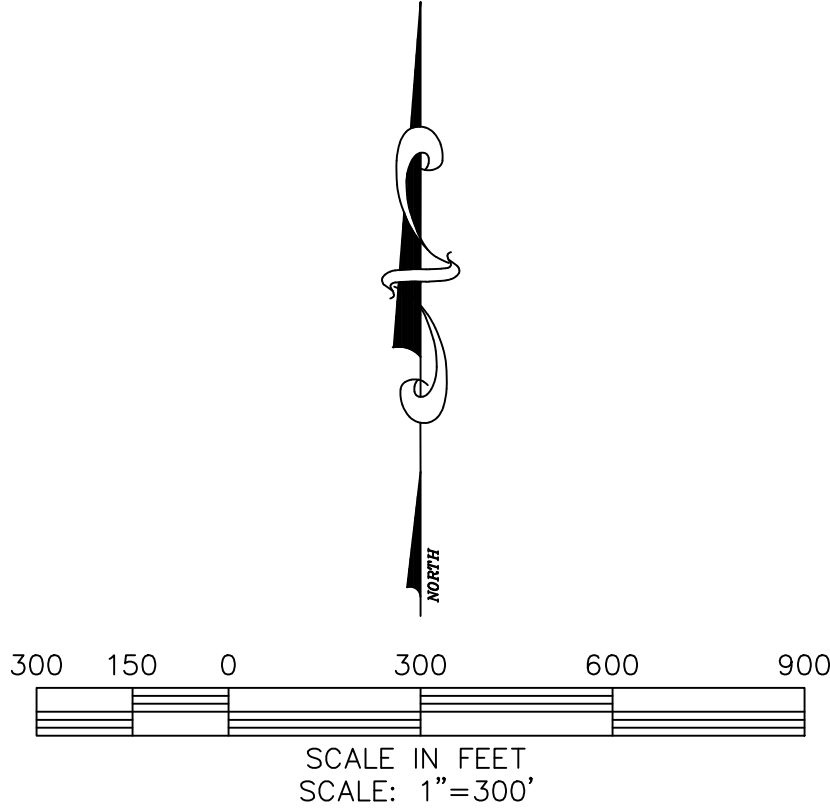
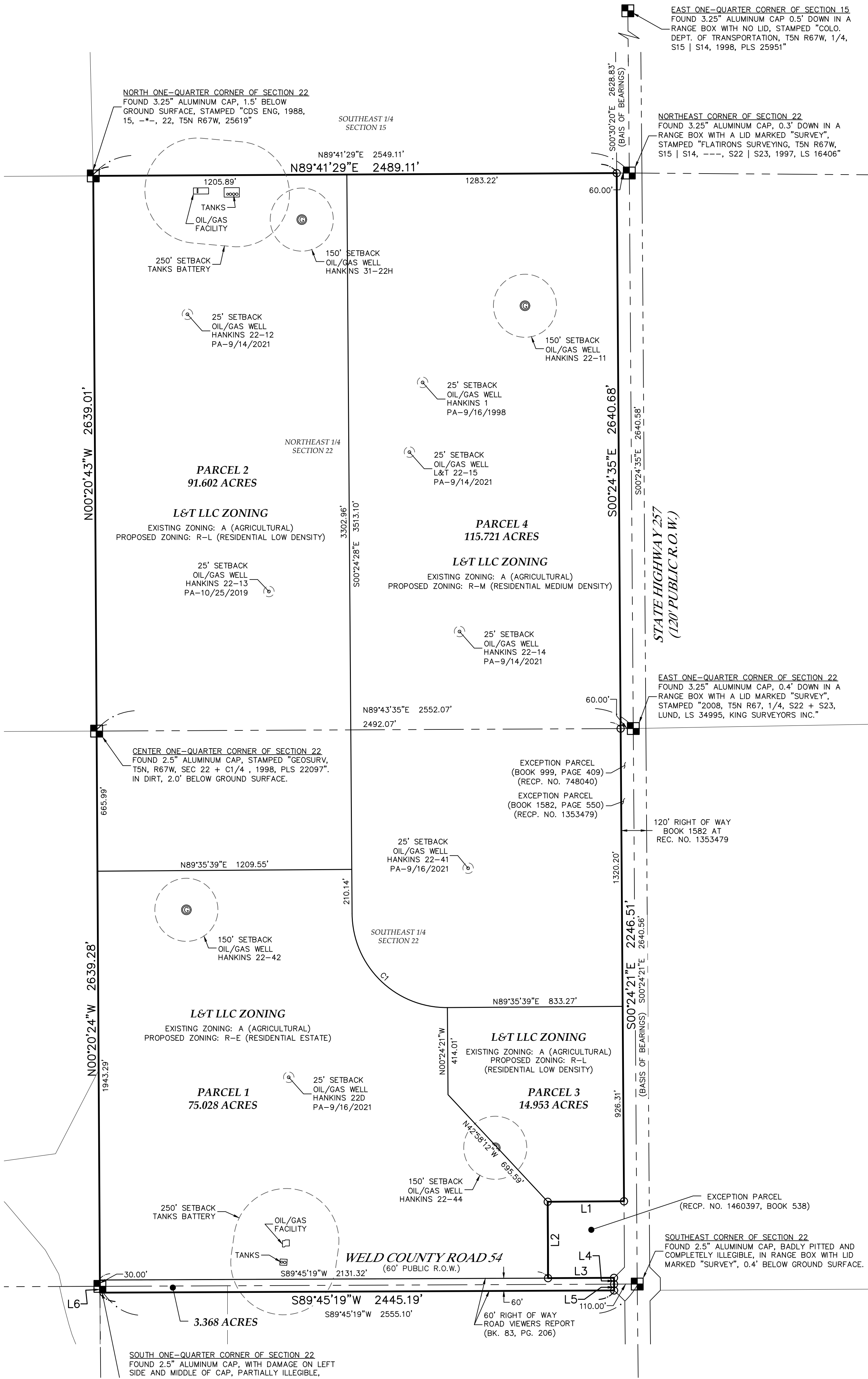
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6th SUBMITTAL	08/07/24

SHEET NUMBER
L3.0
SHEET 3 OF 4

L&T LLC ZONING

Situate in the East Half of Section 22, Township 5 North, Range 67 West
of the 6th P.M., City of Greeley, County of Weld, State of Colorado

298.988 Acres
ZON2023-0002



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°35'32\"W	362.76'
L2	S00°14'58\"E	362.85'
L3	N89°45'19\"E	313.75'
L4	S00°24'21\"E	30.00'
L5	S00°37'21\"E	30.00'
L6	N00°27'56\"W	30.00'

LEGEND	
---	SECTION LINE
---	RIGHT OF WAY LINE
---	BOUNDARY LINE
■	FOUND ALIQUOT CORNER AS DESCRIBED
○	CALCULATED POSITION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	706.81'	450.00'	89°59'40\"	636.37'	S45°24'31\"E

DATE:
6/1/2023

FILE NAME:
20230253B-ZON

SCALE:
1"=300'

DRAWN BY:
CSK

CHECKED BY:
PG

KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | email: contact@KingSurveyors.com

REVISIONS:

DATE:
8/6/24

REVISED SOUTH BOUNDARY LINE

CSK

L&T LLC ZONING

FOR

STRATUS INVESTMENT PARTNERS, LLC

PROJECT #:

20230253

4

SHEET 4 OF 4