

# Planning Commission Agenda

Regular Meeting  
Tuesday, July 22, 2025

City Council Chambers-City Center South  
1001 11th Ave, Greeley, CO 80631  
Zoom Webinar Link:

<https://greeleygov.zoom.us/j/86155334467>

## NOTICE:

Planning Commission meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> 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.

## 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](mailto:cd_admin_team@greeleygov.com)



Written comments can be mailed or dropped off at the Planning office at 1100 10<sup>th</sup> 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](mailto:cd_admin_team@greeleygov.com).



## Planning Commission

**July 22, 2025 at 1:15 PM**

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

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### **Agenda**

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of June 24, 2025, Planning Commission Meeting Minutes
5. A public hearing to consider a request for a preliminary subdivision of approximately 149.6 acres of land into 472 lots, 3 tracts, 14 outlots, and dedication of rights-of-way. The subject property is generally located at the southwest corner of the intersection of 71st Avenue and Highway 34 Bypass and is within Residential High Density (R-H), Residential Low Density (R-L), and Residential Estate (R-E) Zoning Districts. Known as Cobblestone Preliminary Subdivision (SUB2024-0021)
6. A public hearing to consider a request for annexation of approximately 63.29 acres of land generally located south of AA Street, west of County Road 35, and north of O Street known as Willow Vista Annexation 1, (ANX2024-0001)
7. A public hearing to consider a request for annexation of approximately 74.71 acres of land generally located south of AA Street, east of County Road 35, and north of O Street known as Willow Vista Annexation 2, (ANX2024-0002)
8. A public hearing to consider a request for annexation of approximately 84.40 acres of land generally located just north of O Street, east of County Road 35, and south of AA Street known as Willow Vista Annexation 3, (ANX2024-0003)
9. A public hearing to consider an establishment of zoning request for approximately 222.40 acres of land generally located south of AA Street, heading south along County Road 35 to O Street at the southern boundary known as Willow Vista Establishment of Zoning (ZON2024-0006).
10. Staff Report
11. Adjournment

### **Work Session**

12. East Greeley Subarea Plan, Doug May







## Planning Commission Meeting Minutes

June 24, 2025, at 1:15 pm

1. Call to Order

Chair Yeater called the meeting to order at 1:15 pm

2. Roll Call – **Present**

Chair Justin Yeater

Vice Chair Louisa Andersen

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Larry Modlin

**Absent**

Commissioner Brian Franzen

Commissioner Christian Schulte (Arrived at 1:18pm)

3. Approval of the agenda

There were no changes to the agenda

Chair Yeater suggested they proceed with the agenda as published no vote occurred

4. Approval of Minutes

Approval of May 13, 2025, Planning Commission Meeting Minutes.

There were no changes to the minutes.

Motion: Commissioner Modlin

Second: Commissioner Carlson

Vote: Motion carried 5-0 (Commissioners Schulte and Franzen were absent)

5. Staff Report:

Brian McBroom (Director of Community Development) shared that he had three updates for the Commission. The first update was notification of a community meeting planned for the West Greeley sub-area plan—Grow West. Mr. McBroom invited the Commissioners to attend, it was scheduled for Tuesday, July 9, at 6 PM, at the Aims Welcome Center.

Mr. McBroom reported receiving the first formal annexation application for the West Greeley Project, involving two parcels tied to the Cascadia development near the entertainment district. These are the first annexation requests, with Planning Commission review set for August. The PUD applications for Cascadia and the entertainment district will follow. To prepare for this complex and potentially contentious case, Mr. McBroom proposed a July 8, 2025, work session to review PUD approval criteria.

Mr. McBroom reminded the Commission that the July 8, 2025, Planning Commission meeting would be held in the Colorado Conference room upstairs instead of the Chambers, due to a City Council budget retreat.

Mr. McBroom noted that 2025 revenue is slightly below projections. The city exploring expense reductions and adjusting 2026 budget requests. A detailed revenue discussion is planned for the July 8 budget retreat. While operations and staffing are unaffected, some projects may be adjusted. The Planning Commission will be kept informed. Mr. McBroom announced that the public budget retreat will be held in the Chambers on July 8, 2025, at 3:00 p.m. It will focus on aligning priorities and reviewing projections for the 2026 fiscal year. The discussion will help shape the City Manager's formal budget recommendation to be presented in August.

Commissioner Modlin asked Mr. McBroom if the Cascadia PUD will be presented in its entirety not section by section. Mr. McBroom answered by saying it will be presented in its entirety and will be focused on basic zoning land uses not detailed concept plans.

Chair Yeater asked the commission if there were any more questions for Mr. McBroom.

#### 6. Adjournment:

Seeing none, Chair Yeater adjourned the meeting at 1:23pm and moved into the workshop portion of the meeting.

## Workshop

#### 7. Grow Greeley Area Plans, Caleb Jackson:

Caleb Jackson (Planning Supervisor) began his presentation by introducing himself, outlining the published plans, and detailing the steps staff have taken to inform the public and gather their feedback on these projects.

Mr. Jackson asked the Commission for feedback on the following items: What stakeholders should they engage in for these projects? What key elements do they want these planning efforts to consider? What other input and advice does the Commission have for staff?

Commissioner Briscoe asked whether staff could ensure the public surveys are mobile-friendly and easy to use on handheld devices. Mr. Jackson said he would relay that information to make sure the surveys are user friendly on mobile devices.

Chair Yeater sought clarification, noting the presentation shifted from a revenue deficit to city expansion efforts. He asked how the two are connected. Mr. Jackson explained that area plans are funded for 2025 and ready to proceed, with future efforts dependent on upcoming budget approvals. Staff emphasized these plans are key to sustainable growth and long-term fiscal stability.

Don Threewitt (Deputy Director of Community Development) explained that funding for sub-area planning began in 2023, with resources gradually allocated. Grow East, originally planned for 2024, was delayed due to scope changes, while Grow West was moved up from 2026 to 2025 in response to current events. Mr. Threewitt continued by saying these plans have been in development for years, and staff aim to continue refining them, starting with several in-house neighborhood plans before the Comprehensive Plan update. Though less detailed than Grow West, these plans are seen as foundational. Mr. Threewitt finished by saying long-term funding remains uncertain, but securing resources, especially for projects like Grow East—is key to driving community engagement and development.

Chair Yeater acknowledged the uncertain budget and long timeline but, given strong interest in Grow West, he asked if funding is available for a similar Grow East initiative to build momentum on the east side. Mr. McBroom responded that smaller area plans offer a more strategic, detailed approach than a citywide plan. For East Greeley, this allows better alignment with existing transportation, water, and sewer plans, and helps address infrastructure gaps—particularly the lack of power and other utilities. Mr. McBroom emphasized that the East Subarea Plan could better position land for development and may ultimately offer a stronger return on investment by attracting private investment.

Chair Yeater noted that focusing on key assets—like the airport—can help answer major planning questions. Chair Yeater suggested the city identify major opportunities and actively partner with developers to encourage timely buildout, emphasizing the importance of continued engagement around such strategic assets.

Commissioner Modlin noted that while projections account for development buildout, they often overlook the resulting revenue growth. With shortfalls expected by 2026, he questioned why the plans don't include how thoughtful planning could support long-term revenue. While answers may be uncertain, he emphasized the importance of showing the city is considering both financial impacts and development strategy. Mr. McBroom answered by saying planning for long-term fiscal health is essential. Two efforts are already underway: the city is updating its Economic Development Strategic Plan, and fiscal impacts are being considered in land use decisions, especially in East Greeley. While a full analysis isn't feasible, evaluating key areas can help inform Planning Commission and City Council decisions.

Mr. McBroom added that the city has limited industrial development, which typically offers higher-paying jobs and more stable tax revenue than retail. While retail sales tax can be lucrative, it's more volatile and usually generates less revenue per square foot than other non-retail uses. The East Subarea Plan presents strong opportunities to explore industrial growth, especially near the airport.

Chair Yeater added that Weld County also benefits and generates revenue from these developments. Greeley should engage with them early in the planning process to explore collaboration opportunities before plans advance.

Vice Chair Andersen mentioned there are a lot of small manufacturing along 1st Avenue, 8th, 16th, and 18th Streets—small businesses with around 20 employees. While big players like JBS or Leprino get attention, these small industries offer high-paying jobs and are a valuable opportunity to support and grow.

Chair Yeater asked the commission if they had anything else to add. Seeing none, Chair Yeater concluded the Work session at 1:45 pm.

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**(Name) – Chair**

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**(Name) – Staff Liaison or Dept Manager**

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| <b>PLANNING COMMISSION SUMMARY</b> |
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**ITEMS:** Preliminary Subdivision to create 472 residential lots, 3 tracts, 14 outlots, with dedication of rights-of-way on a property 145.6± acres in size, within Residential High Density (R-H), Residential Low Density (R-L), and Residential Estate (R-E) Zoning Districts.

**FILE NUMBER:** SUB2024-0021

**PROJECT:** Cobblestone Subdivision – Preliminary Plat

**LOCATION:** Southwest corner of 71<sup>st</sup> Avenue and HW 34.

**APPLICANT:** Max Moss on behalf of HF2M Inc.

**CASE PLANNER:** Jeffrey Woeber, Planner III

**PLANNING COMMISSION HEARING DATE:** July 22, 2025

**PLANNING COMMISSION FUNCTION:**

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a motion to approve, approve with conditions, or deny the request in the form of a finding based on the review criteria in Section 24-203(b)(1) of the Development Code.

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**EXECUTIVE SUMMARY**

The City of Greeley is considering a request for approval of a preliminary subdivision of 149.6± acres of land into 472 lots, 3 tracts, 14 outlots, and dedication of rights-of-way. The subject property is located generally at the southwest corner of the intersection of 71<sup>st</sup> Avenue and HW 34 and is within Residential High Density (R-H), Residential Low Density (R-L), and Residential Estate (R-E) Zoning Districts.

The subdivision proposes to create:

124 residential lots on the portion zoned R-H, 8.6 acres  
348 residential lots on the portion zoned R-L, 44.4 acres  
3 Tracts for future development and park dedication, 25.1 acres  
14 Outlots for open space and stormwater detention areas, 40.1 acres  
Rights-of-Way Dedication – 27.4 acres

**A. REQUEST**

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating residential lots, outlots, tracts, and dedication of rights-of-way.

**B. STAFF RECOMMENDATION**

Approval (see Section J).

**C. LOCATION**

The subject property is located at the southwest corner of the intersection of 71<sup>st</sup> Avenue and HW 34.

**Zoning:**

Residential High Density (R-H), Residential Low Density (R-L), Residential Estate (R-E).

**Abutting Zoning**

North: PUD (Planned Unit Development)

South: H-A (Holding Agriculture)

East: R-L (Residential Low Density), R-H (Residential High Density)

West: H-A (Holding Agriculture)

**Abutting Land Uses**

North: Residential and undeveloped area

South: Undeveloped area

East: Residential area, oil & gas facility

West: Undeveloped area, residential area, oil & gas facility

**Site Characteristics:**

The site is undeveloped land that is relatively flat, with the exception of steep grades in the northern portion of the site adjacent to 28th Street. It contains a portion of the Loveland and Greeley Canal running generally from west to east and has vegetation and trees typical of this area.

**D. BACKGROUND**

The subject property is not subdivided, consisting of undeveloped metes and bounds parcels located within the East ½ of Section 20, Township 5 North, Range 66 West of the 6<sup>th</sup> P.M., City of Greeley.

The subject property was annexed into the city as part of the Hurst annexation in 2000 (Resolution No. 58, 2000: Case No A 25:00). H-A (Holding Agriculture) was the zoning established for the property in February 2001. In the mid 2000s much of the property was rezoned to R-E (Residential Estate), along with the area now zoned R-L (Residential Low Density). The portion now zoned Residential High Density (R-H) was zoned by Ordinance No. 35, 2022 approved by the Greeley City Council in September 2022. The Cobblestone Metropolitan Districts Nos. 1 – 4 were established in 2018. A preliminary plat for this same property was submitted to the City in May 2022, proposing a significantly different lot

configuration than the current subdivision. That application did not move forward and then expired.

## **E. APPROVAL CRITERIA**

### **Standards for a Preliminary Subdivision Plat:**

In reaching recommendations and decisions on a preliminary subdivision plat, the Planning Commission shall apply the following standards of Section 24-203.b.1. of the current Development Code.

**(a) The application is in accordance with the Comprehensive Plan, or any other specific plan created under that plan, and in particular, the physical development patterns and design concepts of the plan.**

Staff Comment: The City's *Imagine Greeley Comprehensive Plan* (Plan) has recommendations that are applicable to this Preliminary Plat

The subject area is identified as "Mixed Use" Neighborhood on the Land Use Guidance Map in the Plan. The Mixed Use category recommends "...typically between 4 and 10 dwelling units/acre but may include densities up to 20 dwelling units/acre." It is difficult to calculate the gross density of the subdivision at this stage in the process as there are two tracts proposed totaling 11.7 acres, both within the R-H zoned portion of the site. The density of these is to be determined. Taking the 11.7 acres out of the 145.6 acre total area and calculating density given the 472 lots now proposed gives a gross density of 3.5 dwelling units/acre. Staff sees this density will be considerably higher upon residential subdivision of the two tracts, but it very likely would comply with the 10 dwelling unit/acre recommendation, and it is extremely unlikely it could go above the 20 dwelling units/acre maximum recommended by the Plan.

The Mixed Use Neighborhoods section of the Plan further recommends single family, and "...higher density types such as duplexes, townhomes/row homes, and smaller scale apartment buildings, as well as accessory dwelling units are encouraged to provide a range of housing options for residents."

The request complies with this criterion.



**(b) The development and infrastructure is arranged in a manner to minimize impacts of geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.**

Staff Comment: With the park tract (Tract A) proposed, along with the numerous open space and drainage outlots, the applicant has designed the subdivision to protect drainage and vegetation in the area around the Loveland and Greeley Canal and other drainages on the site. Required landscaping and tree protection requirements will ensure impacts are minimized.

The request complies with this criterion.

**(c) The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property.**

Staff Comment: The design of the project is dependent upon approval from some existing easements on site which, if not accepted by the easement owners, could require changes to the design. Dedication of rights-of-way totaling 27.4 acres is proposed, with a street and access layout that meets the design standards of the subdivision regulations.

This request complies with this criterion for preliminary design.

**(d) The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district.**

Staff Comment: All proposed blocks and lots do meet the development and site design standards of the *Greeley Development Code*.

**(e) The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.**

Staff Comment: The application has been referred to all applicable review agencies, who have reviewed design, construction, performance and maintenance requirements for required improvements. After revisions were made by the applicant, the application does demonstrate being able to meet these requirements, excluding the outstanding acceptance by the existing easement owners as mentioned earlier in point E.(c).

The request complies with this criterion for preliminary design.

- (f) Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.**

Staff Comment: Three phases are proposed with development of the Cobblestone Subdivision. Applicant's description and discussion of phasing within their narrative (included in Attachments), depicts and provides detail of this phasing. With that, the phasing is clearly indicated and does demonstrate a logical and coordinated approach with timing, location and construction of amenities being consistent in each.

The request complies with this criterion.

- (g) Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.**

Staff Comment: With the drainage study and other technical reports submitted with this subdivision application, along with meetings and discussion with the applicant in scoping and pre-application processes, in staff's judgement the potential impacts are mitigated and meet accepted planning, engineering, and design solutions.

The request complies with this criterion for preliminary design.

- (h) The design does not impede the construction of anticipated or planned future public infrastructure within the area, or deter future development of adjacent property from meeting the goals and policies of the Comprehensive Plan.**

Staff Comment: City Planning, EDR, and Public Works as well as Water and Sewer staff have reviewed the proposed subdivision design and the associated infrastructure improvements and have ensured infrastructure is not impeded now and will not be in the future. In staff's judgement future development of adjacent properties could move forward and be consistent with the goals and policies of the *Imagine Greeley Comprehensive Plan*.

This request complies with this criterion for preliminary design.

- (i) **The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.**

Staff Comment: Staff and referral agencies have reviewed all preliminary plans associated with the project and are comfortable with the application proceeding to the Final Subdivision process to finalize the design.

The request complies with this criterion.

## **F. PHYSICAL SITE CHARACTERISTICS**

### **1. SUBDIVISION HISTORY**

The subject property is not subdivided, consisting of undeveloped metes and bounds parcels located within the East ½ of Section 20, Township 5 North, Range 66 West of the 6<sup>th</sup> P.M., City of Greeley.

The subject property was annexed into the City as part of the Hurst annexation in 2000 (Resolution No. 58, 2000: Case No A 25:00).

### **2. HAZARDS**

Staff is not aware hazards that could potentially impact development within the subdivision area. Oil and gas facilities in proximity to the subdivision site are depicted on the plat, with applicable setback distances specified for each.

### **3. WILDLIFE**

The subdivision as proposed does not appear to pose any impact to wildlife in this area of the city. Development will be required to be consistent with the recommendations of the *Biological Resources Report* submitted with the subdivision application. Nothing in the report would preclude development of the site.

### **4. FLOODPLAIN**

The subject property is not in or near any floodplain areas, based on the adopted Federal Emergency Management Administration (FEMA) flood data.

### **5. DRAINAGE AND EROSION**

A Drainage Report has been prepared by Professional Engineers (PE) who are licensed to practice in the State of Colorado and was submitted with the subdivision application. City Engineering staff have reviewed the report and provided recommendations pertaining to the site development, grading and construction of improvements.

Erosion control devices would be designed by the developer and reviewed by the City at time of construction to ensure that best management practices are utilized as the project or projects move forward.

## **6. TRANSPORTATION**

Access will be via 28<sup>th</sup> Street and 32<sup>nd</sup> Street Road, from both 71<sup>st</sup> Avenue and 83<sup>rd</sup> Avenue. Access has been preliminarily reviewed by City EDR and Public Works staff to ensure compliance with all applicable City standards and requirements.

## **G. SERVICES**

### **1. WATER**

Central water service is available to be provided by the City of Greeley for potable water. In the review process of this subdivision, preliminary review and revision requested by the City's EDR and Water and Sewer Department ensure consistency with all applicable City standards and requirements.

### **2. SANITATION**

This property will be served by the City of Greeley for sanitary sewer. As with the water section discussed above, preliminary plans and requirements for sewer service have been reviewed, with the applicant making revisions as requested to ensure consistency with all City standards and requirements.

### **3. EMERGENCY SERVICES**

The site is served by the Greeley Fire and Police Department. Greeley Fire Station #6 is located approximately 3 miles northwest of the subject site, at 10603 W. 20<sup>th</sup> Street.

### **4. PARKS AND OPEN SPACES**

City Planning staff have referred the application to City Parks and Open Space staff for review and comment. The 13.4 acre proposed Tract A is dedicated as a "Future Park," and 14 Outlots are specified as various open space and stormwater detention areas totaling 40.1 acres.

### **5. SCHOOLS**

The subject property is located within the Greeley-Evans School District 6. Applicant is required to provide a Cash In Lieu payment to the District as calculated and submitted by the District's Chief Operating Officer.

### **6. METROPOLITAN DISTRICT**

The Cobblestone Metropolitan Districts Nos. 1 – 4 were established in 2018, after going through a review process with approval by the Greeley City Council at that time.

## **H. NEIGHBORHOOD IMPACTS**

### **1. VISUAL**

Landscaping, design standards, setbacks, etc. have been carefully considered and reviewed to ensure the proposed subdivision and development meet all *Greeley Development Code* standards as applicable.

## 2. NOISE

Any potential noise created by future development will be regulated by the Municipal Code. Noise violations are handled by the City Code Enforcement Department.

### I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for the hearing were mailed to surrounding property owners and current residents within 500 feet of the subdivision boundary on June 30, 2025, and notice was published on the City's website per Development Code requirements. Eighty-two (82) notice letters were mailed to surrounding properties. Two signs were posted on the site on July 2, 2025. The mineral rights notice requirements to mineral owners and lessee of interest of the property was satisfied by the applicant and mailed over 30 days prior to the public hearing. Staff has received some inquiries and questions regarding the proposed development. Staff is not aware of opposition.

### J. PLANNING COMMISSION RECOMMENDED MOTIONS

#### Recommend Approval Motion

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, **approves** the preliminary subdivision plat as presented.

#### Alternative Denial Motion:

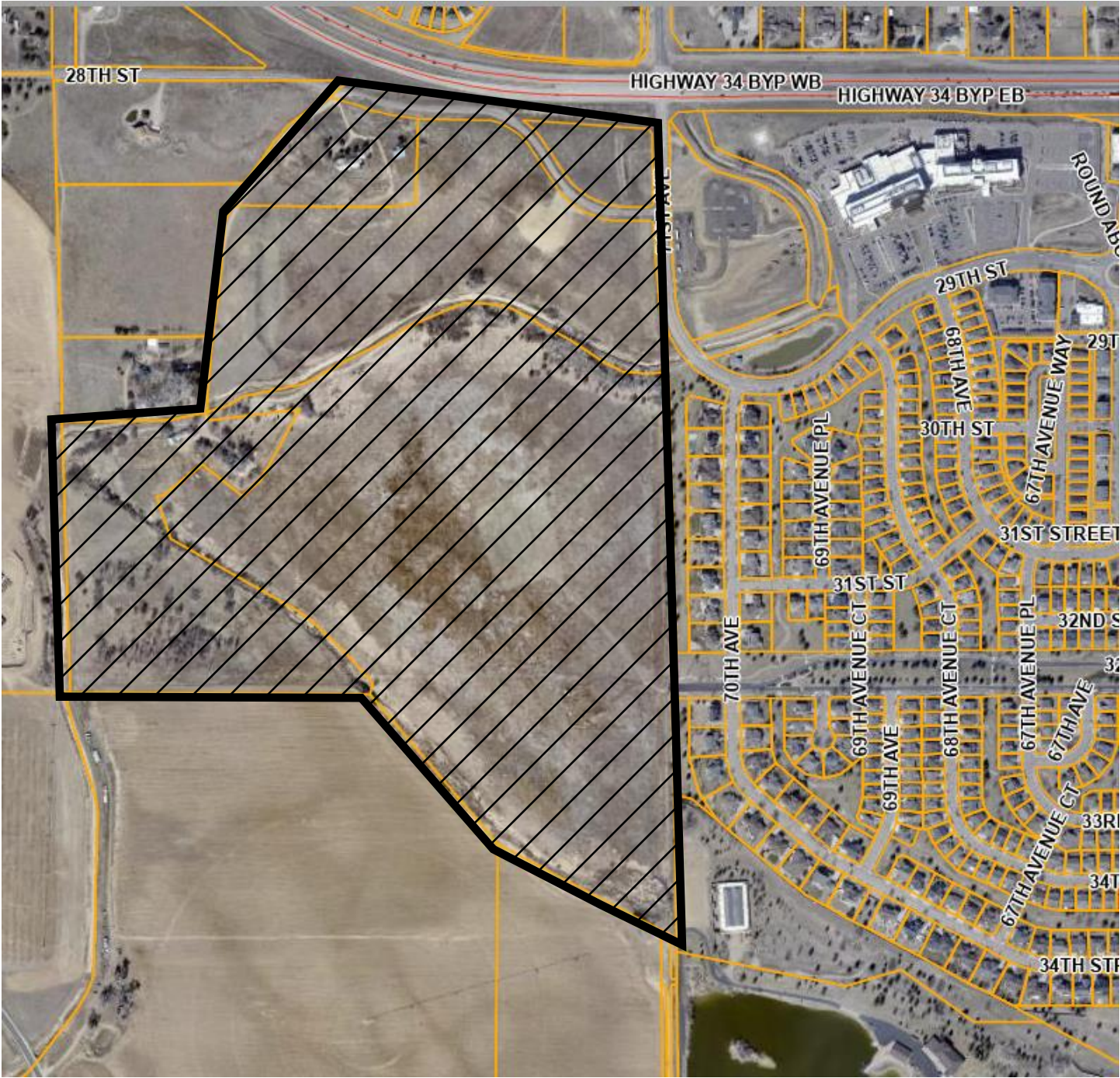
Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1), and therefore, **denies** the preliminary subdivision plat.

### ATTACHMENTS

Vicinity Map  
Zoning Map  
Project Narrative  
Preliminary Plat  
Neighborhood Notice Boundary  
Staff Presentation



Vicinity Map SUB2024-0021 Cobblestone Subdivision Preliminary Plat  
City of Greeley Planning Commission July 22, 2025





# Project Narrative

## Cobblestone Subdivision Preliminary Plat

Revised April 2025

### Overview

HF<sup>2</sup>M Development LLC and the Cobblestone property owner are working in collaboration with Brightland Homes to develop the site into a new residential community. The planned neighborhood will provide a mix of housing and residential amenities focused on the site's uniquely beautiful natural features with open space areas, parks and trails.

The initial phases will include:

- **348 Single Family Residential lots (Medium Lot and Standard Lot Types)** on approximately 86 acres south of the Greeley-Loveland Irrigation Canal
- A shared **regional raw water irrigation pond** and dedication/reservation of property for a planned **City of Greeley Park** on 17 acres southwest of the Ashcroft Draw
- **124 Small Lot Cluster Single Family Homes** on 23.4 acres north of the Greeley-Loveland Irrigation Canal in the northwest portion of the property

A future 13-acre **multi-family development parcel** is also anticipated in the northeast portion of the property. This future development parcel is delineated as a tract in the Preliminary Plat with the expectation that it will be developed with a separate entitlement review process when it proceeds forward.

Our initial preliminary plat submittal in September 2023 anticipated that the Cluster Homes parcel would also be a future development phase, but it is now being planned concurrent with the Single-Family phases south of the Greeley-Loveland Canal. A Pre-Application meeting was held in October for this parcel, and based on our discussions with city staff we have included the design plans for the Cluster Homes parcel in the resubmittal documents for Preliminary Plat review. We have had a total of three Pre-Application meetings in consideration of these planned development phases: one each in September 2023 and May 2024 for the Single-Family Lot parcel, and one in September 2024 for the Cluster Homes parcel.

### Cluster Homes Area – revision with April resubmittal

Due to grading issues in and around the cluster home area, we determined that it was best to eliminate the northmost loop road and replace the 4 lot clusters with 6 lot cluster in this area. The overall lot count is the same as the previous submittal, but this new layout allows us to install less infrastructure and minimize the required grade drop from 28<sup>th</sup> Street.

### Existing Site Conditions

The site consists of undeveloped land located south of US Hwy 34 and west of 71<sup>st</sup> Avenue and the St. Michael's neighborhood. The Greeley-Loveland Irrigation Canal crosses east to west across the site, and the Ashcroft Draw is located near the south site boundaries. The property includes two existing



residences with associated agricultural structures. There are a cluster of ten capped and abandoned oil/gas wells along the western property boundary near these existing residences. No facilities remain at the well site, so a 50' setback from each well site is indicated on the plat. The remainder of the property generally consists of disturbed uplands, portions of which were previously grazed horse pasture.

### Phasing

The anticipated development phases are indicated below, and are included in the Construction Plans:

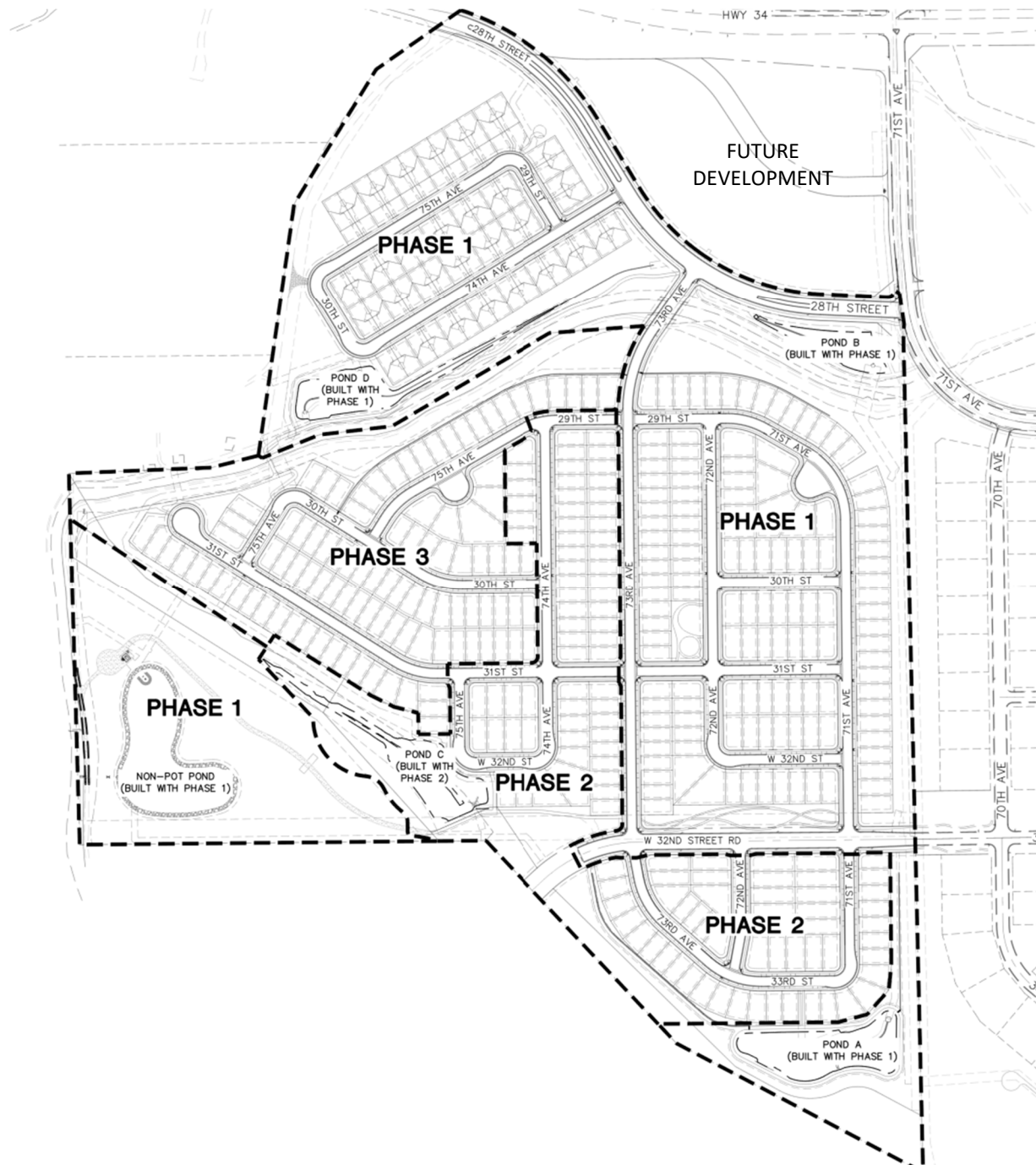


Figure 1 - Planned Development Phases

#### Phasing Totals:

- Phase 1 = 124 Cluster Homes and 132 Standard Single Family
- Phase 2 = 116 Standard Single Family
- Phase 3 = 100 Standard Single Family
- Total = 472 lots

#### Park and Trail System

Based on discussions with the City of Greeley, the property south of the Ashcroft Draw is intended for development as a park and natural area that will be developed in the future by the City of Greeley. This parcel will also include a shared regional raw water irrigation pond as a park amenity feature. We will continue to work with the City of Greeley to design the irrigation pond and stormwater facilities in this area to support the future park design.

Based on the Park Land Dedication formula in the Development Code, we propose that this park dedication can be used to fulfill the requirements for both the 472 units in this Preliminary Plat and for future phases of development north of the realigned 28<sup>th</sup> Street.

Current Preliminary Plat = 472 units x 2.7 x 0.00975 = 12.43 acres park land required

Park Land Provided (Tract A, Outlots E, F, G, and H) = 19.45 acres

Park Land Required for Phase 1 units = 12.43 acres

Excess Park Land Dedication Area available for future Cobblestone development areas (MF) = 7.02 acres

A trail system is provided as envisioned by the City of Greeley Park, Trail and Open Lands Master Plan. The ditch company will not allow us to utilize their access road as a pedestrian trail as was originally envisioned, but we are still providing this trail connection through the project.

In addition, the Cobblestone Preliminary Plat incorporates several neighborhood features including a pocket park, square/green, natural areas and trail systems.

#### Existing Natural Resources and Tree Mitigation

A Biological Resources Report has been prepared by ERO with a detailed assessment of the site's conditions. The development plans support the recommendations within the 'Impacts and Recommendations' section of this document. The areas of high ecological significance are located along the Greeley-Loveland Canal and the Ashcroft Draw. These areas have been generally protected with the proposed development plans with disturbances required for road crossings. In cooperation with city staff from multiple departments, we have designed a portion of the Ashcroft Draw for stormwater detention, drainage conveyance and native vegetation to both support the site and regional drainage needs and to create an enhanced natural system and wildlife corridor.

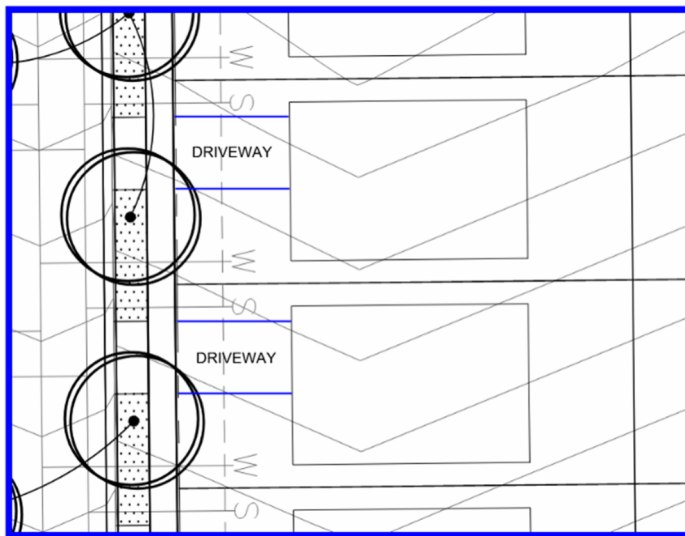
Existing trees have been assessed for health, condition and safety and the Tree Assessment document by SavaTree has been included with our submittal materials. Only ten percent of the trees on the site

were determined to be in good condition, and many of the trees are 'undesirable' species including Russian olive (State of Colorado List B Noxious Weed) and Siberian Elm (State of Colorado List C Noxious Weed). In addition, previous correspondence from the Greeley and Loveland Irrigation Company noted concerns with trees within their easement areas.

The development has been planned to protect the areas along the Greeley-Loveland Canal and the Ashcroft Draw where many existing trees are located. A tree mitigation plan and report have been prepared indicating the trees that will be impacted by construction and their mitigation requirements. Trees to be removed that are not listed on the Noxious Weed List (Russian Olive, Siberian Elm) are shown to be mitigated at a 1:1 ratio. These trees are indicated on the Landscape Plans.

### Street Trees and Landscape Requirements

This project helps to achieve the City's goals for attainable housing by providing a variety of small-lot single family and cluster homes as allowed in Greeley's Development Code. With these smaller lots, it is not possible to achieve the standard street tree spacing while also meeting the required setbacks from utilities and streetlights that is easier to achieve with large-lot homes. The diagram below shows the typical configuration of driveway, water, and sewer services showing the single location where a street tree can be located.



TYPICAL LOT CONDITION

In areas where larger utility connections, sight distance triangles, and/or streetlights occur, there is no room for street trees to be added. We have included a diagram in the plan set illustrating these street tree/utility conflicts and have included street trees in all possible locations while still honoring the required setbacks. As per our discussions with city staff, we understand that a cash-in-lieu process may be required as alternative compliance for the street tree requirements.

### Ashcroft Draw pipe

We have been discussing water rights with Rick Pickard at the City of Evans because Evans owns a portion of these rights and is acting as the informal decision maker for the other 2 right holders. There are roughly 2 cfs of water rights that run down the Ashcroft continuously if the GLIC is running water. Rick has directed us to pipe the 2 cfs out and around the west side of the detention pond and then discharge it back into the Ashcroft Draw just south of the pond. This submittal includes the design of this new irrigation pipeline.

### Cobblestone Metropolitan District

A Metropolitan District has been established for the property and will serve primarily as a tax collection and bonding entity to pay for public infrastructure such as the roads and non-potable irrigation system. The Operations and Maintenance component of the District's tax rate is also anticipated to supply funding to an HOA entity to oversee maintenance of common areas within the community. Typically, the District will focus on their primary purpose of managing the tax collection to compensate the debt holders and subcontract these services for Operations and Maintenance.

Although initially approved in 2018, the District remains active and has maintained its reporting requirements.

### Conformance with Preliminary Plat Review Criteria

*(a) The application is in accordance with the Comprehensive Plan, or any other specific plan created under that plan, and in particular, the physical development patterns and design concepts of the plan.*

#### **Objective GC-1.1 Growth Management**

*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.*

The development has been planned to support the recommendations within the 'Impacts and Recommendations' section of the Biological Resources Report prepared by ERO. The areas of high ecological significance are located along the Greeley-Loveland Canal and the Ashcroft Draw. These areas have been generally protected with the proposed development plans with disturbances required for road crossings. In cooperation with city staff from multiple departments, we have designed a portion of the Ashcroft Draw for stormwater detention, drainage conveyance and native vegetation to both support the site and regional drainage needs and to create an enhanced natural system and wildlife corridor. Planned lots have been set back from the Draw and associated wetlands to provide a buffer from developed areas. Also, the properties southwest of the Ashcroft Draw are being dedicated to the City for a future park to further enhance the Ashcroft Draw area.

#### **Objective GC-1.2 Form of Growth**

*Encourage a compact urban form over sprawl or leap-frog development.*

The Cobblestone development is located immediately adjacent to existing residential and commercial uses (UCHealth Greeley Hospital).

***Objective GC-1.3 Adequate Public Facilities***

*Restrict development to the Adequate Public Facilities Area (APFA) except where the developer provides the equivalent level, or cash-in lieu at a rate determined by the City, to install infrastructure that would otherwise be provided by the City.*

Adequate Public Facilities are available for this site and roads and utilities will be constructed through the property to meet City requirements.

***Objective GC-1.4 Long Range Expected Growth Area***

The Cobblestone development is located on property zoned for residential uses and within the City of Greeley's Long Range Expected Growth Area and complies with the City's Land Use Guidance Map.

***Objective GC-1.6 Transitions to Parks and Open Lands***

*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.*

The plan includes a transition in density from north to south with higher densities between US 34 and the Greeley-Loveland Canal, and lower densities south of canal to Ashcroft Draw, and with park and open space areas south of the Ashcroft Draw.

***Objective GC-2.2 Jobs/Housing Balance***

*Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).*

The Cobblestone property is zoned R-H north of the Greeley-Loveland Canal, R-L south of the Canal, and R-E south of the Ashcroft Draw. The development provides small-lot housing options to support the nearby C-H zone districts, the UCHealth Greeley Hospital, and other businesses along the West US Hwy 34 corridor.

***Objective GC-6.2 Neighborhood Connectivity***

*Promote design standards and practices that improve connectivity for all modes between neighborhoods and adjacent neighborhoods, centers, corridors, and areas.*

The Cobblestone development provides connectivity to adjacent properties with planned road connections, sidewalks and extension of the existing regional trail through the site.

***Objective GC-6.8 Neighborhood Plans***

*Work in collaboration with residents to develop neighborhood plans which complement the goals and objectives of this Comprehensive Plan where additional policy guidance or implementation strategies are needed. In addition, neighborhood plans should address issues related to:*

- *Location and access to health and human services;*
- *Desired land uses and intensity/density of development;*

- *Neighborhood character, transitions to adjacent neighborhoods and areas, and compatibility of new development;*
- *Parks, schools, public gathering spaces, and other neighborhood amenities;*
- *Transportation and mobility for a range of modes (i.e., pedestrians, bicyclists, automobiles, etc.).*

*Neighborhood plans should include goals and objectives (or similar), as well as a list of implementation actions or strategies the City and/or neighborhood will complete in order to implement the neighborhood plan.*

The Cobblestone development:

- o is located within 0.5 miles of the UCHealth Greeley Hospital,
- o meets the residential density requirements of the underlying zone districts,
- o provides a buffer from the existing residential neighborhood to the east,
- o transitions in density from north (US Hwy 34) to south (open space areas near and south of Ashcroft Draw)
- o includes a planned neighborhood park, extensions of the City's multi-modal trail system, and distributed neighborhood amenity areas.

***Objective HO-2.1 Diversity in New Development***

*Encourage a variety of housing types, sizes, styles, and price-points of housing units within new residential projects or subdivisions. Ensure that Greeley has neighborhoods and/or development sites available and attractive to its desired workforce, including higher-end housing for executives and other high-paid workers.*

The Cobblestone development provides a mix of small-lot, cluster homes, and future planned multi-family units as an additional housing alternative to the variety of home types in the adjacent existing residential neighborhoods immediately east of the property.

***Objective NR-2.10 Wetlands***

*Protect, enhance, and/or restore wetlands and their natural function within Greeley and its Long Range Expected Growth Area (LREGA).*

The wetlands (non-jurisdictional) within the property are being protected and their natural function retained. The areas of wetland disturbance are limited to road crossings and the stormwater functions planned along the Ashcroft Draw where enhancements to the natural habitat areas are also planned.

***Objective NR-3.1 Protect Natural Features and Viewsheds***

*Ensure that important natural features and viewsheds are protected or enhanced as development occurs,*

***Objective NR-3.9 Wildlife Habitat***

*Protect, maintain, and manage wildlife habitat in both natural and urban settings.*

The Cobblestone development has been planned to support the recommendations within the 'Impacts and Recommendations' section of the Biological Resources Report prepared by ERO. The areas of high ecological significance are located along the Greeley-Loveland Canal and the Ashcroft Draw.

***Objective NR-4.3 Landscaping and Plant Species***

*Promote the use of landscaping with species appropriate to the local climate conditions.*

The landscape plans utilize native and adapted species and limit higher-water irrigated turf areas to those areas that provide functional open space opportunities for the community.

**Objective TM-1.2 Pedestrian Movements**

*Ensure pedestrian movement and accessibility is considered in the design and construction of all public and private development projects. Ample and safe sidewalks and other pedestrian pathways within and between developments should be provided.*

Planned streets include detached sidewalks and an extension of the multi-modal trail is planned through the neighborhood in compliance with the City of Greeley trails master plan.

**Objective TM-1.3 Streetscape Design**

*Develop attractive, safe, accessible, and efficient public rights-of-way, including roadways and sidewalks. The design of such rights-of-way should vary depending on the modes accommodated, the surrounding land uses, and the character of the area or neighborhood through which it passes.*

Planned streets follow the City's street design criteria including detached sidewalks.

**Objective TM-1.8 Functional Classifications**

*Maintain a roadway system that encourages the use of arterial streets for cross-town and regional traffic, the use of collector streets to channel traffic from the neighborhoods to arterial streets, and discourages the use of local streets for through-traffic.*

28<sup>th</sup> Street will be reconstructed through the site to provide improved connection, meet current regulations, and will be the primary roadway serving the neighborhood. Additional collector and local streets are provided meeting the City of Greeley requirements.

**Objective TM-1.13 Street Patterns**

*Promote street and pathway patterns and configurations that foster interconnectivity between subdivisions and commercial development in order to move all users in direct routes and limit extraneous travel on collector and arterial streets.*

Connections to adjacent existing and future developments are provided in the plans meeting the City of Greeley requirements.

**City of Greeley Land Use Guidance Map**



#### AREAS



#### OPEN LANDS & NATURAL AREAS



#### NEIGHBORHOODS



The majority of the property is within the **Mixed Use Neighborhood** designation on the City's Land Use Guidance Map. The Cobblestone neighborhood supports the standards and special considerations of the Mixed Use Neighborhood within the Comprehensive Plan as follows:

- **Range of Densities:** *Varies; typically between 4 and 10 dwelling units/acre but may include densities up to 20 dwelling units/acre.*
  - Gross density of the single family and cluster homes areas = 7.27 du/acre
  - Anticipated density of the future multi-family parcel = 20 du/acre
- **Description:** *While single-family detached homes are the predominant housing type in established mixed neighborhoods, higher-density housing types such as duplexes, townhomes/row homes, and smaller-scale apartment buildings, as well as accessory dwelling units, are encouraged to provide a range of housing options for residents. Supporting small-scale commercial, retail, and service uses are also encouraged, though most are likely to be located within neighborhood centers or in adjacent corridors. Amenities such as schools, parks, and religious institutions are encouraged.*
  - The small lot and cluster homes provide additional housing types within the larger Mixed Use Neighborhood areas south of US Hwy 34 and west of 65<sup>th</sup> Avenue.
  - The small lot, cluster homes and planned future multi-family provide a transition in density between the existing portion of the Mixed Use Neighborhood area and the future Mixed Use High Intensity uses anticipated to the west of the Cobblestone properties.



- **Street Pattern and Mobility:** Established neighborhoods contain streets with a mix of curvilinear and modified grid patterns. New neighborhoods may contain a mix of both street patterns, but should focus on maximizing connectivity and avoid the use of cul-de-sacs. Off street pedestrian and bicycle connections should be provided where street connections are not possible or feasible to support greater connectivity within the neighborhood, and between the neighborhood and adjacent neighborhoods, areas, centers, and corridors. Most block faces are a maximum of 600 feet long and intersections are crossroads to facilitate walkability.
  - The Cobblestone development provides a grid pattern road system, and off-street trail connections meeting these standards.

*(b) The development and infrastructure is arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.*

The development has been planned to support the recommendations within the 'Impacts and Recommendations' section of the Biological Resources Report prepared by ERO. The areas of high ecological significance are located along the Greeley-Loveland Canal and the Ashcroft Draw. These areas have been generally protected with the proposed development plans with disturbances required for road crossings. In cooperation with city staff from multiple departments, we have designed a portion of the Ashcroft Draw for stormwater detention, drainage conveyance and native vegetation to both support the site and regional drainage needs and to create an enhanced natural system and wildlife corridor. Planned lots have been set back from the Draw and associated wetlands to provide a buffer from developed areas. Also, the properties southwest of the Ashcroft Draw is being dedicated to the City for a future park to further enhance the Ashcroft Draw area.

*(c) The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations, and are coordinated with existing or potential development on adjacent property.*

Our design is in accordance with the current City of Greeley design Codes and include the extension of existing roads from St. Michaels and leaves a road stub on West 32nd Street Road for future extension.

*(d) The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district.*

The blocks and lots are designed to be in accordance with our approved zoning districts – R-H north of the Greeley-Loveland Canal, and R-L south of the Canal.

*(e) The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.*

The plans and reports have been put together using the City of Greeley standards and feedback from Greeley staff in order to demonstrate that they meet the design, construction, performance and maintenance requirements for the proposed improvements.

*(f) Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.*

A phasing plan is included with the design plan set and is built around a logical progression of road and utility extensions from the existing network.

*(g) Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.*

We have worked closely with City staff in the planning of our stormwater routing and detention, including the design of a portion of the Ashcroft Draw for stormwater detention, drainage conveyance and native vegetation to both support the site and regional drainage needs and to create an enhanced natural system and wildlife corridor.

*(h) The design does not impede the construction of anticipated or planned future public infrastructure within the area, or deter future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.*

Our design does not impede future infrastructure or development. Sanitary and water mains have been sized and stubbed for future tie-ins and West 32<sup>nd</sup> Street Road has been stubbed at our west property line for future connection.

*(i) The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.*

The development plans are based on the recommendations of the Biological Resources Report, the existing tree survey, and in response to comments from city staff and outside referral agencies.

4/22/2025 10:31 AM

PRELIMINARY PLAT

# COBBLESTONE SUBDIVISION

A PARCEL OF LAND SITUATE IN E 1/2 OF SECTION 20, TOWNSHIP 5 NORTH,  
RANGE 66 WEST, OF THE 6TH P.M;  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
145.59 ACRES, 472 LOTS, 3 TRACTS, 14 OUTLOTS  
PROJECT NUMBER: SUB2024-0021

APRIL 2025

**CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR**

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER**

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DEVELOPMENT REVIEW MANAGER \_\_\_\_\_

**CITY OF GREELEY NOTES**

- A. STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED THAT CONSTRUCTION OF SAID ROADWAY(S) IS STARTED WITHIN ONE (1) YEAR OF THE PLAN APPROVAL. THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/ OR ASSIGNS OF INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE STATED ABOVE.
- B. DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS OF INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.).
- C. DRAINAGE MAINTENANCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED IN ACCORDANCE WITH CITY OF GREELEY STANDARDS AND THE ACCEPTED CONSTRUCTION PLANS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY SHALL NOTIFY THE PROPERTY OWNER IN WRITING AND SHALL INFORM THE OWNER THAT CORRECTIVE ACTION BY THE OWNER SHALL BE REQUIRED WITHIN TEN WORKING DAYS OF RECEIPT OF NOTIFICATION BY THE CITY UNLESS AN EMERGENCY EXISTS, IN WHICH CASE CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY UPON RECEIPT OF NOTIFICATION BY THE CITY. IF THE OWNER FAILS TO TAKE CORRECTIVE ACTION WITHIN TEN WORKING DAYS, THE CITY MAY PROVIDE THE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.
- D. DRAINAGE LIABILITY. THE CITY DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE CITY REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE CITY WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. CITY APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THE PLAT.
- E. LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION OR ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- F. SIGHT DISTANCE. THE CLEAR VISION ONE OF A CORNER LOT, AS DETERMINED BY SECTION 24-1146 OF THE DEVELOPMENT CODE, SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL.
- G. PUBLIC SAFETY. ACCESS, WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE, AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.
- H. DRAINAGE MASTER PLAN. THE POLICY OF THE CITY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW.
1. DESIGN AND CONSTRUCT THE CONNECTION THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE FINAL DRAINAGE REPORT AND PLAN AND THE STORM WATER MANAGEMENT PLAT.
2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY, SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTERPLANNED MAJOR DRAINAGE WAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS OR AS REQUIRED BY THE CITY AND DESIGNED IN THE FINAL DRAINAGE REPORT AND THE STORM WATER MANAGEMENT PLAN.
- I. MAINTENANCE EASEMENTS. A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS, IF ONE (1) STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN THE STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE (5) FEET IF THE COMMON LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNERS' PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNERS' PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.
- J. STREET LIGHTING. ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILLED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING THE STREET LIGHTING IN THIS SUBDIVISION, TOGETHER WITH RATES, RULES AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNERS OR THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE SUBDIVISION IN ACCORDANCE TO APPLICABLE RATES, RULES AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION.
- K. WATER OR SEWER MAINS EASEMENTS. THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, DETENTION PONDS, LANDSCAPING (PLATING OR BERMS) GREATER THAN THREE (3) FEET TALL MATURE GROWTH, OR OTHER ENCUMBRANCES LOCATED IN WATER OR SEWER MAIN EASEMENTS.
- L. WATER OR SEWER MAINS IN PRIVATE ROADS OR EASEMENTS. FOR PUBLIC WATER AND SEWER MAINS LOCATED IN PRIVATE ROADS OR EASEMENTS, FUTURE REPAIR OF PAVING OR OTHER IMPROVED SURFACES SUBSEQUENT TO THE REPAIR OF A WATER OR SEWER MAIN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' OR CONDOMINIUM ASSOCIATION. THE WATER AND SEWER DEPARTMENT WILL SAFELY BACKFILL THE TRENCH TO THE SURFACE, BUT NOT REBUILD AND SURFACE IMPROVEMENTS.

**TITLE COMMITMENT NOTE**

FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORDS, WASHBURN LAND SURVEYING, LLC RELIED UPON TITLE COMMITMENT NUMBER ABM25207310.1, DATED SEPTEMBER 13, 2024, AS PREPARED BY LAND TITLE GUARANTEE COMPANY TO DELINEATE THE AFORESAID INFORMATION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WASHBURN LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

**INDEX TO PLANS:**

PLAT COVER 1  
OVERALL PLAT 2  
PLAT 3-14

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARIAL CERTIFICATE**

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

STATE OF COLORADO )

COUNTY OF WELD )<sup>SS</sup>

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**ENGINEERING & SURVEYING:**

TST, INC. CONSULTING ENGINEERS  
JON SWEET  
748 WHALERS WAY, SUITE 200  
FORT COLLINS, CO 80525  
(970) 226-0557

**OWNER:**

HF2M COLORADO  
430 N COLLEGE AVE, SUITE 410  
FORT COLLINS, CO 80524  
1-512-507-5570

**LEGAL DESCRIPTION:**

THE TRACT OF LAND SITUATED IN THE EAST 1/2 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20 AS BEARING S89°25'07"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20 AND THE POINT OF BEGINNING ;  
THENCE S 01°21'32" E A DISTANCE OF 1054.00 FEET;  
THENCE N 62°25'16" W A DISTANCE OF 873.00 FEET;  
THENCE N 43°23'31" W A DISTANCE OF 875.00 FEET;  
THENCE S 89°25'07" W A DISTANCE OF 1274.97 FEET;  
THENCE N 1°40'07" W A DISTANCE OF 1169.00 FEET;  
THENCE N 87°38'49" E A DISTANCE OF 449.10 FEET;  
THENCE N 75°36'08" E A DISTANCE OF 150.88 FEET;  
THENCE N 08°04'14" E A DISTANCE OF 797.61 FEET;  
THENCE N 28°36'26" E A DISTANCE OF 221.62 FEET;  
THENCE N 33°36'23" E A DISTANCE OF 273.18 FEET;  
THENCE N 55°02'53" E A DISTANCE OF 225.60 FEET;  
THENCE S 74°20'37" E A DISTANCE OF 147.90 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1146.00 FEET, A CENTRAL ANGLE OF 16°59'28", AN ARC LENGTH OF 339.85 FEET AND A CHORD THAT BEARS S 80°13'37" E A DISTANCE OF 338.60 FEET;  
THENCE N 89°29'23" E A DISTANCE OF 390.80 FEET;  
THENCE S 85°50'31" E A DISTANCE OF 522.92 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 85°15'54", AN ARC LENGTH OF 44.64 FEET AND A CHORD THAT BEARS S 43°40'07" E A DISTANCE OF 40.64 FEET;  
THENCE S 01°20'38" E A DISTANCE OF 282.50 FEET;  
THENCE S 01°20'50" E A DISTANCE OF 100.00 FEET;  
THENCE S 01°20'42" E A DISTANCE OF 73.68 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 707.50 FEET, A CENTRAL ANGLE OF 3°59'59", AN ARC LENGTH OF 49.39 FEET AND A CHORD THAT BEARS S 03°20'41" E A DISTANCE OF 49.38 FEET;  
THENCE S 05°20'41" E A DISTANCE OF 194.58 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 462.50 FEET, A CENTRAL ANGLE OF 14°16'34", AN ARC LENGTH OF 115.24 FEET AND A CHORD THAT BEARS S 12°28'57" E A DISTANCE OF 114.64 FEET;  
THENCE S 01°20'41" E A DISTANCE OF 188.24 FEET;  
THENCE S 01°20'40" E A DISTANCE OF 1378.53 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 6,341,937.6091 SQUARE FEET OR 145.59 ACRES MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENT, AND RESTRICTIONS NOW IN USE OR OF RECORD.

**NOTES:**

- PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- OUTLOTS A-C, E, AND I-P ARE HEREBY DEDICATED AS BLANKET UTILITY, ACCESS AND DRAINAGE EASEMENTS. ALL LOCATIONS OF FUTURE UTILITY INFRASTRUCTURE MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- THE CITY OF GREELEY TAKES NO RESPONSIBILITY AND/OR LIABILITY FOR ANY FLOODING AND/OR WATER QUALITY HAZARD THAT ARE PRESENTED BY HAVING THE SLIDE GATE OPEN DURING A RAIN EVENT TO ENSURE IRRIGATION WATER CONVEYANCE.
- THE CITY OF GREELEY TAKES NO RESPONSIBILITY FOR CONTINUOUSLY OPERATING THE SLIDE GATE TO MEET IRRIGATION WATER CUSTOMERS' DEMANDS.

| EASEMENT TYPE                                                                                                                                  | USE                                                                    | RESTRICTION                                                                                                                   | EASEMENT GRANTED TO    | SURFACE MAINTENANCE |
|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------|
| WATER AND SEWER EASEMENT (WSE)                                                                                                                 | PLACEMENT AND MAINTAINANCE OF CITY OF GREEEY WATER AND SEWER UTILITIES | NO STRUCTURES, IMPROVEMENTS (INCLUDING FENCES), FILL, SHRUBS, TREES, OR UTILITY CROSSINGS WITHOUT WRITTEN CONSENT OF THE CITY | CITY OF GREELEY        | PROPERTY OWNER      |
| STORMWATER EASEMENT (SWE)                                                                                                                      | PLACEMENT AND MAINTAINANCE OF CITY OF GREELEY STORMWATER UTILITIES     | NO STRUCTURES, IMPROVEMENTS (INCLUDING FENCES), FILL, SHRUBS, TREES, OR UTILITY CROSSINGS WITHOUT WRITTEN CONSENT OF THE CITY | CITY OF GREELEY        | PROPERTY OWNER      |
| DRAINAGE CONVEYANCE EASEMENT (DCE) (PUBLIC - MULTIPLE USERS) (CITY OR PRIVATE - LOT SPECIFIC - TO RESTRICT DEVELOPMENT IN KNOWN DRAINAGE AREA) | PLACEMENT AND MAINTAINANCE OF DRAINAGE FACILITIES AND/OR IMPROVEMENTS  | NO STRUCTURES, IMPROVEMENTS (INCLUDING FENCES), FILL, SHRUBS, TREES, OR UTILITY CROSSINGS WITHOUT WRITTEN CONSENT OF THE CITY | PROPOERTY OWNER OR HOA | PROPERTY OWNER      |

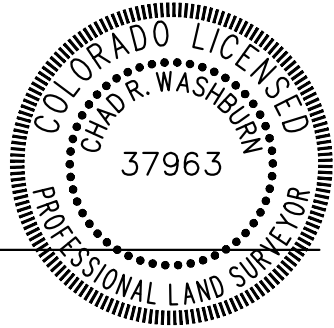
| DESCRIPTION OF LAND USE                                                                          |     |                            |         | ZONING             | SIZE (AC.) | PERCENTAGE<br>(%) TOTAL | O & M RESPONSIBILITY |                                        |
|--------------------------------------------------------------------------------------------------|-----|----------------------------|---------|--------------------|------------|-------------------------|----------------------|----------------------------------------|
| LOTS                                                                                             | 1   | - 348                      | BLOCK 1 | SINGLE FAMILY RES. | R-L        | 44.36                   | 30.47%               | OWNER                                  |
| LOTS                                                                                             | 349 | - 472                      | BLOCK 1 | SINGLE FAMILY RES. | R-H        | 8.57                    | 5.89%                | OWNER                                  |
| TRACT                                                                                            | A   | FUTURE PARK                |         |                    | R-E        | 13.35                   | 9.17%                | CITY OF GREELEY - PARKS, NATURAL AREAS |
| TRACT                                                                                            | B   | FUTURE DEVELOPMENT         |         |                    | R-H        | 8.45                    | 5.81%                | OWNER                                  |
| TRACT                                                                                            | C   | FUTURE DEVELOPMENT         |         |                    | R-H        | 3.27                    | 2.25%                | OWNER                                  |
| OUTLOT                                                                                           | A   | FUTURE PARK                |         |                    | R-L        | 0.43                    | 0.30%                | METRO DISTRICT                         |
| OUTLOT                                                                                           | B   | OPEN SPACE                 |         |                    | R-L        | 0.97                    | 0.67%                | METRO DISTRICT                         |
| OUTLOT                                                                                           | C   | OPEN SPACE                 |         |                    | R-L        | 5.26                    | 3.62%                | METRO DISTRICT                         |
| OUTLOT                                                                                           | D   | OPEN SPACE                 |         |                    | R-L        | 2.43                    | 1.67%                | CITY OF GREELEY - PARKS, NATURAL AREAS |
| OUTLOT                                                                                           | E   | OPEN SPACE                 |         |                    | R-L        | 0.94                    | 0.64%                | METRO DISTRICT                         |
| OUTLOT                                                                                           | F   | OPEN SPACE                 |         |                    | R-L/ R-E   | 0.63                    | 0.43%                | CITY OF GREELEY - PARKS, NATURAL AREAS |
| OUTLOT                                                                                           | G   | DETENTION POND/ OPEN SPACE |         |                    | R-L/ R-E   | 2.59                    | 1.78%                | CITY OF GREELEY - STORMWATER           |
| OUTLOT                                                                                           | H   | OPEN SPACE                 |         |                    | R-L/ R-E   | 1.94                    | 1.33%                | CITY OF GREELEY - PARKS, NATURAL AREAS |
| OUTLOT                                                                                           | I   | OPEN SPACE                 |         |                    | R-L/ R-E   | 6.16                    | 4.23%                | METRO DISTRICT                         |
| OUTLOT                                                                                           | J   | DETENTION POND/ OPEN SPACE |         |                    | R-H        | 11.73                   | 8.05%                | METRO DISTRICT                         |
| OUTLOT                                                                                           | K   | OPEN SPACE                 |         |                    | R-L        | 4.54                    | 3.12%                | METRO DISTRICT                         |
| OUTLOT                                                                                           | L   | DETENTION POND/ OPEN SPACE |         |                    | R-H        | 2.38                    | 1.64%                | METRO DISTRICT                         |
| OUTLOT                                                                                           | M   | OPEN SPACE                 |         |                    | R-H        | 0.07                    | 0.05%                | METRO DISTRICT                         |
| OUTLOT                                                                                           | N   | OPEN SPACE                 |         |                    | R-H        | 0.07                    | 0.05%                | METRO DISTRICT                         |
| EX. 28TH STREET ROW RIGHT-OF-WAY*                                                                |     |                            |         |                    |            | 1.13                    | 0.77%                | CITY OF GREELEY                        |
| RIGHT-OF-WAY                                                                                     |     |                            |         |                    |            | 26.31                   | 18.07%               | CITY OF GREELEY                        |
| TOTAL LOTS                                                                                       |     | 472                        |         |                    | 145.59     | 100.00%                 |                      |                                        |
| * EX. 28TH STREET ROW TO BE VACATED AFTER CONSTRUCTION AND ACCEPTANCE OF REALIGNED 28TH STREET   |     |                            |         |                    |            |                         |                      |                                        |
| 472 UNITS X 2.7 X 0.00975 = 12.43 ACRES PARK LAND REQUIRED                                       |     |                            |         |                    |            |                         |                      |                                        |
| PARK LAND PROVIDED (TRACT A, OUTLOTS E, F, G, AND H) = 19.45 ACRES                               |     |                            |         |                    |            |                         |                      |                                        |
| EXCESS PARK LAND DEDICATION AREA AVAILABLE FOR FUTURE COBBLESTONE DEVELOPMENT AREAS = 7.02 ACRES |     |                            |         |                    |            |                         |                      |                                        |

**SURVEYOR CERTIFICATE:**

CERTIFICATE AND SEAL OF REGISTERED LAND SURVEYOR:

THAT I, CHAD WASHBURN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THIS LAND, INCLUDING ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO.

REGISTERED LAND SURVEYOR



CHAD R. WASHBURN  
PROFESSIONAL LAND SURVEYOR  
COLORADO LICENSE NO. 37963  
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC

**PROJECT BENCHMARK**

LOCATED W.C.R. 56 APPROXIMATELY 1/8 OF A MILE WEST OF 71ST AVENUE. THIS MONUMENT IS 3.25" ALUMINUM CAP IN A PLASTIC BOX AND IS STAMPED "GPS-LL".  
[SE 1/4 OF T5N R66 W517]

NAVD88 ELEV. 4,979.33

**BASIS OF BEARINGS**

CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20 AS BEARING S89°25'07"W A DISTANCE OF 2624.97 FEET, AND CONSIDERING ALL BEARINGS HEREIN RELATIVE THERETO.

REVISIONS

| NO. | DESCRIPTION | DATE | BY |
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DRAWN JSL

CHECKED CRW

DESIGNED JSL

FILENAME 0001\_PLAT COVER

COBBLESTONE SUBDIVISION

PLAT COVER

TST

TST, INC.  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

JOB NO. 1253.0001.00

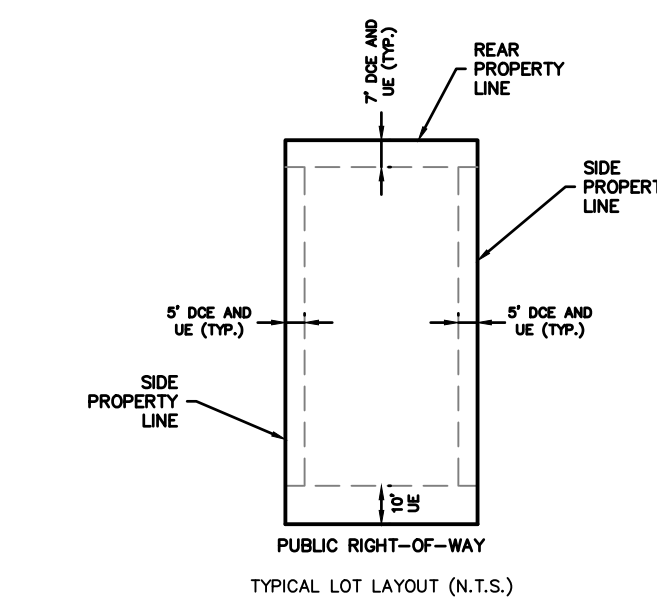
SCALE N/A

DATE APRIL 2025

SHEET 1 of 14



**A PARCEL OF LAND SITUATE IN E 1/2 OF SECTION 20, TOWNSHIP 5 NORTH,  
RANGE 66 WEST, OF THE 6TH P.M.;  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
145.59 ACRES, 472 LOTS, 3 TRACTS, 14 OUTLOTS  
PROJECT NUMBER: SUB2024-0021**



- 

The logo for TST, INC. features the letters "TST" in a large, bold, white sans-serif font, centered within a solid black square. Below the square, the text "TST, INC." is written in a bold, black, sans-serif font. Underneath the company name, the address "748 Whalers Way" is listed, followed by "Suite 200 Fort Collins" and "Colorado 80525" on separate lines. The phone number "Phone: 970.226.0557" is at the bottom of the contact information. The entire logo and address block is set against a white background.

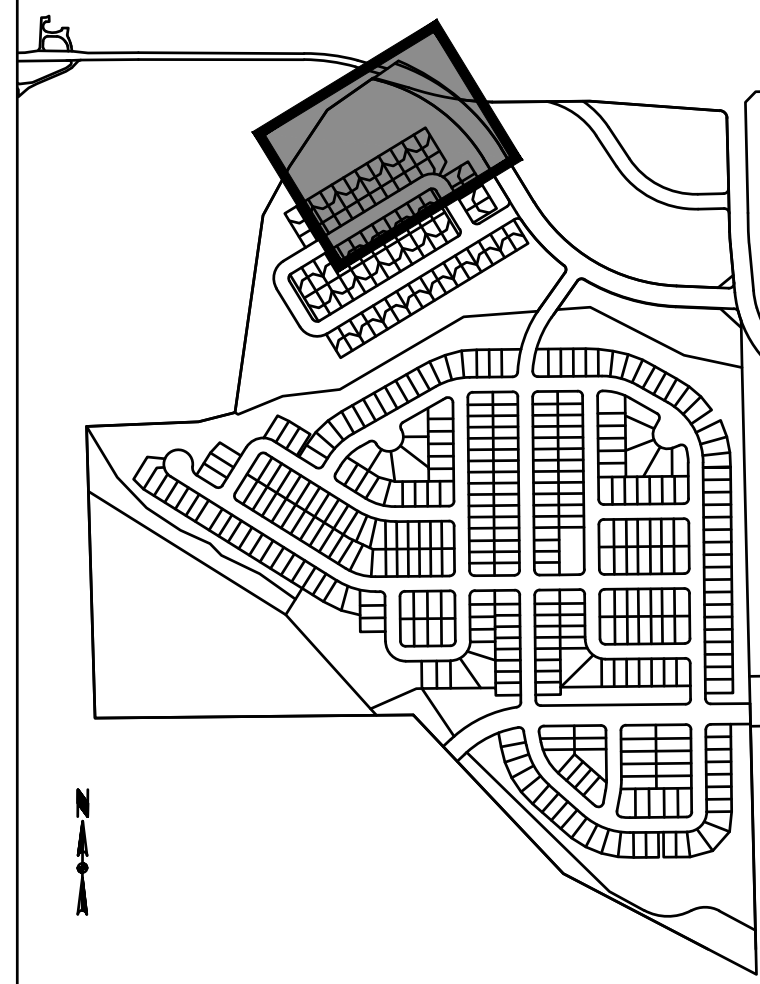


COBBLESTONE SUBDIVISION  
A PARCEL OF LAND SITUATE IN E 1/2 OF SECTION 20, TOWNSHIP 6 NORTH,  
RANGE 66 WEST, OF THE 6TH P.M.;  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
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OWNER: DAVID C.  
AND REBECCA A.  
FUNDERBURK  
ZONING: H-A

EX. RIGHT OF WAY ESMT REC#  
1918041, REC# 1922412,  
REC#1922413, & REC#1922934 TO  
BE VACATED BY SEPARATE DOC

OUTLOT J  
510790 SF



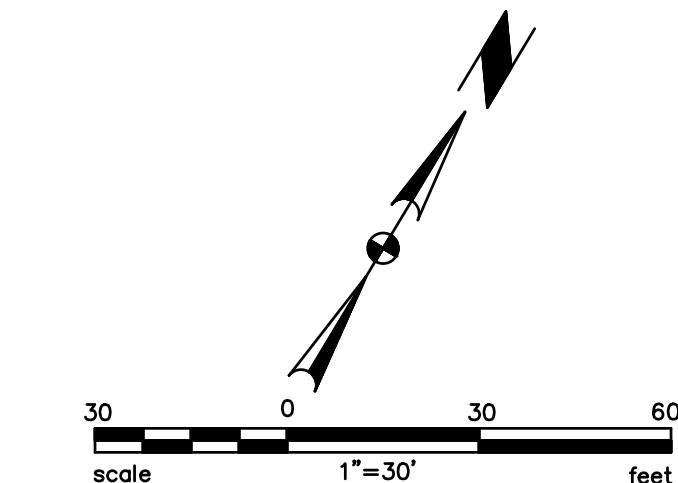
KEY MAP  
N.T.S.

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND REBAR WITH PLASTIC CAP  
LS 7242
- SET REBAR WITH PLASTIC CAP  
STAMPED PLS 37963
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE  
VACATED BY SEPARATE DOCUMENT
- PROPOSED EASMENT
- PLAT BOUNDARY
- WSE WATER AND SEWER EASEMENT
- SWE STORMWATER EASEMENT
- DCE DRAINAGE CONVEYANCE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- EX. GAS WELL

NOTES

- ACCESS EASEMENTS ARE DEDICATED  
TO THE CITY OF GREELEY FOR POND  
MAINTENANCE.



COBBLESTONE SUBDIVISION

PLAT



TST, INC.  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

JOB NO.  
1253.0001.00

SCALE  
1" = 30'

DATE  
APRIL 2025

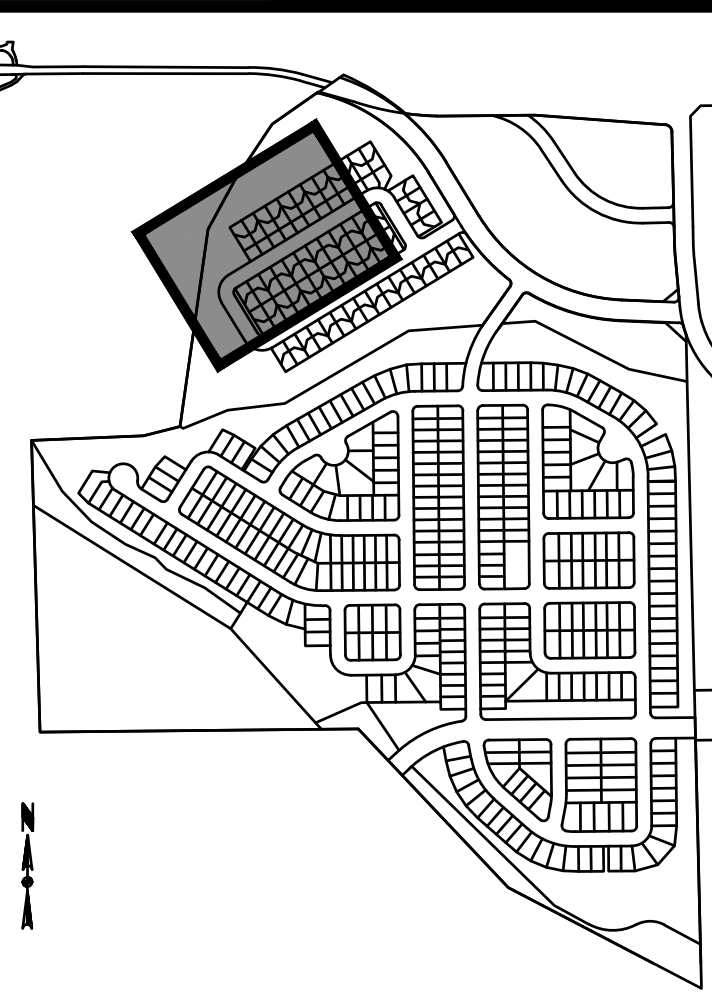
SHEET  
3 of 14



COBBLESTONE SUBDIVISION  
A PARCEL OF LAND SITUATE IN E 1/2 OF SECTION 20, TOWNSHIP 6 NORTH,  
RANGE 66 WEST, OF THE 6TH P.M.;  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
145.59 ACRES, 472 LOTS, 3 TRACTS, 14 OUTLOTS  
PROJECT NUMBER: SUB2024-0021

SEE SHEET 3

OWNER: DAVID C.  
AND REBECCA A.  
FLUNDERBURK  
ZONING: H-A



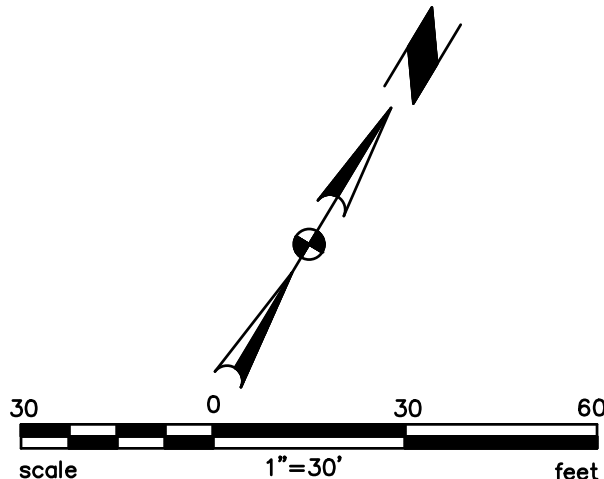
KEY MAP  
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- AE ACCESS EASEMENT
- EX. GAS WELL

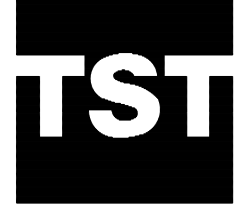
NOTES

- ACCESS EASEMENTS ARE DEDICATED  
TO THE CITY OF GREELEY FOR POND  
MAINTENANCE.



COBBLESTONE SUBDIVISION

PLAT



TST, INC.  
CONSULTING ENGINEERS  
745 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

JOB NO.  
1253.0001.00

SCALE  
1" = 30'

DATE  
APRIL 2025

SHEET  
4 of 14



**A PARCEL OF LAND SITUATE IN E 1/2 OF SECTION 20, TOWNSHIP 5 NORTH,  
RANGE 66 WEST, OF THE 6TH P.M;  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
145.59 ACRES, 472 LOTS, 3 TRACTS, 14 OUTLOTS  
PROJECT NUMBER: SUB2024-0021**

S58°37'04"W 650.00'

S58°37'04"W 650.00

**75TH AVE**

N58°37'04"E 650.00'

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2'56" 43'37"

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## KEY MAP

 FOUND MONUMENT AS NOTED  
 FOUND REBAR WITH PLASTIC CAP  
 LS 7242  
 SET REBAR WITH PLASTIC CAP  
 STAMPED PLS 37963  
 \_\_\_\_\_ PROPOSED LOT LINE  
 - - - - - EXISTING LOT LINE  
 \_\_\_\_\_ EXISTING RIGHT-OF-WAY  
 - - - - - EXISTING SECTION LINE  
 - - - - - EXISTING EASEMENT  
 \_\_\_\_\_ EXISTING EASEMENT TO BE  
 VACATED BY SEPARATE DOCUMENT  
 - - - - - PROPOSED EASEMENT  
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 DCE DRAINAGE CONVEYANCE EASEMENT  
 UE UTILITY EASEMENT  
 AE ACCESS EASEMENT  
 EX. GAS WELL

1. ACCESS EASEMENTS ARE DEDICATED TO THE CITY OF GREELEY FOR POND MAINTAINANCE.

## COBBLESTONE SUBDIVISION

# PLAT

**TST**

**TST, INC.**  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

JOB NO. 1253.0001.00

SCALE 1" = 30'

DATE APRIL 2025

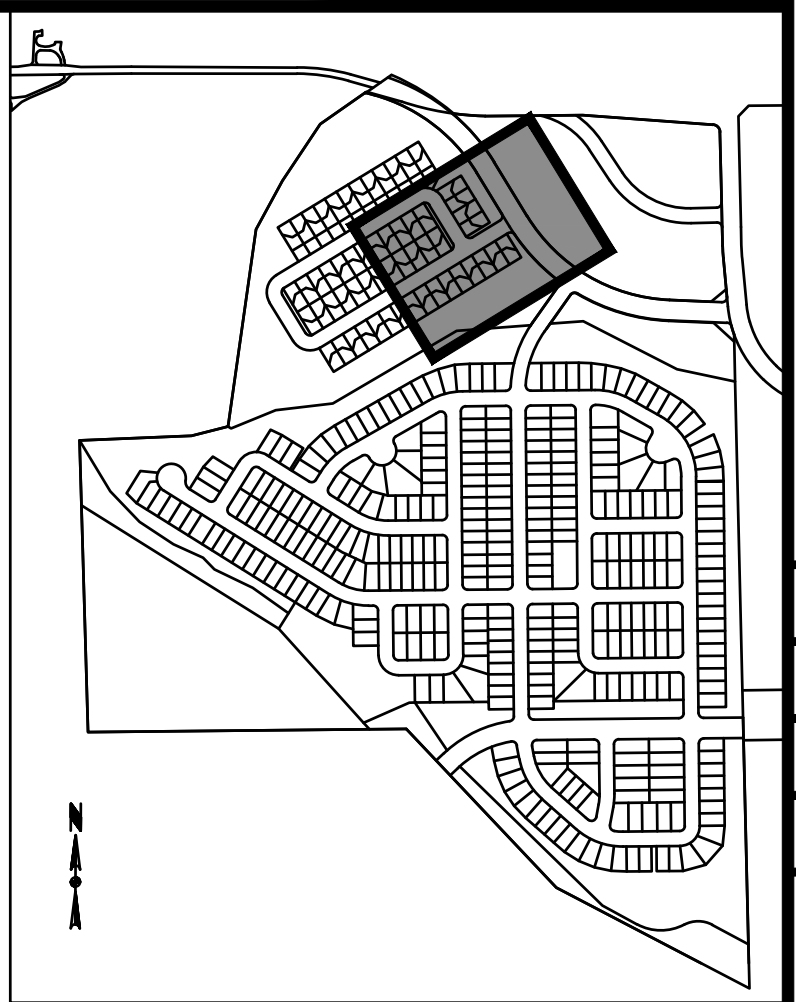
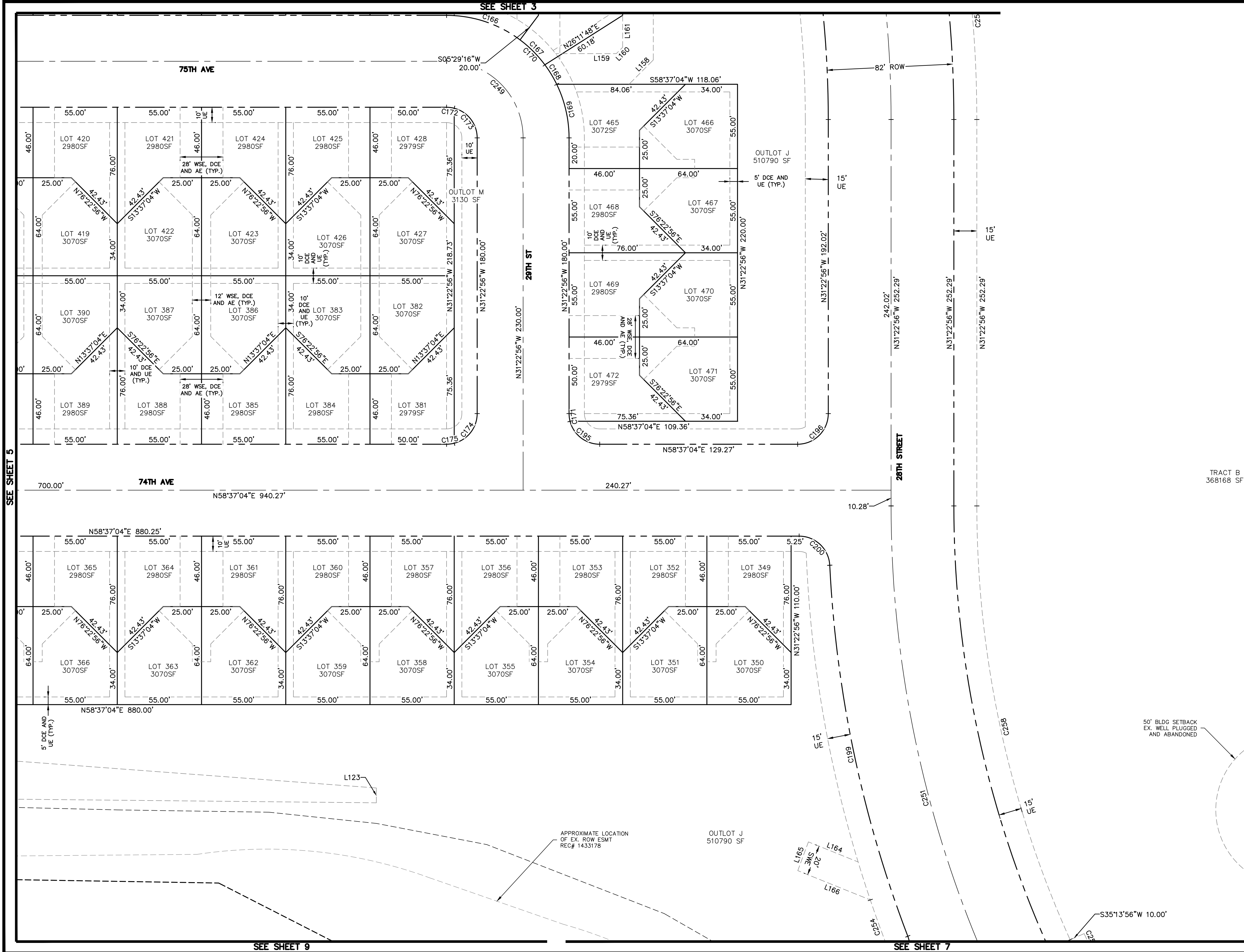
SHEET

5 of 14

5 of 14



COBBLESTONE SUBDIVISION  
A PARCEL OF LAND SITUATE IN E 1/2 OF SECTION 20, TOWNSHIP 6 NORTH,  
RANGE 66 WEST, OF THE 6TH P.M.;  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
145.59 ACRES, 472 LOTS, 3 TRACTS, 14 OUTLOTS  
PROJECT NUMBER: SUB2024-0021



- KEY MAP**  
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  - EX. GAS WELL
- NOTES**
- ACCESS EASEMENTS ARE DEDICATED  
TO THE CITY OF GREELEY FOR POND  
MAINTENANCE.

| REVISIONS | DESCRIPTION |
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| JSL       |             |
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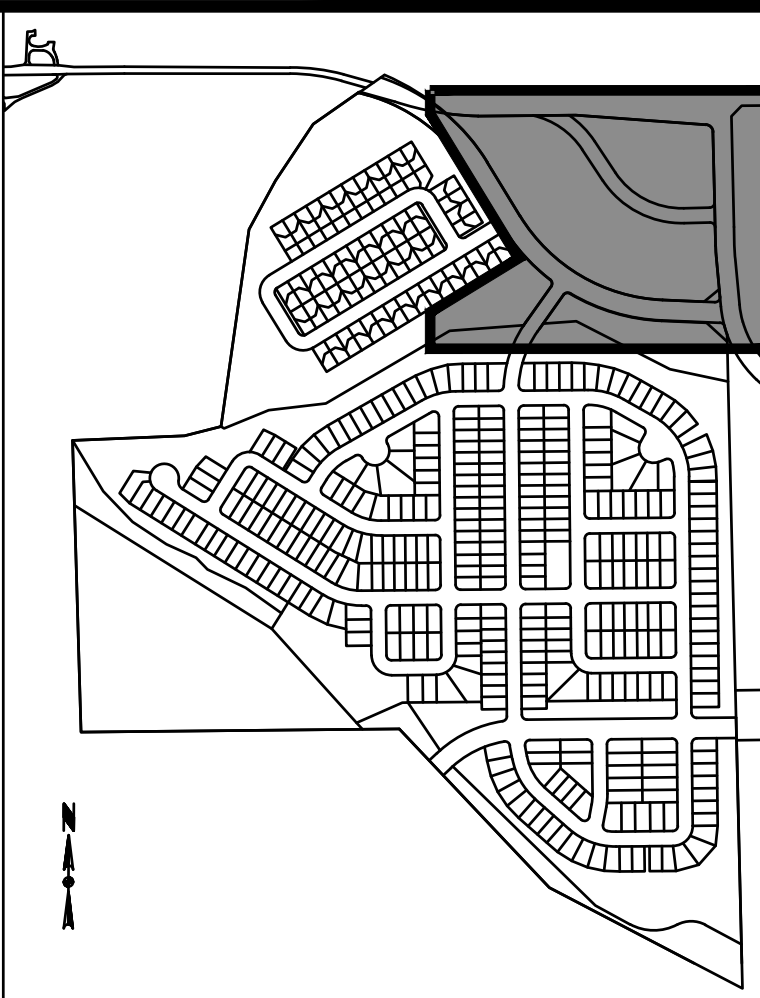
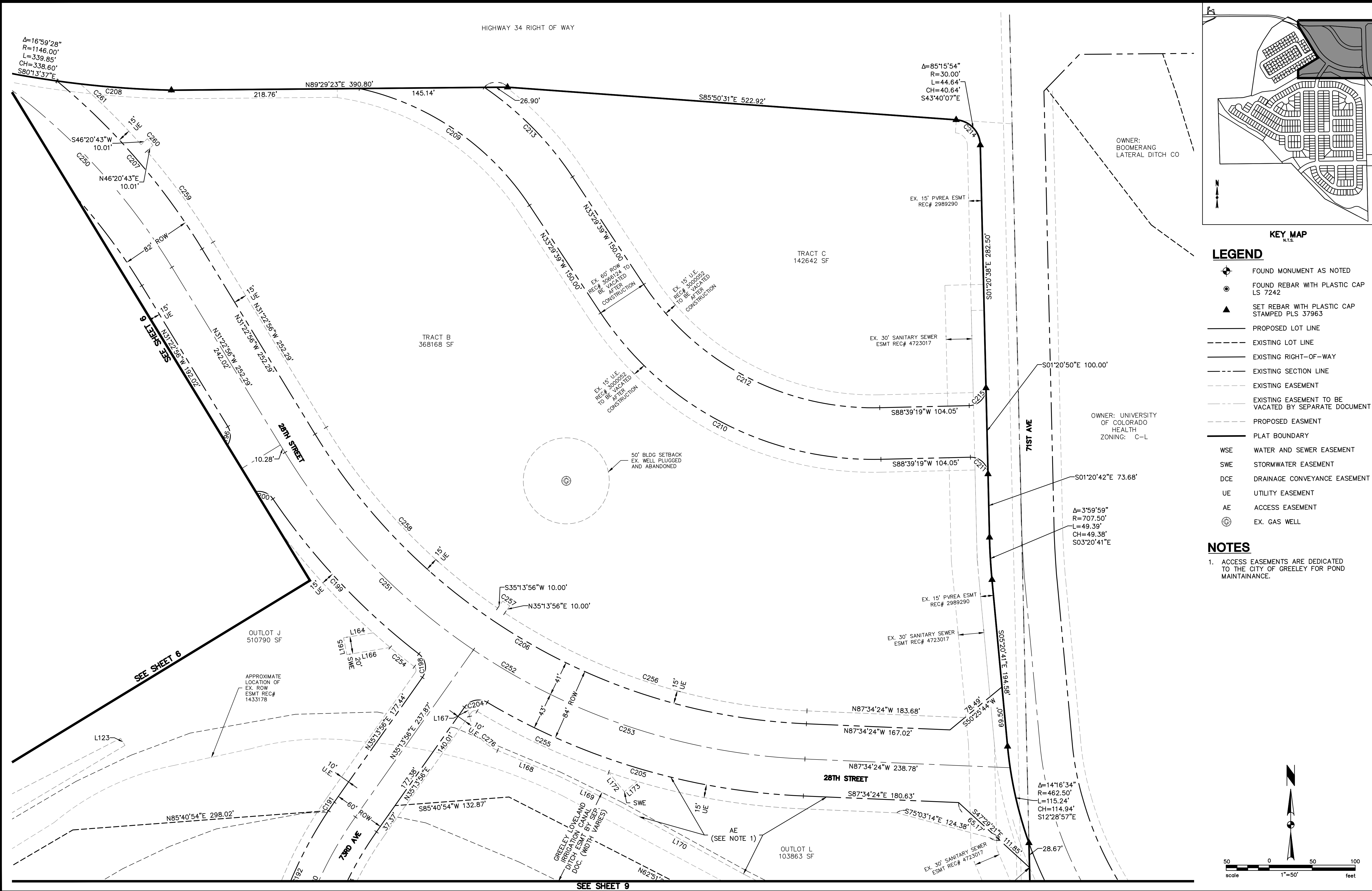
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| DESIGNED | JSL       |
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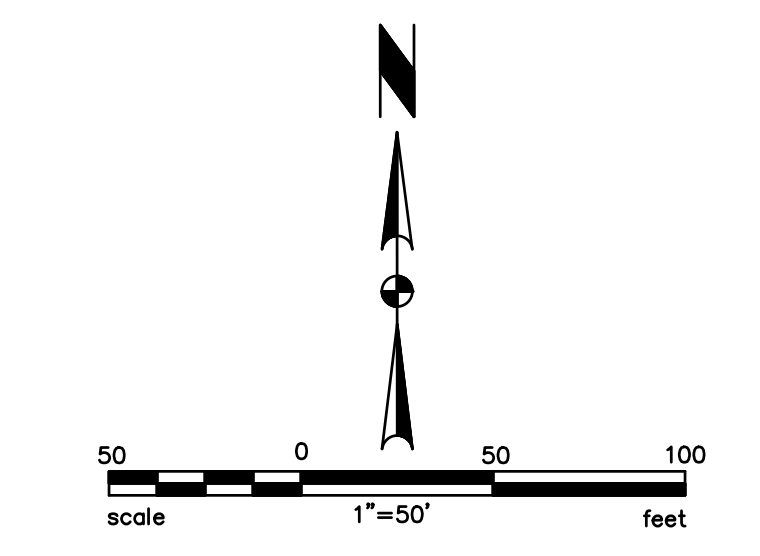
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| TST                  | TST, INC.              |
| CONSULTING ENGINEERS | 745 Whalers Way        |
|                      | Suite 200 Fort Collins |
|                      | Colorado 80525         |
|                      | Phone: 970.226.0557    |
| JOB NO.              | 1253.0001.00           |
| SCALE                | 1" = 30'               |
| DATE                 | APRIL 2025             |
| SHEET                | 6 of 14                |



COBBLESTONE SUBDIVISION  
A PARCEL OF LAND SITUATE IN E 1/2 OF SECTION 20, TOWNSHIP 6 NORTH,  
RANGE 66 WEST, OF THE 6TH P.M.;  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
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  - EX. GAS WELL
- NOTES**
- ACCESS EASEMENTS ARE DEDICATED TO THE CITY OF GREELEY FOR POND MAINTENANCE.



| REVISIONS |      | DESCRIPTION |  |
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COBBLESTONE SUBDIVISION  
A PARCEL OF LAND SITUATE IN E 1/2 OF SECTION 20, TOWNSHIP 6 NORTH,  
RANGE 66 WEST, OF THE 6TH P.M.;  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
145.59 ACRES, 472 LOTS, 3 TRACTS, 14 OUTLOTS  
PROJECT NUMBER: SUB2024-0021

OWNER: DAVID C.  
AND REBECCA A.  
FUNDERBURK  
ZONING: H-A

OWNER: ROBERT G.  
AND LINNEA S.  
DOLLARD  
ZONING: H-A



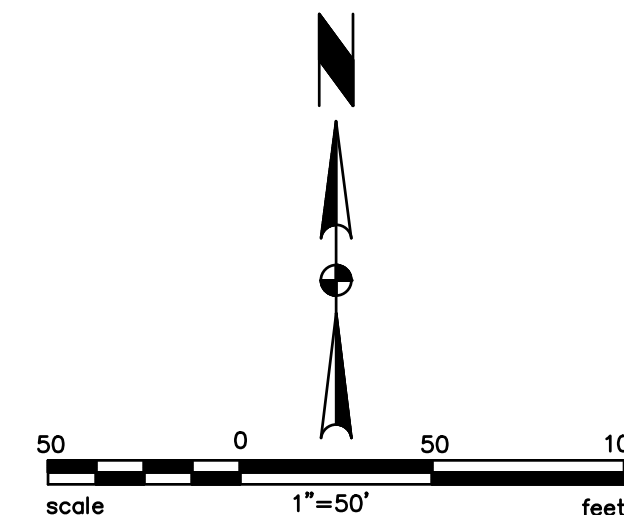
KEY MAP  
N.T.S.

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND REBAR WITH PLASTIC CAP  
LS 7242
- SET REBAR WITH PLASTIC CAP  
STAMPED PLS 37963
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE  
VACATED BY SEPARATE DOCUMENT
- PROPOSED EASMENT
- PLAT BOUNDARY
- WSE WATER AND SEWER EASEMENT
- SWE STORMWATER EASEMENT
- DCE DRAINAGE CONVEYANCE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- EX. GAS WELL

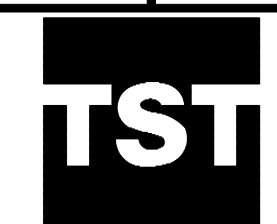
NOTES

- ACCESS EASEMENTS ARE DEDICATED  
TO THE CITY OF GREELEY FOR POND  
MAINTAINANCE.



COBBLESTONE SUBDIVISION

PLAT



TST, INC.  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

JOB NO.  
1253.0001.00

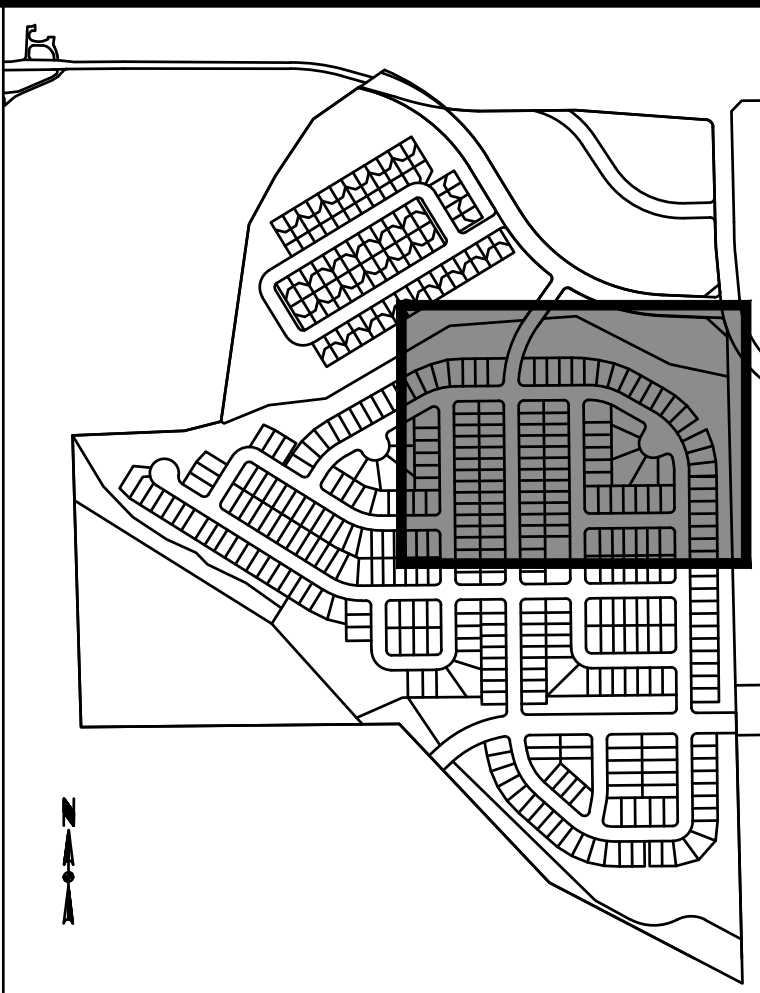
SCALE  
1" = 50'

DATE  
APRIL 2025

SHEET  
8 of 14



**A PARCEL OF LAND SITUATE IN E 1/2 OF SECTION 20, TOWNSHIP 5 NORTH,  
RANGE 66 WEST, OF THE 6TH P.M.;  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
145.59 ACRES, 472 LOTS, 3 TRACTS, 14 OUTLOTS  
PROJECT NUMBER: SUB2024-0021**

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**COBBLESTONE SUBDIVISION**

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**PLAT**

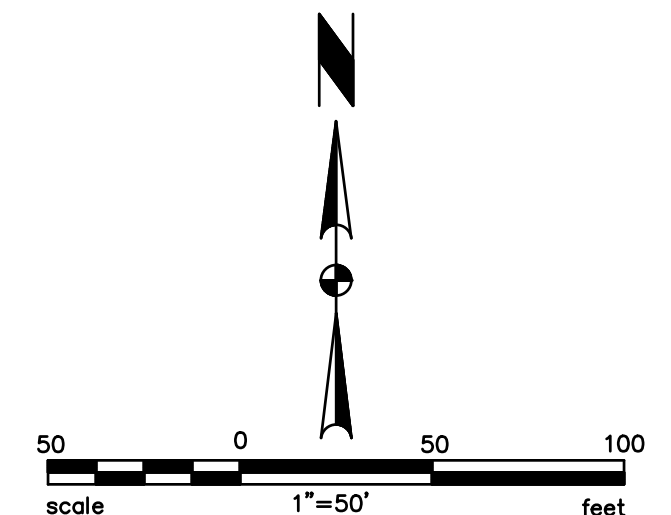


**A PARCEL OF LAND SITUATE IN E 1/2 OF SECTION 20, TOWNSHIP 5 NORTH,  
RANGE 66 WEST, OF THE 6TH P.M.;  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
145.69 ACRES, 472 LOTS, 3 TRACTS, 14 OUTLOTS  
PROJECT NUMBER: SUB2024-0021**

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 FOUND MONUMENT AS NOTED  
 FOUND REBAR WITH PLASTIC CAP  
 LS 7242  
 SET REBAR WITH PLASTIC CAP  
 STAMPED PLS 37963  
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 EX. GAS WELL

1. ACCESS EASEMENTS ARE DEDICATED TO THE CITY OF GREELEY FOR POND MAINTAINANCE.



**COBBLESTONE SUBDIVISION**

# PLAI



**TST, INC.**  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

NO. 1253.0001.00

1" = 50'

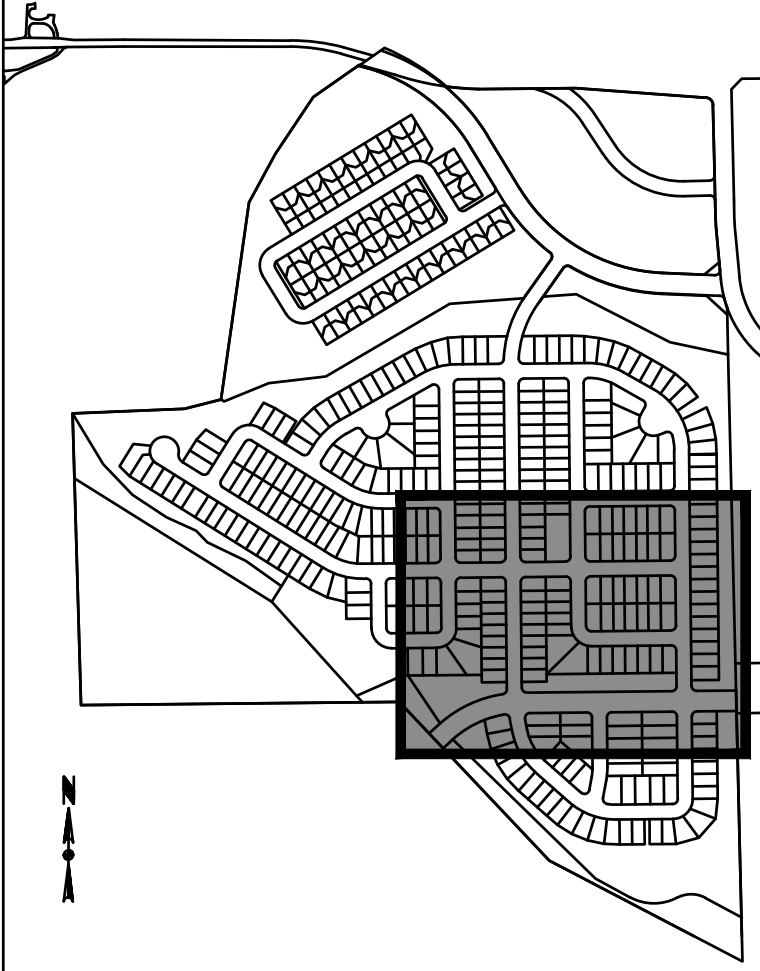
APRIL 2025

HEET

10 of 14



**A PARCEL OF LAND SITUATE IN E 1/2 OF SECTION 20, TOWNSHIP 5 NORTH,  
RANGE 66 WEST, OF THE 6TH P.M.;  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
145.69 ACRES, 472 LOTS, 3 TRACTS, 14 OUTLOTS  
PROJECT NUMBER: SUB2024-0021**

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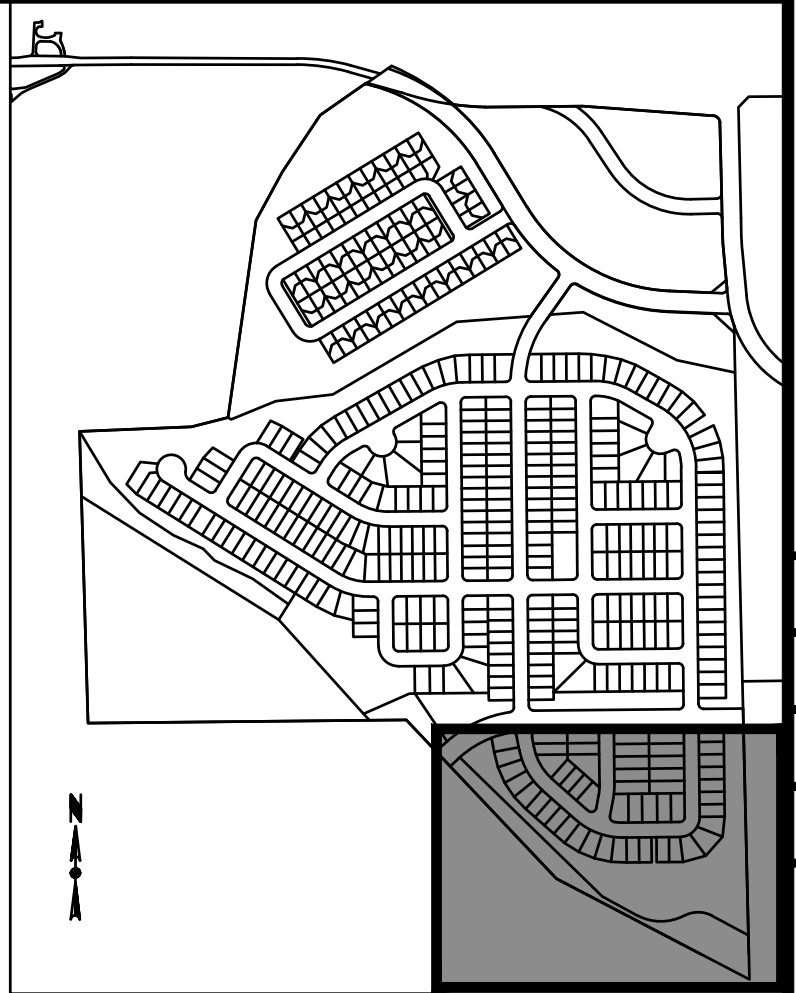
COBBLESTONE SUBDIVISION

SHEET

**11 of 14**



**A PARCEL OF LAND SITUATE IN E 1/2 OF SECTION 20, TOWNSHIP 5 NORTH,  
RANGE 66 WEST, OF THE 6TH P.M;  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
145.59 ACRES, 472 LOTS, 3 TRACTS, 14 OUTLOTS  
PROJECT NUMBER: SUB2024-0021**

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## LEGEND

-  FOUND MONUMENT AS NOTED  
 FOUND REBAR WITH PLASTIC CAP  
 LS 7242  
 SET REBAR WITH PLASTIC CAP  
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 EX. GAS WELL

1. ACCESS EASEMENTS ARE DEDICATED TO THE CITY OF GREELEY FOR POND MAINTAINANCE.

A diagram showing a circle with a dashed outline. At the center is a small circle containing the letter 'G'. A solid line segment, representing the radius, extends from the center 'G' to the dashed boundary of the circle. This radius is labeled with the letter 'r'.

50' BLDG SETBACK  
— EX. WELL PLUGGED  
AND ABANDONED

OWNER: ST.  
MICHAELS OWNER  
ASSOCIATION  
ZONING: R-L

EX. 30' PIPELINE  
ESMT REC #3690985

EX. 30' ROW CNTY COM. 1889  
RES. BOOK 86, PAGE 273

EX. 25' SANITARY SEWER  
ESMT REC #4723017

EX. 30' SANITARY SEWER  
ESMT REC# 4723017

**COBBLESTONE SUBDIVISION**

# PLAI



**TST, INC.**  
CONSULTING ENGINEERS  
748 Whalers Way  
Suite 200 Fort Collins  
Colorado 80525  
Phone: 970.226.0557

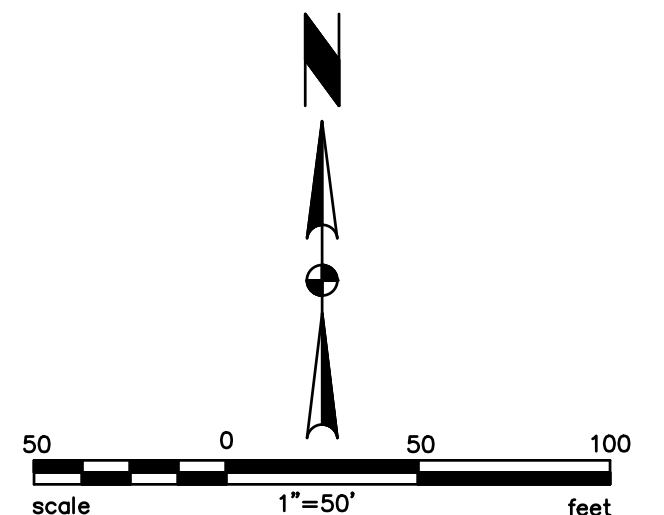
NO. 1253.0001.00

1" = 50'

APRIL 2025

10-11

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| CURVE TABLE |         |         |            |             |         |
|-------------|---------|---------|------------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA      | BEARING     | CHORD   |
| C1          | 58.00'  | 35.55'  | 35°07'21"  | N4°53'53"E  | 35.00'  |
| C2          | 58.00'  | 30.34'  | 29°58'35"  | N27°39'05"W | 30.00'  |
| C3          | 58.00'  | 15.52'  | 15°19'55"  | N50°18'20"W | 15.47'  |
| C4          | 280.00' | 45.89'  | 9°23'27"   | N62°40'02"W | 45.84'  |
| C5          | 280.00' | 50.76'  | 10°23'14"  | N72°33'22"W | 50.69'  |
| C6          | 280.00' | 62.71'  | 12°49'54"  | N84°09'56"W | 62.58'  |
| C7          | 280.00' | 159.36' | 32°36'35"  | S74°16'35"E | 157.22' |
| C8          | 20.00'  | 31.42'  | 90°00'00"  | N45°34'53"W | 28.28'  |
| C9          | 58.00'  | 250.00' | 246°57'52" | S65°30'38"W | 96.75'  |
| C10         | 58.00'  | 168.58' | 166°32'00" | S74°16'26"E | 115.20' |
| C11         | 34.00'  | 39.74'  | 66°57'52"  | S24°29'22"E | 37.51'  |
| C12         | 20.00'  | 31.42'  | 90°00'00"  | N77°01'42"E | 28.28'  |
| C13         | 80.00'  | 125.66' | 90°00'00"  | N77°01'42"E | 113.14' |
| C14         | 80.00'  | 42.47'  | 30°24'58"  | S73°10'47"E | 41.97'  |
| C15         | 80.00'  | 83.19'  | 59°35'02"  | N61°49'13"E | 79.50'  |
| C16         | 20.00'  | 31.42'  | 90°00'00"  | N77°01'42"E | 28.28'  |
| C17         | 280.00' | 44.76'  | 9°09'34"   | N36°36'29"E | 44.71'  |
| C18         | 280.00' | 49.45'  | 10°07'11"  | N46°14'51"E | 49.39'  |
| C19         | 280.00' | 43.85'  | 8°58'26"   | N55°47'40"E | 43.81'  |
| C20         | 280.00' | 138.07' | 28°15'11"  | N46°09'17"E | 136.68' |

| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C101        | 20.00'  | 31.42'  | 90°00'00" | N44°25'07"E | 28.28'  |
| C102        | 20.00'  | 31.42'  | 90°00'00" | S45°34'53"E | 28.28'  |
| C103        | 20.00'  | 31.42'  | 90°00'00" | N44°25'07"E | 28.28'  |
| C104        | 20.00'  | 31.42'  | 90°00'00" | S45°34'53"E | 28.28'  |
| C105        | 80.00'  | 36.23'  | 25°56'40" | S13°33'13"E | 35.92'  |
| C106        | 80.00'  | 37.17'  | 26°37'27" | S39°50'17"E | 36.84'  |
| C107        | 80.00'  | 37.17'  | 26°37'27" | S66°27'44"E | 36.84'  |
| C108        | 80.00'  | 15.09'  | 10°48'25" | S85°10'41"E | 15.07'  |
| C109        | 80.00'  | 125.66' | 90°00'00" | S45°34'53"E | 113.14' |
| C110        | 20.00'  | 31.42'  | 90°00'00" | S45°34'53"E | 28.28'  |
| C111        | 420.00' | 90.18'  | 12°18'08" | N9°40'13"E  | 90.01'  |
| C112        | 20.00'  | 32.85'  | 94°06'02" | N43°31'52"W | 29.28'  |
| C113        | 280.00' | 32.77'  | 6°42'17"  | N87°13'44"W | 32.75'  |
| C114        | 280.00' | 45.95'  | 9°24'12"  | N79°10'30"W | 45.90'  |
| C115        | 280.00' | 45.95'  | 9°24'12"  | N69°46'18"W | 45.90'  |
| C116        | 280.00' | 22.86'  | 4°40'40"  | N62°43'52"W | 22.85'  |
| C117        | 280.00' | 147.53' | 30°11'22" | S75°29'12"E | 145.83' |
| C118        | 280.00' | 31.76'  | 6°29'56"  | N57°08'33"W | 31.74'  |
| C119        | 280.00' | 45.95'  | 9°24'12"  | N49°11'29"W | 45.90'  |
| C120        | 280.00' | 50.56'  | 10°20'46" | N39°19'00"W | 50.49'  |

| CURVE TABLE |          |         |           |             |         |
|-------------|----------|---------|-----------|-------------|---------|
| CURVE       | RADIUS   | LENGTH  | DELTA     | BEARING     | CHORD   |
| C201        | 20.00'   | 31.42'  | 90°00'00" | N45°34'53"W | 28.28'  |
| C202        | 420.00'  | 232.47' | 31°42'47" | S19°22'33"W | 229.51' |
| C203        | 420.00'  | 142.29' | 19°24'39" | N25°31'37"E | 141.61' |
| C204        | 20.00'   | 29.79'  | 85°20'23" | N77°54'08"E | 27.11'  |
| C205        | 788.00'  | 387.09' | 28°08'43" | S73°30'02"E | 383.21' |
| C206        | 704.00'  | 690.43' | 56°11'28" | N59°28'40"W | 663.09' |
| C207        | 786.00'  | 259.13' | 18°53'38" | N40°49'45"W | 258.02' |
| C208        | 1146.00' | 133.54' | 6°40'35"  | S85°23'04"E | 133.46' |
| C209        | 320.00'  | 245.71' | 43°59'37" | N55°29'26"W | 239.72' |
| C210        | 380.00'  | 383.68' | 57°51'03" | N62°25'10"W | 367.59' |
| C211        | 20.00'   | 31.41'  | 89°58'58" | N46°20'41"W | 28.28'  |
| C212        | 320.00'  | 323.10' | 57°51'04" | N62°25'10"W | 309.55' |
| C213        | 380.00'  | 146.87' | 22°08'44" | N44°34'01"W | 145.96' |
| C214        | 30.00'   | 44.64'  | 85°15'54" | S43°40'07"E | 40.64'  |
| C215        | 20.00'   | 31.41'  | 89°58'58" | S43°39'19"W | 28.28'  |
| C216        | 250.00'  | 142.29' | 32°36'35" | N74°16'35"W | 140.37' |
| C217        | 450.00'  | 314.52' | 40°02'47" | N66°37'53"E | 308.16' |
| C218        | 450.00'  | 21.71'  | 2°45'51"  | N88°02'12"E | 21.71'  |
| C219        | 450.00'  | 336.23' | 42°48'38" | S68°00'48"W | 328.47' |
| C220        | 450.00'  | 281.28' | 35°48'49" | N17°19'32"E | 276.72' |

| CURVE TABLE |         |         |            |             |         |
|-------------|---------|---------|------------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA      | BEARING     | CHORD   |
| C21         | 280.00' | 20.98'  | 4°17'37"   | N62°25'41"E | 20.98'  |
| C22         | 280.00' | 49.45'  | 10°07'11"  | N69°38'05"E | 49.39'  |
| C23         | 280.00' | 49.45'  | 10°07'11"  | N79°45'16"E | 49.39'  |
| C24         | 280.00' | 22.50'  | 4°36'15"   | N87°06'59"E | 22.49'  |
| C25         | 280.00' | 142.39' | 29°08'14"  | N74°51'00"E | 140.86' |
| C26         | 20.00'  | 30.27'  | 86°43'14"  | N46°03'30"E | 27.46'  |
| C27         | 480.00' | 92.37'  | 11°01'33"  | N8°12'40"E  | 92.23'  |
| C28         | 220.00' | 41.40'  | 10°46'52"  | N37°25'08"E | 41.34'  |
| C29         | 220.00' | 108.48' | 28°15'11"  | N46°09'17"E | 107.39' |
| C30         | 220.00' | 67.09'  | 17°28'19"  | N51°32'43"E | 66.83'  |
| C31         | 20.00'  | 31.42'  | 90°00'00"  | S74°43'07"E | 28.28'  |
| C32         | 58.00'  | 30.67'  | 30°18'01"  | S44°52'08"E | 30.32'  |
| C33         | 58.00'  | 38.27'  | 37°48'09"  | S78°55'13"E | 37.58'  |
| C34         | 58.00'  | 45.13'  | 44°34'49"  | N59°53'18"E | 44.00'  |
| C35         | 58.00'  | 38.65'  | 38°10'46"  | N18°30'30"E | 37.94'  |
| C36         | 58.00'  | 29.50'  | 29°08'14"  | N15°09'00"W | 29.18'  |
| C37         | 58.00'  | 182.21' | 180°00'00" | N60°16'52"E | 116.00' |
| C38         | 20.00'  | 31.42'  | 90°00'00"  | N15°16'53"E | 28.28'  |
| C39         | 220.00' | 11.59'  | 3°01'08"   | N61°47'26"E | 11.59'  |
| C40         | 20.00'  | 40.53'  | 116°07'07" | S58°38'26"E | 33.94'  |

| CURVE TABLE |         |         |            |             |         |
|-------------|---------|---------|------------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA      | BEARING     | CHORD   |
| C121        | 280.00' | 39.31'  | 8°02'40"   | N30°07'18"W | 39.28'  |
| C122        | 280.00' | 50.56'  | 10°20'46"  | N20°55'35"W | 50.49'  |
| C123        | 280.00' | 45.95'  | 9°24'12"   | N11°03'06"W | 45.90'  |
| C124        | 280.00' | 28.19'  | 5°46'07"   | N3°27'57"W  | 28.18'  |
| C125        | 280.00' | 292.29' | 59°48'38"  | S30°29'12"E | 279.20' |
| C126        | 20.00'  | 31.42'  | 90°00'00"  | N45°34'53"W | 28.28'  |
| C127        | 220.00' | 10.35'  | 2°41'42"   | N0°45'58"E  | 10.35'  |
| C128        | 220.00' | 31.89'  | 8°18'22"   | N6°16'00"E  | 31.87'  |
| C129        | 220.00' | 42.24'  | 11°00'04"  | N4°55'09"E  | 42.18'  |
| C130        | 20.00'  | 41.14'  | 117°50'37" | N69°20'29"E | 34.26'  |
| C131        | 220.00' | 12.12'  | 3°09'26"   | S50°09'29"E | 12.12'  |
| C132        | 220.00' | 3.21'   | 0°50'06"   | S48°09'43"E | 3.21'   |
| C133        | 220.00' | 112.22' | 29°13'36"  | S33°07'52"E | 111.01' |
| C134        | 220.00' | 30.47'  | 7°56°11"   | S14°32'58"E | 30.45'  |
| C135        | 220.00' | 145.90' | 37°59'53"  | S29°34'49"E | 143.24' |
| C136        | 20.00'  | 34.91'  | 100°00'00" | S39°25'07"W | 30.64'  |
| C137        | 20.00'  | 31.42'  | 90°00'00"  | S45°34'53"E | 28.28'  |
| C138        | 20.00'  | 31.42'  | 90°00'00"  | S44°25'07"W | 28.28'  |
| C139        | 220.00' | 34.99'  | 9°06'48"   | N86°01'29"W | 34.96'  |
| C140        | 20.00'  | 32.07'  | 91°53'16"  | N35°31'27"W | 28.75'  |

| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C41         | 20.00'  | 31.42'  | 90°00'00" | S44°25'07"W | 28.28'  |
| C42         | 220.00' | 46.09'  | 12°00'11" | N84°34'48"W | 46.00'  |
| C43         | 220.00' | 77.58'  | 20°12'21" | N68°28'32"W | 77.18'  |
| C44         | 220.00' | 1.54'   | 0°24'04"  | N58°10'20"W | 1.54'   |
| C45         | 220.00' | 125.21' | 32°36'35" | N74°16'35"W | 123.53' |
| C46         | 20.00'  | 31.42'  | 90°00'00" | N12°58'18"W | 28.28'  |
| C47         | 20.00'  | 31.42'  | 90°00'00" | N77°01'42"E | 28.28'  |
| C48         | 280.00' | 2.04'   | 0°25'04"  | S58°10'50"E | 2.04'   |
| C49         | 280.00' | 41.58'  | 8°30'33"  | S62°38'39"E | 41.55'  |
| C50         | 280.00' | 38.26'  | 7°49'45"  | S70°48'47"E | 38.23'  |
| C51         | 280.00' | 38.26'  | 7°49'45"  | S78°38'32"E | 38.23'  |
| C52         | 280.00' | 39.22'  | 8°01'29"  | S86°34'09"E | 39.18'  |
| C53         | 280.00' | 159.36' | 32°36'35" | S74°16'35"E | 157.22' |
| C54         | 20.00'  | 31.42'  | 90°00'00" | S45°34'53"E | 28.28'  |
| C55         | 20.00'  | 31.42'  | 90°00'00" | S44°25'07"W | 28.28'  |
| C56         | 220.00' | 16.54'  | 4°18'30"  | N88°25'38"W | 16.54'  |
| C57         | 220.00' | 90.00'  | 23°26'24" | N74°33'11"W | 89.38'  |
| C58         | 220.00' | 18.67'  | 4°51'41"  | N60°24'08"W | 18.66'  |
| C59         | 220.00' | 125.21' | 32°36'35" | N74°16'35"W | 123.53' |
| C60         | 20.00'  | 31.42'  | 90°00'00" | N12°58'18"W | 28.28'  |

| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C141        | 280.00' | 16.62'  | 3°24'04"  | N8°43'08"E  | 16.62'  |
| C142        | 280.00' | 37.14'  | 7°35'59"  | N3°13'07"E  | 37.11'  |
| C143        | 280.00' | 53.76'  | 11°00'04" | N4°55'09"E  | 53.68'  |
| C144        | 20.00'  | 31.42'  | 90°00'00" | N44°25'07"E | 28.28'  |
| C145        | 409.00' | 80.74'  | 11°18'40" | S74°44'49"W | 80.61'  |
| C146        | 20.00'  | 31.07'  | 89°00'58" | N55°05'22"W | 28.04'  |
| C147        | 280.00' | 37.92'  | 7°45°34"  | N14°27'40"W | 37.89'  |
| C148        | 280.00' | 50.07'  | 10°14'42" | N23°27'48"W | 50.00'  |
| C149        | 280.00' | 50.07'  | 10°14'42" | N33°42'30"W | 50.00'  |
| C150        | 280.00' | 47.64'  | 9°44'55"  | N43°42'19"W | 47.58'  |
| C151        | 280.00' | 185.69' | 37°59'53" | N29°34'49"W | 182.31' |
| C152        | 280.00' | 18.99'  | 3°53'12"  | N50°31'22"W | 18.99'  |
| C153        | 280.00' | 50.07'  | 10°14'42" | N57°35'19"W | 50.00'  |
| C154        | 280.00' | 50.07'  | 10°14'42" | N67°50'01"W | 50.00'  |
| C155        | 280.00' | 50.07'  | 10°14'42" | N78°04'44"W | 50.00'  |
| C156        | 280.00' | 36.07'  | 7°22'48"  | N86°53'29"W | 36.04'  |
| C157        | 280.00' | 205.26' | 42°00'07" | N69°34'49"W | 200.70' |
| C158        | 80.00'  | 0.71'   | 0°30'40"  | S89°09'47"W | 0.71'   |
| C159        | 80.00'  | 41.76'  | 29°54'31" | S73°57'11"W | 41.29'  |
| C160        | 80.00'  | 41.69'  | 29°51'20" | S44°04'16"W | 41.22'  |

| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C61         | 20.00'  | 31.42'  | 90°00'00" | S44°25'07"W | 28.28'  |
| C62         | 20.00'  | 31.42'  | 90°00'00" | N45°34'53"W | 28.28'  |
| C63         | 20.00'  | 31.42'  | 90°00'00" | N44°25'07"E | 28.28'  |
| C64         | 20.00'  | 31.42'  | 90°00'00" | S45°34'53"E | 28.28'  |
| C65         | 20.00'  | 31.42'  | 90°00'00" | S45°34'53"E | 28.28'  |
| C66         | 20.00'  | 31.42'  | 90°00'00" | S44°25'07"W | 28.28'  |
| C67         | 20.00'  | 31.42'  | 90°00'00" | N45°34'53"W | 28.28'  |
| C68         | 20.00'  | 31.42'  | 90°00'00" | N44°25'07"E | 28.28'  |
| C69         | 80.00'  | 39.80'  | 28°30'24" | S75°09'55"W | 39.39'  |
| C70         | 80.00'  | 40.43'  | 28°57'18" | S46°26'04"W | 40.00'  |
| C71         | 80.00'  | 40.43'  | 28°57'18" | S17°28'46"W | 40.00'  |
| C72         | 80.00'  | 5.00'   | 3°35'00"  | S1°12'37"W  | 5.00'   |
| C73         | 80.00'  | 125.66' | 90°00'00" | N44°25'07"E | 113.14' |
| C74         | 20.00'  | 31.42'  | 90°00'00" | S44°25'07"W | 28.28'  |
| C75         | 20.00'  | 31.42'  | 90°00'00" | N45°34'53"W | 28.28'  |
| C76         | 20.00'  | 31.42'  | 90°00'00" | S45°34'53"E | 28.28'  |
| C77         | 20.00'  | 31.42'  | 90°00'00" | S44°25'07"W | 28.28'  |
| C78         | 20.00'  | 31.42'  | 90°00'00" | N45°34'53"W | 28.28'  |
| C79         | 20.00'  | 31.42'  | 90°00'00" | N44°25'07"E | 28.28'  |
| C80         | 220.00' | 92.72'  | 24°08'49" | S78°04'50"E | 92.03'  |

| CURVE TABLE |        |         |            |             |         |
|-------------|--------|---------|------------|-------------|---------|
| CURVE       | RADIUS | LENGTH  | DELTA      | BEARING     | CHORD   |
| C161        | 80.00' | 41.50'  | 29°43'29"  | S14°16'51"W | 41.04'  |
| C162        | 80.00' | 125.66' | 90°00'00"  | S44°25'07"W | 113.14' |
| C163        | 20.00' | 31.42'  | 90°00'00"  | S44°25'07"W | 28.28'  |
| C164        | 80.00' | 5.00'   | 3°35'00"   | S60°24'34"W | 5.00'   |
| C165        | 80.00' | 5.00'   | 3°35'00"   | N60°24'34"E | 5.00'   |
| C166        | 80.00' | 46.48'  | 33°17'12"  | N78°50'40"E | 45.83'  |
| C167        | 80.00' | 23.04'  | 16°29'53"  | S76°15'48"E | 22.96'  |
| C168        | 80.00' | 14.92'  | 10°41'16"  | S62°40'14"E | 14.90'  |
| C169        | 80.00' | 36.23'  | 25°56'40"  | S44°21'16"E | 35.92'  |
| C170        | 80.00' | 125.66' | 90°00'00"  | S76°22'56"E | 113.14' |
| C171        | 20.00' | 5.05'   | 14°28'39"  | S38°37'15"E | 5.04'   |
| C172        | 20.00' | 5.05'   | 14°28'39"  | S65°51'24"W | 5.04'   |
| C173        | 20.00' | 26.36'  | 75°31'21"  | N69°08'36"W | 24.49'  |
| C174        | 20.00' | 26.36'  | 75°31'21"  | N62°22'45"E | 24.49'  |
| C175        | 20.00' | 5.05'   | 14°28'39"  | N51°22'45"E | 5.04'   |
| C176        | 20.00' | 5.05'   | 14°28'39"  | N65°51'24"E | 5.04'   |
| C177        | 20.00' | 26.36'  | 75°31'21"  | S69°08'36"E | 24.49'  |
| C178        | 20.00' | 26.36'  | 75°31'21"  | S6°22'45"W  | 24.49'  |
| C179        | 20.00' | 5.05'   | N51°28'39" | S51°22'45"W | 5.04'   |
| C180        | 20.00' | 31.42'  | 90°00'00"  | S44°25'07"W | 28.28'  |

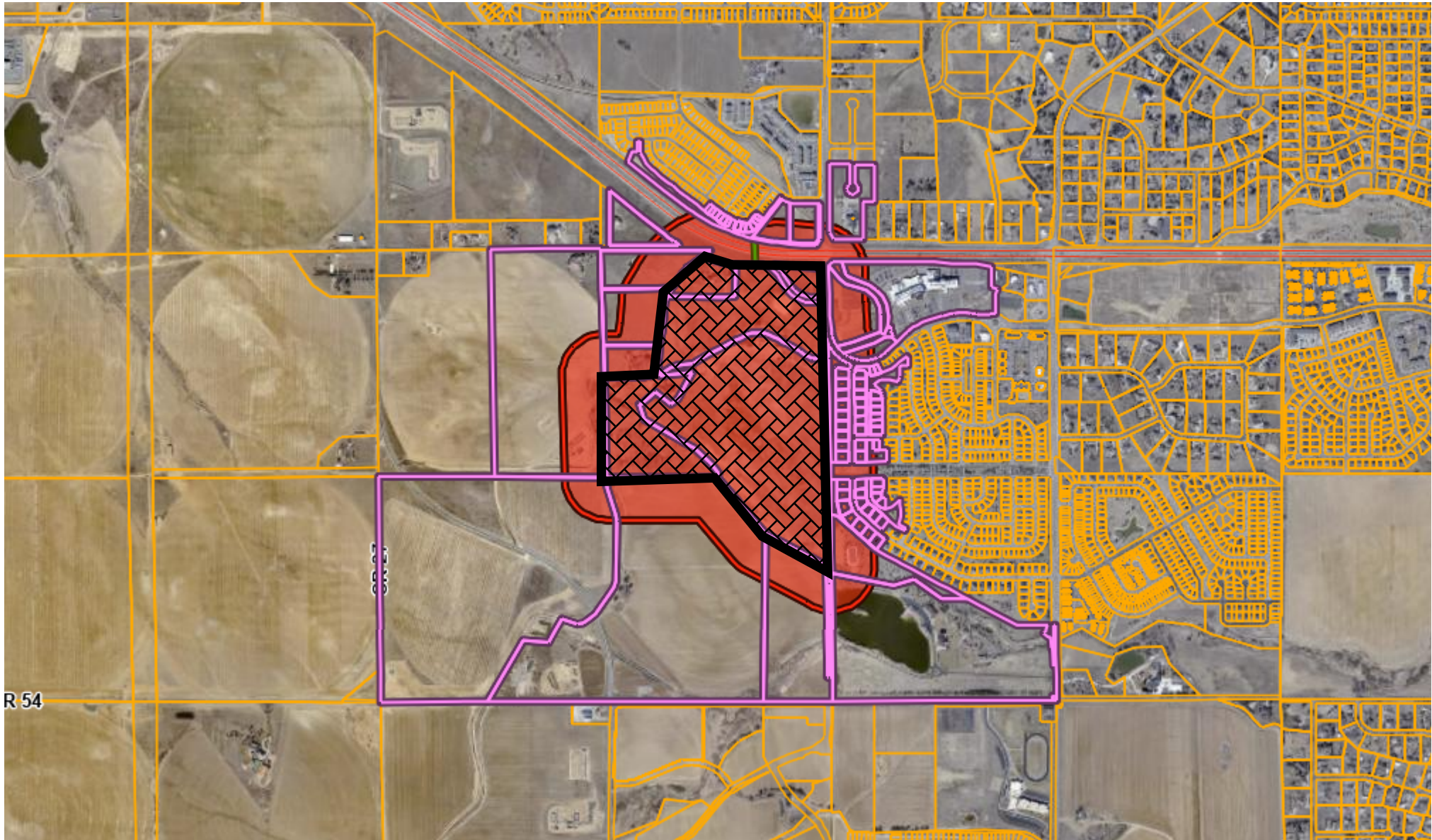






**Map depicting 500 foot buffer around subject  
property, Cobblestone Subdivision Preliminary Plat  
No. SUB2024-0021**

6/18/2025 11:58:15 AM



Scale: 1:19102

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Notes:

DISCLAIMER: This product has been developed solely for internal use only by Weld County. The GIS database, applications, and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the database does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL ANY PART THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN.

Jeff Woeber

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**From:** Ann Heckel <AHeckel@aprestoration.com>  
**Sent:** Tuesday, July 8, 2025 3:49 PM  
**To:** Jeff Woeber  
**Cc:** Kent Heckel  
**Subject:** Cas Number SUB2024-0021 Cobblestone Subdivision

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

Hello Jeff,

Please pass my feedback along to the Planning Commission:

#### TRAFFIC:

Have any traffic studies been completed regarding the additional traffic through the St. Michaels neighborhood. Our HOA has recently approached the city asking for a speed study and stop sign monitoring in our neighborhood.

#### HOA:

Will the subdivision have an HOA with declarations and bylaws? Will they be enforced? Many subdivisions in the city of Greeley do not enforce their covenants which leads to unsightly homes, yards, etc. which leads to property values for all in the HOA community.

#### PARKS/WALKING PATHS

Will the developer include parks and walking paths within Cobblestone? Who will maintain them.

#### APARTMENTS

Does this subdivision include apartment building(s)? I have concerns regarding parking. We have apartments within St. Michaels. There are not enough parking spaces. Parking spills out to the surrounding streets and into St. Michaels square. I also oppose more apartment buildings being built in Greeley. I believe the ratio of apartment units to single family homes is very high compared to surrounding communities.

With all of the growth over the past decade Greeley consumer tax dollars are primarily going to Johnstown and Loveland. There is very little retail shopping here in Greeley. The map we received in the mail is very difficult to understand. There are pink lines, red lines and black lines. What is a buffer?

Best Regards,

*Ann Heckel*



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**\*MITIGATION \*RECONSTRUCTION \*ROOFING \*CAPITAL IMPROVEMENTS \*ABATEMENT**





Jeff Woeber

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**From:** ppapoose@aol.com  
**Sent:** Thursday, July 10, 2025 7:49 PM  
**To:** Jeff Woeber  
**Subject:** Re: cobblestone subdivision

On Thursday, July 10, 2025 at 07:11:26 PM MDT, ppapoose@aol.com <ppapoose@aol.com> wrote:

On Tuesday, July 1, 2025 at 04:24:59 PM MDT, Jeff Woeber <jeff.woeber@greeleygov.com> wrote:

Attached is a plat we are reviewing for this subdivision, as discussed.

Email with any questions.

Jeff

Jeff, I want to thank you for answering my questions and sending the information concerning Cobblestone development. Strangely, David and I went to the City of Greeley meeting at AIMS CC last night and was very impressed with the presentation. It was good to see the citizens of Greeley taking part in this development of Greeley. We were very disappointed that Cobblestone would not be considered in this plan for Greeley.. I think Cobblestone is already in the pipeline.

David and I are not opposed to new development in Greeley. Our main problem is with how the traffic will flow. You plan on adding 472 residential homes which would be probably vehicles times two for each home. We are now dealing with the new UCHealth and John Evans middle school. I don't know if you have been in this area during shift change at the hospital times 3 or the school hours but it is not a happy time. When you increase that number close to 1000 more cars it will be a problem. I truly feel that if you don't live in this neighborhood it's hard to understand the problem. It would help if the committee would come out and talk with the home owners it would help us and the city.

We plan to attend the July 22 meeting and I would appreciate you submitting these concerns at the meeting. Also we are willing to meet with someone on the committee to talk to on location . I think these things are understood through visual presentations. Thanks so much for all you do. Rebecca and David Funderburk



**Jeffrey Woeber, AICP**

Planner III

Community Development

Planning Department

1100 10<sup>th</sup> Street, Greeley CO 80631

970-350-9842 | [jeff.woeber@greeleygov.com](mailto:jeff.woeber@greeleygov.com)

[www.greeleygov.com](http://www.greeleygov.com)



# **Cobblestone Subdivision Preliminary Plat**

## **SUB2024-0021**

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**Planning Commission  
July 22, 2025  
Jeffrey Woerber, Planner III**

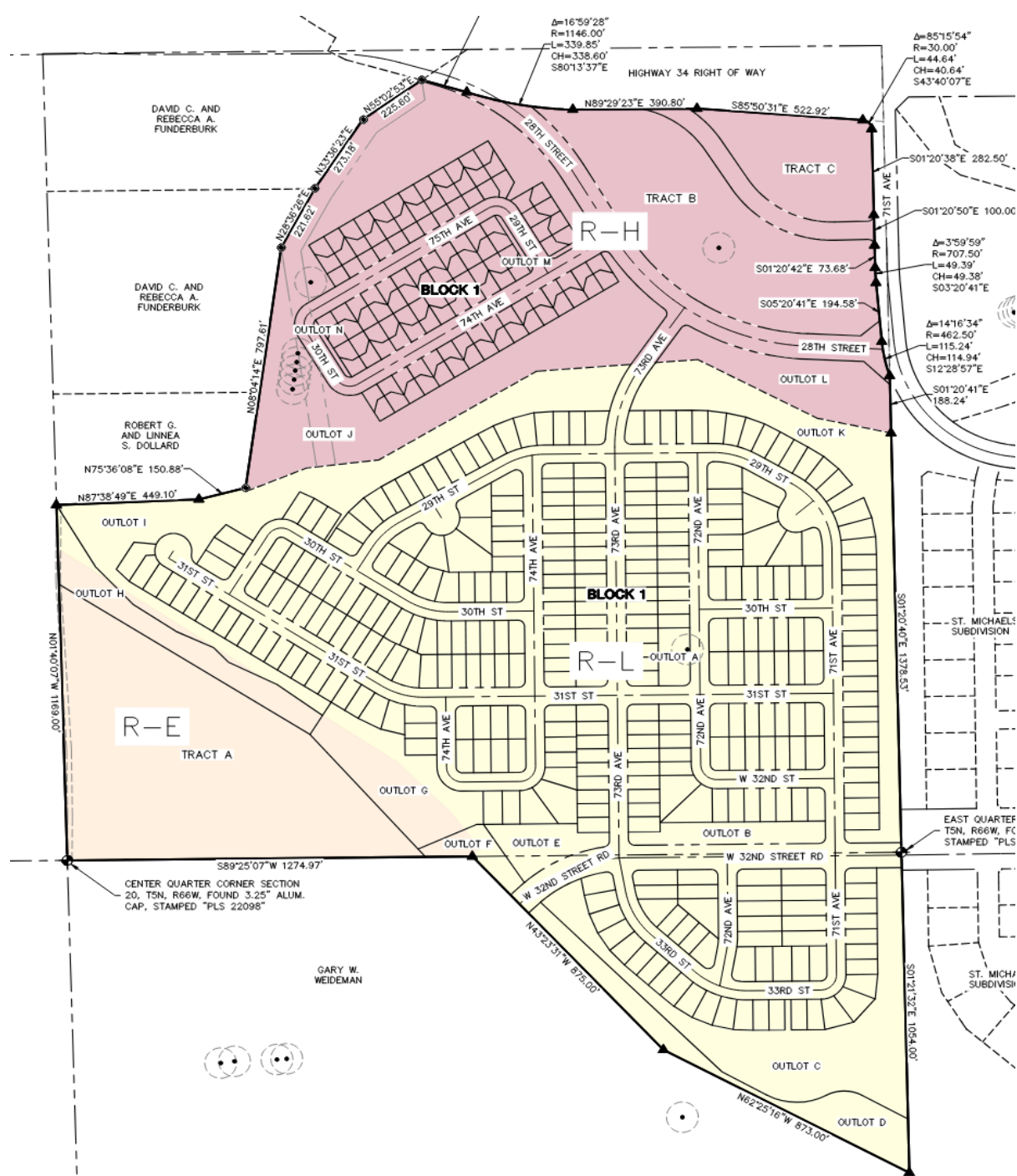


# Request & Site Background

- Request:
  - Approval of a Preliminary Plat to create 472 Lots, 14 Outlots, 3 Tracts, dedication of rights-of-way
- Background:
  - 149.6 acres, within R-H, R-L, R-E Zoning Districts

# Location





# Cobblestone Subdivision

**124 lots, R-H**  
**348 lots, R-L**

**3 tracts for  
development,  
park dedication**

**Outlots**

# Considerations

## Approval Criteria

- Preliminary Subdivision Criteria, 24-203(b)(1)

## Notification

- 82 notice letters mailed
- 500 ft notice boundary
- Two signs posted on the property
- Web notice
- Staff is not aware of any opposition to the Cobblestone project

## Recommendation

- Staff recommends approval of Preliminary Plat based on compliance with Section 24-203(b)(1)
- Planning Commission is the Decision-Making Authority for a Preliminary Plat



# Recommended Motion



## Approval

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, **approves** the preliminary subdivision plat as presented.

# Alternative Motion



## Denial

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1), and therefore, **denies** the preliminary subdivision plat.

# Review Criteria



## Subdivision Review Criteria, Section 24-203(b)(1)

a) **The application is in accordance with the Comprehensive Plan, or any other specific plan created under that plan, and in particular, the physical development patterns and design concepts of the plan.**

The subject area is identified as “Mixed Use” Neighborhood on the Land Use Guidance Map in the Plan. The Mixed Use category recommends “...typically between 4 and 10 dwelling units/acre but may include densities up to 20 dwelling units/acre.” It is difficult to calculate the gross density of the subdivision at this stage in the process as there are two tracts proposed totaling 11.7 acres, both within the R-H zoned portion of the site. The density of these is to be determined. Taking the 11.7 acres out of the 145.6 acre total area and calculating density given the 472 lots now proposed gives a gross density of 3.5 dwelling units/acre. Staff sees this density will be considerably higher upon residential subdivision of the two tracts, but it very likely would comply with the 10 dwelling unit/acre recommendation, and it is extremely unlikely it could go above the 20 dwelling units/acre maximum recommended by the Plan.

The Mixed Use Neighborhoods section of the Plan further recommends single family, and “...higher density types such as duplexes, townhomes/row homes, and smaller scale apartment buildings, as well as accessory dwelling units are encouraged to provide a range of housing options for residents.”

# Review Criteria



## Subdivision Review Criteria, Section 24-203(b)(1)

- |    |                                                                                                                                                                                                                                                                                                                                            |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| c) | <b>The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property.</b>                                                                                                   |
|    | The design of the project is dependent upon approval from some existing easements on site which, if not accepted by the easement owners, could require changes to the design. Dedication of rights-of-way totaling 27.4 acres is proposed, with a street and access layout that meets the design standards of the subdivision regulations. |
| d) | <b>The proposed blocks and lots are capable of meeting all development and site design standards</b>                                                                                                                                                                                                                                       |



# Review Criteria



## Subdivision Review Criteria, Section 24-203(b)(1)

e) **The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.**

The application has been referred to all applicable review agencies, who have reviewed design, construction, performance and maintenance requirements for required improvements. After revisions were made by the applicant, the application does demonstrate being able to meet these requirements, excluding the outstanding acceptance by the existing easement owners as mentioned earlier in point E.(c).

f) **Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.**

Three phases are proposed with development of the Cobblestone Subdivision. Applicant's description and discussion of phasing within their narrative (included in Attachments), depicts and provides detail of this phasing. With that, the phasing is clearly indicated and does demonstrate a logical and coordinated approach with timing, location and construction of amenities being consistent in each.

# Review Criteria



## Subdivision Review Criteria, Section 24-203(b)(1)

|    |                                                                                                                                                                                                                                                                             |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| g) | <b>Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.</b> |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                                                                                                                                          |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | With the drainage study and other technical reports submitted with this subdivision application, along with meetings and discussion with the applicant in scoping and pre-application processes, in staff's judgement the potential impacts are mitigated and meet accepted planning, engineering, and design solutions. |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# Review Criteria



## Subdivision Review Criteria, Section 24-203(b)(1)

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| h) | <b>The design does not impede the construction of anticipated or planned future public infrastructure within the area, or deter future development of adjacent property from meeting the goals and policies of the Comprehensive Plan.</b>                                                                                                                                                                                              |
|    | City Planning, EDR, and Public Works as well as Water and Sewer staff have reviewed the proposed subdivision design and the associated infrastructure improvements and have ensured infrastructure is not impeded now and will not be in the future. In staff's judgement future development of adjacent properties could move forward and be consistent with the goals and policies of the <i>Imagine Greeley Comprehensive Plan</i> . |
| i) | <b>The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.</b>                                                                                                                                                                                                                                                                                                              |
|    | Staff and referral agencies have reviewed all preliminary plans associated with the project and are comfortable with the application proceeding to the Final Subdivision process to finalize the design.                                                                                                                                                                                                                                |

# Cobblestone

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Planning Commission

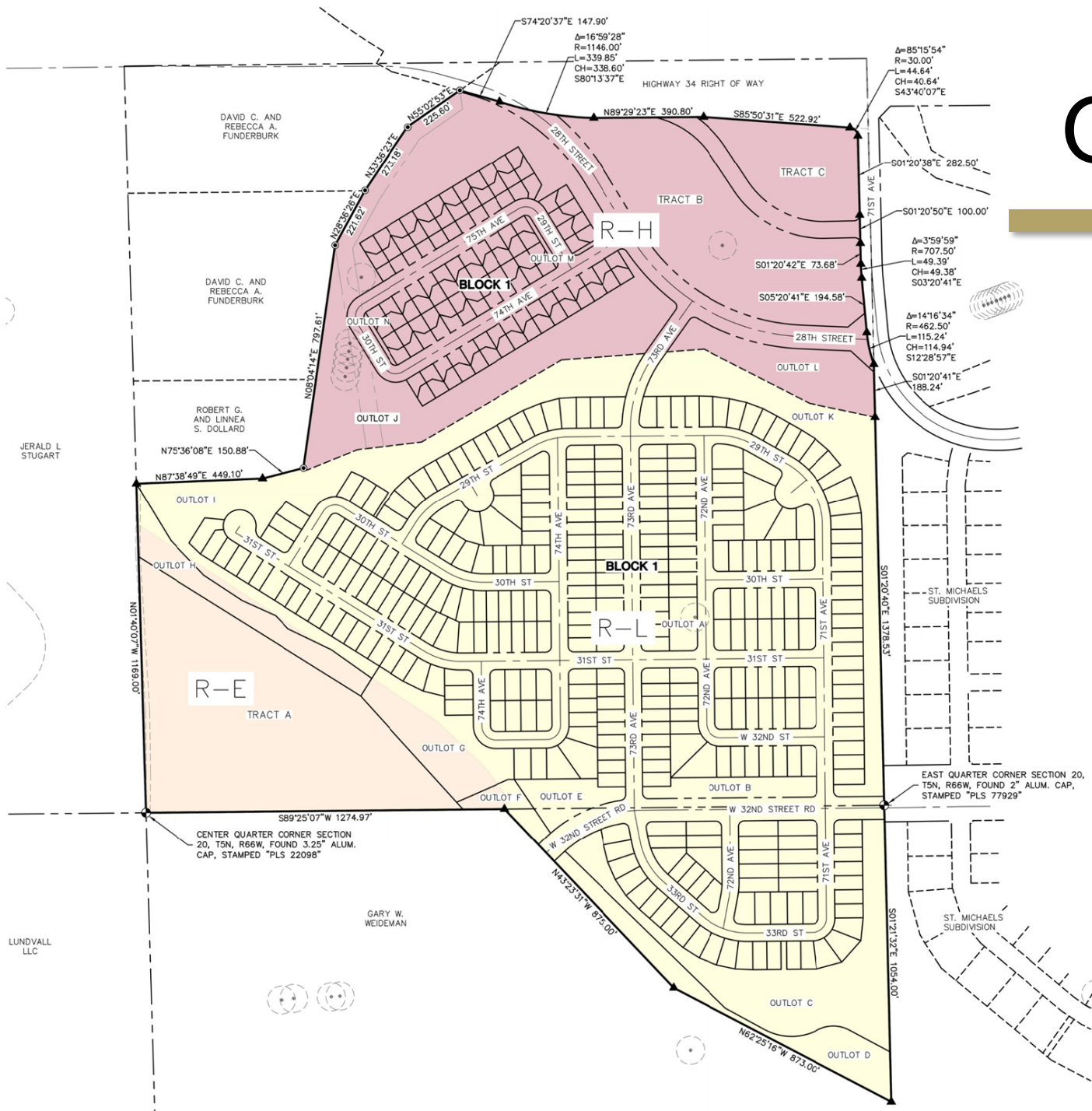
July 22, 2025

# Overview





# Overall Plat



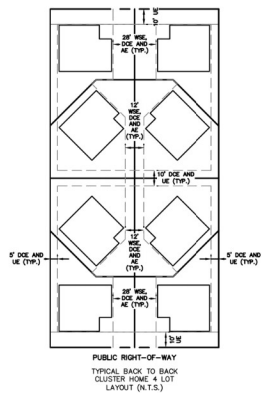
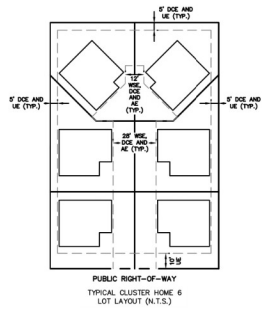
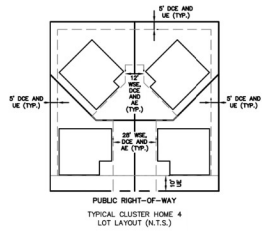
# Phasing



Figure 1 - Planned Development Phases

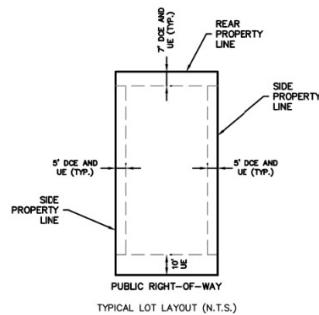


# Cluster Homes





# Single Family Homes



## PLANNING COMMISSION SUMMARY

**ITEM:** Willow Vista No. 1, No. 2, and No.3 Annexations

**PROJECT:** Willow Vista No. 1, No. 2, and No.3 Annexations

**FILE NO:** ANX2024-0001, ANX2024-0002, and ANX2024-0003

**LOCATION:** Bounded by AA Street to the north, heading south along Couty Road 35 to O Street at the south boundary.

**APPLICANT:** Baessler Homes, Melissa Wheeler

**CASE PLANNER:** Katelyn Puga, Planner III

**PLANNING COMMISSION HEARING DATE:** July 22, 2025

**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.

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### EXECUTIVE SUMMARY

Baessler Homes petitions to annex a total of 222.4 acres of land to the City of Greeley in a series of three separate annexation requests (ANX2024-0001, ANX2024-0002, and ANX2024-0003). Bounded by AA Street to the north, heading south along Weld County Road 35 to O Street at the south boundary(Section J – Attachments).

#### A. REQUEST

Baessler Homes is requesting approval to annex a total of 222.4 acres of land owned by Union Colony Investors LLC, known as the Willow Vista No. 1, No. 2, and No. 3 Annexations. The annexation includes a total of four parcels. The annexation also includes the right-of-way for Weld County Road 35 (CR 35), which bisects the annexation; and includes the right-of-way for the round-a-bout and detention pond at O Street and CR 35.

#### B. STAFF RECOMMENDATION

Approval

#### C. LOCATION



1. **ANX2024-0001:** 63.29 acres located south of AA Street, west of County Road 35, and north of O Street.
2. **ANX2024-0002:** 74.71 acres located south of AA Street, east of County Road 35, and approximately 40 feet north of O Street.
3. **ANX2024-0003:** 84.40 acres Located just north of O street, east of County Road 35, and approximately 115 feet south of AA Street.

**Current Zoning:** AG (Agricultural – County); R-1 (Residential – County)

**Proposed Zoning:** ANX2024-0001 – 63.29 acres: Holding Agriculture (HA)  
 ANX2024-0002 – 74.71 acres: Holding Agriculture (HA)  
 ANX2024-0003 – 84.40 acres: Holding Agriculture (HA)

**Abutting Zoning:** North (AA Street): H-A (Holding Agriculture – City)  
 North (east of CR 35): R-1 (County)  
 South: PUD (Planned Unit Development - City)  
 East: AG (Agriculture - County)  
 West: AG (County); R-1 (County)

See Figure 1 for details.

**Site Conditions:** The site is currently undeveloped and used for agricultural purposes. County Road 35 runs through the center of the annexation area, while AA Street forms the northern boundary. The southern edge is bordered by an existing detention pond and the roundabout at O Street and County Road 35. There are five plugged and abandoned oil and gas wells located throughout the annexation area.

**Contiguity:**

| Annexation Application | Required Contiguity | Provided Contiguity |
|------------------------|---------------------|---------------------|
| ANX2024-0001           | 16%                 | 23%                 |
| ANX2024-0002           | 16%                 | 31%                 |
| ANX2024-0003           | 16%                 | 49%                 |

**Abutting Land Uses:** North: Residential Estate and Agriculture  
 South: Residential, Agriculture, and Open Space/Natural Areas.  
 East: Agriculture  
 West: Agriculture/Residential Estate; Oil and gas operations



*Figure 1: Zoning & Vicinity Map*

#### **D. BACKGROUND**

The property owner has petitioned the City to annex a total of 222.4 acres of unincorporated property, including the right of way of Weld County Road 35 and AA Street. The annexations consist of four parcels, Parcel No. 080526000035, Parcel No. 080525000076, Parcel No. 080525000077, and a portion of right-of-way located on Parcel No. 080526000048. The annexations are proposed as part of a serial annexation with three annexation applications to establish contiguity with the city boundary. The annexation area contains five plugged and abandoned oil and gas wells. The parcels are located within the Long-Range Expected Growth Area and are designated as an Urban Reserve.

The applicant requests the annexation be zoned H-A (Holding Agriculture) 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 proposed annexation applications consists of a series of annexations to establish contiguity per Colorado Revised Statutes 31-12-105(1) (e), where contiguity may be established by the annexation of one or more parcels in a series, which annexations may be completed simultaneously and considered together for the purposes of the public hearing required by Sections 31-12- 108 and 31-12-109 and the annexation impact report required by Section 31-12-108.5.

The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution on July 15, 2025, making a finding to this effect, scheduling the introduction of the ordinance concerning the annexation for August 19, 2025, and the final reading on September 2, 2025.

## **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 five plugged and abandoned oil and gas well pads dispersed throughout the annexation area. The area is anticipated to develop with a mix of residential and commercial uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as Urban Reserve. While this classification does not anticipate immediate development, it does not preclude it. Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided. Because full urban services are not currently available at the site, any development proposal must demonstrate how the area will be fully serviced.

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 north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth 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 areas of Annexation No. 1 and Annexation No. 2 would be served by Eaton RE-2 School District, and Annexation No. 3 would be served by Greeley/Evans District 6.

Currently no City-level utilities are needed at the site. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal.

This request complies with this criterion.

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

Staff Comment: As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements, with a combined total contiguity of 36% (16% minimum required). 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 and between two areas that have already been annexed (area between O Street and AA Street).

This request complies with this criterion.

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

Staff Comment: Since the site is located between existing City of Greeley Boundary to the north and south, it will close an existing gap in the city boundary. Any future development of the area will require additional development review depending on the proposal. While anticipated that future plans for a mix of housing and commercial uses, it is not proposed with the H-A zoning, 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 H-A (Holding-Agriculture) zoning is being considered as a request to annex into the City of Greeley until further master plans are submitted for future development of the area.

This request complies with this criterion.

**F. PHYSICAL SITE CHARACTERISTICS**

**1. SUBDIVISION HISTORY**

The four parcels included in the annexation applications are currently unsubdivided in unincorporated Weld County. A Subdivision Plat will be required for future development proposals.

**2. HAZARDS**

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

**3. WILDLIFE**

According to the City of Greeley's Areas of Ecological Significance map, Seeley Lake and the area immediately around it are in an area of 'high' ecological significance, which are areas that contain significant natural features which would be severely and negatively compromised by development. A bald eagle roost site boundary is located within the area of Willow Vista Annexation No.3, located on the east area of the site. This will need to be taken into considering with any future development in the area.

**4. FLOODPLAIN**

The site primarily has no mapped floodplains on the subject property, in exception of approximately 0.4 acres within Annexation No. 1, adjacent to AA Street.

**5. DRAINAGE AND EROSION**

The site is largely undeveloped with drainage patterns expected to match existing conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes.

The annexation request includes a Weld County detention pond, southwest of O Street and Weld County Road 35 roundabout.

**6. TRANSPORTATION**

The annexation request includes a section of Weld County Road 35, AA Street to the north, and O Street to the south.

**H. SERVICES**

**1. WATER**

There is an existing North Weld County Water District water main located in AA Street, east of Weld County Road 35, in addition to a water main within Weld County Road 35. There is a City of Greeley 20-inch water stub at O Street and Weld County 35. 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”. Water infrastructure adequate to serve the site will be examined in further development applications and the subsequent permitting processes.

**2. SANITATION**

The nearest sewer line is a 36” sewer trunk line located south of O Street at N 25<sup>th</sup> Avenue. Sanitary sewer infrastructure adequate to connect the site to the sewer trunk line will be examined in further development applications and the subsequent permitting processes.

**3. EMERGENCY SERVICES**

The subject site is currently served by the Eaton 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 #3 (150 35th Ave), is approximately 1.5 miles away.

The City of Greeley Police Department would also serve this area with the completion of the annexation. The nearest police station is approximately four (4) miles east of the subject enclave on 10<sup>th</sup> Street near 28<sup>th</sup> Avenue.

**4. PARKS/OPEN SPACES**

The site is approximately .33 miles from the Poudre Trail and Poudre Ponds, near the south boundary of the annexation. Future parks and open space will be required with future development of the property.

**5. SCHOOLS**

Annexation No.1 and Annexation No. 2 are located in Eaton RE-2 School District, while the southern portion of the site (Annexation No. 3) is located in Greeley/Evans District 6.

**I. NEIGHBORHOOD IMPACTS**

**1. VISUAL**

The annexation would not create any visual impacts on the surrounding neighborhood, which is largely agricultural and residential estate. Potential impacts would be reviewed at time of future 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 future 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 June 20, 2025 to surrounding properties within 1000 feet of the subject property. The applicant posted signs in three locations on the property on June 24, 2025. To date, staff has received one letter of opposition from a nearby land owner, citing concerns related to increased traffic congestion, loss of traditional land uses, reduction of productive farmland, anticipated noise complaints, destruction of rural lifestyle, and decreased property values. The letter is included in the attachments provided.

**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 Willow Vista Annexation No. 1, File number ANX2024-0001, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.



2. 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 Willow Vista Annexation No. 2, File number ANX2024-0002, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.
3. 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 Willow Vista Annexation No. 3, File number ANX2024-0003, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.

**J. ATTACHMENTS:**

1. Annexation Petition
2. Vicinity & Zoning Map
3. Annexation Plat
4. Annexation Site Analysis Map
5. Neighbor Notification Boundary Map
6. Project Narrative
7. Staff Presentation
8. Letter of Opposition

## **PETITION FOR ANNEXATION**

### **Willow Vista Annexation No. 1**

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, "Willow Vista Annexation No. 1." 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)    Mailing Address    Date of Signing

Union Colony Investors, LLC; By John M. Todd

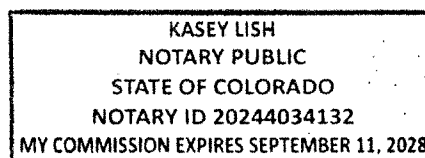
John M. Todd 6/4/25

Subscribed and sworn to before me this 4<sup>th</sup> day of June, 2025, by  
~~Kasey Lish~~ John M Todd KL

Witness my hand and official seal.

My commission expires: 9/11/2028

Kasey Lish  
Notary Public



Land Owned

Property Description – WILLOW VISTA ANNEXATION NO. 1

AN AREA OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION TWENTY-SIX (26), TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4NW1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION TWENTY-FIVE (25) TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 26 AND ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26 AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19585 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.



THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 01°01'18" EAST ALONG SAID EAST LINE A DISTANCE OF 1263.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 57°29'03" WEST A DISTANCE OF 752.00 FEET;

THENCE NORTH 23°58'11" WEST A DISTANCE OF 932.62 FEET TO THE SOUTH LINE OF THE E1/2NE1/4 OF SAID SECTION 26;

THENCE SOUTH 89°37'51" WEST ALONG SAID SOUTH LINE A DISTANCE OF 353.20 FEET TO THE SOUTHWEST CORNER SAID E1/2NE1/4;

THENCE NORTH 01°12'41" WEST ALONG THE WEST LINE OF SAID E1/2NE1/4 A DISTANCE OF 2378.57 FEET TO THE SOUTHERLY LINE OF SEELEY LAKE ANNEXATION NO. 3 RECORDED SEPTEMBER 22, 2023 AT RECEPTION NO. 4922120 AND TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE ALONG THE SOUTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 BY THE FOLLOWING NINE (9) COURSES AND DISTANCES:

THENCE SOUTH 11°12'34" EAST A DISTANCE OF 229.40 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 293.19 FEET, SAID CURVE HAS A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 17°40'57", AND IS SUBTENDED BY A CHORD BEARING SOUTH 20°03'02" EAST A DISTANCE OF 292.02 FEET;

THENCE SOUTH 28°53'31" EAST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 91.07 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 324.93 FEET, SAID CURVE HAS A RADIUS OF 1175.00 FEET, A DELTA ANGLE OF 15°50'39", AND IS SUBTENDED BY A CHORD BEARING SOUTH 36°48'51" EAST A DISTANCE OF 323.89 FEET;

THENCE SOUTH 44°44'09" EAST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 129.26 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 375.75 FEET, SAID CURVE HAS A RADIUS OF 980.00 FEET, A DELTA ANGLE OF 21°58'05", AND IS SUBTENDED BY A CHORD BEARING SOUTH 55°43'12" EAST A DISTANCE OF 373.45 FEET;

THENCE SOUTH 66°42'15" EAST A DISTANCE OF 174.76 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 351.84 FEET, SAID CURVE HAS A RADIUS OF 1230.00 FEET, A DELTA ANGLE OF 16°23'22", AND IS SUBTENDED BY A CHORD BEARING SOUTH 74°53'56" EAST A DISTANCE OF 350.64 FEET;

THENCE SOUTH 83°05'37" EAST A DISTANCE OF 57.54 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 35;

THENCE NORTH 01°22'10" WEST ALONG THE NORTHERLY PROLONGATION OF THE SAID WEST LINE A DISTANCE OF 60.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 35;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 35 BY THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE SOUTH 86°02'39" EAST A DISTANCE OF 30.04 FEET;

THENCE NORTH 79°22'13" EAST A DISTANCE OF 30.40 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 35;

THENCE ALONG SAID NORTHERLY PROLONGATION AND ALONG SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 35 BY THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE SOUTH 01°22'37" EAST A DISTANCE OF 1125.21 FEET;

THENCE SOUTH 01°01'18" EAST A DISTANCE OF 1283.07 FEET;

THENCE NORTH 57°29'03" WEST A DISTANCE OF 35.99 FEET TO THE EAST LINE OF THE SE1/4 OF SAID SECTION 26 AND TO THE **POINT OF BEGINNING**.

**TOGETHER WITH** AN AREA OF LAND DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE AFORESAID **POINT "A"**:

THENCE NORTH 01°12'41" WEST ALONG THE WEST LINE OF SAID E1/2NE1/4 OF SECTION 26 A DISTANCE OF 157.79 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 01°12'41" WEST ALONG SAID WEST LINE A DISTANCE OF 97.26 FEET TO THE NORTHWEST CORNER OF SAID E1/2NE1/4;

THENCE NORTH 89°28'28" EAST ALONG THE NORTH LINE OF SAID E1/2NE1/4 A DISTANCE OF 30.01 FEET;

THENCE SOUTH 01°46'31" EAST A DISTANCE OF 150.17 FEET THE NORTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 AND TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 61.97 FEET, SAID CURVE HAS A RADIUS OF 318.00 FEET, A DELTA ANGLE OF 11°09'54", AND IS SUBTENDED BY A CHORD BEARING NORTH 31°48'04" WEST A DISTANCE OF 61.87 FEET TO THE **POINT OF BEGINNING**;

SAID AREAS OF LAND CONTAIN 63.29 ACRES (+/-2,757,047 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

**AFFIDAVIT OF CIRCULATOR**

STATE OF COLORADO

)

) ss.

COUNTY OF WELD

)

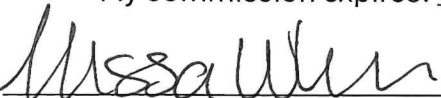
Kasey Lish being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

  
(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 4 day of June, 2025, by Kasey Lish.

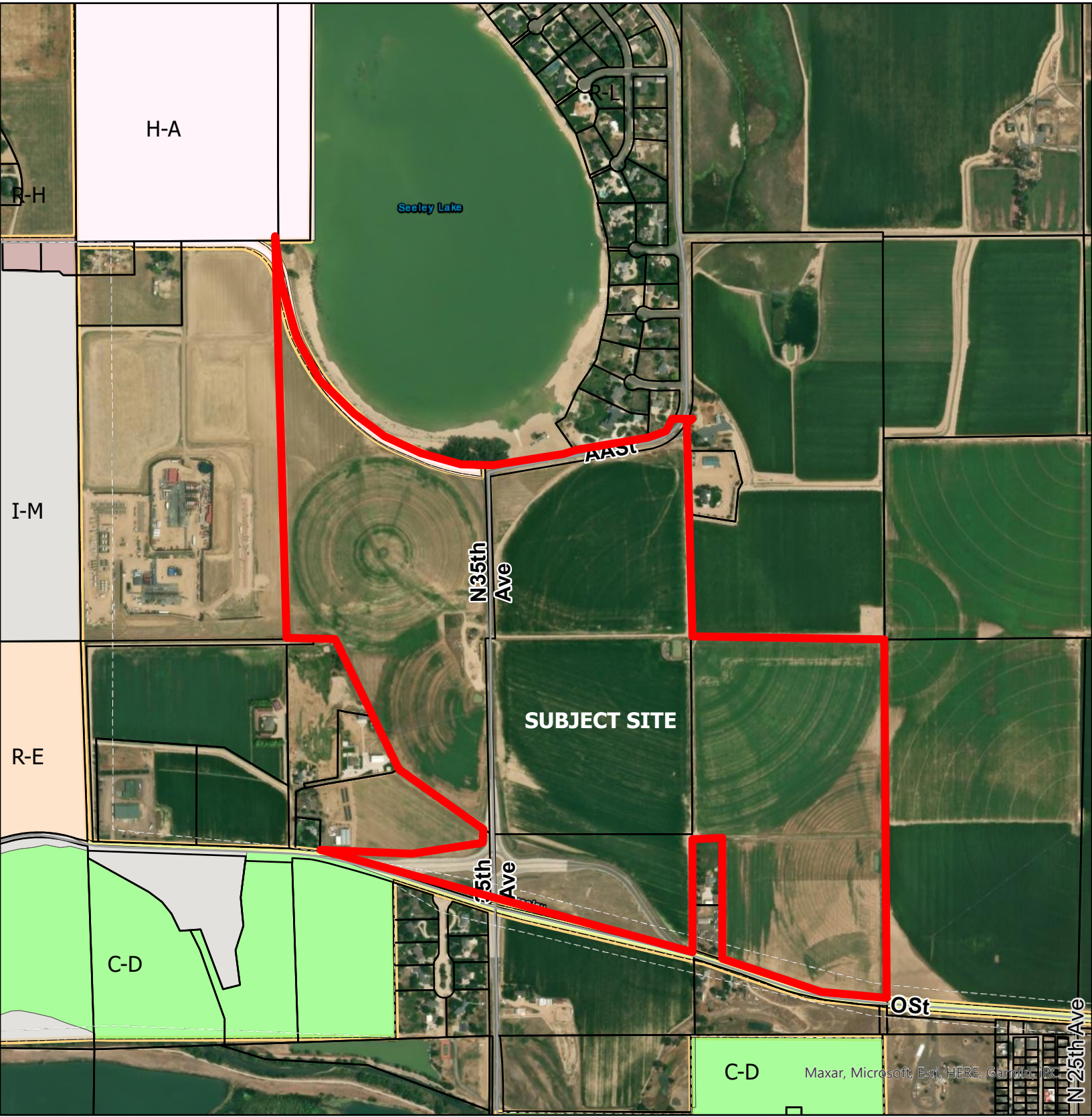
Witness my hand and official seal.

My commission expires: 6/17/2027



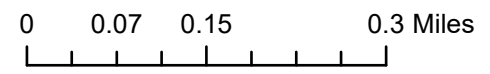
Notary Public





Legend

- |                                   |                                |
|-----------------------------------|--------------------------------|
| Greeley Parcels                   | Planned Unit Development (PUD) |
| Conservation District (C-D)       | Residential Estate (R-E)       |
| Holding Agriculture (H-A)         | Residential High Density (R-H) |
| Industrial Medium Intensity (I-M) |                                |





WILLOW VISTA ANNEXATION NO.1  
PART OF THE EAST HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 26, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST  
QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO  
63.29 ACRES  
PROJECT NUMBER: ANX2024-0001

PROPERTY DESCRIPTION – WILLOW VISTA ANNEXATION NO. 1:

AN AREA OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION TWENTY– SIX (26), TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4NW1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION TWENTY–FIVE (25) TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY–SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26 AND ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26 AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19858 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 01°01'18" EAST ALONG SAID EAST LINE A DISTANCE OF 1263.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 57°29'03" WEST A DISTANCE OF 752.00 FEET;  
THENCE NORTH 23°58'11" WEST A DISTANCE OF 932.62 FEET TO THE SOUTH LINE OF THE E1/2NE1/4 OF SAID SECTION 26;  
THENCE SOUTH 89°37'51" WEST ALONG SAID SOUTH LINE A DISTANCE OF 353.20 FEET TO THE SOUTHWEST CORNER SAID E1/2NE1/4;

THENCE NORTH 01°12'41" WEST ALONG THE WEST LINE OF SAID E1/2NE1/4 A DISTANCE OF 2378.57 FEET TO THE SOUTHERLY LINE OF SEELEY LAKE ANNEXATION NO. 3 RECORDED SEPTEMBER 22, 2023 AT RECEPTION NO. 4922120 AND TO A POINT HEREINAFTER REFERRED TO AS **POINT 'A'**;

THENCE ALONG THE SOUTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 BY THE FOLLOWING NINE (9) COURSES AND DISTANCES:

THENCE SOUTH 11°12'34" EAST A DISTANCE OF 229.40 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 293.19 FEET, SAID CURVE HAS A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 17°40'57", AND IS SUBTENDED BY A CHORD BEARING SOUTH 20°03'02" EAST A DISTANCE OF 292.02 FEET;

THENCE SOUTH 28°53'31" EAST NON–TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 91.07 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 324.93 FEET, SAID CURVE HAS A RADIUS OF 1175.00 FEET, A DELTA ANGLE OF 15°50'39", AND IS SUBTENDED BY A CHORD BEARING SOUTH 36°48'51" EAST A DISTANCE OF 323.89 FEET;

THENCE SOUTH 44°44'09" EAST NON–TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 129.26 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 375.75 FEET, SAID CURVE HAS A RADIUS OF 980.00 FEET, A DELTA ANGLE OF 21°58'05", AND IS SUBTENDED BY A CHORD BEARING SOUTH 55°43'12" EAST A DISTANCE OF 373.45 FEET;

THENCE SOUTH 66°42'15" EAST A DISTANCE OF 174.76 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 351.84 FEET, SAID CURVE HAS A RADIUS OF 1230.00 FEET, A DELTA ANGLE OF 16°23'22", AND IS SUBTENDED BY A CHORD BEARING SOUTH 74°53'56" EAST A DISTANCE OF 350.64 FEET;

THENCE SOUTH 83°05'37" EAST A DISTANCE OF 57.54 FEET TO THE WEST RIGHT–OF–WAY LINE OF COUNTY ROAD 35;

THENCE NORTH 01°22'10" WEST ALONG THE NORTHERLY PROLONGATION OF THE SAID WEST LINE A DISTANCE OF 60.63 FEET TO THE NORTH RIGHT–OF–WAY LINE OF COUNTY ROAD 35;

THENCE ALONG SAID NORTH RIGHT–OF–WAY LINE OF COUNTY ROAD 35 BY THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE SOUTH 86°02'39" EAST A DISTANCE OF 30.04 FEET;  
THENCE NORTH 79°22'13" EAST A DISTANCE OF 30.40 FEET TO THE NORTHERLY PROLONGATION OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 35;

THENCE ALONG SAID NORTHERLY PROLONGATION AND ALONG SAID EAST RIGHT–OF–WAY LINE OF COUNTY ROAD 35 BY THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE SOUTH 01°22'37" EAST A DISTANCE OF 1125.21 FEET;  
THENCE SOUTH 01°01'18" EAST A DISTANCE OF 1283.07 FEET;  
THENCE NORTH 57°29'03" WEST A DISTANCE OF 35.99 FEET TO THE EAST LINE OF THE SE1/4 OF SAID SECTION 26 AND TO THE **POINT OF BEGINNING**.

TOGETHER WITH AN AREA OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFORESAID **POINT 'A'**;

THENCE NORTH 01°12'41" WEST ALONG THE WEST LINE OF SAID E1/2NE1/4 OF SECTION 26 A DISTANCE OF 157.79 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 01°12'41" WEST ALONG SAID WEST LINE A DISTANCE OF 97.26 FEET TO THE NORTHWEST CORNER OF SAID E1/2NE1/4;

THENCE NORTH 89°28'28" EAST ALONG THE NORTH LINE OF SAID E1/2NE1/4 A DISTANCE OF 30.01 FEET;

THENCE SOUTH 01°46'31" EAST A DISTANCE OF 150.17 FEET THE NORTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 AND TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON–TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 61.97 FEET, SAID CURVE HAS A RADIUS OF 318.00 FEET, A DELTA ANGLE OF 11°09'54", AND IS SUBTENDED BY A CHORD BEARING NORTH 31°48'04" WEST A DISTANCE OF 61.87 FEET TO THE **POINT OF BEGINNING**;

SAID AREAS OF LAND CONTAIN 63.29 ACRES (+/–2,757,047 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS–OF–WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

OWNER

BY: \_\_\_\_\_ AS: \_\_\_\_\_

NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

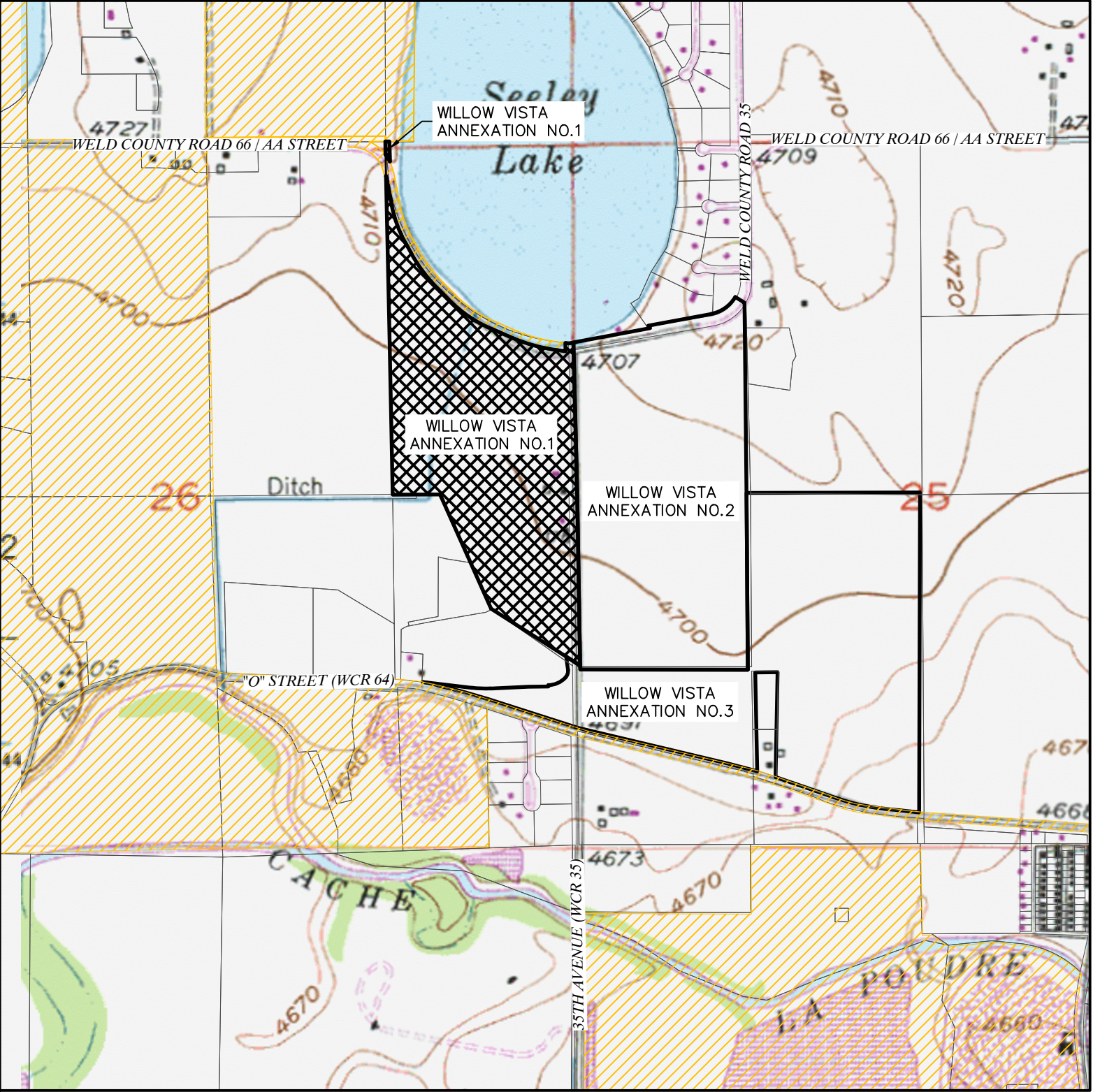
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

BY: \_\_\_\_\_ AS: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

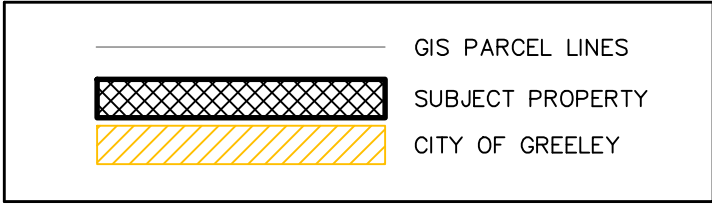
\_\_\_\_\_  
NOTARY PUBLIC



VICINITY MAP

SCALE = 1"=1000'

VICINITY LEGEND



SURVEYOR'S NOTES

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13–80–105 C.R.S.)

2. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, T.6., R.66W., AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19585 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

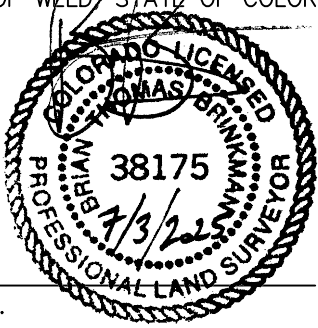
3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY BY LAT40°, INC. IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE EXISTING GREELEY TOWN LIMITS

4. THE AREA OF ANNEXATION IS WITHIN THE FOLLOWING SPECIAL DISTRICTS:  
EATON FIRE PROTECTION DISTRICT  
EATON RE–2 SCHOOL DISTRICT  
EATON AREA PARK AND RECREATION DISTRICT  
NORTH WELD COUNTY WATER DISTRICT  
WEST GREELEY CONSERVATION DISTRICT  
HIGH PLAINS LIBRARY DISTRICT

SURVEYOR'S STATEMENT

I, BRIAN T. BRINKMAN, 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 OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.



BRIAN T. BRINKMAN–ON BEHALF OF LAT40°, INC.  
COLORADO LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 38175

CERTIFICATE OF APPROVAL OF THE DEVELOPMENT REVIEW MANAGER

ACCEPTED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DEVELOPMENT REVIEW MANAGER

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTANCE

THIS ANNEXATION MAP WAS ACCEPTED BY THE CITY OF GREELEY, WELD COUNTY, COLORADO AND THE TERRITORY THEREIN DESIGNATED AND MADE A PART OF THE CITY OF GREELEY, AND INCLUDED WITHIN THE LIMITS AND JURISDICTION THEREON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: \_\_\_\_\_ MAYOR  
CITY CLERK

ORDINANCE NO. \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION, THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20 \_\_\_\_\_.

| WILLOW VISTA ANNEXATION NO.1           |         |
|----------------------------------------|---------|
| CONTIGUOUS BOUNDARY (L.F.)             | 2180.33 |
| TOTAL BOUNDARY PERIMETER (L.F.)        | 9348.86 |
| PERCENTAGE OF CITY BOUNDARY CONTIGUITY | 23%     |
| 1/6 OF PERIMETER (L.F.)                | 1558.14 |
| ANNEXATION RATIO (1 to X)              | 4.29    |
| TOTAL LAND AREA (Acres)                | 63.29   |

SHEET SIZE: 24X36



LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

| REVISIONS                          |               |
|------------------------------------|---------------|
| DESCRIPTION:                       | DATE:         |
| UPDATE BOUNDARY                    | SR 8/22/2024  |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR 12/18/2024 |
| UPDATE TITLE COMMITMENT            | SR 01/10/2025 |
| ADDRESS COMMENTS                   | SR 04/14/2025 |
| ADDRESS COMMENTS                   | SR 06/02/2025 |
| ADDRESS COMMENTS                   | SR 06/30/2025 |

|                 |                    |                 |
|-----------------|--------------------|-----------------|
| DRAWN BY: SR    | SCALE: AS SHOWN    | DATE: 6/26/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 1 OF 2   |

ANNEXATION MAP  
WILLOW VISTA  
S. 25 & S.26, T.6N., R.66W.  
2201 N. 35TH AVE  
BAESSLER DEVELOPMENT, LLC



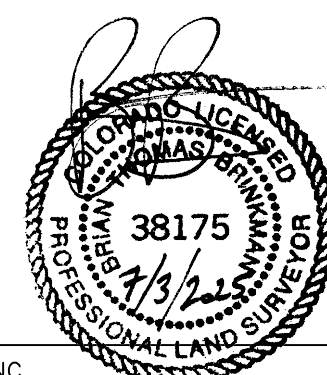
PART OF THE EAST HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

[illegible]

| CURVE TABLE |            |          |             |               |              |
|-------------|------------|----------|-------------|---------------|--------------|
| CURVE       | ARC LENGTH | RADIUS   | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1          | 293.19'    | 950.00'  | 17°40'57"   | S 20°03'02" E | 292.02'      |
| C2          | 324.93'    | 1175.00' | 15°50'39"   | S 36°48'51" E | 323.89'      |
| C3          | 375.75'    | 980.00'  | 21°58'05"   | S 55°43'12" E | 373.45'      |
| C4          | 351.84'    | 1230.00' | 16°23'22"   | S 74°53'56" E | 350.64'      |
| C5          | 61.97'     | 138.00'  | 11°09'54"   | N 31°48'04" W | 61.87'       |

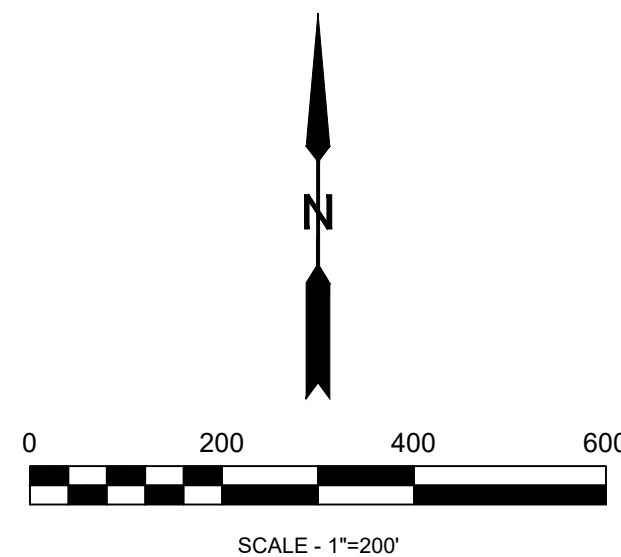
| LINE TABLE |             |   |          |
|------------|-------------|---|----------|
| LINE       | BEARING     |   | DISTANCE |
| L1         | S 11°12'34" | E | 229.40'  |
| L2         | S 28°53'31" | E | 91.07'   |
| L3         | S 44°44'09" | E | 129.26'  |
| L4         | S 66°42'15" | E | 174.76'  |
| L5         | S 83°05'37" | E | 57.54'   |
| L6         | N 01°22'10" | W | 60.63'   |
| L7         | S 86°02'39" | E | 30.04'   |
| L8         | N 79°22'13" | E | 30.40'   |
| L9         | N 57°29'03" | W | 35.99'   |
| L10        | N 01°12'41" | W | 97.26'   |
| L11        | N 89°28'28" | E | 30.01'   |
| L12        | S 01°46'31" | E | 150.17'  |

|                                                                                       |                                       |                                                                                       |                               |
|---------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------|-------------------------------|
|  | SECTION LINE                          |  | ALIQUOT MONUMENT AS DESCRIBED |
|  | SECTION LINE FRACTIONAL               |  | FOUND MONUMENT AS DESCRIBED   |
|  | BOUNDARY LINE                         |  | CALCULATED POSITION           |
|  | ADJACENT PARCEL LINE                  |  | WELL HEAD                     |
|  | RIGHT-OF-WAY LINE                     |  | PLUGGED & ABANDONED WELL      |
|  | EASEMENT LINE                         |                                                                                       |                               |
|  | FLOOD ZONE BOUNDARY                   |                                                                                       |                               |
|  | BALD EAGLE ROOST SITE                 |                                                                                       |                               |
|  | BOUNDARY (RULE 309.e.1)               |                                                                                       |                               |
|  | CURRENT LIMITS OF THE CITY OF GREELEY |                                                                                       |                               |



| REVISIONS                          |    |            |
|------------------------------------|----|------------|
| DESCRIPTION:                       |    | DATE:      |
| UPDATE BOUNDARY                    | SR | 8/22/2024  |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR | 12/18/2024 |
| UPDATE TITLE COMMITMENT            | SR | 01/10/2025 |
| ADDRESS COMMENTS                   | SR | 04/14/2025 |
| ADDRESS COMMENTS                   | SR | 06/02/2025 |
| ADDRESS COMMENTS                   | SR | 06/30/2025 |

|                 |                    |                 |
|-----------------|--------------------|-----------------|
| DRAWN BY: SR    | SCALE: AS SHOWN    | DATE: 6/26/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 2 OF 2   |



SHEET SIZE: 24X36



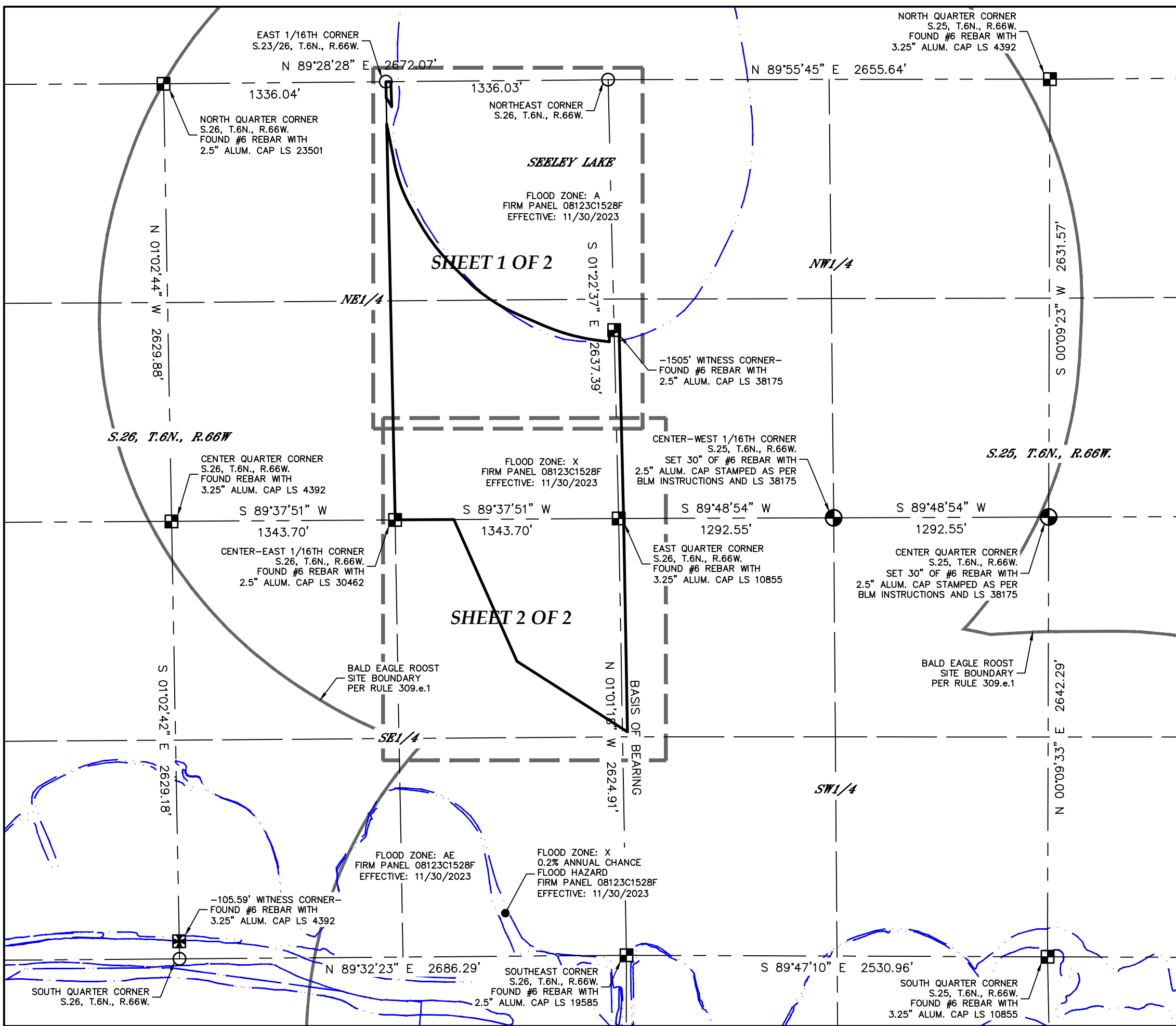
# WILLOW VISTA ANNEXATION NO.1

## SITE ANALYSIS MAP

PART OF THE EAST HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

63.29 ACRES

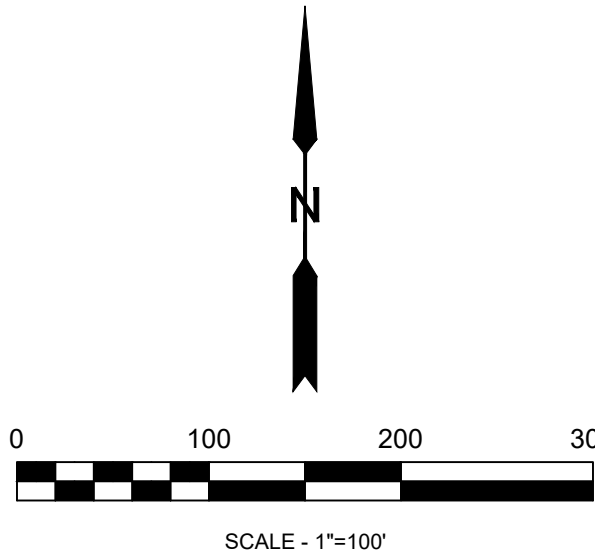
PROJECT NUMBER: ANX2024-0001



OVERALL BOUNDARY MAP  
SCALE - 1"=600'

### SURVEYOR'S NOTES

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S.)
2. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION  
ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, T.6N., R.66W., AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19585 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.  
THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."
3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY BY LAT40°, INC. IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE EXISTING GREELEY TOWN LIMITS
4. THE AREA OF ANNEXATION IS WITHIN THE FOLLOWING SPECIAL DISTRICTS:  
EATON FIRE PROTECTION DISTRICT  
EATON RE-2 SCHOOL DISTRICT  
EATON AREA PARK AND RECREATION DISTRICT  
NORTH WELD COUNTY WATER DISTRICT  
WEST GREELEY CONSERVATION DISTRICT  
HIGH PLAINS LIBRARY DISTRICT



SHEET SIZE: 24X36



LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

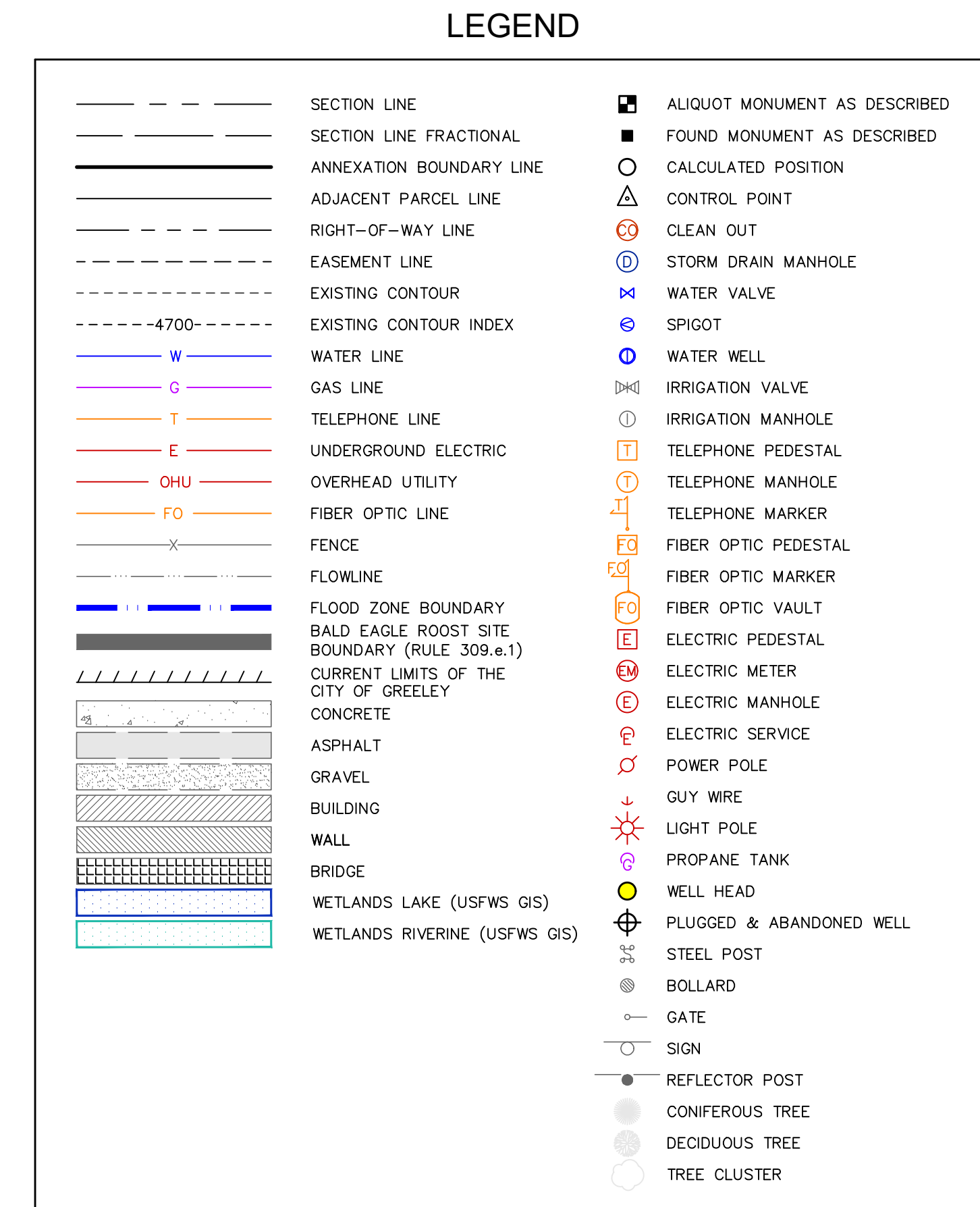
| REVISIONS                          |               |
|------------------------------------|---------------|
| DESCRIPTION:                       | DATE:         |
| UPDATE BOUNDARY                    | SR 8/22/2024  |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR 12/18/2024 |
| ADDRESS COMMENTS                   | SR 04/14/2025 |
| ADDRESS COMMENTS                   | SR 06/02/2025 |

|                 |                    |                 |
|-----------------|--------------------|-----------------|
| DRAWN BY: SR    | SCALE: AS SHOWN    | DATE: 6/26/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 1 OF 2   |

SITE ANALYSIS MAP  
WILLOW VISTA  
S. 25 & S.26, T.6N., R.66W.  
2201 N. 35TH AVE  
BAESSLER DEVELOPMENT, LLC

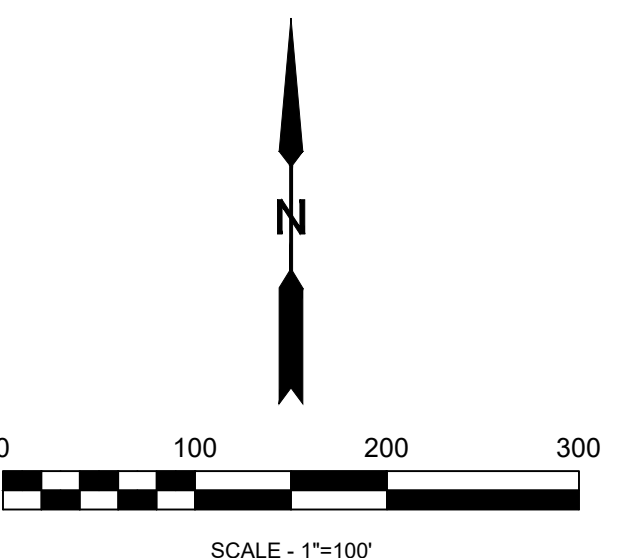


PART OF THE EAST HALF OF THE NORTHEAST QUARTER AND PART OF THE  
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,  
AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND  
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
63.29 ACRES  
PROJECT NUMBER: ANX2024-0001



| CURVE TABLE |            |          |             |               |              |
|-------------|------------|----------|-------------|---------------|--------------|
| CURVE       | ARC LENGTH | RADIUS   | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1          | 293.19'    | 950.00'  | 17°40'57"   | S 20°03'02" E | 292.02'      |
| C2          | 324.93'    | 1175.00' | 15°50'39"   | S 36°48'51" E | 323.89'      |
| C3          | 375.75'    | 980.00'  | 21°58'05"   | S 55°43'12" E | 373.45'      |
| C4          | 351.84'    | 1230.00' | 16°23'22"   | S 74°53'56" E | 350.64'      |
| C5          | 61.97'     | 318.00'  | 11°09'54"   | N 31°48'04" W | 61.87'       |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 11°12'34" E | 229.40'  |
| L2         | S 28°53'31" E | 91.07'   |
| L3         | S 44°44'09" E | 129.26'  |
| L4         | S 66°42'15" E | 174.76'  |
| L5         | S 83°05'37" E | 57.54'   |
| L6         | N 01°22'10" W | 60.63'   |
| L7         | S 86°02'39" E | 30.04'   |
| L8         | N 79°22'13" E | 30.40'   |
| L9         | N 57°29'03" W | 35.99'   |
| L10        | N 01°12'41" W | 97.26'   |
| L11        | N 89°28'28" E | 30.01'   |
| L12        | S 01°46'31" E | 150.17'  |



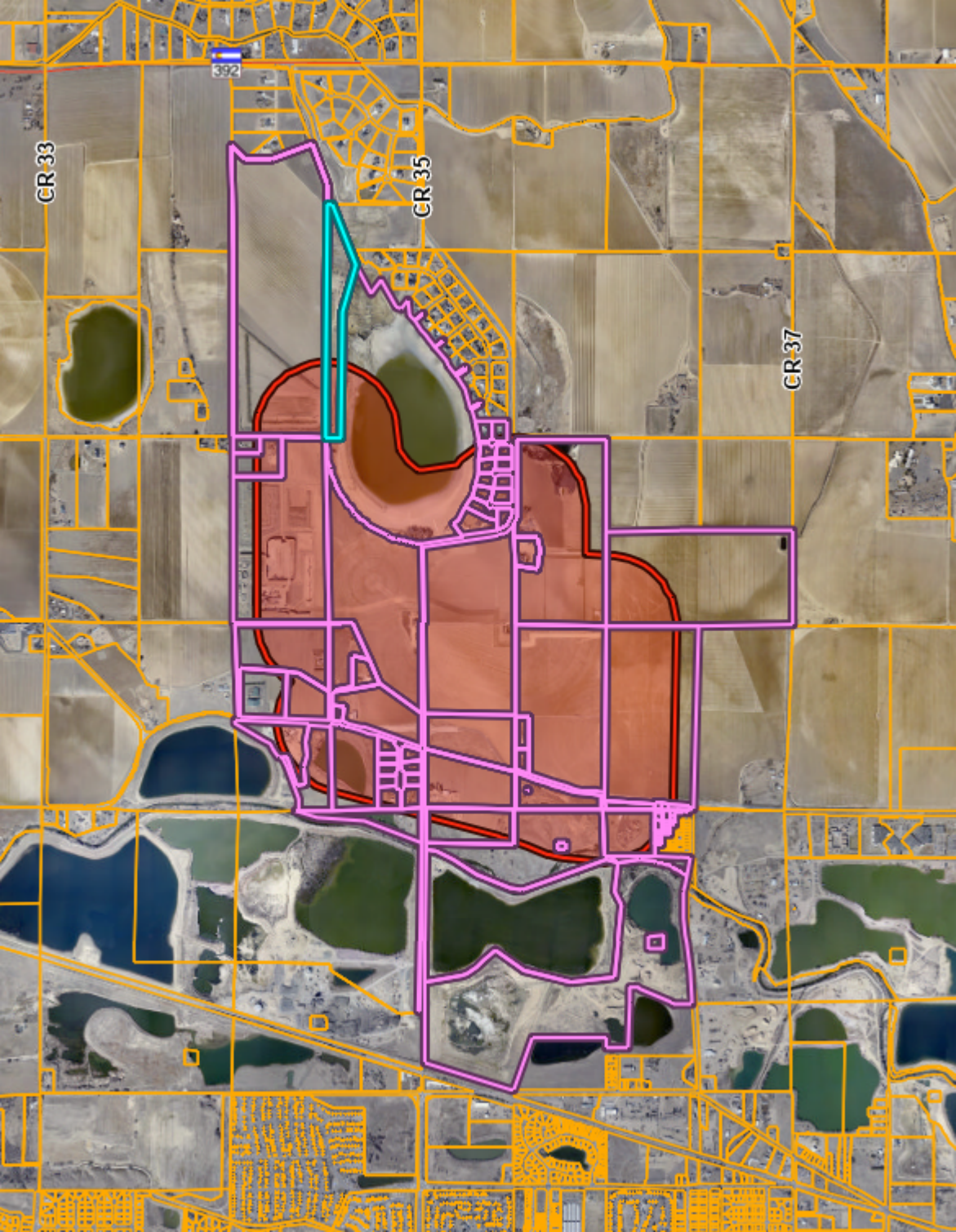
SHEET SIZE: 24X36



LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

| REVISIONS                             |            | SITE ANALYSIS MAP           |                    |                 |
|---------------------------------------|------------|-----------------------------|--------------------|-----------------|
| DESCRIPTION:                          | DATE:      | WILLOW VISTA                |                    |                 |
| UPDATE BOUNDARY SR                    | 8/22/2024  | S. 25 & S.26, T.6N., R.66W. |                    |                 |
| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 12/18/2024 | 2201 N. 35TH AVE            |                    |                 |
| ADDRESS COMMENTS SR                   | 04/14/2025 | BAESSLER DEVELOPMENT, LLC   |                    |                 |
| ADDRESS COMMENTS SR                   | 06/02/2025 |                             |                    |                 |
|                                       |            | DRAWN BY: SR                | SCALE: AS SHOWN    | DATE: 6/26/2024 |
|                                       |            | CHECKED BY: BTB             | PROJECT #: 2024160 | SHEET: 2 OF 2   |





CR 33

CR 35

CR 37



## **Project Narrative | Willow Vista**

### **Pre-Application**

December 18, 2024

### **How this project meets the review criteria found in Sec 24-204 – Rezoning**

- 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.**

Imagine Greeley the City's Comprehensive Plan was adopted on 2/6/18. In that plan it lays out the framework for the community's shared vision for the future. Imagine Greeley lists out goals and objectives that are reflective of the core values shared by the community. The proposed project not only adheres to these goals but also furthers the visions set forth in the plan. Please see analysis below.

#### Land Use Guidance Map

Analysis: The area of the proposed project sits comfortably and entirely inside the Long Range Expected Growth Area (LREGA) as identified in the Comprehensive Plan. The project site currently borders current municipal boundaries at its location just north of the 35<sup>th</sup> Ave and the O Street intersection. Additionally, as depicted in the Land Use Guidance Map, a planned transit (multimodal) corridor also borders the southern edge of the proposed project which would further support growth and potential economic development in the area when fully built out.

#### Land Available for Future Growth

Analysis: As depicted in the Land Available For Future Growth Map in the Imagine Greeley Comprehensive Plan the proposed project area is identified as "Land Suitable for Future Development" and has been contemplated and designated to be developed within the City of Greeley.

#### Imagine Greeley Identified Goal: Growth & City Form

Analysis: Imagine Greeley identifies that growth is expected in the area of the proposed project. Imagine Greeley states that there is a, "growing support in the community to accommodate future growth with higher-density, mixed use" development. As proposed the project is a mixed-used development with a variety of housing types promoting a higher density.



Objective GC 1.4 further encourages growth north of the Cache La Poudre River stating that growth in this area is desirable and efforts to pursue this are encouraged. The proposed project aligns directly with this goal as it is located north of the Cache La Poudre River.

Objective GC 2.1 also states to maintain compliance with the Land Use Guidance Map, as stated above the proposed project aligns with and further enhances this goal as set by the plan.

Objective GC 2.4 supports mixed-use developments that integrate a variety of housing, commercial, employment, and recreational uses. As proposed this project will feature a variety of housing types, potential commercial areas, as well as recreational uses throughout to create a micro-community located within the larger community.

Objective GC 6.1-3 is to foster the development of “Complete Neighborhoods” that prioritize connectivity and character. The project as proposed will feature mixed-use development that incorporates multimodal connectivity with the extension of planned corridors and roadway networks as depicted in the City of Greeley Master Street Plan. Mixed-uses that allow people to live, work, and play in their own neighborhood.

### **Imagine Greeley Identified Goal: Housing**

Analysis: Imagine Greeley confirms that the City has continued to champion its original settlers as a community that actively works to improve housing access for all people while supporting housing diversity.

Objective HO 2.1 sets the vision to encourage a variety of housing types to ensure that the City has neighborhoods that attract all residents. The project as proposed will feature multiple housing types, sizes, styles, and price-points to attract a wide variety of residents and create a stronger community.

### **Imagine Greeley Identified Goal: Infrastructure**

Analysis: Imagine Greeley outlines the importance of infrastructure as the City continues to grow, this includes public facilities, parks, and transportation. As proposed, this project will help to extend and create new roads as identified in the Master Street Plan Map. This project will design and construct additional water, sanitary, storm water, and parks facilities.



Imagine Greeley Identified Goal: Parks & Recreation

Analysis: Imagine Greeley identifies the goal to expand parks and recreation services and facilities. The project as proposed is over 200 acres of land that will feature additional green spaces, common areas, parks, and trail systems while connecting to established networks while championing native landscape plantings that prioritize water conservation as identified in the Comprehensive Plan.

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

Along with the annexation application, the applicant is looking to place the properties within the HA- Holding Agriculture District. Per Section 24-401 of the Greeley Development Code the purpose and intent for the H-A district as follows:

**Sec. 24-401 Table 24-4-1.**

H-A — Holding-Agriculture. The H-A district is intended for **properties which have been annexed to the city** and are either **being used for agricultural purposes** or have little or no immediate development potential. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a "pre-development" district to either preserve open and rural lands and agriculture uses, or **hold areas until more coordinated planning for infrastructure, land uses, and design can occur.**

The annexation includes a total of 3 parcels that encompass just over 218 acres. Aligning with the Greeley Development code the intention is, upon annexation to initially zone the properties as H-A Holding Agriculture, which allows for additional coordinated planning with the City of Greeley and its stakeholders for infrastructure, land uses, and design. This approach is specifically taken to allow for the project team along with the City of Greeley to ensure that these parcels are developed, designed, and delivered with consideration to its relationship with surrounding areas and City guiding documents.



**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.**

The collective of properties that make up this annexation and associated rezone are generally located just north of the 35<sup>th</sup> Ave and the O Street intersection, an area that is depicted and envisioned to have development per Imagine Greeley the City's Comprehensive Plan as outlined above in Section 1. This area which is wholly placed inside of the Long Range Expected Growth Area (LREGA) for the City of Greeley is changing, these changes encourage the development of the area.

Recent infrastructure improvements to the intersection stated above, paired with annexations (Seeley Lake Annexation No. 1 -5) in 2023 border the proposed site. As infrastructure improvements to the area, and annexed land to the west and north of the subject site come into the City of Greeley, it hints that these changes to the area provide reason enough that it is in the best interest of the public to rezone and develop the subject property. This will eliminate any potential gaps in roadway, pedestrian, and infrastructure networks and allow the visions and goals of the guiding City documents to be realized. Additionally, market demand indicates a desire for development in this area of additional housing, amenities, and commercial north of the Cache La Poudre River, all making this an ideal location for a new community in the City of Greeley.

**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.**

These properties are currently undeveloped; however the properties have been active as agricultural land in unincorporated Weld County. During this time, lands around the subject site have been annexed and developed in the City of Greeley, or developed in unincorporated Weld County. These changes mark trends in the area that not only align with the City's vision but suggest that these subject properties are ready to develop as well. In every case land that is annexed and developed, is zoned to a zoning district aligned with its development goals and vision. The suggested zoning of H-A Holding Agriculture is aligned and appropriate with the trends in the vicinity as it will allow for a more coordinated planning effort for infrastructure, land uses,





and design with the City of Greeley and its stakeholders.

**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.**

As stated above the intention is upon annexation to initially zone the properties as H-A Holding Agriculture to allow for additional coordinated planning with the City of Greeley and its stakeholders for infrastructure, land uses, and design. This approach is specifically taken to allow for the project team along with the City of Greeley to ensure that these parcels are developed, designed, and delivered while considering the relationship to surrounding areas and City guiding documents. This includes but is not limited to the design of streets, civic and open spaces as applicable, the pattern, scale, and transitions. This method will not just enable but ensure development to occur in character with existing and other anticipated development.

**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.**

The project team will continue to coordinate with the City of Greeley and its stakeholders to ensure that the project is designed, developed, and delivered with adequate services and facilities necessary to for anticipated uses. The project team has had preliminary conversations with applicable departments and stakeholders and to our knowledge adequate facilities can be provided. Our team will continue to work with and coordinate with stakeholders during the development process.

**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.**

As the properties currently sit inside unincorporated Weld County, the first step would be to annex into the City of Greeley. The methodology of initially zoning to H-A Holding Agriculture will allow for additional coordination



paving the way for proposed future zonings to be more appropriate than the properties current zoning, which is Agriculture in Unincorporated Weld County.

The development of these parcels will serve a community need. At Home in Greeley: Housing Needs Assessment is clear. The City of Greeley needs housing. The Assessment determined that the City needs an additional 19,400 housing units by 2042 on top of already approved units. The annexation and initial zoning of the property allows for a mixed-use development that will include residential, commercial, and recreational uses. Residential uses are contemplated to feature a variety of housing types. This not only envisions the goals set forth in Imagine Greeley the City's Comprehensive Plan, it also fills a market need for additional housing of different types, sizes, and price points. The Housing Needs Assessment also identifies that the City of Greeley, "needs all types of housing at all price points..." As the City of Greeley continues to attract residents and grow the need for housing increases with it, the proposed project fills this community need.

**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.**

The project team does not currently anticipate any negative impacts on the area or adjacent properties. Through the development process, if any impacts are identified the project team is committed to mitigating said impacts as applicable.

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

The project will continue to work with all applicable review bodies through the development process.

**The applicant's vision and understanding of the market for the proposed project.**

As the City of Greeley continues to grow and create a unique, united, and vibrant community where people want to live, work, learn, grow, and play, a desire for additional housing has been identified. As proposed this development will feature a mixed-use development that will include residential, commercial, and recreational uses. Residential uses are contemplated to feature a variety of housing types. This not only envisions the



goals set forth in Imagine Greeley the City's Comprehensive Plan, but also fills a market need for additional housing of different types, sizes, and price points. As the City of Greeley continues to attract residents a market need for new "Complete Neighborhoods" that incorporate mixed-uses and housing diversity is created. This project helps to fill that market need and desire as it works to further the goals to promote a healthy and diverse economy and quality of life for all residents.

**The proposed uses, general site layout, and conceptual or anticipated design of buildings, including how the project relates to surrounding sites and public spaces.**

Included with this pre-application submittal is a bubble diagram that shows anticipated planning areas that feature a variety of housing, commercial, and recreational uses. The bubble diagram also outlines the expansion of the larger roadway network as set forth in the Master Street Plan Map within the annexed area. With over 200 acres of annexed land and seven planning areas, the following uses that align with established zoning districts are proposed.

- R-L — Residential Low Density
- R-M — Residential Medium Density
- R-H — Residential High Density
- C-L — Commercial Low Intensity
- C-H — Commercial High Intensity
- MU-L — Mixed Use Low Intensity
- MU-H — Mixed Use High Intensity

**How the project will fit in and contribute to the area and further the intent of the existing or proposed zoning district.**

As proposed this project will look to annex over 200 acres of land within the identified Long Range Expected Growth Area and utilize a planned unit development (PUD) to establish land uses and zoning that contributes to and furthers the intent, vision, and goals set forth in the City's Comprehensive Plan and Development Code. As a mixed-use development the project looks to foster growth within the framework of the City's long range planning documents. Creating a vibrant, pedestrian friendly, unique, and community-based development.

**Planning and infrastructure impacts, including timing, phasing, or the need for any technical studies or outside agency coordination and review.**

The applicant will continue to work with City staff and stakeholders to ensure that any questions or coordination regarding timing, phasing, or the need for any technical studies are provided as necessary and applicable as the project continues to develop.



**Development review processes and review criteria, and in particular whether any special public information and outreach or specific agency or department reviews are necessary.**

The applicant is committed to partnering with City staff and stakeholders to ensure that any necessary and/or applicable outreach, reviews, or coordination is taken care of and completed.

**Opportunities to improve designs or coordinate the preliminary concepts with other private or public investments in the area.**

As this project develops the applicant is open to opportunities not only to improve designs but also coordinate with City staff and stakeholders in the area to develop an attractive rewarding place in which residents want to live, work, learn, grow and play.





**Aaron & Amy Pagel - Pagel Farms LLC**

2730 West O Street

Greeley, CO 80631

aaronpagel@hotmail.com

(970) 652-9164

**07/15/2025**

**Planning Commission**

1001 11<sup>th</sup> Avenue

Greeley, CO 8063

**Subject: Opposition to Proposed Land Use Change – Willow Vista Annexation No. 1, No. 2, and No. 3 and Willow Vista Establishment of Zoning**

Dear Members of the Planning Commission,

I am writing to formally express my strong opposition to the proposed land use change and annexation of 222 acres into the City of Greeley currently under review for Baessler Homes/Meissa Wheeler.

As a resident of this rural community, I am deeply concerned about the far-reaching and irreversible impacts this proposal would have on our quality of life, safety, and traditional land uses. This development threatens to significantly alter the character of the area in the following ways:

**1. Increased Traffic Congestion**

This area is not designed to handle high volumes of traffic. The proposed development will bring in significantly more vehicles, increasing the risk of accidents and reducing the overall safety and livability of our rural roads. It will also degrade the peaceful and quiet environment that current residents deeply value.

**2. Loss of Traditional Land Uses (Hunting and Shooting)**

Many residents, myself included, value the ability to safely hunt and engage in responsible shooting on private land. The increased population density and development would place serious restrictions on these lawful, longstanding practices that are an integral part of our rural heritage and lifestyle.

**3. Reduction in Productive Farmland**

This project would remove a significant amount of land from agricultural use. As the region continues to lose farmland to development, we risk undermining local food systems and eroding our farming traditions. Once the land is developed, it cannot be restored to its original agricultural use.

#### **4. Anticipated Noise Complaints and Legal Conflicts**

With an influx of new residents unfamiliar with rural life, we expect to see a rise in complaints about common and accepted rural sounds—such as livestock, tractors, and legal gunfire. This not only puts pressure on existing residents but also risks imposing unfair legal burdens on those simply going about daily life in accordance with rural norms.

#### **5. Destruction of Rural Lifestyle**

One of the primary reasons people choose to live outside city limits is for the quiet, self-reliant, and spacious lifestyle. This proposed development threatens to turn our rural area into a suburban extension of the city, with all the accompanying noise, restrictions, and density that residents moved here to avoid.

#### **6. Decreased Property Values**

The introduction of high-density housing or incompatible land uses can lower the property values of existing homes. Increased traffic, loss of rural views, noise concerns, and uncertainty about future development often make nearby properties less attractive to buyers who seek a quiet, country lifestyle.

I urge the Planning Commission to consider the long-term consequences of this proposal. Approving this land use change would irreparably alter the character of our community and undermine the values that define rural living.

Thank you for your time and thoughtful consideration. I respectfully request that you reject the proposed land use change.

Sincerely,

**Aaron & Amy Pagel – Pagel Farms LLC**

**2730 West O Street**

**Greeley, CO 80631**



# **Willow Vista No 1. No 2. No 3. Annexations & Zoning Establishment ANX2024-0001, ANX2024-0002, ANX2024-0003, ZON2024-0006**

**Katelyn Puga, Planner III**

**[Katelyn.puga@greeleygov.com](mailto:Katelyn.puga@greeleygov.com) (970) 336-4050**

**Planning Commission – July 22, 2025**



**Community Vitality**

# Agenda



- **Request:**
  - Request to annex a total of 222 acres through a series of annexations.
    - ANX2024-0001 – 63.29 acres
    - ANX2024-0002 – 74.71 acres
    - ANX2024-0003 – 84.40 acres
  - Request to establish zoning as H-A (Holding Agriculture) – ZON2024-0006
- **Background:**
  - Parcel is currently undeveloped & zoned in unincorporated Weld County as R-1 and Ag.
- **Planning Commission Decision**



# Annexation Location

- AA Street to the north, heading south along County Road 35 to O Street at the south boundary.
- Includes O Street roundabout in ROW & Detention Pond at south end
- Surrounding Zoning and Land Uses:
  - North (AA Street): H-A (Holding Agriculture – City); R-1 (County)
  - South: PUD (Planned Unit Development - City)
  - East: AG (Agriculture - County)
  - West: AG (County); R-1 (County)

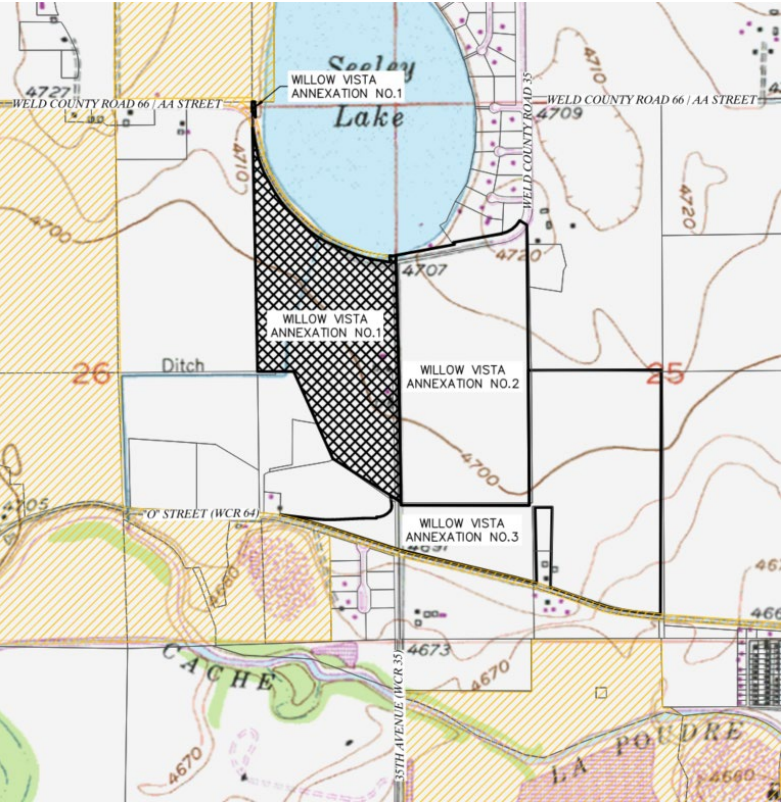




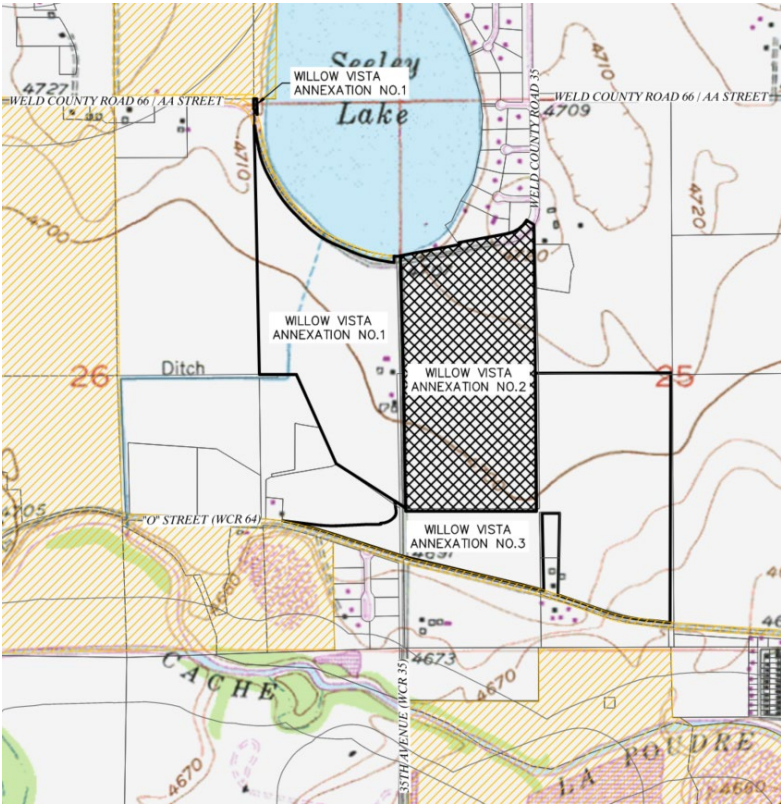
# Annexation Location



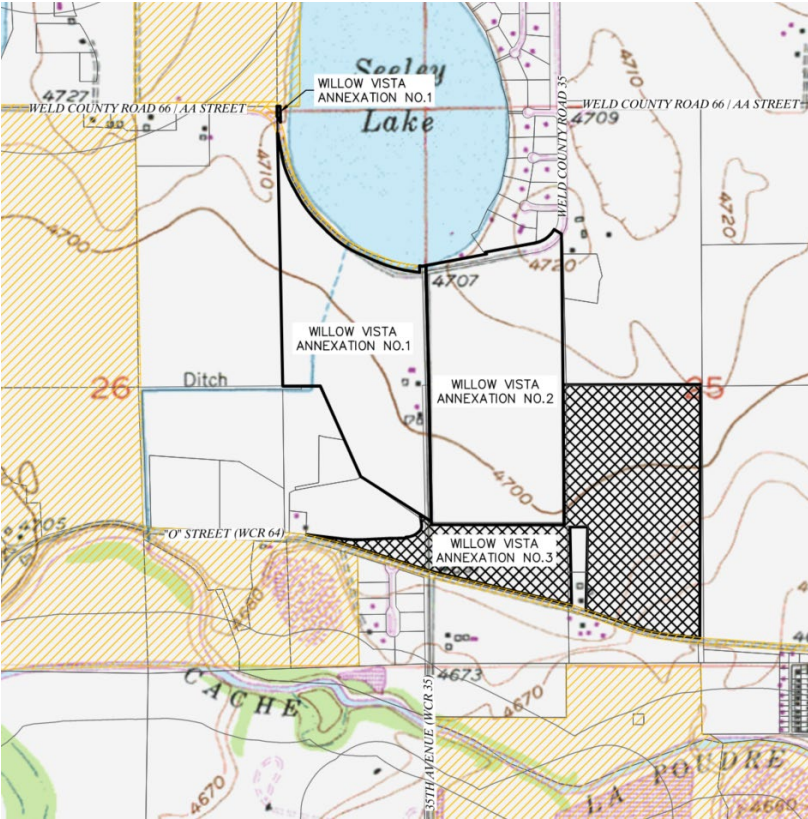
ANX2024-0001



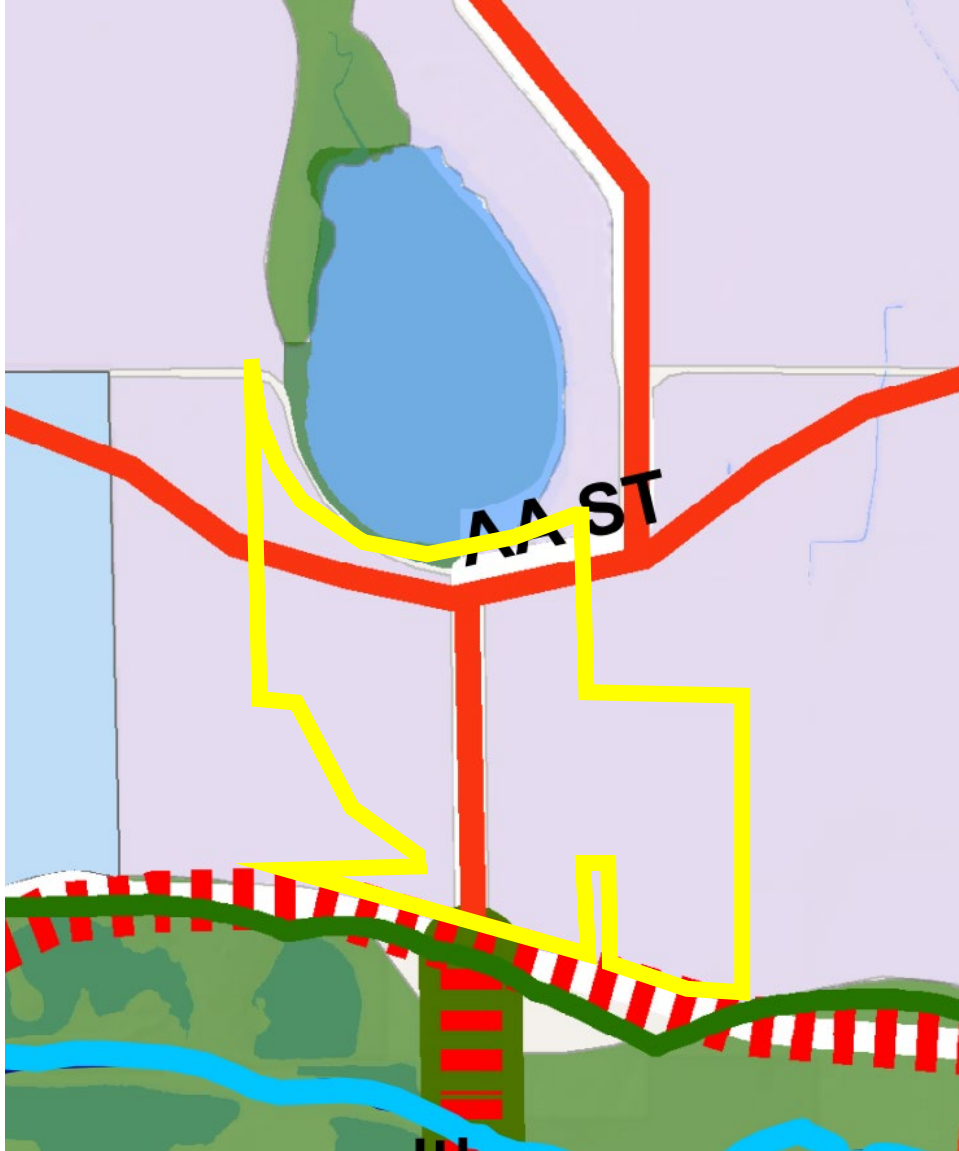
ANX2024-0002



ANX2024-0003



# Annexation Considerations



## Greeley Comprehensive Plan

 Urban Reserve

- Identifies that the possibility for such development exists and is not precluded by this designation.
- More coordinated planning efforts required for development

# 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

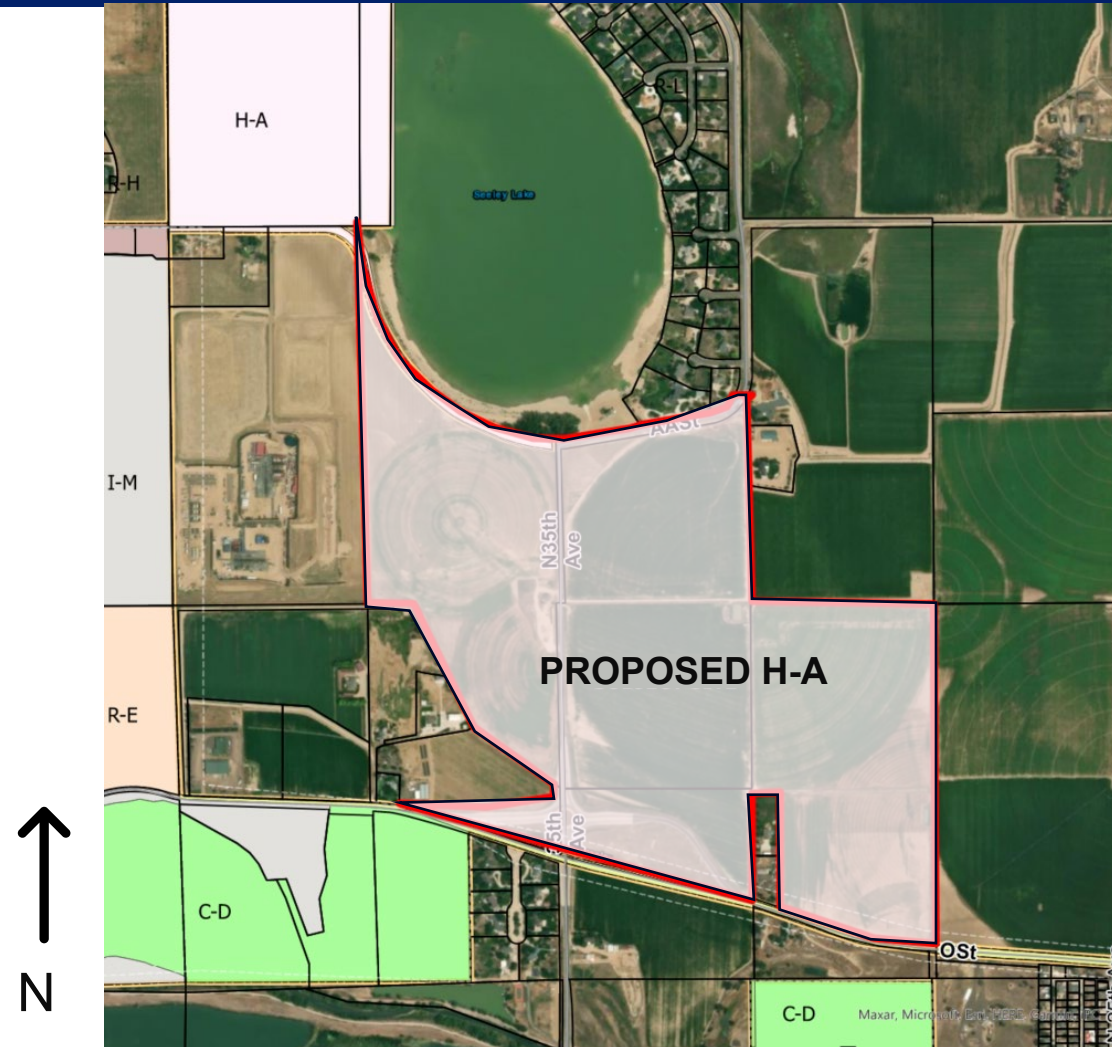
- 68 notice letters to properties within 1000'
- Public hearing signs posted on the property
- Received one letter of opposition from nearby property owner (included in attachments)

## Recommendation

- Community Development recommends approval



# Proposed Zoning



# Establishment of Zoning Considerations

## Approval Criteria

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

## Notification

- 68 notice letters sent to properties within 1000'
- Public hearing signs posted on the property
- Received one letter of opposition from nearby property owner (included in attachments)

## Recommendation

- Community Development recommends approval

# Motions

## Recommended

- 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 Willow Vista Annexation No. 1, File number **ANX2024-0001**, meets State statutory requirements. And, therefore, **recommend approval** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 2, File number **ANX2024-0002**, meets State statutory requirements. And, therefore, **recommend approval** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 3, File number **ANX2024-0003**, meets State statutory requirements. And, therefore, **recommend approval** of the annexation to the City Council.
- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Willow Vista Establishment of Zoning, File number **ZON2024-0006** meets the required Development Code criteria of Section 24-204.b.(1-9); and **recommend approval** of the H-A (Holding Agriculture) zone district to the City Council.

# Motions

## Alternative

- 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 Willow Vista Annexation No. 1, File number **ANX2024-0001**, meets State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 2, File number **ANX2024-0002**, meets State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 3, File number **ANX2024-0003**, meets State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Willow Vista Establishment of Zoning, File number **ZON2024-0006** meets the required Development Code criteria of Section 24-204.b.(1-9); and **recommend denial** of the H-A (Holding Agriculture) zone district to the City Council.



# Thank you

---



# Review Criteria



## Annexation Review Criteria

1.

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

### **Growth Framework – Annexation Consideration**

The following will be considered when evaluating annexation proposals:

The proposed annexation meets state requirements for annexations.

The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.

The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.

The proposed annexation promotes a geographic balance of land uses.

The proposed annexation increases the City's supply of developable employment land or other future land use requirements.

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

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.

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.

The subject properties are primarily agricultural and undeveloped except for five plugged and abandoned oil and gas well pads dispersed throughout the annexation area. The area is anticipated to develop with a mix of residential and commercial uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as Urban Reserve. While this classification does not anticipate immediate development, it does not preclude it. Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided. Because full urban services are not currently available at the site, any development proposal must demonstrate how the area will be fully serviced.

This request complies with this criterion.

# Review Criteria



## Annexation Review Criteria

### 2. **The proposed annexation promotes geographical balance of the City's land use pattern.**

The proposed annexations provide growth in the north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth 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.**

If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. The areas of Annexation No. 1 and Annexation No. 2 would be served by Eaton RE-2 School District, and Annexation No. 3 would be served by Greeley/Evans District 6.

Currently no City-level utilities are needed at the site. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal.

This request complies with this criterion.

# Review Criteria



## Annexation Review Criteria

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

As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements, with a combined total contiguity of 36% (16% minimum required). 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 and between two areas that have already been annexed (area between O Street and AA Street).

This request complies with this criterion.

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

Since the site is located between existing City of Greeley Boundary to the north and south, it will close an existing gap in the city boundary. Any future development of the area will require additional development review depending on the proposal. While anticipated that future plans for a mix of housing and commercial uses, it is not proposed with the H-A zoning, 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 H-A (Holding-Agriculture) zoning is being considered as a request to annex into the City of Greeley until further master plans are submitted for future development of the area.

This request complies with this criterion.



# Review Criteria



## Zoning Review Criteria

**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 Imagine Greeley Comprehensive Plan's Land Use Guidance Map, adopted in 2018, envisions the subject area as a 'Urban Reserve'.

The proposed H-A (Holding Agriculture) zoning district is appropriate for this area. The H-A district has limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals.

*The request complies with this criterion.*

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

There is currently no development proposal for this area, however, the property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A zone district, these uses would be permitted to continue.

*The request complies with this criterion.*

# Review Criteria



## Zoning Review Criteria

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.**

The area is undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation.

*The request 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.**

The subject area is currently located in unincorporated Weld County and is primarily zoned R-1 (Residential), with a small portion in the southwest corner zoned A (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined above.

*The request complies with this criterion.*

# Review Criteria



## Zoning Review Criteria

- |    |                                                                                                                                                                                                                                                                                                                                       |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. | <b>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.</b> |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A zone district allows uses limited to agriculture, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal.

*The request complies with this criterion.*

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

The H-A zone district does not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water and sanitary sewer service is requested for this region as part of a development proposal, significant 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 request complies with this criterion.*

# Review Criteria



## Zoning Review Criteria

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.**

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 H-A zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur.

*The request 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.**

There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A zone district's allowed uses are limited to agriculture. Any 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 request complies with this criterion.*

9. **The recommendations of professional staff or advisory review bodies.**  
City staff recommends approval of this establishment of zoning request.





Your Community  
Builder Since 1968



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July 2025



# Baessler Homes

- 3<sup>rd</sup> Generation Family Company Founded in Greeley in 1968
- Became 100% Employee Owned in 2023
- Since 2012, transitioned from building custom homes to focusing on **creating homeownership opportunities** with attainable homes
- Began shift toward Community Building (Development and Home Building) in 2017
- Numerous completed communities in Ault, Evans, Fort Lupton, Johnstown and Hudson
- Built 1,300 homes over the past 5 years



## OUR VISION

WE WILL BUILD THE MOST VALUABLE  
HOMES IN OUR MARKETPLACE

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# WILLOW VISTA

- 35<sup>TH</sup> Avenue and O Street
- 3 separate properties- Serial Annexation
- Entire site is within the Long Range Expected Growth Area in Greeley's Comprehensive Plan
- HA Zoning requested







&



## PLANNING COMMISSION SUMMARY

**ITEM:** Willow Vista No. 1, No. 2, and No.3 Annexations

**PROJECT:** Willow Vista No. 1, No. 2, and No.3 Annexations

**FILE NO:** ANX2024-0001, ANX2024-0002, and ANX2024-0003

**LOCATION:** Bounded by AA Street to the north, heading south along Couty Road 35 to O Street at the south boundary.

**APPLICANT:** Baessler Homes, Melissa Wheeler

**CASE PLANNER:** Katelyn Puga, Planner III

**PLANNING COMMISSION HEARING DATE:** July 22, 2025

**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.

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### EXECUTIVE SUMMARY

Baessler Homes petitions to annex a total of 222.4 acres of land to the City of Greeley in a series of three separate annexation requests (ANX2024-0001, ANX2024-0002, and ANX2024-0003). Bounded by AA Street to the north, heading south along Weld County Road 35 to O Street at the south boundary(Section J – Attachments).

#### A. REQUEST

Baessler Homes is requesting approval to annex a total of 222.4 acres of land owned by Union Colony Investors LLC, known as the Willow Vista No. 1, No. 2, and No. 3 Annexations. The annexation includes a total of four parcels. The annexation also includes the right-of-way for Weld County Road 35 (CR 35), which bisects the annexation; and includes the right-of-way for the round-a-bout and detention pond at O Street and CR 35.

#### B. STAFF RECOMMENDATION

Approval

#### C. LOCATION

1. **ANX2024-0001:** 63.29 acres located south of AA Street, west of County Road 35, and north of O Street.
2. **ANX2024-0002:** 74.71 acres located south of AA Street, east of County Road 35, and approximately 40 feet north of O Street.
3. **ANX2024-0003:** 84.40 acres Located just north of O street, east of County Road 35, and approximately 115 feet south of AA Street.

**Current Zoning:** AG (Agricultural – County); R-1 (Residential – County)

**Proposed Zoning:** ANX2024-0001 – 63.29 acres: Holding Agriculture (HA)  
 ANX2024-0002 – 74.71 acres: Holding Agriculture (HA)  
 ANX2024-0003 – 84.40 acres: Holding Agriculture (HA)

**Abutting Zoning:** North (AA Street): H-A (Holding Agriculture – City)  
 North (east of CR 35): R-1 (County)  
 South: PUD (Planned Unit Development - City)  
 East: AG (Agriculture - County)  
 West: AG (County); R-1 (County)

See Figure 1 for details.

**Site Conditions:** The site is currently undeveloped and used for agricultural purposes. County Road 35 runs through the center of the annexation area, while AA Street forms the northern boundary. The southern edge is bordered by an existing detention pond and the roundabout at O Street and County Road 35. There are five plugged and abandoned oil and gas wells located throughout the annexation area.

**Contiguity:**

| <b>Annexation Application</b> | <b>Required Contiguity</b> | <b>Provided Contiguity</b> |
|-------------------------------|----------------------------|----------------------------|
| ANX2024-0001                  | 16%                        | 23%                        |
| ANX2024-0002                  | 16%                        | 31%                        |
| ANX2024-0003                  | 16%                        | 49%                        |

**Abutting Land Uses:** North: Residential Estate and Agriculture  
 South: Residential, Agriculture, and Open Space/Natural Areas.  
 East: Agriculture  
 West: Agriculture/Residential Estate; Oil and gas operations



*Figure 1: Zoning & Vicinity Map*

#### **D. BACKGROUND**

The property owner has petitioned the City to annex a total of 222.4 acres of unincorporated property, including the right of way of Weld County Road 35 and AA Street. The annexations consist of four parcels, Parcel No. 080526000035, Parcel No. 080525000076, Parcel No. 080525000077, and a portion of right-of-way located on Parcel No. 080526000048. The annexations are proposed as part of a serial annexation with three annexation applications to establish contiguity with the city boundary. The annexation area contains five plugged and abandoned oil and gas wells. The parcels are located within the Long-Range Expected Growth Area and are designated as an Urban Reserve.



The applicant requests the annexation be zoned H-A (Holding Agriculture) 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 proposed annexation applications consists of a series of annexations to establish contiguity per Colorado Revised Statutes 31-12-105(1) (e), where contiguity may be established by the annexation of one or more parcels in a series, which annexations may be completed simultaneously and considered together for the purposes of the public hearing required by Sections 31-12- 108 and 31-12-109 and the annexation impact report required by Section 31-12-108.5.

The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution on July 15, 2025, making a finding to this effect, scheduling the introduction of the ordinance concerning the annexation for August 19, 2025, and the final reading on September 2, 2025.

#### **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 five plugged and abandoned oil and gas well pads dispersed throughout the annexation area. The area is anticipated to develop with a mix of residential and commercial uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as Urban Reserve. While this classification does not anticipate immediate development, it does not preclude it. Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided. Because full urban services are not currently available at the site, any development proposal must demonstrate how the area will be fully serviced.

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 north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth 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 areas of Annexation No. 1 and Annexation No. 2 would be served by Eaton RE-2 School District, and Annexation No. 3 would be served by Greeley/Evans District 6.

Currently no City-level utilities are needed at the site. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal.

This request complies with this criterion.

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

Staff Comment: As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements, with a combined total contiguity of 36% (16% minimum required). 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 and between two areas that have already been annexed (area between O Street and AA Street).

This request complies with this criterion.

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

Staff Comment: Since the site is located between existing City of Greeley Boundary to the north and south, it will close an existing gap in the city boundary. Any future development of the area will require additional development review depending on the proposal. While anticipated that future plans for a mix of housing and commercial uses, it is not proposed with the H-A zoning, 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 H-A (Holding-Agriculture) zoning is being considered as a request to annex into the City of Greeley until further master plans are submitted for future development of the area.

This request complies with this criterion.

**F. PHYSICAL SITE CHARACTERISTICS**

**1. SUBDIVISION HISTORY**

The four parcels included in the annexation applications are currently unsubdivided in unincorporated Weld County. A Subdivision Plat will be required for future development proposals.

**2. HAZARDS**

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

**3. WILDLIFE**

According to the City of Greeley's Areas of Ecological Significance map, Seeley Lake and the area immediately around it are in an area of 'high' ecological significance, which are areas that contain significant natural features which would be severely and negatively compromised by development. A bald eagle roost site boundary is located within the area of Willow Vista Annexation No.3, located on the east area of the site. This will need to be taken into considering with any future development in the area.



**4. FLOODPLAIN**

The site primarily has no mapped floodplains on the subject property, in exception of approximately 0.4 acres within Annexation No. 1, adjacent to AA Street.

**5. DRAINAGE AND EROSION**

The site is largely undeveloped with drainage patterns expected to match existing conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes.

The annexation request includes a Weld County detention pond, southwest of O Street and Weld County Road 35 roundabout.

**6. TRANSPORTATION**

The annexation request includes a section of Weld County Road 35, AA Street to the north, and O Street to the south.

**H. SERVICES**

**1. WATER**

There is an existing North Weld County Water District water main located in AA Street, east of Weld County Road 35, in addition to a water main within Weld County Road 35. There is a City of Greeley 20-inch water stub at O Street and Weld County 35. 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”. Water infrastructure adequate to serve the site will be examined in further development applications and the subsequent permitting processes.

**2. SANITATION**

The nearest sewer line is a 36” sewer trunk line located south of O Street at N 25<sup>th</sup> Avenue. Sanitary sewer infrastructure adequate to connect the site to the sewer trunk line will be examined in further development applications and the subsequent permitting processes.

**3. EMERGENCY SERVICES**

The subject site is currently served by the Eaton 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 #3 (150 35th Ave), is approximately 1.5 miles away.

The City of Greeley Police Department would also serve this area with the completion of the annexation. The nearest police station is approximately four (4) miles east of the subject enclave on 10<sup>th</sup> Street near 28<sup>th</sup> Avenue.

**4. PARKS/OPEN SPACES**

The site is approximately .33 miles from the Poudre Trail and Poudre Ponds, near the south boundary of the annexation. Future parks and open space will be required with future development of the property.

**5. SCHOOLS**

Annexation No.1 and Annexation No. 2 are located in Eaton RE-2 School District, while the southern portion of the site (Annexation No. 3) is located in Greeley/Evans District 6.

**I. NEIGHBORHOOD IMPACTS**

**1. VISUAL**

The annexation would not create any visual impacts on the surrounding neighborhood, which is largely agricultural and residential estate. Potential impacts would be reviewed at time of future 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 future 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 June 20, 2025 to surrounding properties within 1000 feet of the subject property. The applicant posted signs in three locations on the property on June 24, 2025. To date, staff has received one letter of opposition from a nearby land owner, citing concerns related to increased traffic congestion, loss of traditional land uses, reduction of productive farmland, anticipated noise complaints, destruction of rural lifestyle, and decreased property values. The letter is included in the attachments provided.

**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 Willow Vista Annexation No. 1, File number ANX2024-0001, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.

2. 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 Willow Vista Annexation No. 2, File number ANX2024-0002, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.
3. 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 Willow Vista Annexation No. 3, File number ANX2024-0003, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.

**J. ATTACHMENTS:**

1. Annexation Petition
2. Vicinity & Zoning Map
3. Annexation Plat
4. Annexation Site Analysis Map
5. Neighbor Notification Boundary Map
6. Project Narrative
7. Staff Presentation
8. Letter of Opposition

## **PETITION FOR ANNEXATION**

### **Willow Vista Annexation No. 2**

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, "Willow Vista Annexation No. 2." 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)      Mailing Address      Date of Signing

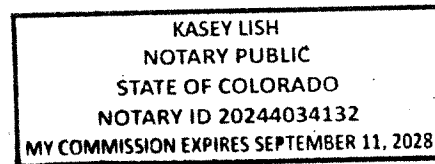
Union Colony Investors, LLC; By John M. Todd

John M. Todd 6/4/25  
Subscribed and sworn to before me this 4<sup>th</sup> day of June, 2025, by  
Kasey Lish John M Todd KL

Witness my hand and official seal.

My commission expires: 9/11/2028

Kasey Lish  
Notary Public



Land Owned

PROPERTY DESCRIPTION – WILLOW VISTA ANNEXATION NO. 2

AN AREA OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER (W1/2NW1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION TWENTY-FIVE (25) TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 25 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 25 AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19585 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 01°01'18" EAST ALONG SAID EAST LINE A DISTANCE OF 1263.00 FEET;  
THENCE SOUTH 57°29'03" EAST A DISTANCE OF 35.99 FEET TO THE EAST RIGHT-OF-WAY  
LINE OF COUNTY ROAD 35 BEING THE EAST LINE OF WILLOW VISTA ANNEXATION NO. 1  
AND TO THE **POINT OF BEGINNING**;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND THE NORTHERLY PROLONGATION  
THEREOF BEING THE EAST LINE OF WILLOW VISTA ANNEXATION NO. 1 BY THE  
FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE NORTH 01°01'18" WEST A DISTANCE OF 1282.88 FEET;

THENCE NORTH 01°22'37" WEST A DISTANCE OF 1125.39 FEET TO THE NORTH RIGHT-OF-  
WAY LINE OF COUNTY ROAD 35;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE BY THE FOLLOWING FOUR (4)  
COURSES AND DISTANCES:

THENCE NORTH 79°22'13" EAST A DISTANCE OF 581.16 FEET;

THENCE NORTH 35°40'39" WEST A DISTANCE OF 22.08 FEET;

THENCE NORTH 79°22'13" EAST A DISTANCE OF 476.27 FEET TO A POINT OF CURVATURE  
(PC)

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF  
225.52 FEET, SAID CURVE HAS A RADIUS OF 265.00 FEET, A DELTA ANGLE OF 48°45'33",  
AND IS SUBTENDED BY A CHORD BEARING NORTH 54°59'27" EAST A DISTANCE OF 218.77  
FEET;

THENCE SOUTH 59°23'19" EAST A DISTANCE OF 80.00 FEET TO THE EAST LINE OF THE  
W1/2NW1/4 OF SAID SECTION 25;

THENCE SOUTH 00°36'40" EAST ALONG SAID EAST LINE A DISTANCE OF 1419.27 FEET TO  
THE SOUTHEAST CORNER OF SAID W1/2NW1/4;

THENCE SOUTH 00°25'45" EAST ALONG THE EAST LINE OF THE NW1/4SW1/4 OF SAID  
SECTION 25 A DISTANCE OF 1316.73 FEET TO THE SOUTHEAST CORNER OF SAID  
NW1/4SW1/4;

THENCE NORTH 89°59'15" WEST ALONG THE SOUTH LINE OF SAID NW1/4SW1/4 A  
DISTANCE OF 1249.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 35;

THENCE NORTH 01°01'18" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 30.11  
FEET TO THE **POINT OF BEGINNING**.

SAID AREA OF LAND CONTAINS 74.71 ACRES (+/-3,254,266 SQ.FT.) AND IS SUBJECT TO  
ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID  
DESCRIBED PARCEL OF LAND.



**AFFIDAVIT OF CIRCULATOR**

STATE OF COLORADO )  
 ) ss.  
COUNTY OF WELD )

Kasey Lish being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

Kasey Lish  
(Signature of Circulator)

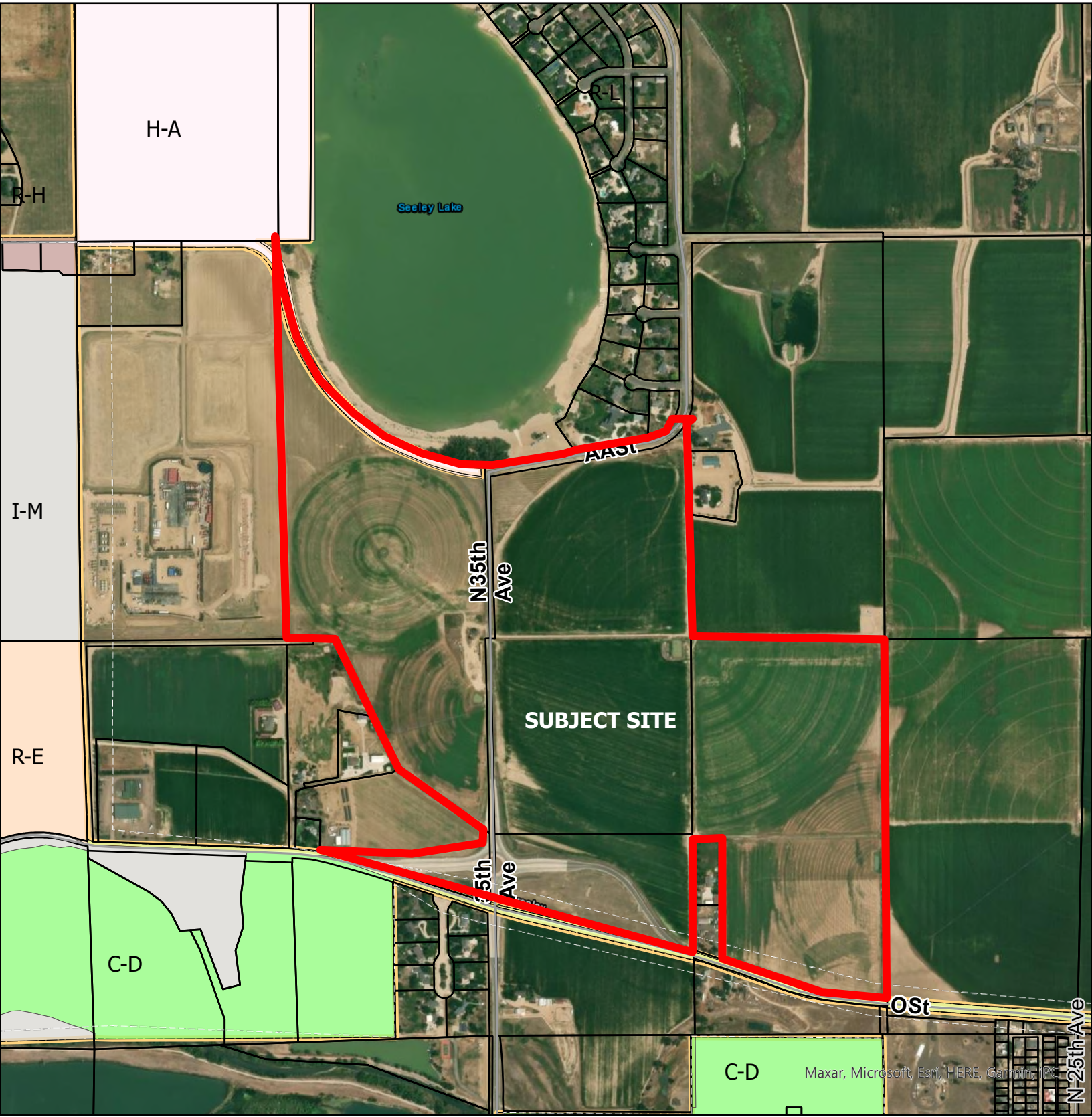
The foregoing Affidavit was subscribed and sworn to before me this 4 day of June, 2025, by Kasey Lish.

Witness my hand and official seal.

My commission expires: 6/17/2027

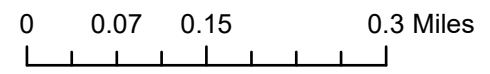
Melissa Wheeler  
Notary Public





Legend

- |                                   |                                |
|-----------------------------------|--------------------------------|
| Greeley Parcels                   | Planned Unit Development (PUD) |
| Conservation District (C-D)       | Residential Estate (R-E)       |
| Holding Agriculture (H-A)         | Residential High Density (R-H) |
| Industrial Medium Intensity (I-M) |                                |





WILLOW VISTA ANNEXATION NO.2  
PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST  
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE  
66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO  
74.71 ACRES  
PROJECT NUMBER: ANX2024-0002

PROPERTY DESCRIPTION – WILLOW VISTA ANNEXATION NO. 2:

AN AREA OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER (W1/2NW1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION TWENTY-FIVE (25) TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 25 AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19585 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 01°01'18" EAST ALONG SAID EAST LINE A DISTANCE OF 1263.00 FEET;  
THENCE SOUTH 57°29'03" EAST A DISTANCE OF 35.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 35 BEING THE EAST LINE OF WILLOW VISTA ANNEXATION NO. 1 AND TO THE POINT OF BEGINNING;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND THE NORTHERLY PROLONGATION THEREOF BEING THE EAST LINE OF WILLOW VISTA ANNEXATION NO. 1 BY THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
THENCE NORTH 01°01'18" WEST A DISTANCE OF 1282.88 FEET;  
THENCE NORTH 01°22'37" WEST A DISTANCE OF 1125.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 35;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE BY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:  
THENCE NORTH 79°22'13" EAST A DISTANCE OF 581.16 FEET;  
THENCE NORTH 35°40'39" WEST A DISTANCE OF 22.08 FEET;  
THENCE NORTH 79°22'13" EAST A DISTANCE OF 476.27 FEET TO A POINT OF CURVATURE (PC);  
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 225.52 FEET, SAID CURVE HAS A RADIUS OF 265.00 FEET, A DELTA ANGLE OF 48°45'33", AND IS SUBTENDED BY A CHORD BEARING NORTH 54°59'27" EAST A DISTANCE OF 218.77 FEET;  
THENCE SOUTH 59°23'19" EAST A DISTANCE OF 80.00 FEET TO THE EAST LINE OF THE W1/2NW1/4 OF SAID SECTION 25;

THENCE SOUTH 00°36'40" EAST ALONG SAID EAST LINE A DISTANCE OF 1419.27 FEET TO THE SOUTHEAST CORNER OF SAID W1/2NW1/4;  
THENCE SOUTH 00°25'45" EAST ALONG THE EAST LINE OF THE NW1/4SW1/4 OF SAID SECTION 25 A DISTANCE OF 1316.73 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4SW1/4;  
THENCE NORTH 80°59'16" WEST ALONG THE SOUTH LINE OF SAID NW1/4SW1/4 A DISTANCE OF 1249.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 35;  
THENCE NORTH 01°01'18" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 30.11 FEET TO THE POINT OF BEGINNING.

SAID AREA OF LAND CONTAINS 74.71 ACRES (+/-3,254,266 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

OWNER

BY: \_\_\_\_\_ AS: \_\_\_\_\_

NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

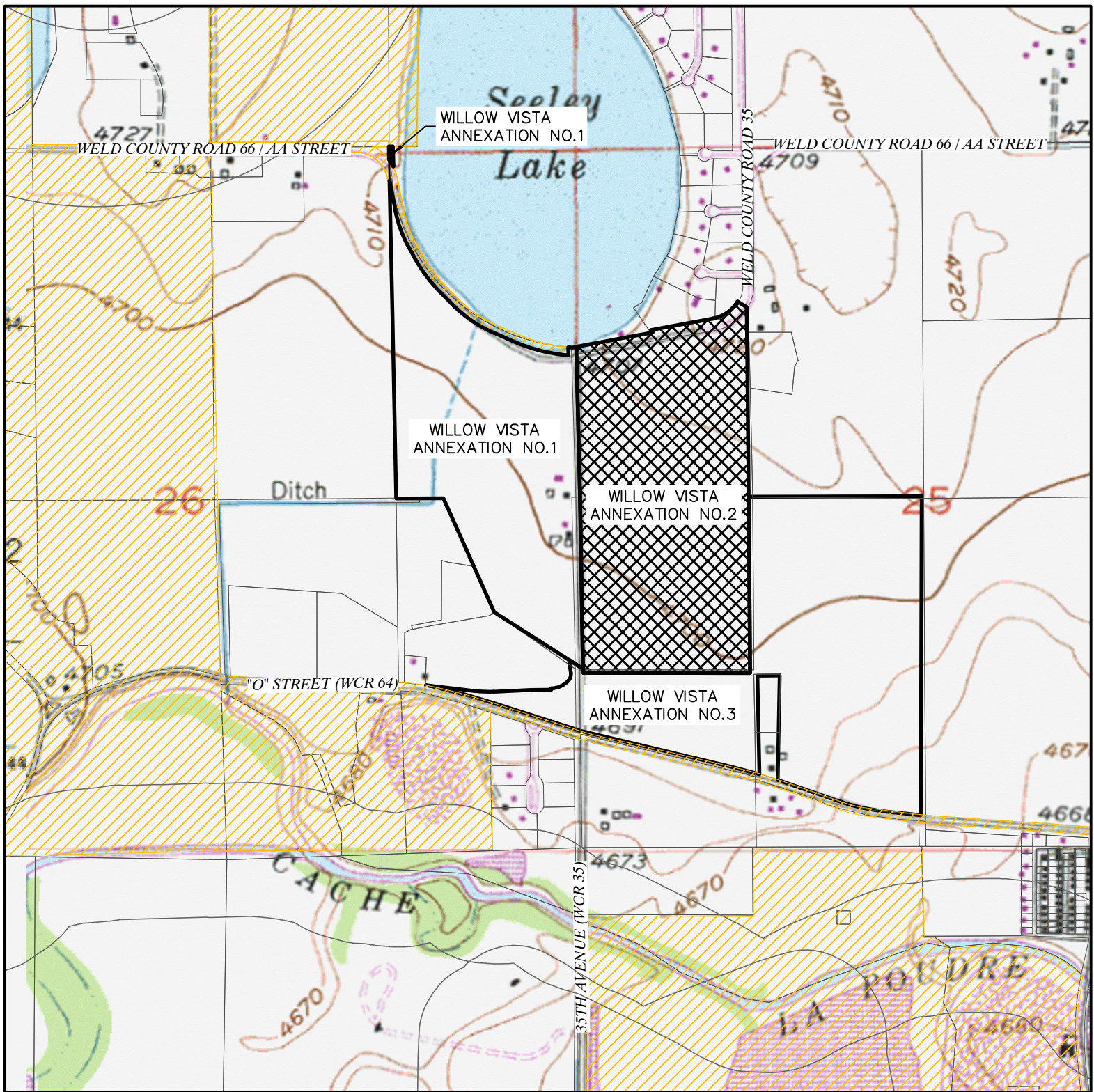
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ AS: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC



VICINITY MAP

SCALE - 1"=1000'

VICINITY LEGEND



SURVEYOR'S NOTES

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S.)

2. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, T.6., R.66W., AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19585 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY BY LAT40°, INC. IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE EXISTING GREELEY TOWN LIMITS.

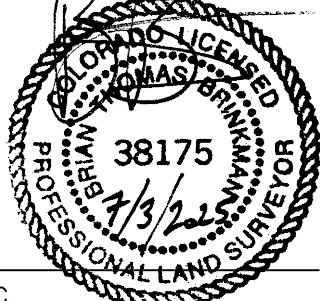
4. THE AREA OF ANNEXATION IS WITHIN THE FOLLOWING SPECIAL DISTRICTS:

- EATON FIRE PROTECTION DISTRICT
- EATON RE-2 SCHOOL DISTRICT
- EATON AREA PARK AND RECREATION DISTRICT
- NORTH WELD COUNTY WATER DISTRICT
- WEST GREELEY CONSERVATION DISTRICT
- HIGH PLAINS LIBRARY DISTRICT

SURVEYOR'S STATEMENT

I, BRIAN T. BRINKMAN, 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 OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.



BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.  
COLORADO LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 38175

CERTIFICATE OF APPROVAL OF THE DEVELOPMENT REVIEW MANAGER

ACCEPTED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DEVELOPMENT REVIEW MANAGER

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTANCE

THIS ANNEXATION MAP WAS ACCEPTED BY THE CITY OF GREELEY, WELD COUNTY, COLORADO AND THE TERRITORY THEREIN DESIGNATED AND MADE A PART OF THE CITY OF GREELEY, AND INCLUDED WITHIN THE LIMITS AND JURISDICTION THEREON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: \_\_\_\_\_  
CITY CLERK MAYOR

ORDINANCE NO. \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION, THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_.

| WILLOW VISTA ANNEXATION NO. 2          |         |
|----------------------------------------|---------|
| CONTIGUOUS BOUNDARY (L.F.)             | 2438.39 |
| TOTAL BOUNDARY PERIMETER (L.F.)        | 7808.42 |
| PERCENTAGE OF CITY BOUNDARY CONTIGUITY | 31%     |
| 1/6 OF PERIMETER (L.F.)                | 1301.40 |
| ANNEXATION RATIO (1 to X)              | 3.20    |
| TOTAL LAND AREA (Acres)                | 74.71   |

SHEET SIZE: 24X36



LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

| REVISIONS                             |            |
|---------------------------------------|------------|
| DESCRIPTION:                          | DATE:      |
| UPDATE BOUNDARY SR                    | 8/22/2024  |
| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 12/18/2024 |
| UPDATE TITLE COMMITMENT SR            | 01/10/2025 |
| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 04/14/2025 |
| ADDRESS COMMENTS SR                   | 06/02/2025 |
| ADDRESS COMMENTS SR                   | 06/30/2025 |

| ANNEXATION MAP<br>WILLOW VISTA<br>S.25, T.6N., R.66W.<br>2201 N. 35TH AVE<br>BAESSLER DEVELOPMENT, LLC |                    |                 |
|--------------------------------------------------------------------------------------------------------|--------------------|-----------------|
| DRAWN BY: SR                                                                                           | SCALE: AS SHOWN    | DATE: 6/26/2024 |
| CHECKED BY: BTB                                                                                        | PROJECT #: 2024160 | SHEET: 1 OF 2   |

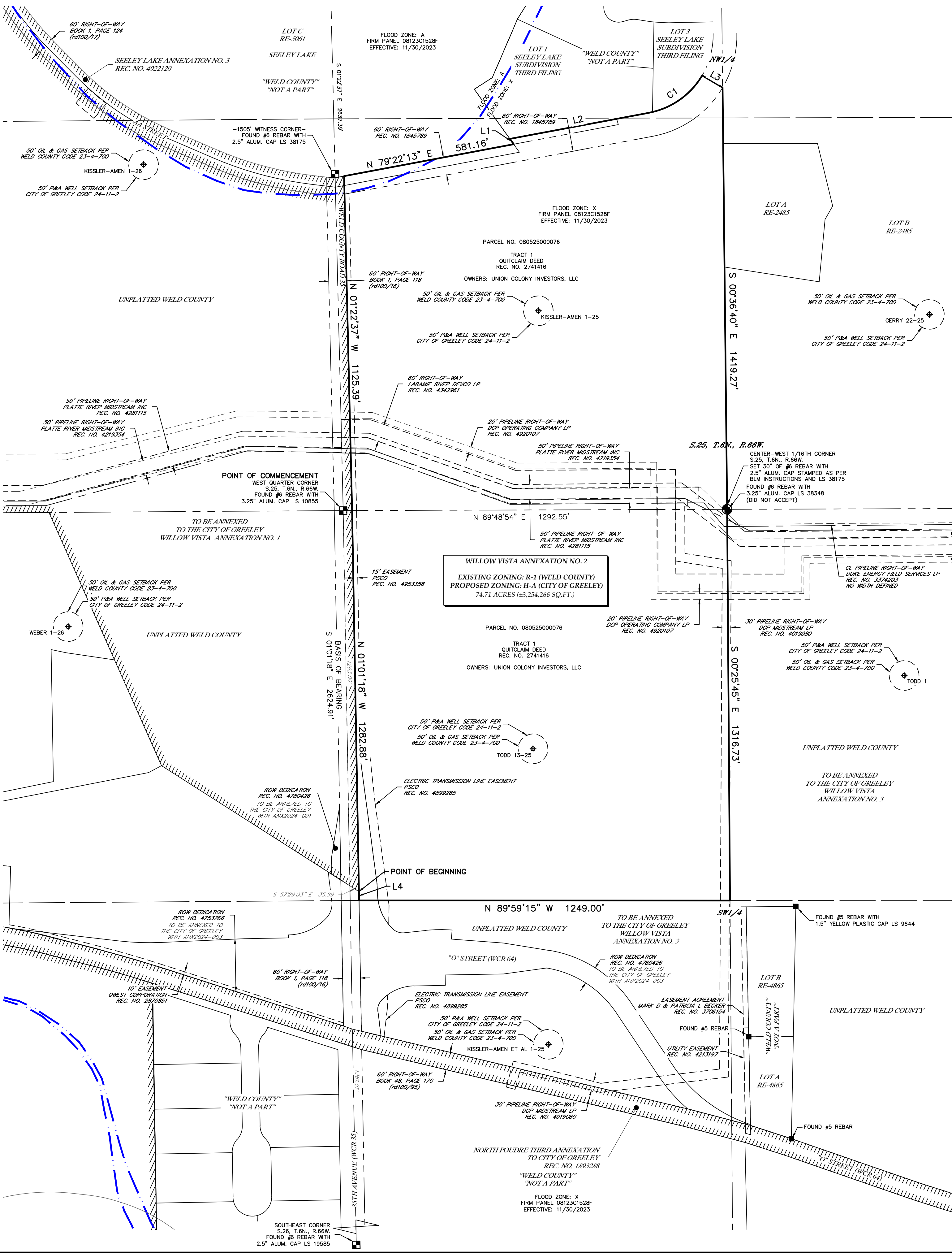


WILLOW VISTA ANNEXATION NO.2

PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

74.71 ACRES

PROJECT NUMBER: ANX2024-0002

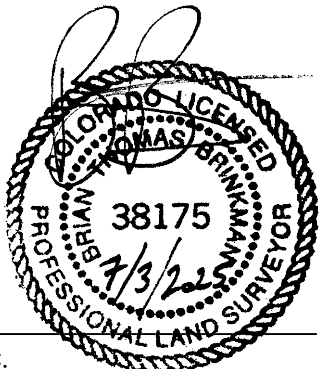


| CURVE TABLE |            |        |             |               |              |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE       | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1          | 225.52     | 265.00 | 48°45'33"   | N 54°59'27" E | 218.77       |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 55°40'59" W | 22.08    |
| L2         | N 79°22'13" E | 476.27   |
| L3         | S 59°23'19" E | 80.00    |
| L4         | N 01°01'18" W | 30.11    |

LEGEND

|                                               |                               |
|-----------------------------------------------|-------------------------------|
| SECTION LINE                                  | ALIQUOT MONUMENT AS DESCRIBED |
| SECTION LINE FRACTIONAL                       | FOUND MONUMENT AS DESCRIBED   |
| BOUNDARY LINE                                 | CALCULATED POSITION           |
| ADJACENT PARCEL LINE                          | WELL HEAD                     |
| RIGHT-OF-WAY LINE                             | PLUGGED & ABANDONED WELL      |
| EASEMENT LINE                                 |                               |
| FLOOD ZONE BOUNDARY                           |                               |
| BALD EAGLE ROOST SITE BOUNDARY (RULE 309.e.1) |                               |
| CURRENT LIMITS OF THE CITY OF GREELEY         |                               |



BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.  
COLORADO LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 38175



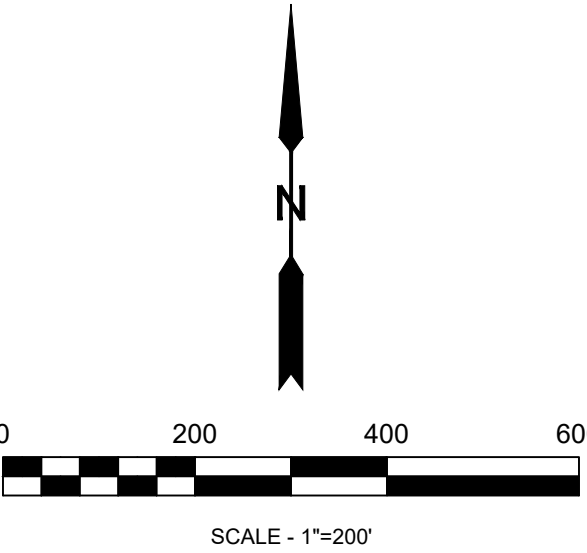
LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

| REVISIONS                          |               |
|------------------------------------|---------------|
| DESCRIPTION:                       | DATE:         |
| UPDATE BOUNDARY                    | SR 8/22/2024  |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR 12/18/2024 |
| UPDATE TITLE COMMITMENT            | SR 01/10/2025 |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR 04/14/2025 |
| ADDRESS COMMENTS                   | SR 06/02/2025 |
| ADDRESS COMMENTS                   | SR 06/30/2025 |

DRAWN BY: SR  
CHECKED BY: BTB

ANNEXATION MAP  
WILLOW VISTA  
S.25, T.6N., R.66W.  
2201 N. 35TH AVE  
BAESSLER DEVELOPMENT, LLC

SCALE: AS SHOWN  
PROJECT #: 2024160  
DATE: 6/26/2024  
SHEET: 2 OF 2



SHEET SIZE: 24X36



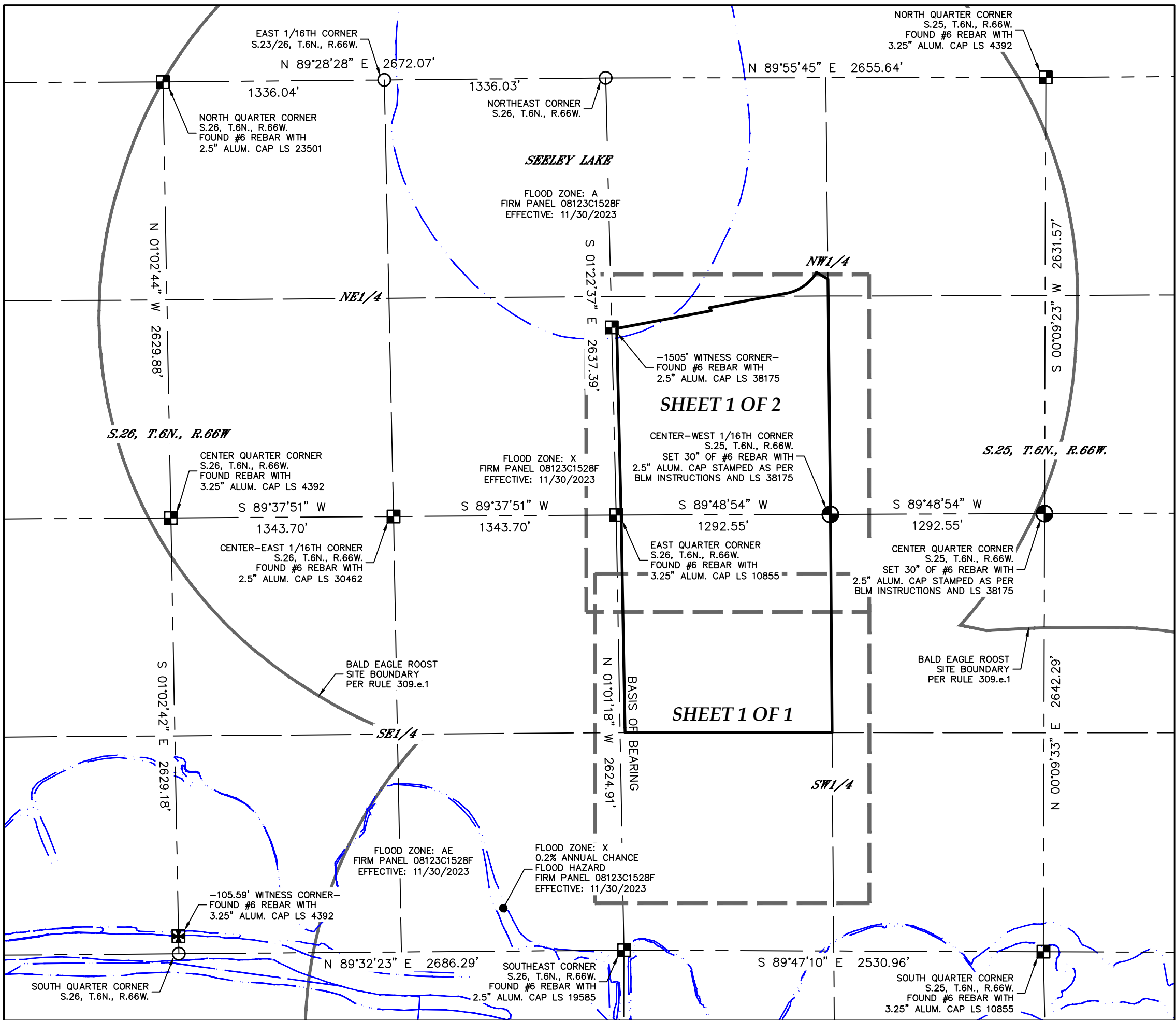
# WILLOW VISTA ANNEXATION NO.2

## SITE ANALYSIS MAP

PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO

74.71 ACRES

PROJECT NUMBER: ANX2024-0002



OVERALL BOUNDARY MAP

SCALE - 1"=600'

### SURVEYOR'S NOTES

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S.)

2. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

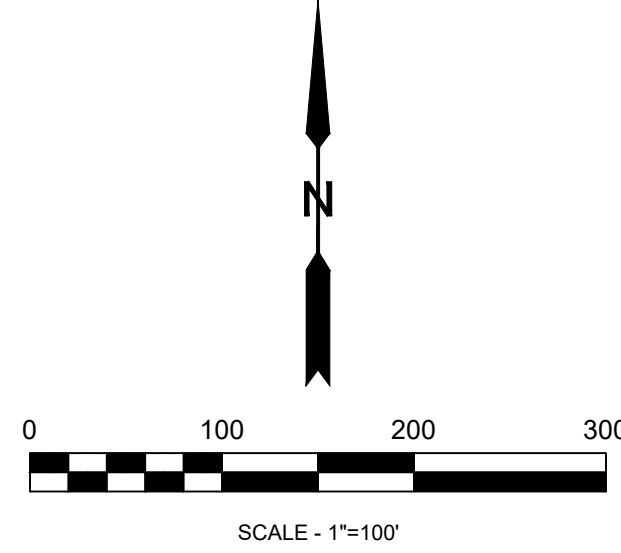
ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, T.6N., R.66W., AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19585 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY BY LAT40°, INC. IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE EXISTING GREELEY TOWN LIMITS

4. THE AREA OF ANNEXATION IS WITHIN THE FOLLOWING SPECIAL DISTRICTS:

EATON FIRE PROTECTION DISTRICT  
EATON RE-2 SCHOOL DISTRICT  
EATON AREA PARK AND RECREATION DISTRICT  
NORTH WELD COUNTY WATER DISTRICT  
WEST GREELEY CONSERVATION DISTRICT  
HIGH PLAINS LIBRARY DISTRICT



SHEET SIZE: 24X36



LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

| REVISIONS                          |    |            |
|------------------------------------|----|------------|
| DESCRIPTION:                       |    | DATE:      |
| UPDATE BOUNDARY                    | SR | 8/22/2024  |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR | 12/18/2024 |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR | 04/14/2025 |
| ADDRESS COMMENTS                   | SR | 06/02/2025 |

DRAWN BY: SR  
CHECKED BY: BTB

SITE ANALYSIS MAP  
WILLOW VISTA  
S.25, T.6N., R.66W.  
2201 N. 35TH AVE  
BAESSLER DEVELOPMENT, LLC

SCALE: AS SHOWN  
PROJECT #: 2024160  
DATE: 6/26/2024  
SHEET: 1 OF 2



# WILLOW VISTA ANNEXATION NO.2

## SITE ANALYSIS MAP

PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF  
THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH,  
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

74.71 ACRES

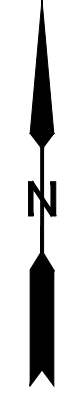
PROJECT NUMBER: ANX2024-0002

### LEGEND

|     |                                       |   |                               |
|-----|---------------------------------------|---|-------------------------------|
| --- | SECTION LINE                          | ■ | ALIQUOT MONUMENT AS DESCRIBED |
| --- | SECTION LINE FRACTIONAL               | ■ | FOUND MONUMENT AS DESCRIBED   |
| --- | ANNEXATION BOUNDARY LINE              | ○ | CALCULATED POSITION           |
| --- | ADJACENT PARCEL LINE                  | △ | CONTROL POINT                 |
| --- | RIGHT-OF-WAY LINE                     | ○ | CLEAN OUT                     |
| --- | EASEMENT LINE                         | ○ | STORM DRAIN MANHOLE           |
| --- | EXISTING CONTOUR                      | ⊕ | WATER VALVE                   |
| --- | EXISTING CONTOUR INDEX                | ⊕ | SPIGOT                        |
| --- | W                                     | ⊕ | WATER WELL                    |
| --- | G                                     | ⊕ | IRRIGATION VALVE              |
| --- | T                                     | ⊕ | IRRIGATION MANHOLE            |
| --- | E                                     | ⊕ | TELEPHONE PEDESTAL            |
| --- | OHU                                   | ⊕ | TELEPHONE MANHOLE             |
| --- | FO                                    | ⊕ | TELEPHONE MARKER              |
| --- | X                                     | ⊕ | FIBER OPTIC PEDESTAL          |
| --- | FLOWLINE                              | ⊕ | FIBER OPTIC MARKER            |
| --- | FLOOD ZONE BOUNDARY                   | ⊕ | FIBER OPTIC VAULT             |
| --- | BALD EAGLE ROOST SITE                 | ⊕ | ELECTRIC PEDESTAL             |
| --- | BOUNDARY (RULE 309.e.1)               | ⊕ | ELECTRIC METER                |
| --- | CURRENT LIMITS OF THE CITY OF GREELEY | ⊕ | ELECTRIC MANHOLE              |
| --- | CONCRETE                              | ⊕ | ELECTRIC SERVICE              |
| --- | ASPHALT                               | ⊕ | POWER POLE                    |
| --- | GRAVEL                                | ⊕ | GUY WIRE                      |
| --- | BUILDING                              | ⊕ | LIGHT POLE                    |
| --- | WALL                                  | ⊕ | PROPANE TANK                  |
| --- | BRIDGE                                | ⊕ | WELL HEAD                     |
| --- | WETLANDS LAKE (USFWS GIS)             | ⊕ | PLUGGED & ABANDONED WELL      |
| --- | WETLANDS RIVERINE (USFWS GIS)         | ⊕ | STEEL POST                    |
| --- |                                       | ⊕ | BOLLARD                       |
| --- |                                       | ⊕ | GATE                          |
| --- |                                       | ⊕ | SIGN                          |
| --- |                                       | ⊕ | REFLECTOR POST                |
| --- |                                       | ⊕ | CONIFEROUS TREE               |
| --- |                                       | ⊕ | DECIDUOUS TREE                |
| --- |                                       | ⊕ | TREE CLUSTER                  |

| CURVE TABLE |            |         |               |              |
|-------------|------------|---------|---------------|--------------|
| CURVE       | ARC LENGTH | RADIUS  | CHORD BEARING | CHORD LENGTH |
| C1          | 225.52     | 265.00' | N 54°59'27" E | 218.77'      |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 35°40'39" W | 22.08'   |
| L2         | N 79°22'13" E | 476.27'  |
| L3         | S 59°23'19" E | 80.00'   |
| L4         | N 01°01'18" W | 30.11'   |



SCALE - 1"=100'

SHEET SIZE: 24X36



LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

#### REVISIONS

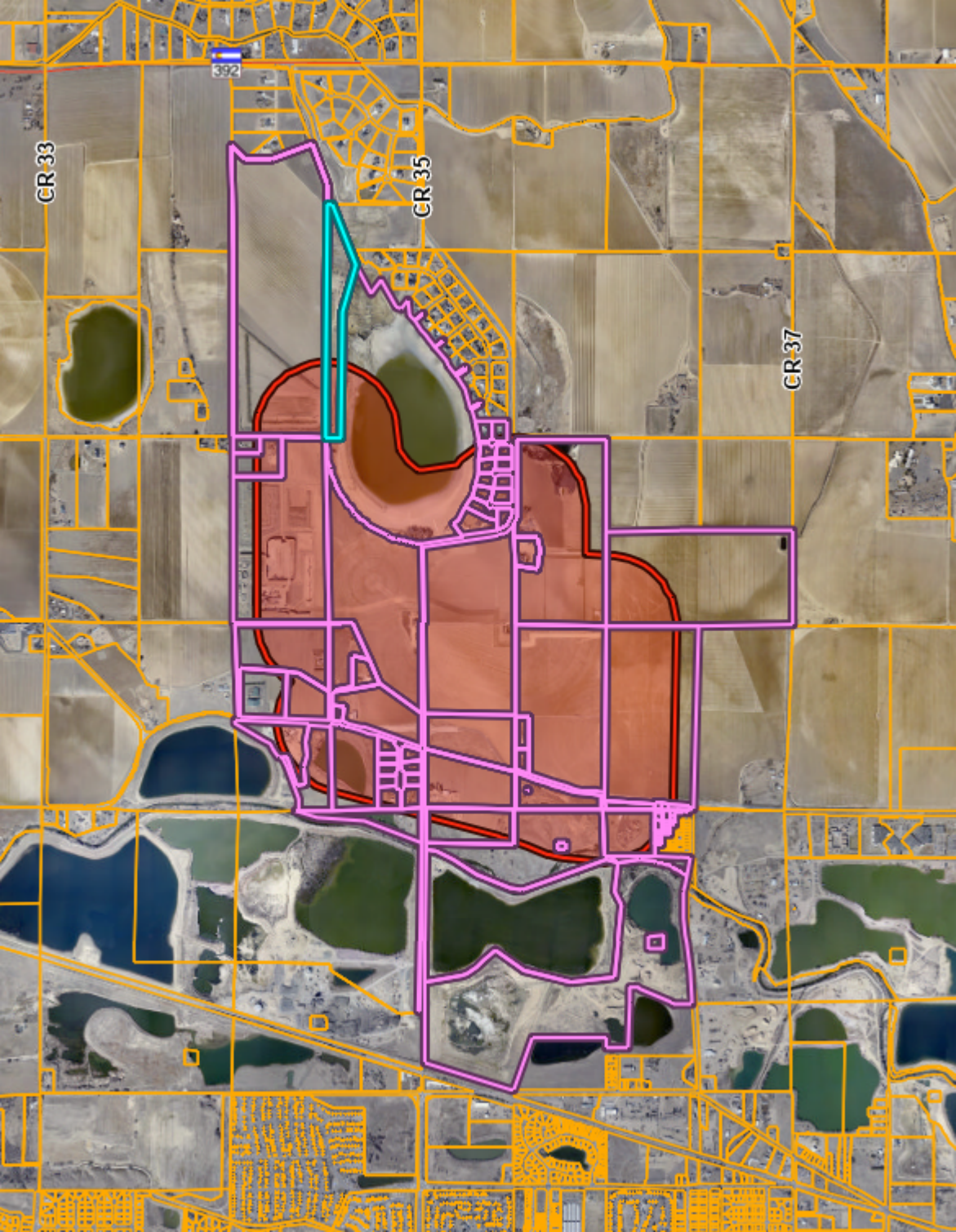
| DESCRIPTION:                       | DATE:         |
|------------------------------------|---------------|
| UPDATE BOUNDARY                    | SR 8/22/2024  |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR 12/18/2024 |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR 04/14/2025 |
| ADDRESS COMMENTS                   | SR 06/02/2025 |

#### SITE ANALYSIS MAP

WILLOW VISTA  
S.25, T.6N., R.66W.  
2201 N. 35TH AVE  
BAESSLER DEVELOPMENT, LLC

|                 |                    |                 |
|-----------------|--------------------|-----------------|
| DRAWN BY: SR    | SCALE: AS SHOWN    | DATE: 6/26/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 2 OF 2   |





## **Project Narrative | Willow Vista**

### **Pre-Application**

December 18, 2024

### **How this project meets the review criteria found in Sec 24-204 – Rezoning**

- 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.**

Imagine Greeley the City's Comprehensive Plan was adopted on 2/6/18. In that plan it lays out the framework for the community's shared vision for the future. Imagine Greeley lists out goals and objectives that are reflective of the core values shared by the community. The proposed project not only adheres to these goals but also furthers the visions set forth in the plan. Please see analysis below.

#### Land Use Guidance Map

Analysis: The area of the proposed project sits comfortably and entirely inside the Long Range Expected Growth Area (LREGA) as identified in the Comprehensive Plan. The project site currently borders current municipal boundaries at its location just north of the 35<sup>th</sup> Ave and the O Street intersection. Additionally, as depicted in the Land Use Guidance Map, a planned transit (multimodal) corridor also borders the southern edge of the proposed project which would further support growth and potential economic development in the area when fully built out.

#### Land Available for Future Growth

Analysis: As depicted in the Land Available For Future Growth Map in the Imagine Greeley Comprehensive Plan the proposed project area is identified as "Land Suitable for Future Development" and has been contemplated and designated to be developed within the City of Greeley.

#### Imagine Greeley Identified Goal: Growth & City Form

Analysis: Imagine Greeley identifies that growth is expected in the area of the proposed project. Imagine Greeley states that there is a, "growing support in the community to accommodate future growth with higher-density, mixed use" development. As proposed the project is a mixed-used development with a variety of housing types promoting a higher density.



Objective GC 1.4 further encourages growth north of the Cache La Poudre River stating that growth in this area is desirable and efforts to pursue this are encouraged. The proposed project aligns directly with this goal as it is located north of the Cache La Poudre River.

Objective GC 2.1 also states to maintain compliance with the Land Use Guidance Map, as stated above the proposed project aligns with and further enhances this goal as set by the plan.

Objective GC 2.4 supports mixed-use developments that integrate a variety of housing, commercial, employment, and recreational uses. As proposed this project will feature a variety of housing types, potential commercial areas, as well as recreational uses throughout to create a micro-community located within the larger community.

Objective GC 6.1-3 is to foster the development of “Complete Neighborhoods” that prioritize connectivity and character. The project as proposed will feature mixed-use development that incorporates multimodal connectivity with the extension of planned corridors and roadway networks as depicted in the City of Greeley Master Street Plan. Mixed-uses that allow people to live, work, and play in their own neighborhood.

### **Imagine Greeley Identified Goal: Housing**

Analysis: Imagine Greeley confirms that the City has continued to champion its original settlers as a community that actively works to improve housing access for all people while supporting housing diversity.

Objective HO 2.1 sets the vision to encourage a variety of housing types to ensure that the City has neighborhoods that attract all residents. The project as proposed will feature multiple housing types, sizes, styles, and price-points to attract a wide variety of residents and create a stronger community.

### **Imagine Greeley Identified Goal: Infrastructure**

Analysis: Imagine Greeley outlines the importance of infrastructure as the City continues to grow, this includes public facilities, parks, and transportation. As proposed, this project will help to extend and create new roads as identified in the Master Street Plan Map. This project will design and construct additional water, sanitary, storm water, and parks facilities.





Imagine Greeley Identified Goal: Parks & Recreation

Analysis: Imagine Greeley identifies the goal to expand parks and recreation services and facilities. The project as proposed is over 200 acres of land that will feature additional green spaces, common areas, parks, and trail systems while connecting to established networks while championing native landscape plantings that prioritize water conservation as identified in the Comprehensive Plan.

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

Along with the annexation application, the applicant is looking to place the properties within the HA- Holding Agriculture District. Per Section 24-401 of the Greeley Development Code the purpose and intent for the H-A district as follows:

**Sec. 24-401 Table 24-4-1.**

H-A — Holding-Agriculture. The H-A district is intended for **properties which have been annexed to the city** and are either **being used for agricultural purposes** or have little or no immediate development potential. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a "pre-development" district to either preserve open and rural lands and agriculture uses, or **hold areas until more coordinated planning for infrastructure, land uses, and design can occur.**

The annexation includes a total of 3 parcels that encompass just over 218 acres. Aligning with the Greeley Development code the intention is, upon annexation to initially zone the properties as H-A Holding Agriculture, which allows for additional coordinated planning with the City of Greeley and its stakeholders for infrastructure, land uses, and design. This approach is specifically taken to allow for the project team along with the City of Greeley to ensure that these parcels are developed, designed, and delivered with consideration to its relationship with surrounding areas and City guiding documents.



**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.**

The collective of properties that make up this annexation and associated rezone are generally located just north of the 35<sup>th</sup> Ave and the O Street intersection, an area that is depicted and envisioned to have development per Imagine Greeley the City's Comprehensive Plan as outlined above in Section 1. This area which is wholly placed inside of the Long Range Expected Growth Area (LREGA) for the City of Greeley is changing, these changes encourage the development of the area.

Recent infrastructure improvements to the intersection stated above, paired with annexations (Seeley Lake Annexation No. 1 -5) in 2023 border the proposed site. As infrastructure improvements to the area, and annexed land to the west and north of the subject site come into the City of Greeley, it hints that these changes to the area provide reason enough that it is in the best interest of the public to rezone and develop the subject property. This will eliminate any potential gaps in roadway, pedestrian, and infrastructure networks and allow the visions and goals of the guiding City documents to be realized. Additionally, market demand indicates a desire for development in this area of additional housing, amenities, and commercial north of the Cache La Poudre River, all making this an ideal location for a new community in the City of Greeley.

**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.**

These properties are currently undeveloped; however the properties have been active as agricultural land in unincorporated Weld County. During this time, lands around the subject site have been annexed and developed in the City of Greeley, or developed in unincorporated Weld County. These changes mark trends in the area that not only align with the City's vision but suggest that these subject properties are ready to develop as well. In every case land that is annexed and developed, is zoned to a zoning district aligned with its development goals and vision. The suggested zoning of H-A Holding Agriculture is aligned and appropriate with the trends in the vicinity as it will allow for a more coordinated planning effort for infrastructure, land uses,



and design with the City of Greeley and its stakeholders.

**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.**

As stated above the intention is upon annexation to initially zone the properties as H-A Holding Agriculture to allow for additional coordinated planning with the City of Greeley and its stakeholders for infrastructure, land uses, and design. This approach is specifically taken to allow for the project team along with the City of Greeley to ensure that these parcels are developed, designed, and delivered while considering the relationship to surrounding areas and City guiding documents. This includes but is not limited to the design of streets, civic and open spaces as applicable, the pattern, scale, and transitions. This method will not just enable but ensure development to occur in character with existing and other anticipated development.

**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.**

The project team will continue to coordinate with the City of Greeley and its stakeholders to ensure that the project is designed, developed, and delivered with adequate services and facilities necessary to for anticipated uses. The project team has had preliminary conversations with applicable departments and stakeholders and to our knowledge adequate facilities can be provided. Our team will continue to work with and coordinate with stakeholders during the development process.

**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.**

As the properties currently sit inside unincorporated Weld County, the first step would be to annex into the City of Greeley. The methodology of initially zoning to H-A Holding Agriculture will allow for additional coordination



paving the way for proposed future zonings to be more appropriate than the properties current zoning, which is Agriculture in Unincorporated Weld County.

The development of these parcels will serve a community need. At Home in Greeley: Housing Needs Assessment is clear. The City of Greeley needs housing. The Assessment determined that the City needs an additional 19,400 housing units by 2042 on top of already approved units. The annexation and initial zoning of the property allows for a mixed-use development that will include residential, commercial, and recreational uses. Residential uses are contemplated to feature a variety of housing types. This not only envisions the goals set forth in Imagine Greeley the City's Comprehensive Plan, it also fills a market need for additional housing of different types, sizes, and price points. The Housing Needs Assessment also identifies that the City of Greeley, "needs all types of housing at all price points..." As the City of Greeley continues to attract residents and grow the need for housing increases with it, the proposed project fills this community need.

**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.**

The project team does not currently anticipate any negative impacts on the area or adjacent properties. Through the development process, if any impacts are identified the project team is committed to mitigating said impacts as applicable.

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

The project will continue to work with all applicable review bodies through the development process.

**The applicant's vision and understanding of the market for the proposed project.**

As the City of Greeley continues to grow and create a unique, united, and vibrant community where people want to live, work, learn, grow, and play, a desire for additional housing has been identified. As proposed this development will feature a mixed-use development that will include residential, commercial, and recreational uses. Residential uses are contemplated to feature a variety of housing types. This not only envisions the





goals set forth in Imagine Greeley the City's Comprehensive Plan, but also fills a market need for additional housing of different types, sizes, and price points. As the City of Greeley continues to attract residents a market need for new "Complete Neighborhoods" that incorporate mixed-uses and housing diversity is created. This project helps to fill that market need and desire as it works to further the goals to promote a healthy and diverse economy and quality of life for all residents.

**The proposed uses, general site layout, and conceptual or anticipated design of buildings, including how the project relates to surrounding sites and public spaces.**

Included with this pre-application submittal is a bubble diagram that shows anticipated planning areas that feature a variety of housing, commercial, and recreational uses. The bubble diagram also outlines the expansion of the larger roadway network as set forth in the Master Street Plan Map within the annexed area. With over 200 acres of annexed land and seven planning areas, the following uses that align with established zoning districts are proposed.

- R-L — Residential Low Density
- R-M — Residential Medium Density
- R-H — Residential High Density
- C-L — Commercial Low Intensity
- C-H — Commercial High Intensity
- MU-L — Mixed Use Low Intensity
- MU-H — Mixed Use High Intensity

**How the project will fit in and contribute to the area and further the intent of the existing or proposed zoning district.**

As proposed this project will look to annex over 200 acres of land within the identified Long Range Expected Growth Area and utilize a planned unit development (PUD) to establish land uses and zoning that contributes to and furthers the intent, vision, and goals set forth in the City's Comprehensive Plan and Development Code. As a mixed-use development the project looks to foster growth within the framework of the City's long range planning documents. Creating a vibrant, pedestrian friendly, unique, and community-based development.

**Planning and infrastructure impacts, including timing, phasing, or the need for any technical studies or outside agency coordination and review.**

The applicant will continue to work with City staff and stakeholders to ensure that any questions or coordination regarding timing, phasing, or the need for any technical studies are provided as necessary and applicable as the project continues to develop.



**Development review processes and review criteria, and in particular whether any special public information and outreach or specific agency or department reviews are necessary.**

The applicant is committed to partnering with City staff and stakeholders to ensure that any necessary and/or applicable outreach, reviews, or coordination is taken care of and completed.

**Opportunities to improve designs or coordinate the preliminary concepts with other private or public investments in the area.**

As this project develops the applicant is open to opportunities not only to improve designs but also coordinate with City staff and stakeholders in the area to develop an attractive rewarding place in which residents want to live, work, learn, grow and play.



**Aaron & Amy Pagel - Pagel Farms LLC**

2730 West O Street

Greeley, CO 80631

aaronpagel@hotmail.com

(970) 652-9164

**07/15/2025**

**Planning Commission**

1001 11<sup>th</sup> Avenue

Greeley, CO 8063

**Subject: Opposition to Proposed Land Use Change – Willow Vista Annexation No. 1, No. 2, and No. 3 and Willow Vista Establishment of Zoning**

Dear Members of the Planning Commission,

I am writing to formally express my strong opposition to the proposed land use change and annexation of 222 acres into the City of Greeley currently under review for Baessler Homes/Meissa Wheeler.

As a resident of this rural community, I am deeply concerned about the far-reaching and irreversible impacts this proposal would have on our quality of life, safety, and traditional land uses. This development threatens to significantly alter the character of the area in the following ways:

**1. Increased Traffic Congestion**

This area is not designed to handle high volumes of traffic. The proposed development will bring in significantly more vehicles, increasing the risk of accidents and reducing the overall safety and livability of our rural roads. It will also degrade the peaceful and quiet environment that current residents deeply value.

**2. Loss of Traditional Land Uses (Hunting and Shooting)**

Many residents, myself included, value the ability to safely hunt and engage in responsible shooting on private land. The increased population density and development would place serious restrictions on these lawful, longstanding practices that are an integral part of our rural heritage and lifestyle.

**3. Reduction in Productive Farmland**

This project would remove a significant amount of land from agricultural use. As the region continues to lose farmland to development, we risk undermining local food systems and eroding our farming traditions. Once the land is developed, it cannot be restored to its original agricultural use.

#### **4. Anticipated Noise Complaints and Legal Conflicts**

With an influx of new residents unfamiliar with rural life, we expect to see a rise in complaints about common and accepted rural sounds—such as livestock, tractors, and legal gunfire. This not only puts pressure on existing residents but also risks imposing unfair legal burdens on those simply going about daily life in accordance with rural norms.

#### **5. Destruction of Rural Lifestyle**

One of the primary reasons people choose to live outside city limits is for the quiet, self-reliant, and spacious lifestyle. This proposed development threatens to turn our rural area into a suburban extension of the city, with all the accompanying noise, restrictions, and density that residents moved here to avoid.

#### **6. Decreased Property Values**

The introduction of high-density housing or incompatible land uses can lower the property values of existing homes. Increased traffic, loss of rural views, noise concerns, and uncertainty about future development often make nearby properties less attractive to buyers who seek a quiet, country lifestyle.

I urge the Planning Commission to consider the long-term consequences of this proposal. Approving this land use change would irreparably alter the character of our community and undermine the values that define rural living.

Thank you for your time and thoughtful consideration. I respectfully request that you reject the proposed land use change.

Sincerely,

**Aaron & Amy Pagel – Pagel Farms LLC**

**2730 West O Street**

**Greeley, CO 80631**





# **Willow Vista No 1. No 2. No 3. Annexations & Zoning Establishment ANX2024-0001, ANX2024-0002, ANX2024-0003, ZON2024-0006**

**Katelyn Puga, Planner III**

**[Katelyn.puga@greeleygov.com](mailto:Katelyn.puga@greeleygov.com) (970) 336-4050**

**Planning Commission – July 22, 2025**



**Community Vitality**

# Agenda



- **Request:**
  - Request to annex a total of 222 acres through a series of annexations.
    - ANX2024-0001 – 63.29 acres
    - ANX2024-0002 – 74.71 acres
    - ANX2024-0003 – 84.40 acres
  - Request to establish zoning as H-A (Holding Agriculture) – ZON2024-0006
- **Background:**
  - Parcel is currently undeveloped & zoned in unincorporated Weld County as R-1 and Ag.
- **Planning Commission Decision**

# Annexation Location

- AA Street to the north, heading south along County Road 35 to O Street at the south boundary.
- Includes O Street roundabout in ROW & Detention Pond at south end
- Surrounding Zoning and Land Uses:
  - North (AA Street): H-A (Holding Agriculture – City); R-1 (County)
  - South: PUD (Planned Unit Development - City)
  - East: AG (Agriculture - County)
  - West: AG (County); R-1 (County)

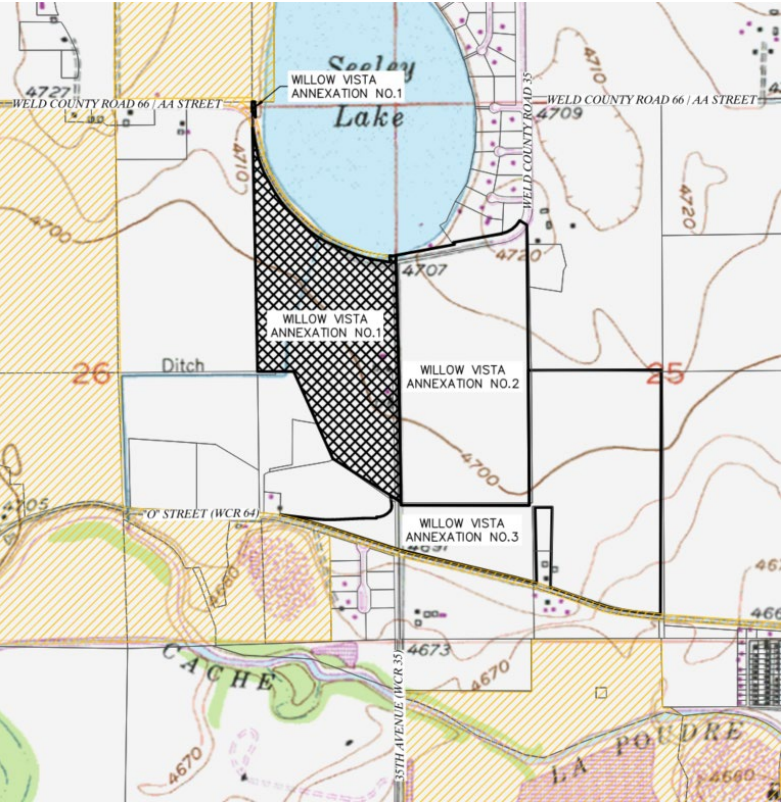




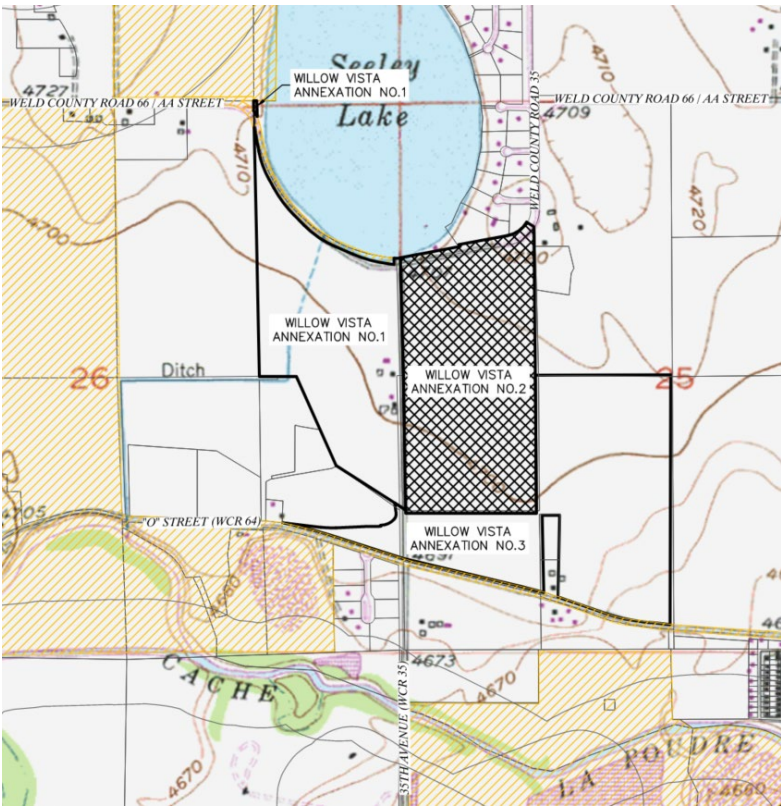
# Annexation Location



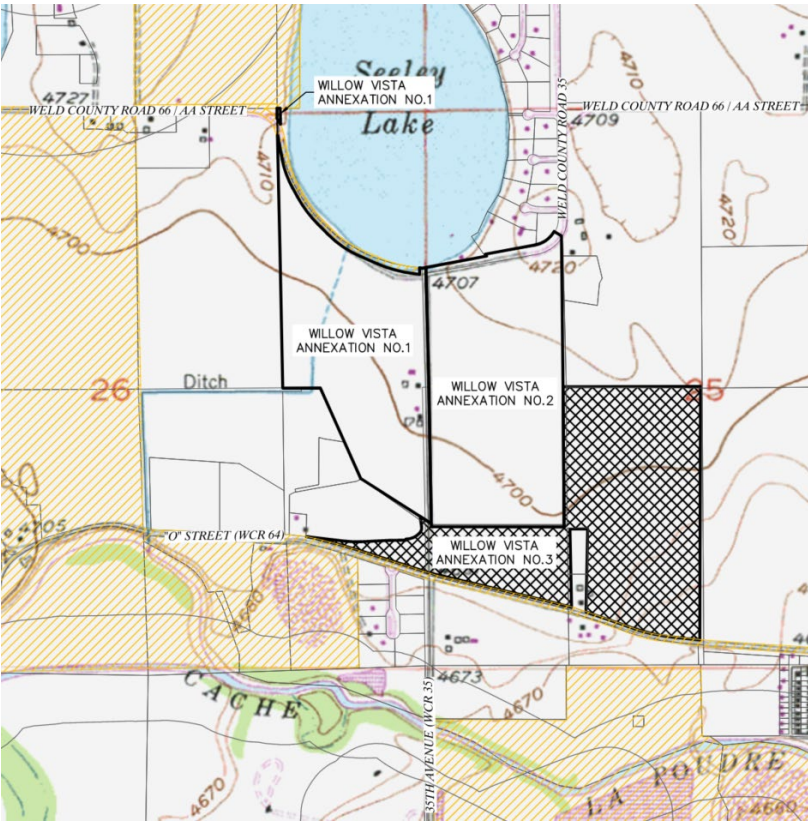
ANX2024-0001



ANX2024-0002

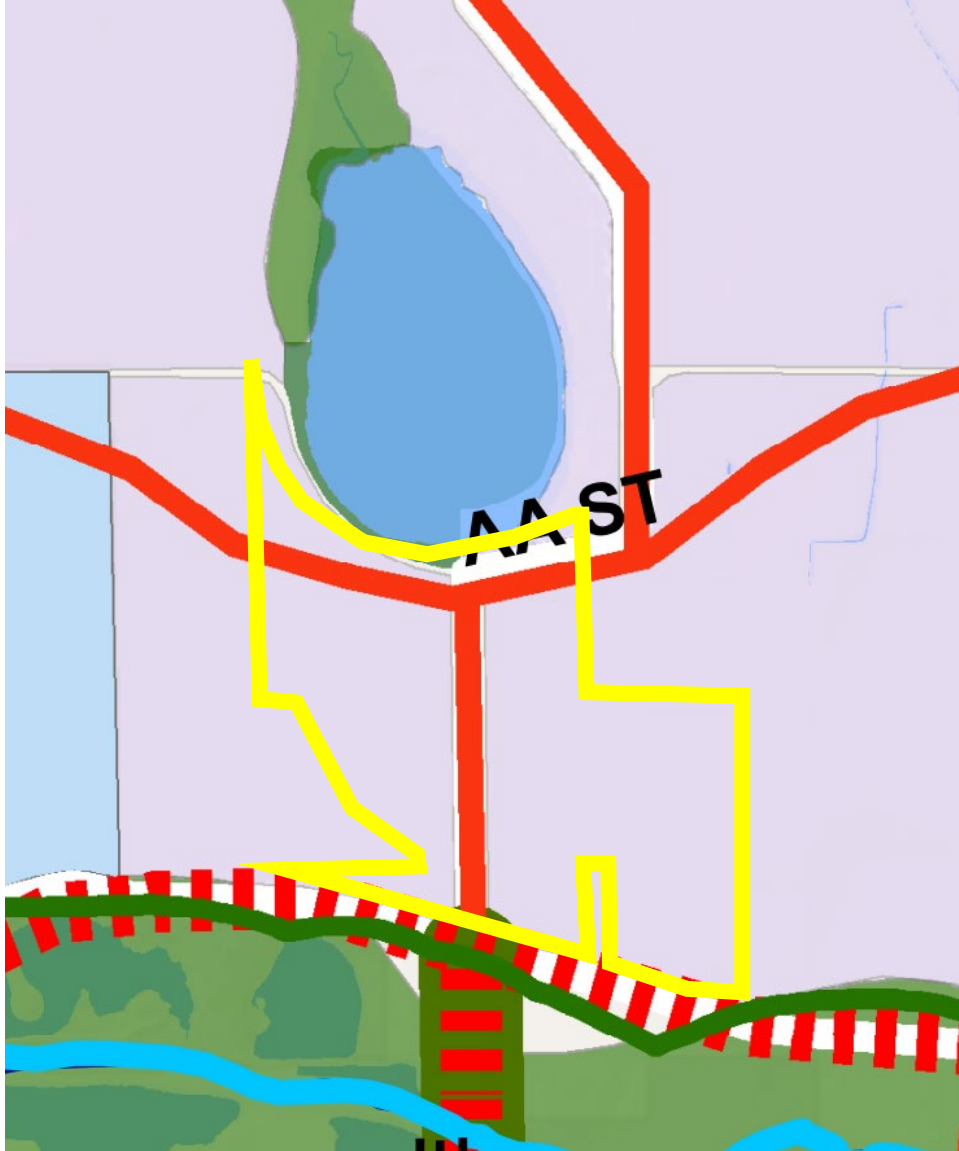


ANX2024-0003





# Annexation Considerations



## Greeley Comprehensive Plan

 Urban Reserve

- Identifies that the possibility for such development exists and is not precluded by this designation.
- More coordinated planning efforts required for development

# 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

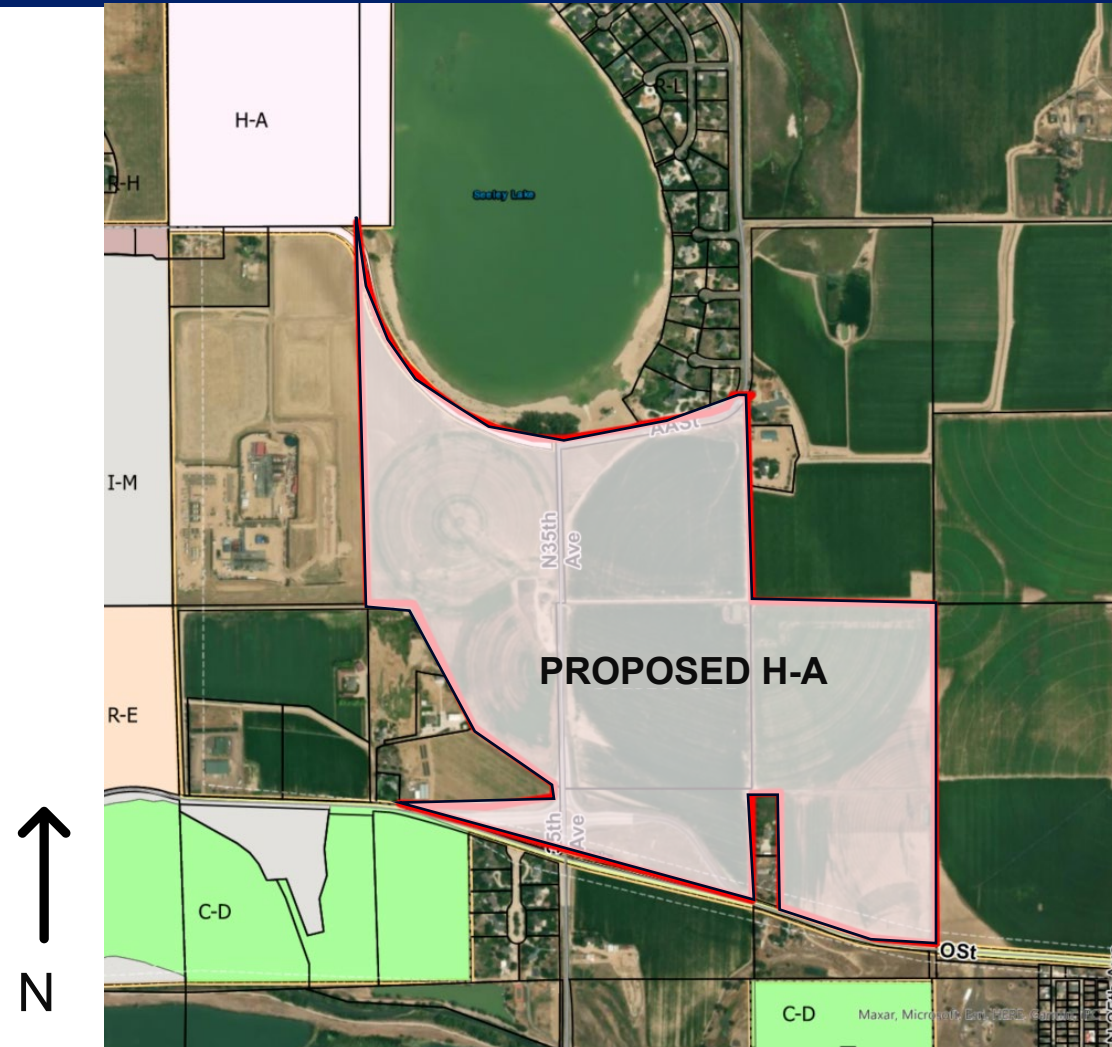
## Notification

- 68 notice letters to properties within 1000'
- Public hearing signs posted on the property
- Received one letter of opposition from nearby property owner (included in attachments)

## Recommendation

- Community Development recommends approval

# Proposed Zoning



# Establishment of Zoning Considerations

## Approval Criteria

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

## Notification

- 68 notice letters sent to properties within 1000'
- Public hearing signs posted on the property
- Received one letter of opposition from nearby property owner (included in attachments)

## Recommendation

- Community Development recommends approval



# Motions

## Recommended

- 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 Willow Vista Annexation No. 1, File number **ANX2024-0001**, meets State statutory requirements. And, therefore, **recommend approval** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 2, File number **ANX2024-0002**, meets State statutory requirements. And, therefore, **recommend approval** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 3, File number **ANX2024-0003**, meets State statutory requirements. And, therefore, **recommend approval** of the annexation to the City Council.
- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Willow Vista Establishment of Zoning, File number **ZON2024-0006** meets the required Development Code criteria of Section 24-204.b.(1-9); and **recommend approval** of the H-A (Holding Agriculture) zone district to the City Council.

# Motions

## Alternative

- 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 Willow Vista Annexation No. 1, File number **ANX2024-0001**, meets State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 2, File number **ANX2024-0002**, meets State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 3, File number **ANX2024-0003**, meets State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Willow Vista Establishment of Zoning, File number **ZON2024-0006** meets the required Development Code criteria of Section 24-204.b.(1-9); and **recommend denial** of the H-A (Holding Agriculture) zone district to the City Council.

# Thank you

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# Review Criteria



## Annexation Review Criteria

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

#### Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:

The proposed annexation meets state requirements for annexations.

The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.

The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.

The proposed annexation promotes a geographic balance of land uses.

The proposed annexation increases the City's supply of developable employment land or other future land use requirements.

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

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.

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.

The subject properties are primarily agricultural and undeveloped except for five plugged and abandoned oil and gas well pads dispersed throughout the annexation area. The area is anticipated to develop with a mix of residential and commercial uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as Urban Reserve. While this classification does not anticipate immediate development, it does not preclude it. Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided. Because full urban services are not currently available at the site, any development proposal must demonstrate how the area will be fully serviced.

This request complies with this criterion.



# Review Criteria



## Annexation Review Criteria

### 2. **The proposed annexation promotes geographical balance of the City's land use pattern.**

The proposed annexations provide growth in the north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth 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.**

If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. The areas of Annexation No. 1 and Annexation No. 2 would be served by Eaton RE-2 School District, and Annexation No. 3 would be served by Greeley/Evans District 6.

Currently no City-level utilities are needed at the site. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal.

This request complies with this criterion.

# Review Criteria



## Annexation Review Criteria

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

As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements, with a combined total contiguity of 36% (16% minimum required). 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 and between two areas that have already been annexed (area between O Street and AA Street).

This request complies with this criterion.

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

Since the site is located between existing City of Greeley Boundary to the north and south, it will close an existing gap in the city boundary. Any future development of the area will require additional development review depending on the proposal. While anticipated that future plans for a mix of housing and commercial uses, it is not proposed with the H-A zoning, 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 H-A (Holding-Agriculture) zoning is being considered as a request to annex into the City of Greeley until further master plans are submitted for future development of the area.

This request complies with this criterion.

# Review Criteria



## Zoning Review Criteria

**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 Imagine Greeley Comprehensive Plan's Land Use Guidance Map, adopted in 2018, envisions the subject area as a 'Urban Reserve'.

The proposed H-A (Holding Agriculture) zoning district is appropriate for this area. The H-A district has limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals.

*The request complies with this criterion.*

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

There is currently no development proposal for this area, however, the property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A zone district, these uses would be permitted to continue.

*The request complies with this criterion.*

# Review Criteria



## Zoning Review Criteria

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.**

The area is undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation.

*The request 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.**

The subject area is currently located in unincorporated Weld County and is primarily zoned R-1 (Residential), with a small portion in the southwest corner zoned A (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined above.

*The request complies with this criterion.*



# Review Criteria



## Zoning Review Criteria

- |    |                                                                                                                                                                                                                                                                                                                                       |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. | <b>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.</b> |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A zone district allows uses limited to agriculture, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal.

*The request complies with this criterion.*

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

The H-A zone district does not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water and sanitary sewer service is requested for this region as part of a development proposal, significant 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 request complies with this criterion.*

# Review Criteria



## Zoning Review Criteria

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.**

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 H-A zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur.

*The request 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.**

There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A zone district's allowed uses are limited to agriculture. Any 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 request complies with this criterion.*

9. **The recommendations of professional staff or advisory review bodies.**  
City staff recommends approval of this establishment of zoning request.



Your Community  
Builder Since 1968



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July 2025





# Baessler Homes

- 3<sup>rd</sup> Generation Family Company Founded in Greeley in 1968
- Became 100% Employee Owned in 2023
- Since 2012, transitioned from building custom homes to focusing on **creating homeownership opportunities** with attainable homes
- Began shift toward Community Building (Development and Home Building) in 2017
- Numerous completed communities in Ault, Evans, Fort Lupton, Johnstown and Hudson
- Built 1,300 homes over the past 5 years





## OUR VISION

WE WILL BUILD THE MOST VALUABLE  
HOMES IN OUR MARKETPLACE

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# WILLOW VISTA

- 35<sup>TH</sup> Avenue and O Street
- 3 separate properties- Serial Annexation
- Entire site is within the Long Range Expected Growth Area in Greeley's Comprehensive Plan
- HA Zoning requested





&



## PLANNING COMMISSION SUMMARY

**ITEM:** Willow Vista No. 1, No. 2, and No.3 Annexations

**PROJECT:** Willow Vista No. 1, No. 2, and No.3 Annexations

**FILE NO:** ANX2024-0001, ANX2024-0002, and ANX2024-0003

**LOCATION:** Bounded by AA Street to the north, heading south along Couty Road 35 to O Street at the south boundary.

**APPLICANT:** Baessler Homes, Melissa Wheeler

**CASE PLANNER:** Katelyn Puga, Planner III

**PLANNING COMMISSION HEARING DATE:** July 22, 2025

**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.

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### EXECUTIVE SUMMARY

Baessler Homes petitions to annex a total of 222.4 acres of land to the City of Greeley in a series of three separate annexation requests (ANX2024-0001, ANX2024-0002, and ANX2024-0003). Bounded by AA Street to the north, heading south along Weld County Road 35 to O Street at the south boundary(Section J – Attachments).

#### A. REQUEST

Baessler Homes is requesting approval to annex a total of 222.4 acres of land owned by Union Colony Investors LLC, known as the Willow Vista No. 1, No. 2, and No. 3 Annexations. The annexation includes a total of four parcels. The annexation also includes the right-of-way for Weld County Road 35 (CR 35), which bisects the annexation; and includes the right-of-way for the round-a-bout and detention pond at O Street and CR 35.

#### B. STAFF RECOMMENDATION

Approval

#### C. LOCATION



1. **ANX2024-0001:** 63.29 acres located south of AA Street, west of County Road 35, and north of O Street.
2. **ANX2024-0002:** 74.71 acres located south of AA Street, east of County Road 35, and approximately 40 feet north of O Street.
3. **ANX2024-0003:** 84.40 acres Located just north of O street, east of County Road 35, and approximately 115 feet south of AA Street.

**Current Zoning:** AG (Agricultural – County); R-1 (Residential – County)

**Proposed Zoning:** ANX2024-0001 – 63.29 acres: Holding Agriculture (HA)  
 ANX2024-0002 – 74.71 acres: Holding Agriculture (HA)  
 ANX2024-0003 – 84.40 acres: Holding Agriculture (HA)

**Abutting Zoning:** North (AA Street): H-A (Holding Agriculture – City)  
 North (east of CR 35): R-1 (County)  
 South: PUD (Planned Unit Development - City)  
 East: AG (Agriculture - County)  
 West: AG (County); R-1 (County)

See Figure 1 for details.

**Site Conditions:** The site is currently undeveloped and used for agricultural purposes. County Road 35 runs through the center of the annexation area, while AA Street forms the northern boundary. The southern edge is bordered by an existing detention pond and the roundabout at O Street and County Road 35. There are five plugged and abandoned oil and gas wells located throughout the annexation area.

**Contiguity:**

| Annexation Application | Required Contiguity | Provided Contiguity |
|------------------------|---------------------|---------------------|
| ANX2024-0001           | 16%                 | 23%                 |
| ANX2024-0002           | 16%                 | 31%                 |
| ANX2024-0003           | 16%                 | 49%                 |

**Abutting Land Uses:** North: Residential Estate and Agriculture  
 South: Residential, Agriculture, and Open Space/Natural Areas.  
 East: Agriculture  
 West: Agriculture/Residential Estate; Oil and gas operations



*Figure 1: Zoning & Vicinity Map*

#### **D. BACKGROUND**

The property owner has petitioned the City to annex a total of 222.4 acres of unincorporated property, including the right of way of Weld County Road 35 and AA Street. The annexations consist of four parcels, Parcel No. 080526000035, Parcel No. 080525000076, Parcel No. 080525000077, and a portion of right-of-way located on Parcel No. 080526000048. The annexations are proposed as part of a serial annexation with three annexation applications to establish contiguity with the city boundary. The annexation area contains five plugged and abandoned oil and gas wells. The parcels are located within the Long-Range Expected Growth Area and are designated as an Urban Reserve.

The applicant requests the annexation be zoned H-A (Holding Agriculture) 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 proposed annexation applications consists of a series of annexations to establish contiguity per Colorado Revised Statutes 31-12-105(1) (e), where contiguity may be established by the annexation of one or more parcels in a series, which annexations may be completed simultaneously and considered together for the purposes of the public hearing required by Sections 31-12- 108 and 31-12-109 and the annexation impact report required by Section 31-12-108.5.

The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution on July 15, 2025, making a finding to this effect, scheduling the introduction of the ordinance concerning the annexation for August 19, 2025, and the final reading on September 2, 2025.

## **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 five plugged and abandoned oil and gas well pads dispersed throughout the annexation area. The area is anticipated to develop with a mix of residential and commercial uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as Urban Reserve. While this classification does not anticipate immediate development, it does not preclude it. Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided. Because full urban services are not currently available at the site, any development proposal must demonstrate how the area will be fully serviced.

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 north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth 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 areas of Annexation No. 1 and Annexation No. 2 would be served by Eaton RE-2 School District, and Annexation No. 3 would be served by Greeley/Evans District 6.

Currently no City-level utilities are needed at the site. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal.

This request complies with this criterion.

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

Staff Comment: As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements, with a combined total contiguity of 36% (16% minimum required). 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 and between two areas that have already been annexed (area between O Street and AA Street).

This request complies with this criterion.

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

Staff Comment: Since the site is located between existing City of Greeley Boundary to the north and south, it will close an existing gap in the city boundary. Any future development of the area will require additional development review depending on the proposal. While anticipated that future plans for a mix of housing and commercial uses, it is not proposed with the H-A zoning, 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 H-A (Holding-Agriculture) zoning is being considered as a request to annex into the City of Greeley until further master plans are submitted for future development of the area.

This request complies with this criterion.

**F. PHYSICAL SITE CHARACTERISTICS**

**1. SUBDIVISION HISTORY**

The four parcels included in the annexation applications are currently unsubdivided in unincorporated Weld County. A Subdivision Plat will be required for future development proposals.

**2. HAZARDS**

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

**3. WILDLIFE**

According to the City of Greeley's Areas of Ecological Significance map, Seeley Lake and the area immediately around it are in an area of 'high' ecological significance, which are areas that contain significant natural features which would be severely and negatively compromised by development. A bald eagle roost site boundary is located within the area of Willow Vista Annexation No.3, located on the east area of the site. This will need to be taken into considering with any future development in the area.

**4. FLOODPLAIN**

The site primarily has no mapped floodplains on the subject property, in exception of approximately 0.4 acres within Annexation No. 1, adjacent to AA Street.

**5. DRAINAGE AND EROSION**

The site is largely undeveloped with drainage patterns expected to match existing conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes.

The annexation request includes a Weld County detention pond, southwest of O Street and Weld County Road 35 roundabout.

**6. TRANSPORTATION**

The annexation request includes a section of Weld County Road 35, AA Street to the north, and O Street to the south.

**H. SERVICES**

**1. WATER**

There is an existing North Weld County Water District water main located in AA Street, east of Weld County Road 35, in addition to a water main within Weld County Road 35. There is a City of Greeley 20-inch water stub at O Street and Weld County 35. 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”. Water infrastructure adequate to serve the site will be examined in further development applications and the subsequent permitting processes.

**2. SANITATION**

The nearest sewer line is a 36” sewer trunk line located south of O Street at N 25<sup>th</sup> Avenue. Sanitary sewer infrastructure adequate to connect the site to the sewer trunk line will be examined in further development applications and the subsequent permitting processes.

**3. EMERGENCY SERVICES**

The subject site is currently served by the Eaton 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 #3 (150 35th Ave), is approximately 1.5 miles away.

The City of Greeley Police Department would also serve this area with the completion of the annexation. The nearest police station is approximately four (4) miles east of the subject enclave on 10<sup>th</sup> Street near 28<sup>th</sup> Avenue.

**4. PARKS/OPEN SPACES**

The site is approximately .33 miles from the Poudre Trail and Poudre Ponds, near the south boundary of the annexation. Future parks and open space will be required with future development of the property.

**5. SCHOOLS**

Annexation No.1 and Annexation No. 2 are located in Eaton RE-2 School District, while the southern portion of the site (Annexation No. 3) is located in Greeley/Evans District 6.

**I. NEIGHBORHOOD IMPACTS**

**1. VISUAL**

The annexation would not create any visual impacts on the surrounding neighborhood, which is largely agricultural and residential estate. Potential impacts would be reviewed at time of future 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 future 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 June 20, 2025 to surrounding properties within 1000 feet of the subject property. The applicant posted signs in three locations on the property on June 24, 2025. To date, staff has received one letter of opposition from a nearby land owner, citing concerns related to increased traffic congestion, loss of traditional land uses, reduction of productive farmland, anticipated noise complaints, destruction of rural lifestyle, and decreased property values. The letter is included in the attachments provided.

**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 Willow Vista Annexation No. 1, File number ANX2024-0001, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.



2. 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 Willow Vista Annexation No. 2, File number ANX2024-0002, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.
3. 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 Willow Vista Annexation No. 3, File number ANX2024-0003, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.

**J. ATTACHMENTS:**

1. Annexation Petition
2. Vicinity & Zoning Map
3. Annexation Plat
4. Annexation Site Analysis Map
5. Neighbor Notification Boundary Map
6. Project Narrative
7. Staff Presentation
8. Letter of Opposition

## **PETITION FOR ANNEXATION**

### **Willow Vista Annexation No. 3**

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, "Willow Vista Annexation No. 3." 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)      Mailing Address      Date of Signing

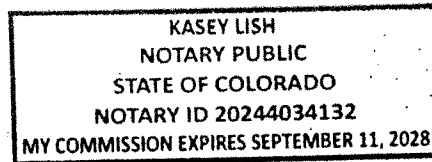
Union Colony Investors, LLC; By John M. Todd

John M. Todd      6/14/25  
Subscribed and sworn to before me this 4<sup>th</sup> day of June, 2025, by  
Kasey Lish John M. Todd KL

Witness my hand and official seal.

My commission expires: 9/11/2028

Kasey Lish  
Notary Public



Land Owned

Property Description – WILLOW VISTA ANNEXATION NO. 3

AN AREA OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) AND THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4) OF SECTION TWENTY-FIVE (25) AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) OF SECTION TWENTY-SIX (26) OF TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 25 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 25 AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19585 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 01°01'18" EAST ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 25 A DISTANCE OF 1263.00 FEET TO THE SOUTH LINE OF WILLOW VISTA ANNEXATION NO. 1 AND TO THE **POINT OF BEGINNING**;

THENCE SOUTH 57°29'03" EAST ALONG SAID SOUTH LINE A DISTANCE OF 35.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 35 AND THE WEST LINE OF WILLOW VISTA ANNEXATION NO. 2;

THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID WILLOW VISTA ANNEXATION NO. 2 BY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

THENCE SOUTH 01°01'18" EAST A DISTANCE OF 30.11 FEET;  
THENCE SOUTH 89°59'15" EAST A DISTANCE OF 1249.00 FEET;  
THENCE NORTH 00°25'45" WEST A DISTANCE OF 1316.73 FEET TO THE NORTH LINE OF THE E1/2SW1/4 OF SAID SECTION 25;  
THENCE NORTH 89°48'54" EAST ALONG SAID NORTH LINE A DISTANCE OF 1292.55 FEET TO THE EAST LINE OF THE E1/2SW1/4 OF SAID SECTION 25;  
THENCE SOUTH 00°09'33" WEST ALONG SAID EAST LINE A DISTANCE OF 2384.66 FEET TO THE NORTHERLY LINE OF NORTH POUDRE THIRD ANNEXATION RECORDED JUNE 1, 1982 AT RECEPTION NO. 1893288;

THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING TEN (10) COURSES AND DISTANCES:

THENCE NORTH 84°11'41" WEST A DISTANCE OF 140.20 FEET;  
THENCE NORTH 83°41'51" WEST A DISTANCE OF 117.83 FEET;  
THENCE NORTH 82°40'36" WEST A DISTANCE OF 53.88 FEET;  
THENCE NORTH 81°34'50" WEST A DISTANCE OF 44.11 FEET;  
THENCE NORTH 79°31'53" WEST A DISTANCE OF 99.29 FEET;  
THENCE NORTH 76°43'57" WEST A DISTANCE OF 39.23 FEET;  
THENCE NORTH 74°22'29" WEST A DISTANCE OF 40.06 FEET;  
THENCE NORTH 72°18'17" WEST A DISTANCE OF 116.09 FEET;  
THENCE NORTH 70°55'50" WEST A DISTANCE OF 226.98 FEET;  
THENCE NORTH 70°54'29" WEST A DISTANCE OF 229.11 FEET TO THE EAST LINE OF LOT A, RE-4865 RECORDED JANUARY 14, 2009 AT RECEPTION NO. 3599465;

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID LOT A. RE-4865 BY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

THENCE NORTH 01°07'12" EAST A DISTANCE OF 781.84 FEET;  
THENCE SOUTH 89°29'42" WEST A DISTANCE OF 167.62 FEET;  
THENCE SOUTH 01°09'18" EAST A DISTANCE OF 735.78 FEET TO THE NORTHERLY LINE OF SAID NORTH POUDRE THIRD ANNEXATION;

THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING SIX (6) COURSES AND DISTANCES:

THENCE NORTH 75°15'33" WEST A DISTANCE OF 221.20 FEET;  
THENCE NORTH 76°37'18" WEST A DISTANCE OF 1157.63 FEET TO THE WEST LINE OF THE SW1/4 OF SAID SECTION 25;  
THENCE NORTH 70°33'44" WEST A DISTANCE OF 32.03 FEET TO THE SOUTH LINE OF THAT AREA OF LAND DESCRIBED IN RIGHT-OF-WAY DEDICATION RECORDED SEPTEMBER 8, 2021 AT RECEPTION NUMBER 4753766 IN THE RECORDS OF WELD COUNTY;

THENCE ALONG THE SOUTHERLY AND NORTHERLY LINES OF SAID RIGHT-OF-WAY DEDICATION BY THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

THENCE NORTH 72°16'19" WEST A DISTANCE OF 666.69 FEET TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 202.00 FEET, SAID CURVE HAS A RADIUS OF 3436.95 FEET, A DELTA ANGLE OF 03°22'03", AND IS SUBTENDED BY A CHORD BEARING NORTH 74°01'46" WEST A DISTANCE OF 201.97 FEET;

THENCE NORTH 75°30'21" WEST A DISTANCE OF 185.48 FEET TO A POC;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 115.09 FEET, SAID CURVE HAS A RADIUS OF 1421.58 FEET, A DELTA ANGLE OF 04°38'18", AND IS SUBTENDED BY A CHORD BEARING NORTH 78°07'58" WEST A DISTANCE OF 115.06 FEET;

THENCE SOUTH 83°21'20" EAST A DISTANCE OF 369.32 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 141.63 FEET, SAID CURVE HAS A RADIUS OF 880.00 FEET, A DELTA ANGLE OF 09°13'17", AND IS SUBTENDED BY A CHORD BEARING SOUTH 87°57'59" EAST A DISTANCE OF 141.48 FEET;

THENCE NORTH 87°25'23" EAST A DISTANCE OF 279.38 FEET;

THENCE NORTH 88°57'02" EAST A DISTANCE OF 148.75 FEET;

THENCE NORTH 01°02'58" WEST A DISTANCE OF 10.00 FEET TO A POC;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 143.51 FEET, SAID CURVE HAS A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 45°40'49", AND IS SUBTENDED BY A CHORD BEARING NORTH 66°06'37" EAST A DISTANCE OF 139.74 FEET TO A POINT OF COMPOUND CURVE (PCC);

THENCE ALONG THE ARC OF A COMPOUND CURVE CONCAVE TO THE WEST A DISTANCE OF 61.37 FEET, SAID CURVE HAS A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 50°14'00", AND IS SUBTENDED BY A CHORD BEARING NORTH 18°09'12" EAST A DISTANCE OF 59.42 FEET;

THENCE NORTH 06°57'48" WEST A DISTANCE OF 70.73 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 27.87 FEET, SAID CURVE HAS A RADIUS OF 380.00 FEET, A DELTA ANGLE OF 04°12'09", AND IS SUBTENDED BY A CHORD BEARING NORTH 04°51'43" WEST A DISTANCE OF 27.87 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS TRACT 4 IN QUIT CLAIM DEED RECORDED DECEMBER 30, 1999 AT RECEPTION NO. 2741416 IN THE RECORDS OF WELD COUNTY AND TO THE SOUTH LINE OF WILLOW VISTA ANNEXATION NO. 1;

THENCE SOUTH 57°29'03" EAST ALONG SAID SOUTH LINE A DISTANCE OF 85.12 FEET TO THE **POINT OF BEGINNING**.

SAID AREA OF LAND CONTAINS 84.40 ACRES (+/-3,676,353 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.



## STATE OF COLORADO

)

) SS.

COUNTY OF WELD

)

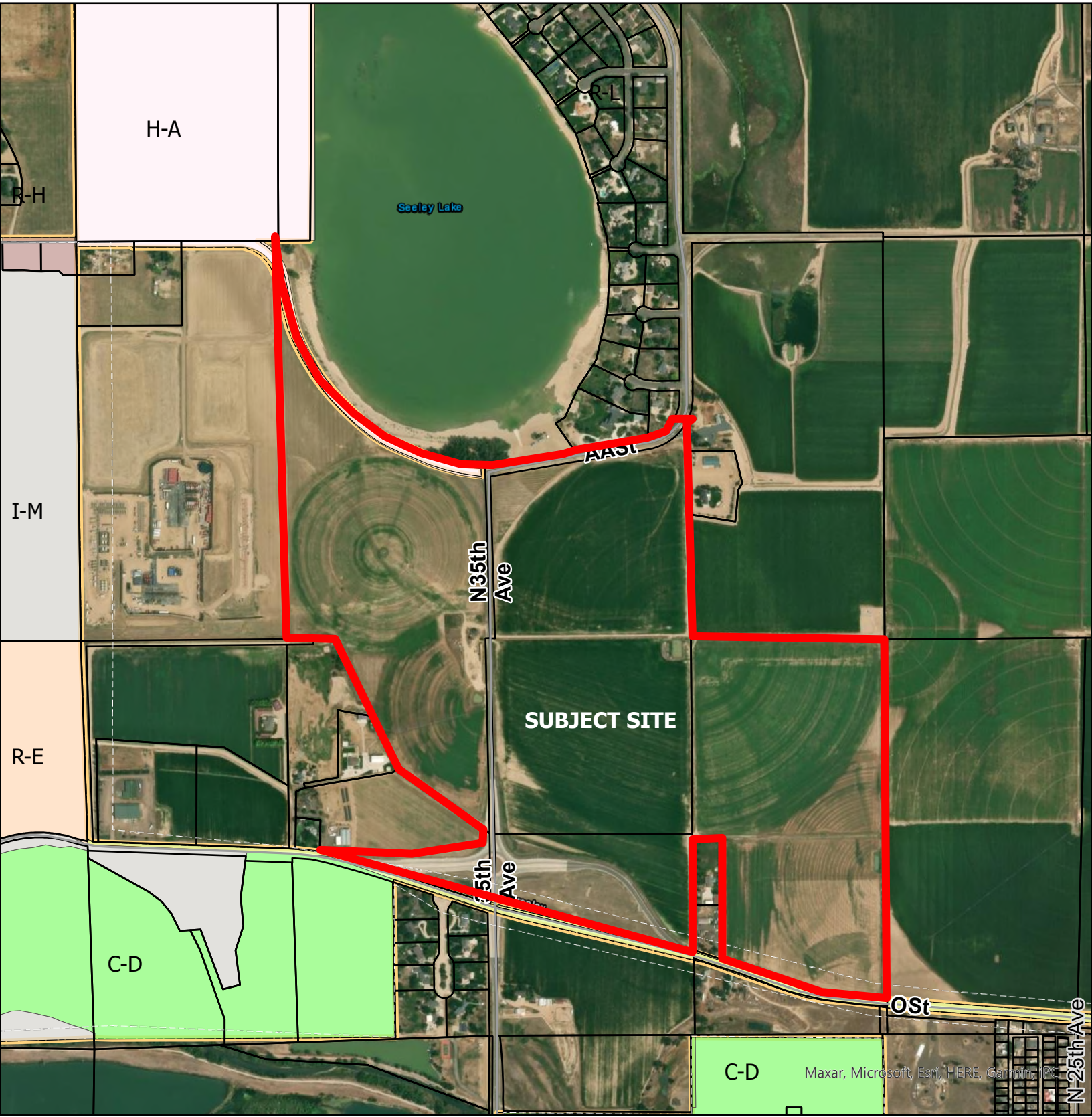
(Signature of Circulator)

Witness my hand and official seal.

My commission expires: 6/17/2027

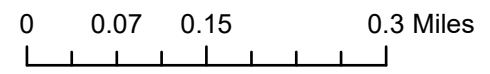
Missa Wu  
Notary Public





Legend

- |                                               |                                            |
|-----------------------------------------------|--------------------------------------------|
| <div></div> Greeley Parcels                   | <div></div> Planned Unit Development (PUD) |
| <div></div> Conservation District (C-D)       | <div></div> Residential Estate (R-E)       |
| <div></div> Holding Agriculture (H-A)         | <div></div> Residential High Density (R-H) |
| <div></div> Industrial Medium Intensity (I-M) |                                            |





WILLOW VISTA ANNEXATION NO.3

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25 AND A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26 , TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

84.40 ACRES

PROJECT NUMBER: ANX2024-0003

PROPERTY DESCRIPTION – WILLOW VISTA ANNEXATION NO. 3:

AN AREA OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) AND THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4) OF SECTION TWENTY-FIVE (25) AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) OF SECTION TWENTY-SIX (26) OF TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 25 AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 25 AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19585 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 01°01'18" EAST ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 25 A DISTANCE OF 1263.00 FEET TO THE SOUTH LINE OF WILLOW VISTA ANNEXATION NO. 1 AND TO THE **POINT OF BEGINNING**;

THENCE SOUTH 57°29'03" EAST ALONG SAID SOUTH LINE A DISTANCE OF 35.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 35 AND THE WEST LINE OF WILLOW VISTA ANNEXATION NO. 2;

THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID WILLOW VISTA ANNEXATION NO. 2 BY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

THENCE SOUTH 01°01'18" EAST A DISTANCE OF 30.11 FEET;

THENCE SOUTH 89°59'15" EAST A DISTANCE OF 1249.00 FEET;

THENCE NORTH 00°25'45" WEST A DISTANCE OF 1316.73 FEET TO THE NORTH LINE OF THE E1/2SW1/4 OF SAID SECTION 25;

THENCE NORTH 89°48'54" EAST ALONG SAID NORTH LINE A DISTANCE OF 1292.55 FEET TO THE EAST LINE OF THE E1/2SW1/4 OF SAID SECTION 25;

THENCE SOUTH 00°09'33" WEST ALONG SAID EAST LINE A DISTANCE OF 2384.66 FEET TO THE NORTHERLY LINE OF NORTH POUDRE THIRD ANNEXATION RECORDED JUNE 1, 1982 AT RECEPTION NO. 1893288;

THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING TEN (10) COURSES AND DISTANCES:

THENCE NORTH 84°11'41" WEST A DISTANCE OF 140.20 FEET;

THENCE NORTH 83°41'51" WEST A DISTANCE OF 117.83 FEET;

THENCE NORTH 82°40'36" WEST A DISTANCE OF 53.88 FEET;

THENCE NORTH 81°34'50" WEST A DISTANCE OF 44.11 FEET;

THENCE NORTH 79°31'53" WEST A DISTANCE OF 99.29 FEET;

THENCE NORTH 76°43'57" WEST A DISTANCE OF 39.23 FEET;

THENCE NORTH 74°22'29" WEST A DISTANCE OF 40.06 FEET;

THENCE NORTH 72°18'17" WEST A DISTANCE OF 116.09 FEET;

THENCE NORTH 70°55'50" WEST A DISTANCE OF 226.98 FEET;

THENCE NORTH 70°54'29" WEST A DISTANCE OF 229.11 FEET TO THE EAST LINE OF LOT A, RE-4865 RECORDED JANUARY 14, 2009 AT RECEPTION NO. 3599465;

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID LOT A, RE-4865 BY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

THENCE NORTH 01°07'12" EAST A DISTANCE OF 781.84 FEET;

THENCE SOUTH 89°29'42" WEST A DISTANCE OF 167.62 FEET;

THENCE SOUTH 01°09'18" EAST A DISTANCE OF 735.78 FEET TO THE NORTHERLY LINE OF SAID NORTH POUDRE THIRD ANNEXATION;

THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING SIX (6) COURSES AND DISTANCES:

THENCE NORTH 75°15'33" WEST A DISTANCE OF 221.20 FEET;

THENCE NORTH 76°37'18" WEST A DISTANCE OF 1157.63 FEET TO THE WEST LINE OF THE SW1/4 OF SAID SECTION 25;

THENCE NORTH 70°33'44" WEST A DISTANCE OF 32.03 FEET TO THE SOUTH LINE OF THAT AREA OF LAND DESCRIBED IN RIGHT-OF-WAY DEDICATION RECORDED SEPTEMBER 8, 2021 AT RECEPTION NUMBER 4753766 IN THE RECORDS OF WELD COUNTY;

THENCE ALONG THE SOUTHERLY AND NORTHERLY LINES OF SAID RIGHT-OF-WAY DEDICATION BY THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

THENCE NORTH 72°16'19" WEST A DISTANCE OF 666.69 FEET TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 202.00 FEET, SAID CURVE HAS A RADIUS OF 3436.95 FEET, A DELTA ANGLE OF 03°22'03", AND IS SUBTENDED BY A CHORD BEARING NORTH 74°01'46" WEST A DISTANCE OF 201.97 FEET;

THENCE NORTH 75°30'21" WEST A DISTANCE OF 185.48 FEET TO A POC;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 115.09 FEET, SAID CURVE HAS A RADIUS OF 1421.58 FEET, A DELTA ANGLE OF 04°38'18", AND IS SUBTENDED BY A CHORD BEARING NORTH 78°07'58" WEST A DISTANCE OF 115.06 FEET;

THENCE SOUTH 83°21'20" EAST A DISTANCE OF 369.32 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 141.63 FEET, SAID CURVE HAS A RADIUS OF 880.00 FEET, A DELTA ANGLE OF 09°13'17", AND IS SUBTENDED BY A CHORD BEARING SOUTH 87°57'59" EAST A DISTANCE OF 141.48 FEET;

THENCE NORTH 87°25'23" EAST A DISTANCE OF 279.38 FEET;

THENCE NORTH 88°57'02" EAST A DISTANCE OF 148.75 FEET;

THENCE NORTH 01°02'58" WEST A DISTANCE OF 10.00 FEET TO A POC;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 143.51 FEET, SAID CURVE HAS A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 45°40'49", AND IS SUBTENDED BY A CHORD BEARING NORTH 66°06'37" EAST A DISTANCE OF 139.74 FEET TO A POINT OF COMPOUND CURVE (PCC);

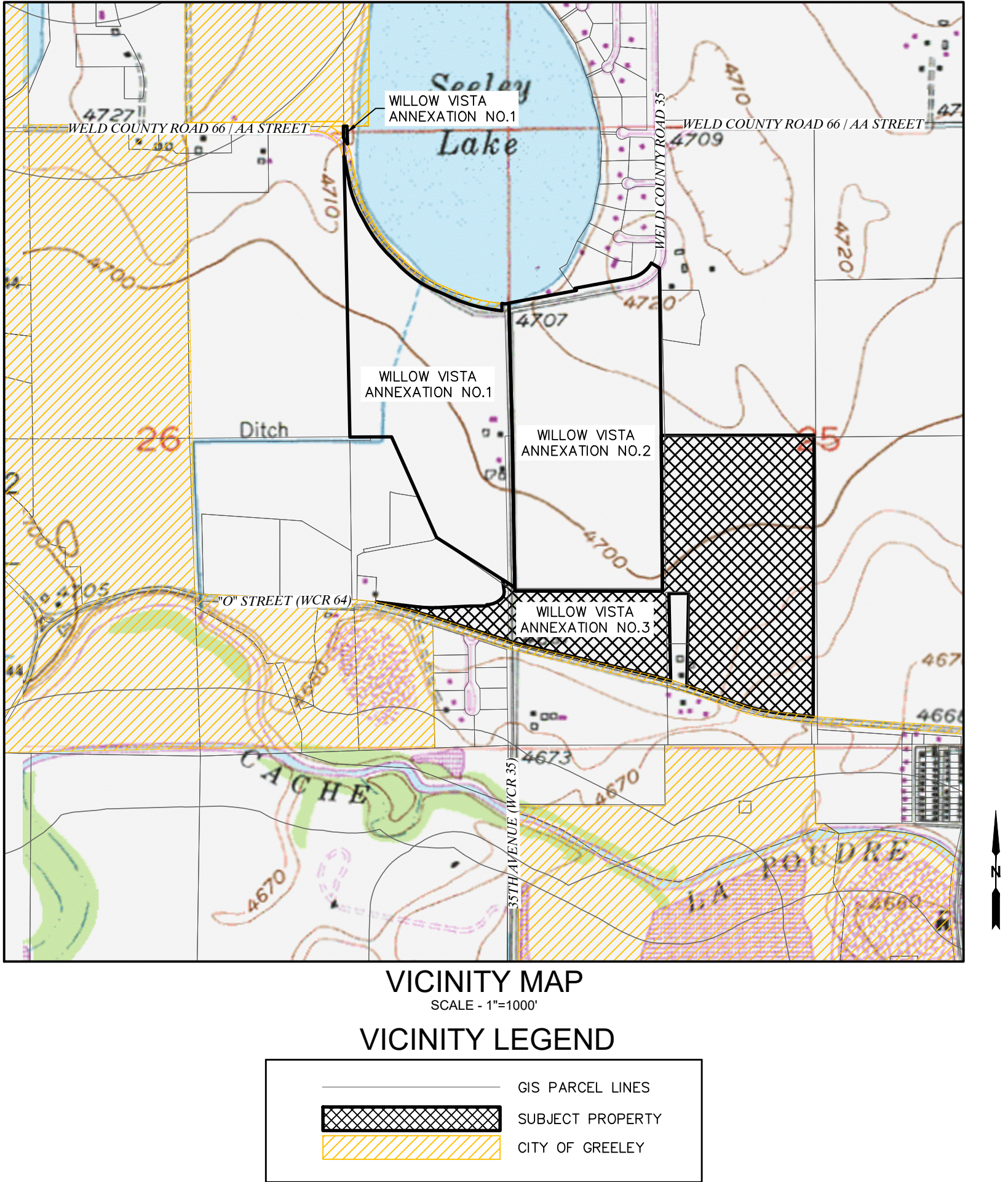
THENCE ALONG THE ARC OF A COMPOUND CURVE CONCAVE TO THE WEST A DISTANCE OF 61.37 FEET, SAID CURVE HAS A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 50°14'00", AND IS SUBTENDED BY A CHORD BEARING NORTH 18°09'12" EAST A DISTANCE OF 59.42 FEET;

THENCE NORTH 06°57'48" WEST A DISTANCE OF 70.73 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 27.87 FEET, SAID CURVE HAS A RADIUS OF 380.00 FEET, A DELTA ANGLE OF 04°12'09", AND IS SUBTENDED BY A CHORD BEARING NORTH 04°51'43" WEST A DISTANCE OF 27.87 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS TRACT 4 IN QUIT CLAIM DEED RECORDED DECEMBER 30, 1999 AT RECEPTION NO. 2741416 IN THE RECORDS OF WELD COUNTY AND TO THE SOUTH LINE OF WILLOW VISTA ANNEXATION NO. 1;

THENCE SOUTH 57°29'03" EAST ALONG SAID SOUTH LINE A DISTANCE OF 85.12 FEET TO THE **POINT OF BEGINNING**.

SAID AREA OF LAND CONTAINS 84.40 ACRES (+/-3,676.353 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.



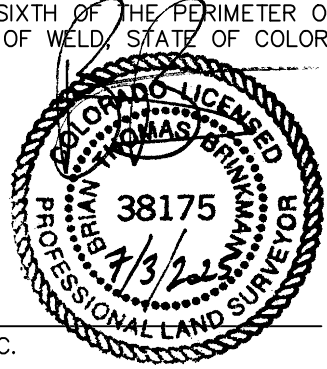
SURVEYOR'S NOTES

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S.)
2. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION  
ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, T.6., R.66W., AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19585 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.  
THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."
3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY BY LAT40°, INC. IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE EXISTING GREELEY TOWN LIMITS
4. THE AREA OF ANNEXATION IS WITHIN THE FOLLOWING SPECIAL DISTRICTS:  
EATON FIRE PROTECTION DISTRICT  
EATON RE-2 SCHOOL DISTRICT  
EATON AREA PARK AND RECREATION DISTRICT  
NORTH WELD COUNTY WATER DISTRICT  
WEST GREELEY CONSERVATION DISTRICT  
HIGH PLAINS LIBRARY DISTRICT

SURVEYOR'S STATEMENT

I, BRIAN T. BRINKMAN, 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 (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.



BRIAN T. BRINKMAN—ON BEHALF OF LAT40°, INC.  
COLORADO LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 38175

OWNER

BY: \_\_\_\_\_ AS: \_\_\_\_\_

NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ AS: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

CERTIFICATE OF APPROVAL OF THE DEVELOPMENT REVIEW MANAGER

ACCEPTED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DEVELOPMENT REVIEW MANAGER

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTANCE

THIS ANNEXATION MAP WAS ACCEPTED BY THE CITY OF GREELEY, WELD COUNTY , COLORADO AND THE TERRITORY THEREIN DESIGNATED AND MADE A PART OF THE CITY OF GREELEY, AND INCLUDED WITHIN THE LIMITS AND JURISDICTION THEREON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: \_\_\_\_\_ MAYOR  
CITY CLERK

ORDINANCE NO. \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION, THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_.

| WILLOW VISTA ANNEXATION NO. 3          |          |
|----------------------------------------|----------|
| CONTIGUOUS BOUNDARY (L.F.)             | 6403.77  |
| TOTAL BOUNDARY PERIMETER (L.F.)        | 13018.85 |
| PERCENTAGE OF CITY BOUNDARY CONTIGUITY | 49%      |
| 1/6 OF PERIMETER (L.F.)                | 2169.81  |
| ANNEXATION RATIO (1 to X)              | 2.03     |
| TOTAL LAND AREA (Acres)                | 84.40    |

SHEET SIZE: 24X36



LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

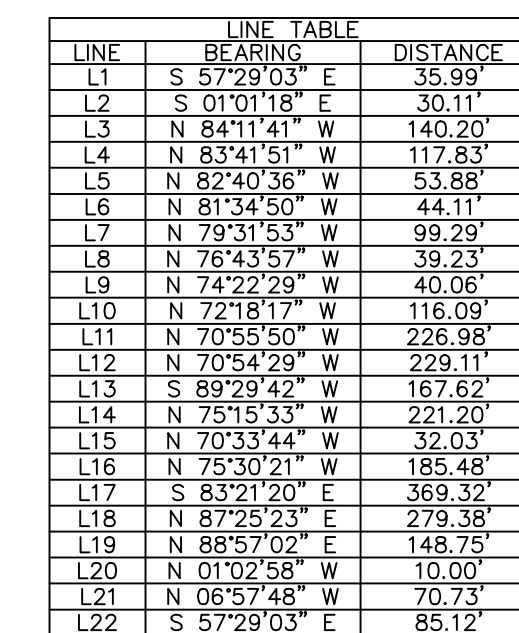
| REVISIONS                          |               |
|------------------------------------|---------------|
| DESCRIPTION:                       | DATE:         |
| UPDATE BOUNDARY                    | SR 8/22/2024  |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR 12/18/2024 |
| UPDATE TITLE COMMITMENT            | SR 01/10/2025 |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR 04/14/2025 |
| ADDRESS COMMENTS                   | SR 06/02/2025 |
| ADDRESS COMMENTS                   | SR 06/30/2025 |

|                 |                    |                 |
|-----------------|--------------------|-----------------|
| DRAWN BY: SR    | SCALE: AS SHOWN    | DATE: 6/26/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 1 OF 2   |

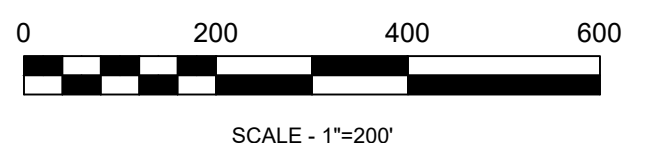
ANNEXATION MAP  
WILLOW VISTA  
S.25 & S.26, T.6N., R.66W.  
2201 N. 35TH AVE  
BAESSLER DEVELOPMENT, LLC



84.40 ACRES  
PROJECT NUMBER: ANX2024-0003



|                                                                                       |                                               |                                                                                                                     |
|---------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| — — — — —                                                                             | SECTION LINE                                  |  ALIQUOT MONUMENT AS DESCRIBED |
| — — — — —                                                                             | SECTION LINE FRACTIONAL                       |  FOUND MONUMENT AS DESCRIBED   |
| — — — — —                                                                             | BOUNDARY LINE                                 |  CALCULATED POSITION           |
| — — — — —                                                                             | ADJACENT PARCEL LINE                          |  WELL HEAD                     |
| - - - - -                                                                             | RIGHT-OF-WAY LINE                             |  PLUGGED & ABANDONED WELL      |
| - - - - -                                                                             | EASEMENT LINE                                 |                                                                                                                     |
|  | FLOOD ZONE BOUNDARY                           |                                                                                                                     |
|  | BALD EAGLE ROOST SITE BOUNDARY (RULE 309.e.1) |                                                                                                                     |
|  | CURRENT LIMITS OF THE CITY OF GREELEY         |                                                                                                                     |



A circular professional seal for Thomas Brinkman, a Professional Land Surveyor. The seal features a rope-like border. Inside the border, the text "TOMAS BRINKMAN" is at the top, "38175" is in the center, and "4/3/22" is at the bottom. The words "PROFESSIONAL LAND SURVEYOR" are written along the inner edge of the seal.



| REVISIONS                          |    |            |
|------------------------------------|----|------------|
| DESCRIPTION:                       |    | DATE:      |
| UPDATE BOUNDARY                    | SR | 8/22/2024  |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR | 12/18/2024 |
| UPDATE TITLE COMMITMENT            | SR | 01/10/2025 |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR | 04/14/2025 |
| ADDRESS COMMENTS                   | SR | 06/02/2025 |
| ADDRESS COMMENTS                   | SR | 06/30/2025 |

|                    |                 |
|--------------------|-----------------|
| SCALE: AS SHOWN    | DATE: 6/26/2024 |
| PROJECT #: 2024160 | SHEET: 2 OF 2   |



# WILLOW VISTA ANNEXATION NO.3

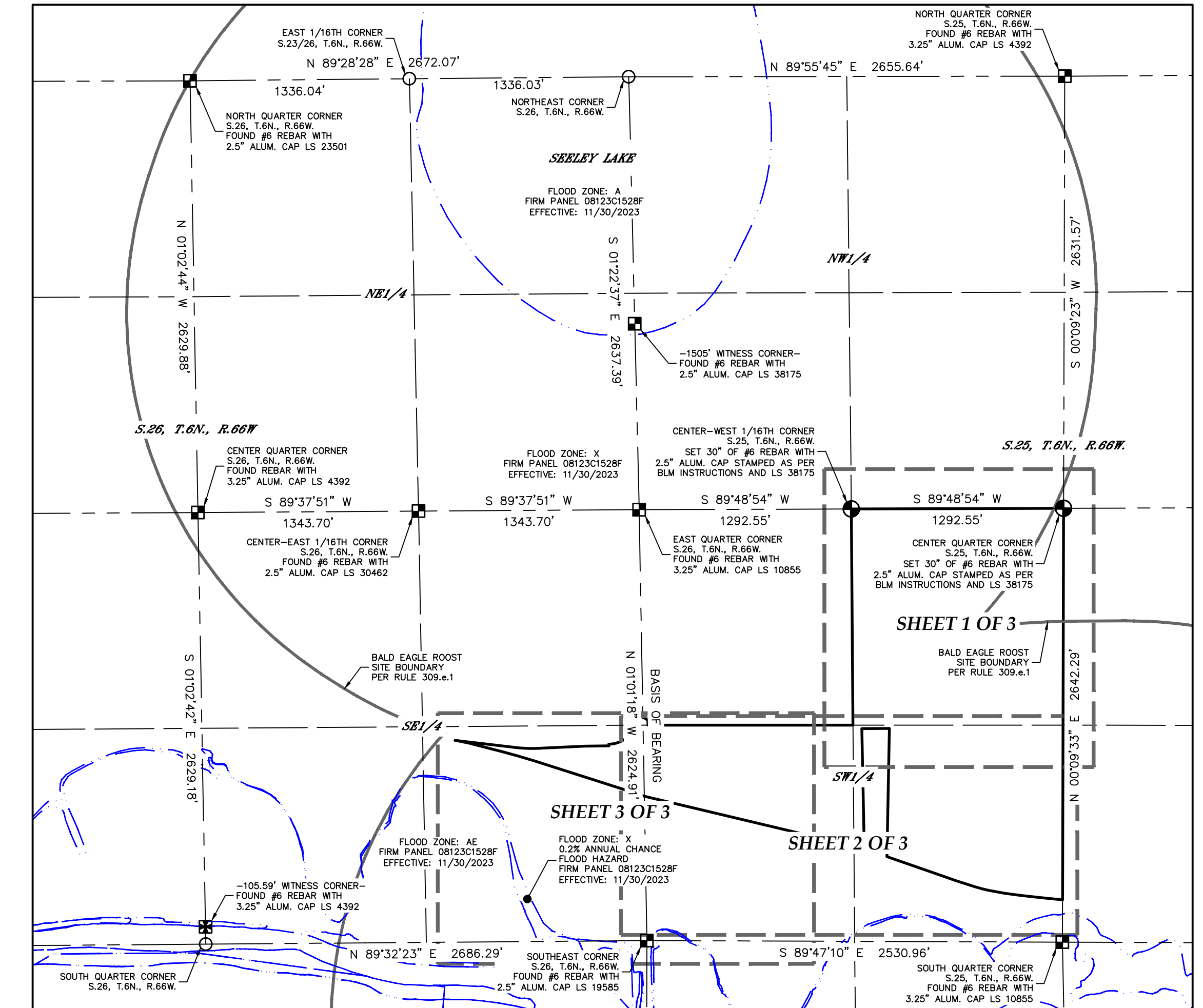
## SITE ANALYSIS MAP

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND  
PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25 AND  
A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26 ,  
TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD,

STATE OF COLORADO

84.40 ACRES

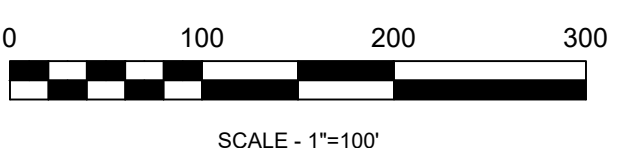
PROJECT NUMBER: ANX2024-0003



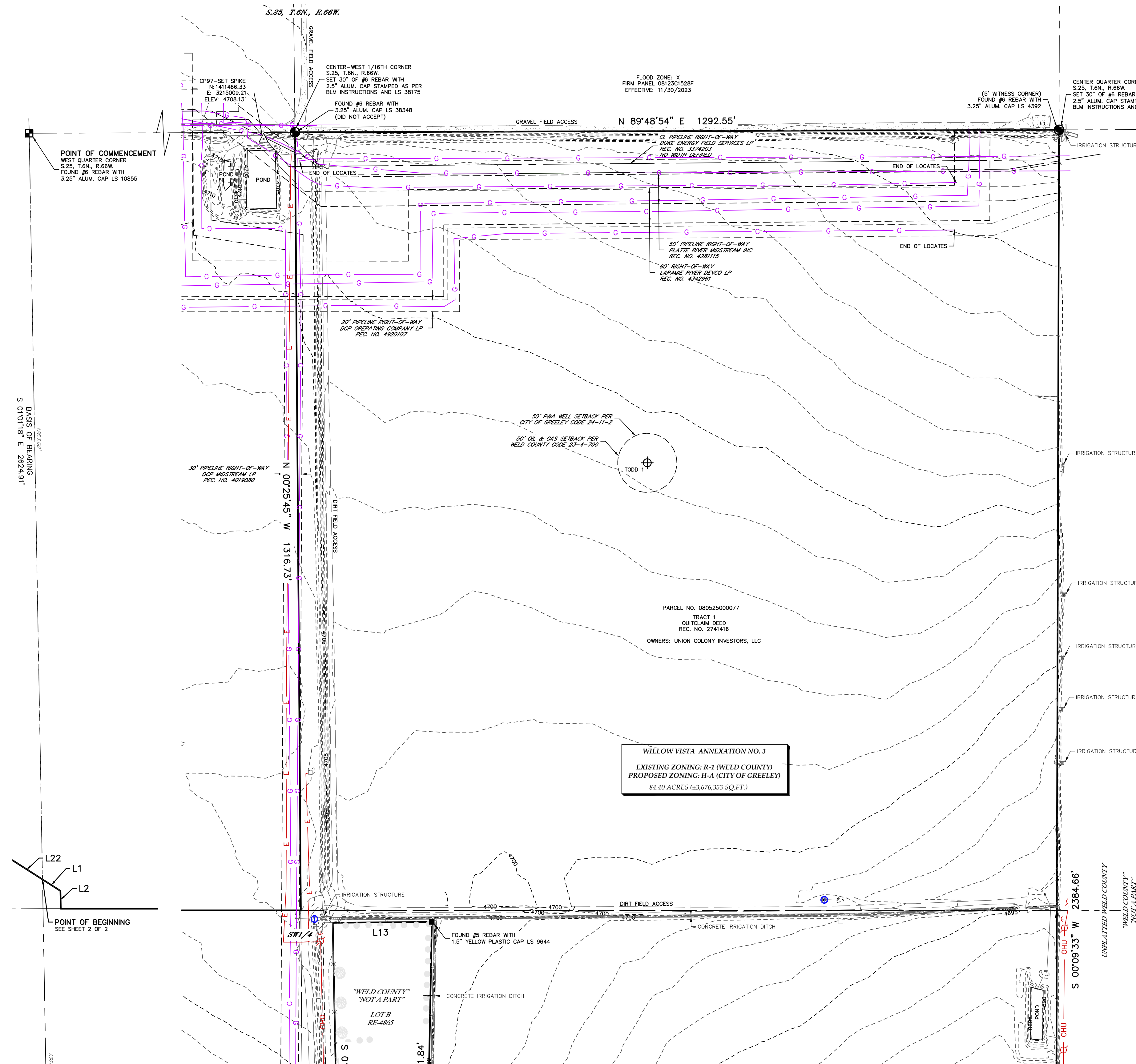
OVERALL BOUNDARY MAP  
SCALE - 1"=800'

### SURVEYOR'S NOTES

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S.)
2. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION  
ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, T.6., R.66W., AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19585 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.  
THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."
3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY BY LAT40°, INC. IT IS INTENDED TO DEPICT THE DESCRIBED PARCELS AND THEIR RELATIONSHIP WITH THE EXISTING GREELEY TOWN LIMITS
4. THE AREA OF ANNEXATION IS WITHIN THE FOLLOWING SPECIAL DISTRICTS:  
EATON FIRE PROTECTION DISTRICT  
EATON RE-2 SCHOOL DISTRICT  
EATON AREA PARK AND RECREATION DISTRICT  
NORTH WELD COUNTY WATER DISTRICT  
WEST GREELEY CONSERVATION DISTRICT  
HIGH PLAINS LIBRARY DISTRICT



SHEET SIZE: 24X36

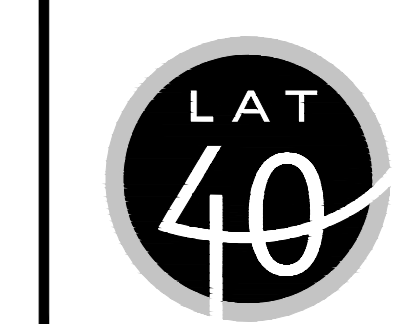


WILLOW VISTA ANNEXATION NO.3  
EXISTING ZONING: R-1 (WELD COUNTY)  
PROPOSED ZONING: H-1 (CITY OF GREELEY)  
84.40 ACRES (3,676,333 SQ. FT.)

BASIC BEARING  
S 01°01'18" E 2624.91'

L22  
L1  
L2  
POINT OF BEGINNING  
SEE SHEET 2 OF 2

SOUTHWEST CORNER  
S.25, T.6N., R.66W.  
FOUND #6 REBAR WITH  
2.5" ALUM. CAP LS 19585



LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

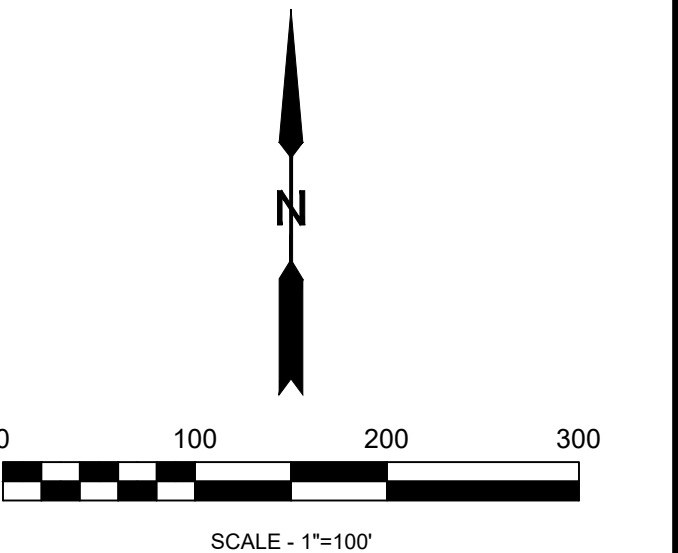
| REVISIONS                          |               |
|------------------------------------|---------------|
| DESCRIPTION:                       | DATE:         |
| UPDATE BOUNDARY                    | SR 8/22/2024  |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR 12/18/2024 |
| UPDATE TITLE COMMITMENT            | SR 01/10/2025 |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR 04/14/2025 |
| ADDRESS COMMENTS                   | SR 06/02/2025 |

DRAWN BY: SR  
CHECKED BY: BTB

| SITE ANALYSIS MAP         |                 |  |
|---------------------------|-----------------|--|
| WILLOW VISTA              |                 |  |
| S.25, T.6N., R.66W.       |                 |  |
| 2201 N. 35TH AVE          |                 |  |
| BAESSLER DEVELOPMENT, LLC |                 |  |
| SCALE: AS SHOWN           | DATE: 6/26/2024 |  |
| PROJECT #: 2024160        | SHEET: 1 OF 3   |  |



PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25 AND A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26 , TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO  
84.40 ACRES  
PROJECT NUMBER: ANX2024-0003



| REVISIONS                          |    |            |
|------------------------------------|----|------------|
| DESCRIPTION:                       |    | DATE:      |
| UPDATE BOUNDARY                    | SR | 8/22/2024  |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR | 12/18/2024 |
| UPDATE TITLE COMMITMENT            | SR | 01/10/2025 |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR | 04/14/2025 |
| ADDRESS COMMENTS                   | SR | 06/02/2025 |
|                                    |    |            |

|                 |                    |                 |
|-----------------|--------------------|-----------------|
| DRAWN BY: SR    | SCALE: AS SHOWN    | DATE: 6/26/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 2 OF 3   |

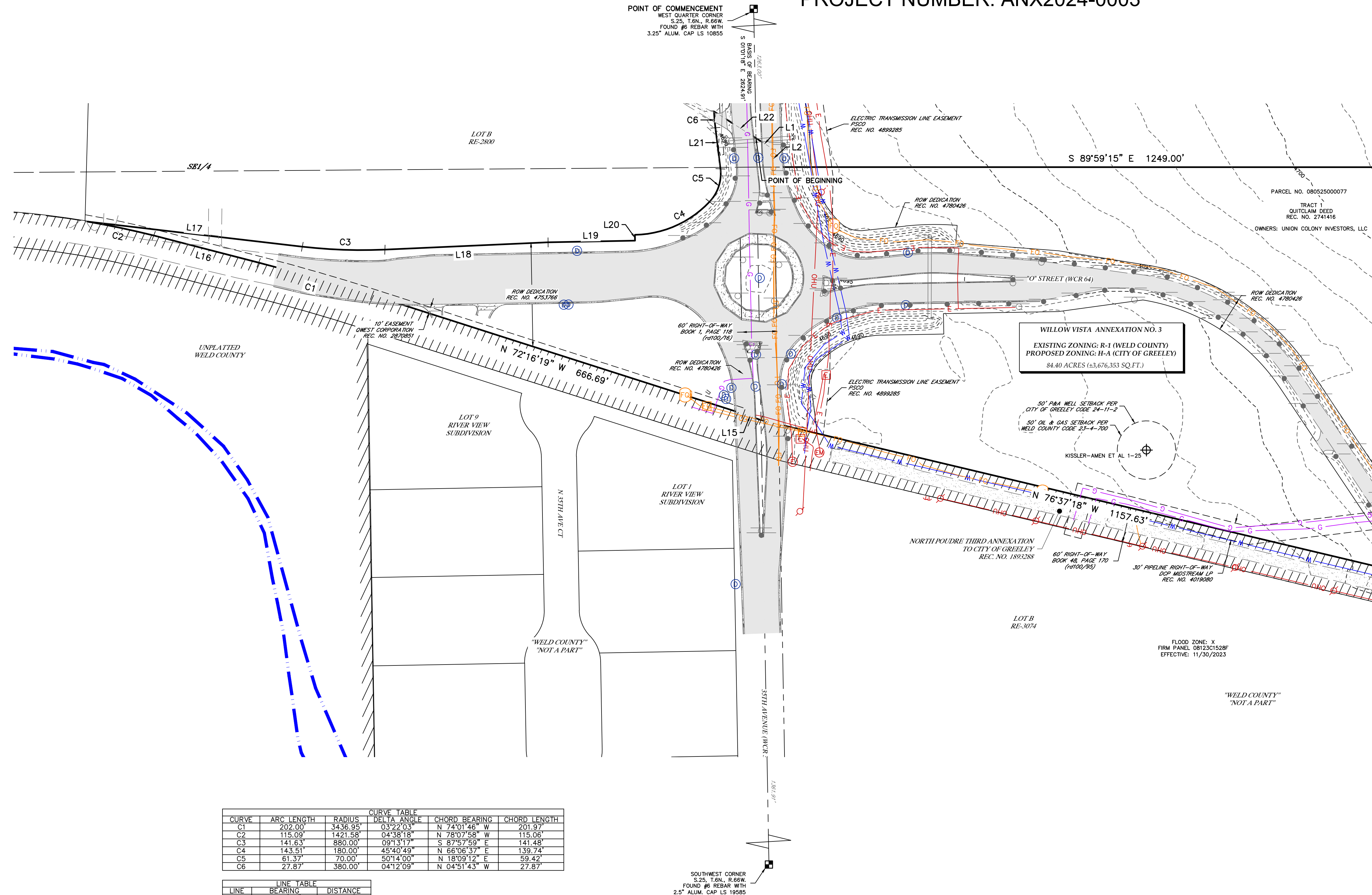


# WILLOW VISTA ANNEXATION NO.3

## SITE ANALYSIS MAP

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25 AND A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

84.40 ACRES  
PROJECT NUMBER: ANX2024-0003

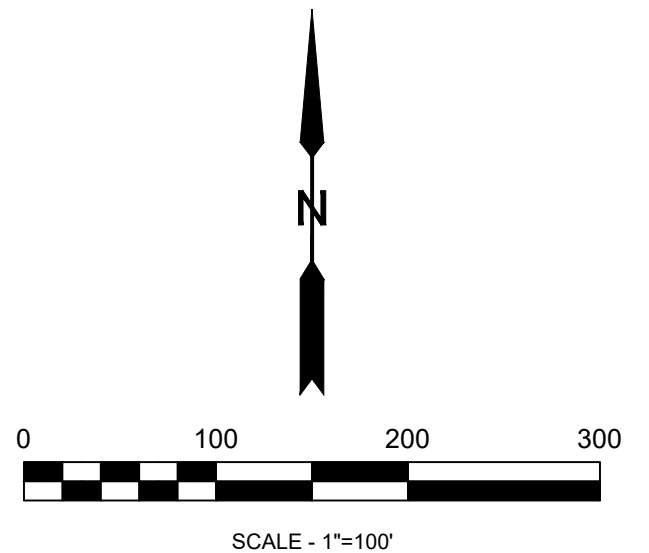


### LEGEND

|                                               |                             |
|-----------------------------------------------|-----------------------------|
| SECTION LINE                                  | ALLOT MONUMENT AS DESCRIBED |
| SECTION LINE FRACTIONAL                       | FOUND MONUMENT AS DESCRIBED |
| ANNEXATION BOUNDARY LINE                      | CALCULATED POSITION         |
| ADJACENT PARCEL LINE                          | CONTROL POINT               |
| RIGHT-OF-WAY LINE                             | CLEAN OUT                   |
| EASEMENT LINE                                 | STORM DRAIN MANHOLE         |
| EXISTING CONTOUR                              | WATER VALVE                 |
| EXISTING CONTOUR INDEX                        | SPIGOT                      |
| WATER LINE                                    | WATER WELL                  |
| GAS LINE                                      | IRRIGATION VALVE            |
| TELEPHONE LINE                                | IRRIGATION MANHOLE          |
| UNDERGROUND ELECTRIC                          | TELEPHONE PEDESTAL          |
| OVERHEAD UTILITY                              | TELEPHONE MANHOLE           |
| FIBER OPTIC LINE                              | TELEPHONE MARKER            |
| FENCE                                         | FIBER OPTIC PEDESTAL        |
| FLOWLINE                                      | FIBER OPTIC MARKER          |
| FLOOD ZONE BOUNDARY                           | FIBER OPTIC VAULT           |
| BALD EAGLE ROOST SITE BOUNDARY (RULE 309.e.1) | ELECTRIC PEDESTAL           |
| CURRENT LIMITS OF THE CITY OF GREELEY         | ELECTRIC METER              |
| CONCRETE                                      | ELECTRIC MANHOLE            |
| ASPHALT                                       | ELECTRIC SERVICE            |
| GRAVEL                                        | POWER POLE                  |
| BUILDING                                      | GUY WIRE                    |
| WALL                                          | LIGHT POLE                  |
| BRIDGE                                        | PROPANE TANK                |
| WETLANDS LAKE (USFWS GIS)                     | WELL HEAD                   |
| WETLANDS RIVERINE (USFWS GIS)                 | PLUGGED & ABANDONED WELL    |
|                                               | STEEL POST                  |
|                                               | BOLLARD                     |
|                                               | GATE                        |
|                                               | SIGN                        |
|                                               | REFLECTOR POST              |
|                                               | CONIFEROUS TREE             |
|                                               | DECIDUOUS TREE              |
|                                               | TREE CLUSTER                |

| CURVE TABLE |            |         |             |               |              |
|-------------|------------|---------|-------------|---------------|--------------|
| CURVE       | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1          | 202.00     | 3436.95 | 03°22'03"   | N 74°01'46" W | 201.87       |
| C2          | 115.00     | 1421.58 | 04°58'18"   | N 78°07'58" W | 115.00       |
| C3          | 141.63     | 880.00  | 09°13'17"   | S 87°57'59" E | 141.48       |
| C4          | 143.51     | 180.00  | 45°40'49"   | N 66°06'37" E | 139.74       |
| C5          | 61.37      | 70.00   | 50°14'00"   | N 18°09'12" E | 58.42        |
| C6          | 27.87      | 380.00  | 04°12'09"   | N 04°51'43" W | 27.87        |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 57°29'03" E | 35.99    |
| L2         | S 01°01'18" E | 30.11    |
| L3         | N 84°11'41" W | 140.20   |
| L4         | N 63°41'51" W | 117.53   |
| L5         | N 82°40'36" W | 53.88    |
| L6         | N 81°34'50" W | 44.11    |
| L7         | N 79°51'53" W | 99.29    |
| L8         | N 76°43'57" W | 39.23    |
| L9         | N 74°22'29" W | 40.06    |
| L10        | N 72°18'17" W | 116.09   |
| L11        | N 70°55'50" W | 226.98   |
| L12        | N 70°54'29" W | 229.11   |
| L13        | S 89°29'42" W | 167.62   |
| L14        | N 75°15'33" W | 221.20   |
| L15        | N 70°33'44" W | 32.03    |
| L16        | N 75°30'21" W | 185.48   |
| L17        | S 83°21'20" E | 369.32   |
| L18        | N 87°28'23" E | 279.38   |
| L19        | N 88°57'02" E | 148.75   |
| L20        | N 01°02'58" W | 10.00    |
| L21        | N 06°57'48" W | 70.73    |
| L22        | S 57°29'03" E | 85.12    |



LAT40°, Inc.  
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O: 970-515-5294

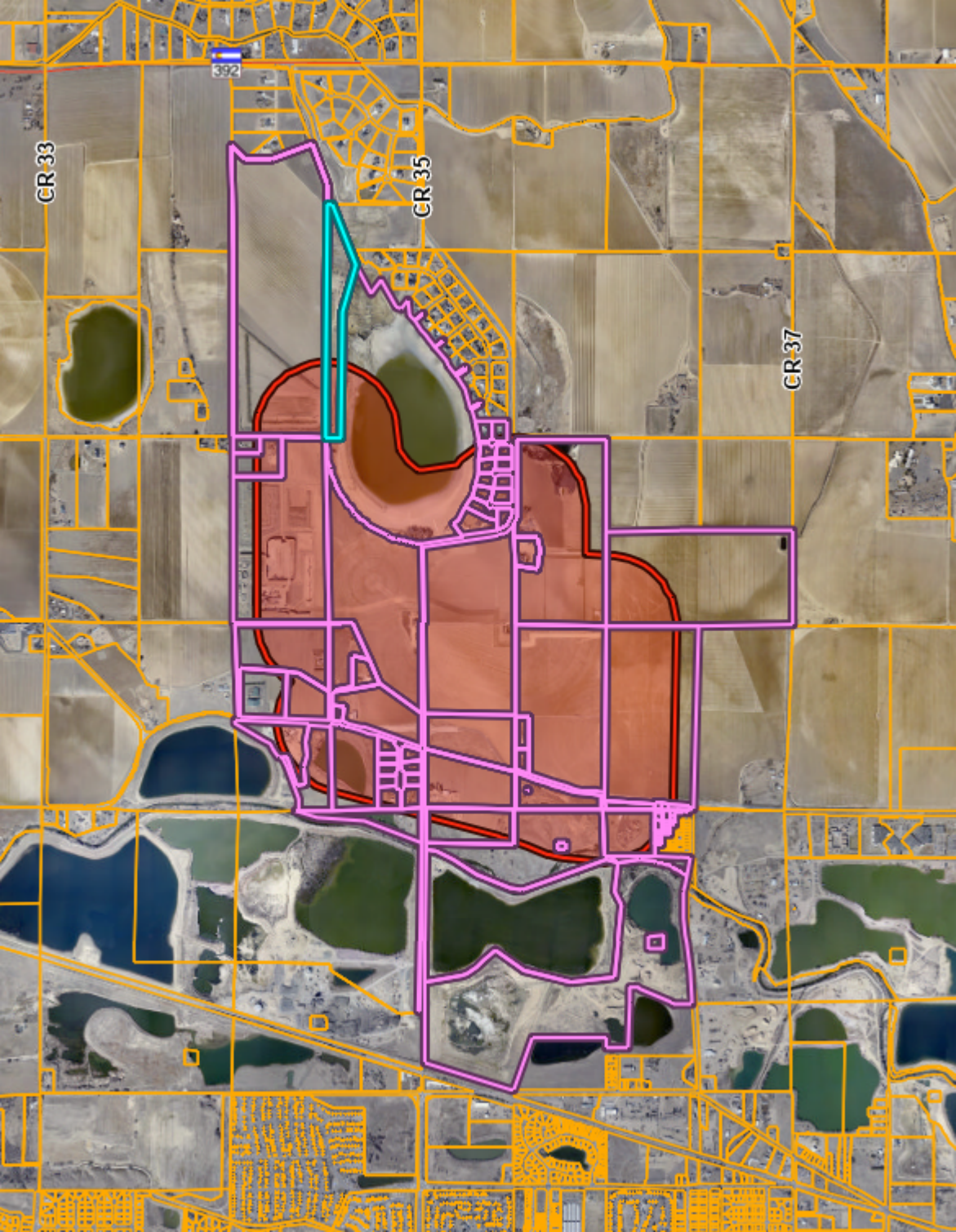
| REVISIONS                          |               |
|------------------------------------|---------------|
| DESCRIPTION:                       | DATE:         |
| UPDATE BOUNDARY                    | SR 8/22/2024  |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR 12/18/2024 |
| UPDATE TITLE COMMITMENT            | SR 01/10/2025 |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR 04/14/2025 |
| ADDRESS COMMENTS                   | SR 06/02/2025 |

|                 |                    |                 |
|-----------------|--------------------|-----------------|
| DRAWN BY: SR    | SCALE: AS SHOWN    | DATE: 6/26/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 3 OF 3   |

SITE ANALYSIS MAP  
WILLOW VISTA  
S.25 & S.26, T.6N., R.66W.  
2201 N. 35TH AVE  
BAESSLER DEVELOPMENT, LLC

SHEET SIZE: 24X36







## **Project Narrative | Willow Vista**

### **Pre-Application**

December 18, 2024

### **How this project meets the review criteria found in Sec 24-204 – Rezoning**

- 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.**

Imagine Greeley the City's Comprehensive Plan was adopted on 2/6/18. In that plan it lays out the framework for the community's shared vision for the future. Imagine Greeley lists out goals and objectives that are reflective of the core values shared by the community. The proposed project not only adheres to these goals but also furthers the visions set forth in the plan. Please see analysis below.

#### **Land Use Guidance Map**

Analysis: The area of the proposed project sits comfortably and entirely inside the Long Range Expected Growth Area (LREGA) as identified in the Comprehensive Plan. The project site currently borders current municipal boundaries at its location just north of the 35<sup>th</sup> Ave and the O Street intersection. Additionally, as depicted in the Land Use Guidance Map, a planned transit (multimodal) corridor also borders the southern edge of the proposed project which would further support growth and potential economic development in the area when fully built out.

#### **Land Available for Future Growth**

Analysis: As depicted in the Land Available For Future Growth Map in the Imagine Greeley Comprehensive Plan the proposed project area is identified as "Land Suitable for Future Development" and has been contemplated and designated to be developed within the City of Greeley.

#### **Imagine Greeley Identified Goal: Growth & City Form**

Analysis: Imagine Greeley identifies that growth is expected in the area of the proposed project. Imagine Greeley states that there is a, "growing support in the community to accommodate future growth with higher-density, mixed use" development. As proposed the project is a mixed-used development with a variety of housing types promoting a higher density.



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Objective GC 1.4 further encourages growth north of the Cache La Poudre River stating that growth in this area is desirable and efforts to pursue this are encouraged. The proposed project aligns directly with this goal as it is located north of the Cache La Poudre River.

Objective GC 2.1 also states to maintain compliance with the Land Use Guidance Map, as stated above the proposed project aligns with and further enhances this goal as set by the plan.

Objective GC 2.4 supports mixed-use developments that integrate a variety of housing, commercial, employment, and recreational uses. As proposed this project will feature a variety of housing types, potential commercial areas, as well as recreational uses throughout to create a micro-community located within the larger community.

Objective GC 6.1-3 is to foster the development of “Complete Neighborhoods” that prioritize connectivity and character. The project as proposed will feature mixed-use development that incorporates multimodal connectivity with the extension of planned corridors and roadway networks as depicted in the City of Greeley Master Street Plan. Mixed-uses that allow people to live, work, and play in their own neighborhood.

### **Imagine Greeley Identified Goal: Housing**

Analysis: Imagine Greeley confirms that the City has continued to champion its original settlers as a community that actively works to improve housing access for all people while supporting housing diversity.

Objective HO 2.1 sets the vision to encourage a variety of housing types to ensure that the City has neighborhoods that attract all residents. The project as proposed will feature multiple housing types, sizes, styles, and price-points to attract a wide variety of residents and create a stronger community.

### **Imagine Greeley Identified Goal: Infrastructure**

Analysis: Imagine Greeley outlines the importance of infrastructure as the City continues to grow, this includes public facilities, parks, and transportation. As proposed, this project will help to extend and create new roads as identified in the Master Street Plan Map. This project will design and construct additional water, sanitary, storm water, and parks facilities.



Imagine Greeley Identified Goal: Parks & Recreation

Analysis: Imagine Greeley identifies the goal to expand parks and recreation services and facilities. The project as proposed is over 200 acres of land that will feature additional green spaces, common areas, parks, and trail systems while connecting to established networks while championing native landscape plantings that prioritize water conservation as identified in the Comprehensive Plan.

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

Along with the annexation application, the applicant is looking to place the properties within the HA- Holding Agriculture District. Per Section 24-401 of the Greeley Development Code the purpose and intent for the H-A district as follows:

**Sec. 24-401 Table 24-4-1.**

H-A — Holding-Agriculture. The H-A district is intended for **properties which have been annexed to the city** and are either **being used for agricultural purposes** or have little or no immediate development potential. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a "pre-development" district to either preserve open and rural lands and agriculture uses, or **hold areas until more coordinated planning for infrastructure, land uses, and design can occur.**

The annexation includes a total of 3 parcels that encompass just over 218 acres. Aligning with the Greeley Development code the intention is, upon annexation to initially zone the properties as H-A Holding Agriculture, which allows for additional coordinated planning with the City of Greeley and its stakeholders for infrastructure, land uses, and design. This approach is specifically taken to allow for the project team along with the City of Greeley to ensure that these parcels are developed, designed, and delivered with consideration to its relationship with surrounding areas and City guiding documents.



**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.**

The collective of properties that make up this annexation and associated rezone are generally located just north of the 35<sup>th</sup> Ave and the O Street intersection, an area that is depicted and envisioned to have development per Imagine Greeley the City's Comprehensive Plan as outlined above in Section 1. This area which is wholly placed inside of the Long Range Expected Growth Area (LREGA) for the City of Greeley is changing, these changes encourage the development of the area.

Recent infrastructure improvements to the intersection stated above, paired with annexations (Seeley Lake Annexation No. 1 -5) in 2023 border the proposed site. As infrastructure improvements to the area, and annexed land to the west and north of the subject site come into the City of Greeley, it hints that these changes to the area provide reason enough that it is in the best interest of the public to rezone and develop the subject property. This will eliminate any potential gaps in roadway, pedestrian, and infrastructure networks and allow the visions and goals of the guiding City documents to be realized. Additionally, market demand indicates a desire for development in this area of additional housing, amenities, and commercial north of the Cache La Poudre River, all making this an ideal location for a new community in the City of Greeley.

**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.**

These properties are currently undeveloped; however the properties have been active as agricultural land in unincorporated Weld County. During this time, lands around the subject site have been annexed and developed in the City of Greeley, or developed in unincorporated Weld County. These changes mark trends in the area that not only align with the City's vision but suggest that these subject properties are ready to develop as well. In every case land that is annexed and developed, is zoned to a zoning district aligned with its development goals and vision. The suggested zoning of H-A Holding Agriculture is aligned and appropriate with the trends in the vicinity as it will allow for a more coordinated planning effort for infrastructure, land uses,





and design with the City of Greeley and its stakeholders.

**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.**

As stated above the intention is upon annexation to initially zone the properties as H-A Holding Agriculture to allow for additional coordinated planning with the City of Greeley and its stakeholders for infrastructure, land uses, and design. This approach is specifically taken to allow for the project team along with the City of Greeley to ensure that these parcels are developed, designed, and delivered while considering the relationship to surrounding areas and City guiding documents. This includes but is not limited to the design of streets, civic and open spaces as applicable, the pattern, scale, and transitions. This method will not just enable but ensure development to occur in character with existing and other anticipated development.

**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.**

The project team will continue to coordinate with the City of Greeley and its stakeholders to ensure that the project is designed, developed, and delivered with adequate services and facilities necessary to for anticipated uses. The project team has had preliminary conversations with applicable departments and stakeholders and to our knowledge adequate facilities can be provided. Our team will continue to work with and coordinate with stakeholders during the development process.

**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.**

As the properties currently sit inside unincorporated Weld County, the first step would be to annex into the City of Greeley. The methodology of initially zoning to H-A Holding Agriculture will allow for additional coordination



paving the way for proposed future zonings to be more appropriate than the properties current zoning, which is Agriculture in Unincorporated Weld County.

The development of these parcels will serve a community need. At Home in Greeley: Housing Needs Assessment is clear. The City of Greeley needs housing. The Assessment determined that the City needs an additional 19,400 housing units by 2042 on top of already approved units. The annexation and initial zoning of the property allows for a mixed-use development that will include residential, commercial, and recreational uses. Residential uses are contemplated to feature a variety of housing types. This not only envisions the goals set forth in Imagine Greeley the City's Comprehensive Plan, it also fills a market need for additional housing of different types, sizes, and price points. The Housing Needs Assessment also identifies that the City of Greeley, "needs all types of housing at all price points..." As the City of Greeley continues to attract residents and grow the need for housing increases with it, the proposed project fills this community need.

**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.**

The project team does not currently anticipate any negative impacts on the area or adjacent properties. Through the development process, if any impacts are identified the project team is committed to mitigating said impacts as applicable.

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

The project will continue to work with all applicable review bodies through the development process.

**The applicant's vision and understanding of the market for the proposed project.**

As the City of Greeley continues to grow and create a unique, united, and vibrant community where people want to live, work, learn, grow, and play, a desire for additional housing has been identified. As proposed this development will feature a mixed-use development that will include residential, commercial, and recreational uses. Residential uses are contemplated to feature a variety of housing types. This not only envisions the



goals set forth in Imagine Greeley the City's Comprehensive Plan, but also fills a market need for additional housing of different types, sizes, and price points. As the City of Greeley continues to attract residents a market need for new "Complete Neighborhoods" that incorporate mixed-uses and housing diversity is created. This project helps to fill that market need and desire as it works to further the goals to promote a healthy and diverse economy and quality of life for all residents.

**The proposed uses, general site layout, and conceptual or anticipated design of buildings, including how the project relates to surrounding sites and public spaces.**

Included with this pre-application submittal is a bubble diagram that shows anticipated planning areas that feature a variety of housing, commercial, and recreational uses. The bubble diagram also outlines the expansion of the larger roadway network as set forth in the Master Street Plan Map within the annexed area. With over 200 acres of annexed land and seven planning areas, the following uses that align with established zoning districts are proposed.

- R-L — Residential Low Density
- R-M — Residential Medium Density
- R-H — Residential High Density
- C-L — Commercial Low Intensity
- C-H — Commercial High Intensity
- MU-L — Mixed Use Low Intensity
- MU-H — Mixed Use High Intensity

**How the project will fit in and contribute to the area and further the intent of the existing or proposed zoning district.**

As proposed this project will look to annex over 200 acres of land within the identified Long Range Expected Growth Area and utilize a planned unit development (PUD) to establish land uses and zoning that contributes to and furthers the intent, vision, and goals set forth in the City's Comprehensive Plan and Development Code. As a mixed-use development the project looks to foster growth within the framework of the City's long range planning documents. Creating a vibrant, pedestrian friendly, unique, and community-based development.

**Planning and infrastructure impacts, including timing, phasing, or the need for any technical studies or outside agency coordination and review.**

The applicant will continue to work with City staff and stakeholders to ensure that any questions or coordination regarding timing, phasing, or the need for any technical studies are provided as necessary and applicable as the project continues to develop.



**Development review processes and review criteria, and in particular whether any special public information and outreach or specific agency or department reviews are necessary.**

The applicant is committed to partnering with City staff and stakeholders to ensure that any necessary and/or applicable outreach, reviews, or coordination is taken care of and completed.

**Opportunities to improve designs or coordinate the preliminary concepts with other private or public investments in the area.**

As this project develops the applicant is open to opportunities not only to improve designs but also coordinate with City staff and stakeholders in the area to develop an attractive rewarding place in which residents want to live, work, learn, grow and play.





**Aaron & Amy Pagel - Pagel Farms LLC**

2730 West O Street

Greeley, CO 80631

aaronpagel@hotmail.com

(970) 652-9164

**07/15/2025**

**Planning Commission**

1001 11<sup>th</sup> Avenue

Greeley, CO 8063

**Subject: Opposition to Proposed Land Use Change – Willow Vista Annexation No. 1, No. 2, and No. 3 and Willow Vista Establishment of Zoning**

Dear Members of the Planning Commission,

I am writing to formally express my strong opposition to the proposed land use change and annexation of 222 acres into the City of Greeley currently under review for Baessler Homes/Meissa Wheeler.

As a resident of this rural community, I am deeply concerned about the far-reaching and irreversible impacts this proposal would have on our quality of life, safety, and traditional land uses. This development threatens to significantly alter the character of the area in the following ways:

**1. Increased Traffic Congestion**

This area is not designed to handle high volumes of traffic. The proposed development will bring in significantly more vehicles, increasing the risk of accidents and reducing the overall safety and livability of our rural roads. It will also degrade the peaceful and quiet environment that current residents deeply value.

**2. Loss of Traditional Land Uses (Hunting and Shooting)**

Many residents, myself included, value the ability to safely hunt and engage in responsible shooting on private land. The increased population density and development would place serious restrictions on these lawful, longstanding practices that are an integral part of our rural heritage and lifestyle.

**3. Reduction in Productive Farmland**

This project would remove a significant amount of land from agricultural use. As the region continues to lose farmland to development, we risk undermining local food systems and eroding our farming traditions. Once the land is developed, it cannot be restored to its original agricultural use.

#### **4. Anticipated Noise Complaints and Legal Conflicts**

With an influx of new residents unfamiliar with rural life, we expect to see a rise in complaints about common and accepted rural sounds—such as livestock, tractors, and legal gunfire. This not only puts pressure on existing residents but also risks imposing unfair legal burdens on those simply going about daily life in accordance with rural norms.

#### **5. Destruction of Rural Lifestyle**

One of the primary reasons people choose to live outside city limits is for the quiet, self-reliant, and spacious lifestyle. This proposed development threatens to turn our rural area into a suburban extension of the city, with all the accompanying noise, restrictions, and density that residents moved here to avoid.

#### **6. Decreased Property Values**

The introduction of high-density housing or incompatible land uses can lower the property values of existing homes. Increased traffic, loss of rural views, noise concerns, and uncertainty about future development often make nearby properties less attractive to buyers who seek a quiet, country lifestyle.

I urge the Planning Commission to consider the long-term consequences of this proposal. Approving this land use change would irreparably alter the character of our community and undermine the values that define rural living.

Thank you for your time and thoughtful consideration. I respectfully request that you reject the proposed land use change.

Sincerely,

**Aaron & Amy Pagel – Pagel Farms LLC**

**2730 West O Street**

**Greeley, CO 80631**



# **Willow Vista No 1. No 2. No 3. Annexations & Zoning Establishment ANX2024-0001, ANX2024-0002, ANX2024-0003, ZON2024-0006**

**Katelyn Puga, Planner III**

**[Katelyn.puga@greeleygov.com](mailto:Katelyn.puga@greeleygov.com) (970) 336-4050**

**Planning Commission – July 22, 2025**



**Community Vitality**

# Agenda



- **Request:**
  - Request to annex a total of 222 acres through a series of annexations.
    - ANX2024-0001 – 63.29 acres
    - ANX2024-0002 – 74.71 acres
    - ANX2024-0003 – 84.40 acres
  - Request to establish zoning as H-A (Holding Agriculture) – ZON2024-0006
- **Background:**
  - Parcel is currently undeveloped & zoned in unincorporated Weld County as R-1 and Ag.
- **Planning Commission Decision**



# Annexation Location

- AA Street to the north, heading south along County Road 35 to O Street at the south boundary.
- Includes O Street roundabout in ROW & Detention Pond at south end
- Surrounding Zoning and Land Uses:
  - North (AA Street): H-A (Holding Agriculture – City); R-1 (County)
  - South: PUD (Planned Unit Development - City)
  - East: AG (Agriculture - County)
  - West: AG (County); R-1 (County)

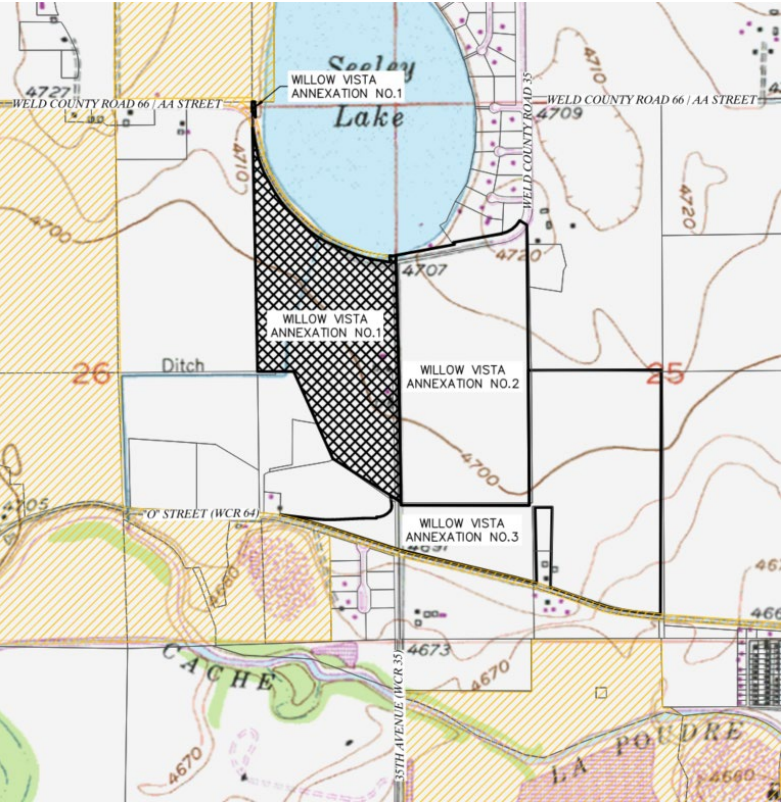




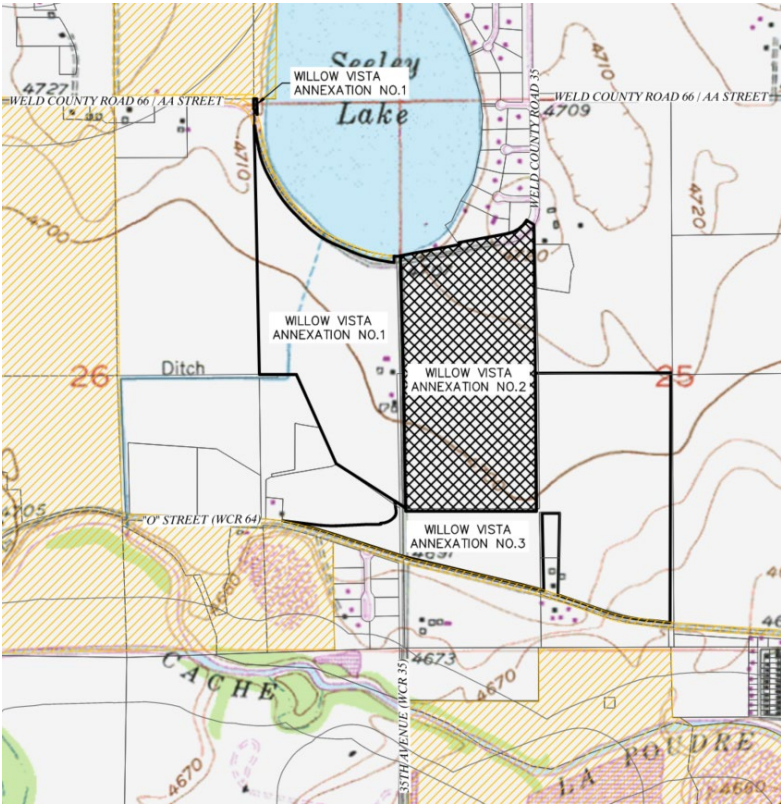
# Annexation Location



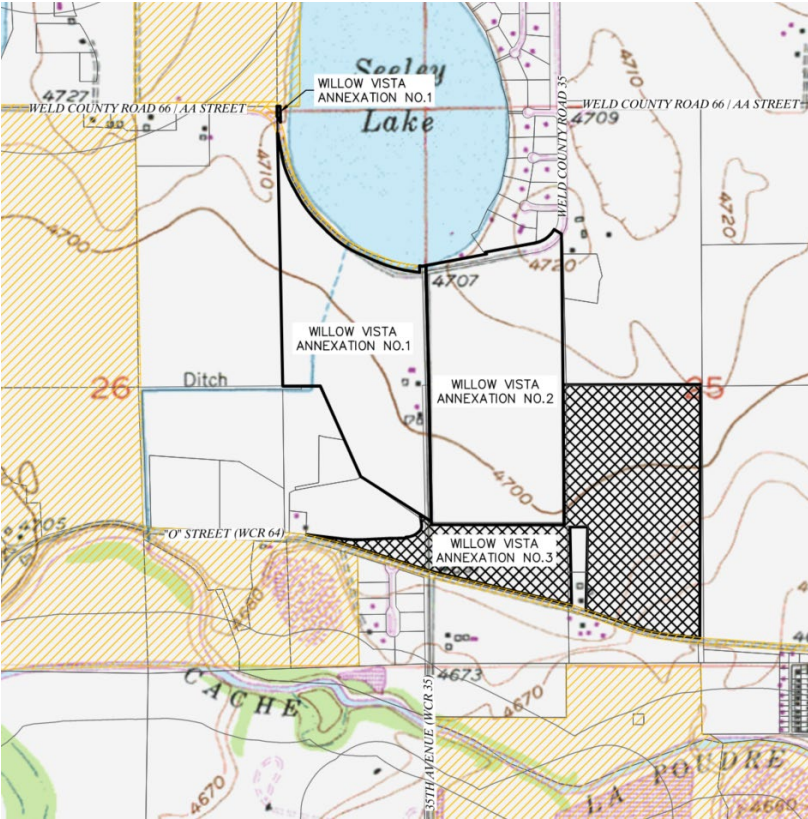
ANX2024-0001



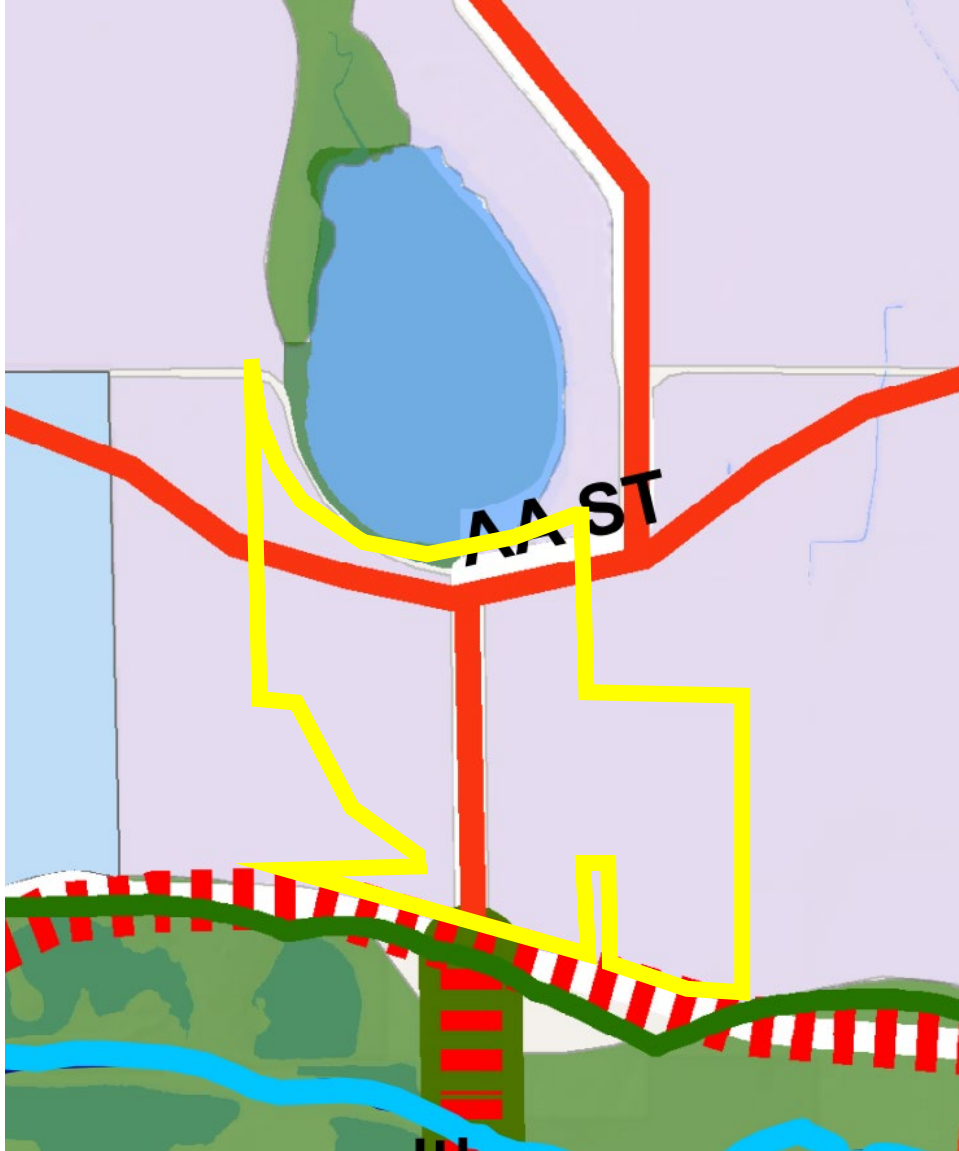
ANX2024-0002



ANX2024-0003



# Annexation Considerations



## Greeley Comprehensive Plan

 Urban Reserve

- Identifies that the possibility for such development exists and is not precluded by this designation.
- More coordinated planning efforts required for development

# 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

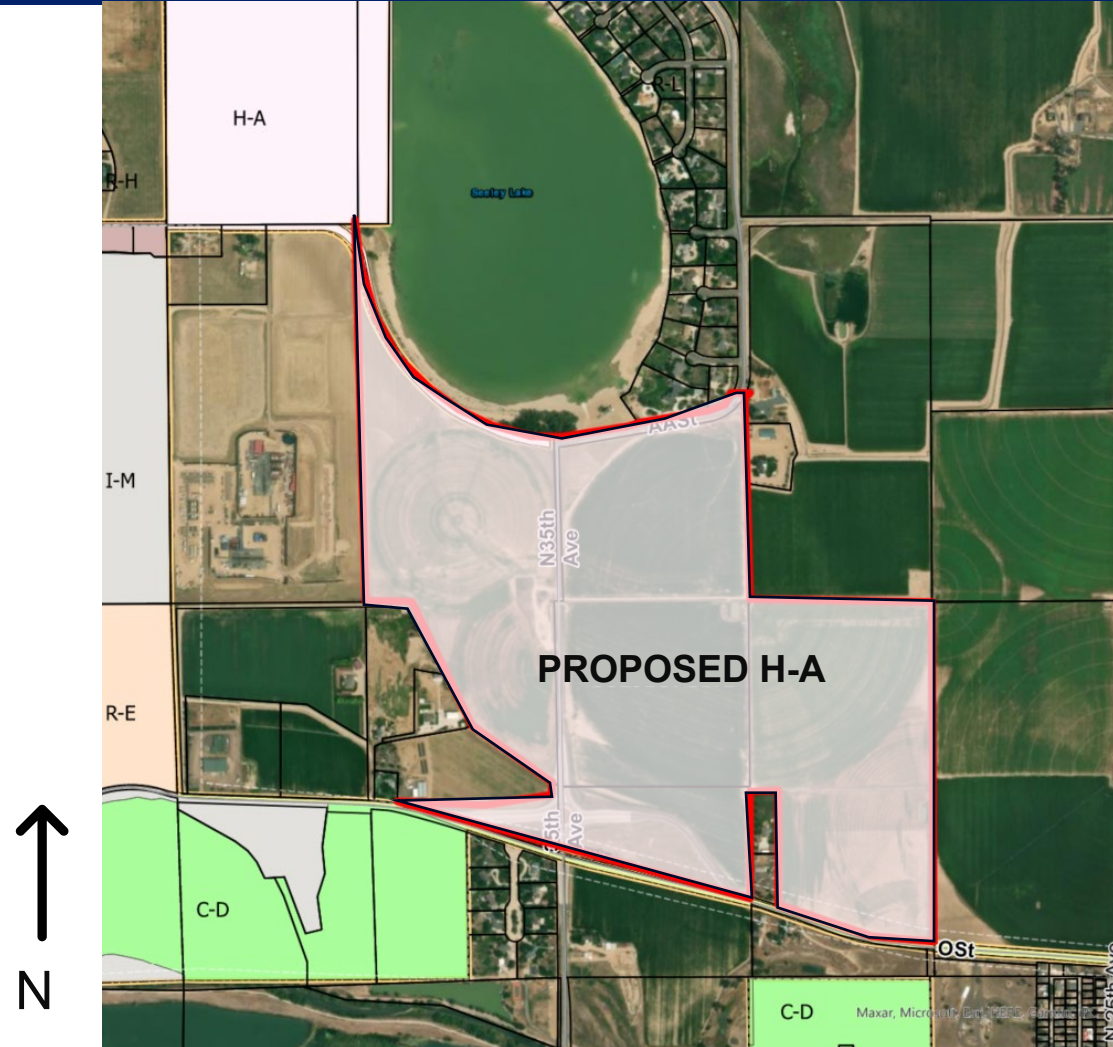
- 68 notice letters to properties within 1000'
- Public hearing signs posted on the property
- Received one letter of opposition from nearby property owner (included in attachments)

## Recommendation

- Community Development recommends approval



# Proposed Zoning



# Establishment of Zoning Considerations

## Approval Criteria

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

## Notification

- 68 notice letters sent to properties within 1000'
- Public hearing signs posted on the property
- Received one letter of opposition from nearby property owner (included in attachments)

## Recommendation

- Community Development recommends approval

# Motions

## Recommended

- 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 Willow Vista Annexation No. 1, File number **ANX2024-0001**, meets State statutory requirements. And, therefore, **recommend approval** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 2, File number **ANX2024-0002**, meets State statutory requirements. And, therefore, **recommend approval** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 3, File number **ANX2024-0003**, meets State statutory requirements. And, therefore, **recommend approval** of the annexation to the City Council.
- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Willow Vista Establishment of Zoning, File number **ZON2024-0006** meets the required Development Code criteria of Section 24-204.b.(1-9); and **recommend approval** of the H-A (Holding Agriculture) zone district to the City Council.

# Motions

## Alternative

- 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 Willow Vista Annexation No. 1, File number **ANX2024-0001**, meets State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 2, File number **ANX2024-0002**, meets State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 3, File number **ANX2024-0003**, meets State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Willow Vista Establishment of Zoning, File number **ZON2024-0006** meets the required Development Code criteria of Section 24-204.b.(1-9); and **recommend denial** of the H-A (Holding Agriculture) zone district to the City Council.



# Thank you

---



# Review Criteria



## Annexation Review Criteria

1.

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

### **Growth Framework – Annexation Consideration**

The following will be considered when evaluating annexation proposals:

The proposed annexation meets state requirements for annexations.

The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.

The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.

The proposed annexation promotes a geographic balance of land uses.

The proposed annexation increases the City's supply of developable employment land or other future land use requirements.

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

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.

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.

The subject properties are primarily agricultural and undeveloped except for five plugged and abandoned oil and gas well pads dispersed throughout the annexation area. The area is anticipated to develop with a mix of residential and commercial uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as Urban Reserve. While this classification does not anticipate immediate development, it does not preclude it. Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided. Because full urban services are not currently available at the site, any development proposal must demonstrate how the area will be fully serviced.

This request complies with this criterion.

# Review Criteria



## Annexation Review Criteria

### 2. **The proposed annexation promotes geographical balance of the City's land use pattern.**

The proposed annexations provide growth in the north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth 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.**

If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. The areas of Annexation No. 1 and Annexation No. 2 would be served by Eaton RE-2 School District, and Annexation No. 3 would be served by Greeley/Evans District 6.

Currently no City-level utilities are needed at the site. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal.

This request complies with this criterion.

# Review Criteria



## Annexation Review Criteria

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

As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements, with a combined total contiguity of 36% (16% minimum required). 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 and between two areas that have already been annexed (area between O Street and AA Street).

This request complies with this criterion.

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

Since the site is located between existing City of Greeley Boundary to the north and south, it will close an existing gap in the city boundary. Any future development of the area will require additional development review depending on the proposal. While anticipated that future plans for a mix of housing and commercial uses, it is not proposed with the H-A zoning, 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 H-A (Holding-Agriculture) zoning is being considered as a request to annex into the City of Greeley until further master plans are submitted for future development of the area.

This request complies with this criterion.



# Review Criteria



## Zoning Review Criteria

**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 Imagine Greeley Comprehensive Plan's Land Use Guidance Map, adopted in 2018, envisions the subject area as a 'Urban Reserve'.

The proposed H-A (Holding Agriculture) zoning district is appropriate for this area. The H-A district has limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals.

*The request complies with this criterion.*

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

There is currently no development proposal for this area, however, the property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A zone district, these uses would be permitted to continue.

*The request complies with this criterion.*

# Review Criteria



## Zoning Review Criteria

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.**

The area is undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation.

*The request 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.**

The subject area is currently located in unincorporated Weld County and is primarily zoned R-1 (Residential), with a small portion in the southwest corner zoned A (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined above.

*The request complies with this criterion.*

# Review Criteria



## Zoning Review Criteria

- |    |                                                                                                                                                                                                                                                                                                                                       |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. | <b>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.</b> |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A zone district allows uses limited to agriculture, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal.

*The request complies with this criterion.*

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

The H-A zone district does not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water and sanitary sewer service is requested for this region as part of a development proposal, significant 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 request complies with this criterion.*

# Review Criteria



## Zoning Review Criteria

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.**

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 H-A zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur.

*The request 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.**

There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A zone district's allowed uses are limited to agriculture. Any 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 request complies with this criterion.*

9. **The recommendations of professional staff or advisory review bodies.**  
City staff recommends approval of this establishment of zoning request.





Your Community  
Builder Since 1968



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July 2025



# Baessler Homes

- 3<sup>rd</sup> Generation Family Company Founded in Greeley in 1968
- Became 100% Employee Owned in 2023
- Since 2012, transitioned from building custom homes to focusing on **creating homeownership opportunities** with attainable homes
- Began shift toward Community Building (Development and Home Building) in 2017
- Numerous completed communities in Ault, Evans, Fort Lupton, Johnstown and Hudson
- Built 1,300 homes over the past 5 years



## OUR VISION

WE WILL BUILD THE MOST VALUABLE  
HOMES IN OUR MARKETPLACE





# WILLOW VISTA

- 35<sup>TH</sup> Avenue and O Street
- 3 separate properties- Serial Annexation
- Entire site is within the Long Range Expected Growth Area in Greeley's Comprehensive Plan
- HA Zoning requested







&



## PLANNING COMMISSION SUMMARY

**ITEM:** Establishment of H-A (Holding Agriculture) Zoning of 222.40 acres as part of the Willow Vista No.1 Annexation, Willow Vista No. 2 Annexation, Willow Vista No. 3 Annexation.

**FILE NO.:** ZON2024-0006

**PROJECT:** Willow Vista Establishment of Zoning

**LOCATION:** Bounded by AA Street to the north, heading south along Couty Road 35 to O Street at the south boundary.

**APPLICANT:** Baessler Homes, Melissa Wheeler

**CASE PLANNER:** Katelyn Puga, Planner III

**PLANNING COMMISSION HEARING DATE:** July 22, 2025

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

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### 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 three petitions to annex land to the City. The applicant proposes the establishment of H-A (Holding Agriculture) zoning.

#### A. REQUEST

The applicant is seeking approval for the Establishment of Zoning to H-A (Holding Agriculture) Zone District for property known as Willow Vista Annexations 1 through 3.

#### B. STAFF RECOMMENDATION

Approval

#### C. LOCATION

Bounded by AA Street to the north, heading south along Couty Road 35 to O Street at the south boundary. (See Attachment A – Vicinity Map).

**Current Zoning:** AG (Agricultural – County); R-1 (Residential – County)

**Proposed Zoning:** ANX2024-0001 – 63.29 acres: Holding Agriculture (HA)  
ANX2024-0002 – 74.71 acres: Holding Agriculture (HA)  
ANX2024-0003 – 84.40 acres: Holding Agriculture (HA)

**Abutting Zoning:** North (AA Street): H-A (Holding Agriculture – City)  
North (east of CR 35): R-1 (County)  
South: PUD (Planned Unit Development - City)  
East: AG (Agriculture - County)  
West: AG (County); R-1 (County)

See Figure 1 for details.

**Site Conditions:** The site is currently undeveloped and used for agricultural purposes. County Road 35 runs through the center of the annexation area, while AA Street forms the northern boundary. The southern edge is bordered by an existing detention pond and the roundabout at O Street and County Road 35. There are five plugged and abandoned oil and gas wells located throughout the proposed establishment of zoning area.

**Lot Size:** 222.40 Acres

**Abutting Land Uses:** North: Residential Estate and Agriculture  
South: Residential, Agriculture, and Open Space/Natural Areas.  
East: Agriculture  
West: Agriculture/Residential Estate; Oil and gas operations

#### **D. BACKGROUND**

This establishment of zoning is initiated by the City of Greeley in order to place zoning on recently annexed property within 90 days as required by Colorado statute. The property has concurrently proposed annexation into the City of Greeley, with final reading of the annexation ordinance scheduled before City Council on September 2, 2025 (File Nos. ANX2024-0001, ANX2024-0002, and ANX2024-0003). The final reading of the ordinance establishing the zoning for this property, as presented herein, is also scheduled before City Council on September 2, 2025.

The subject area, consisting of 222.40 acres, is composed of portions of three parcels and includes the right-of-way of AA Street, Weld County Road 35, and O Street. Five plugged and abandoned oil and

gas wells are located on site. The property is outside of the Cache la Poudre River floodway and floodplain (see Attachment C). The parcels are located within the Long-Range Expected Growth Area (LREGA) and are designated as an Urban Reserve. (see Attachment E).

The applicant is proposing to zone the land to H-A (Holding Agriculture) zone district (see Attachments D). The H-A zone district is generally intended for undeveloped open lands or agricultural land. No specific plans for the site are proposed at the time of annexation, but the Land Use Guidance Map indicates low-density residential uses for the site could be possible on H-A zoning. Consideration of future development as anything besides uses allow in H-A would require a rezone. H-A zoning is being considered until further master plans are submitted for future development of the area. In addition, 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. The Development Code identifies that H-A is intended to be used as a "pre-development" district to hold areas until more coordinated planning for infrastructure, land uses, and design can occur. This coordinated planning would include providing adequate public facilities to the area to serve future development.

#### 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 Imagine Greeley Comprehensive Plan's Land Use Guidance Map, adopted in 2018, envisions the subject area as a 'Urban Reserve'. Urban Reserve is described as areas that are not anticipated to support urban development within the next twenty years. The Comprehensive Plan states "while it is not anticipated that urban reserve areas will support urban development in the next 20 years, the possibility for such development exists and is not precluded by this designation". However, the plan goes on to state that before such development occurs sub-area plans should be created to detail how adequate public facilities will be provided and paid for as well as the land use types desired by property owners and Greeley residents.

Staff Comment: The proposed H-A (Holding Agriculture) zoning district is appropriate for this area. The H-A district has limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals.



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 H-A (Holding Agriculture) zoning district is intended for properties that have been annexed to the City and are either being used for agricultural purposes or have no immediate development potential. Additionally, due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.

Staff Comment: There is currently no development proposal for this area, however, the property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A zone district, these uses would be permitted to continue.

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 undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation.

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 located in unincorporated Weld County and is primarily zoned R-1 (Residential), with a small portion in the southwest corner zoned A (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined 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 maintains the current character of the neighborhood. The proposed H-A zone district allows uses limited to agriculture, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal.

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: The H-A zone district does not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water and sanitary sewer service is requested for this region as part of a development proposal, significant 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 H-A zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur.

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. As previously stated, the proposed H-A zone district's allowed uses are limited to agriculture. Any 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 recommend 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 four parcels included in the zoning applications is currently unsubdivided in unincorporated Weld County. A Subdivision Plat will be required for future development proposals.

**2. HAZARDS**

There are no known hazards in the annexation area. The properties contain five plugged and abandoned oil and gas wells. It is not located within a mapped floodplain, in exception of 0.4 acres adjacent to AA Street due to Seeley Lake. The topography is mostly flat.

**3. WILDLIFE**

According to the City of Greeley's Areas of Ecological Significance map, Seeley Lake and the area immediately around it are in an area of 'high' ecological significance, which are areas that contain significant natural features which would be severely and negatively compromised by development. A bald eagle roost site boundary is located within the area of Willow Vista Annexation No.3, located on the east area of the site. This will need to be taken into consideration with any future development in the area.

**4. FLOODPLAIN**

The site primarily has no mapped floodplains on the subject property, in exception of approximately 0.4 acres adjacent to AA Street, west of Weld County Road 35. No change is expected to this area as a result of this establishment of zoning request.

## **5. DRAINAGE AND EROSION**

The existing drainage patterns are expected to continue to follow the existing lay of the land. Drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes.

There is an existing spillway easement for Seeley Lake located adjacent to AA Street, west of Weld County Road 35. Drainage conveyance to accommodate this flow will need to be considered in the future development applications.

## **6. TRANSPORTATION**

The zoning request will not have any impact to Weld County Road 35, AA Street or O Street. Street improvements or design will need to be considered in future development applications.

## **H. PUBLIC NOTICE AND COMMENT:**

Notices to surrounding property owners within 1000 ft. of the subject area were mailed on June 20, 2024, per Development Code requirement. Five signs were posted on the site on June 24, 2024. To date, staff has received one letter of opposition from a nearby land owner, citing concerns related to increased traffic congestion, loss of traditional land uses, reduction of productive farmland, anticipated noise complaints, destruction of rural lifestyle, and decreased property values. The letter is included in the attachments provided.

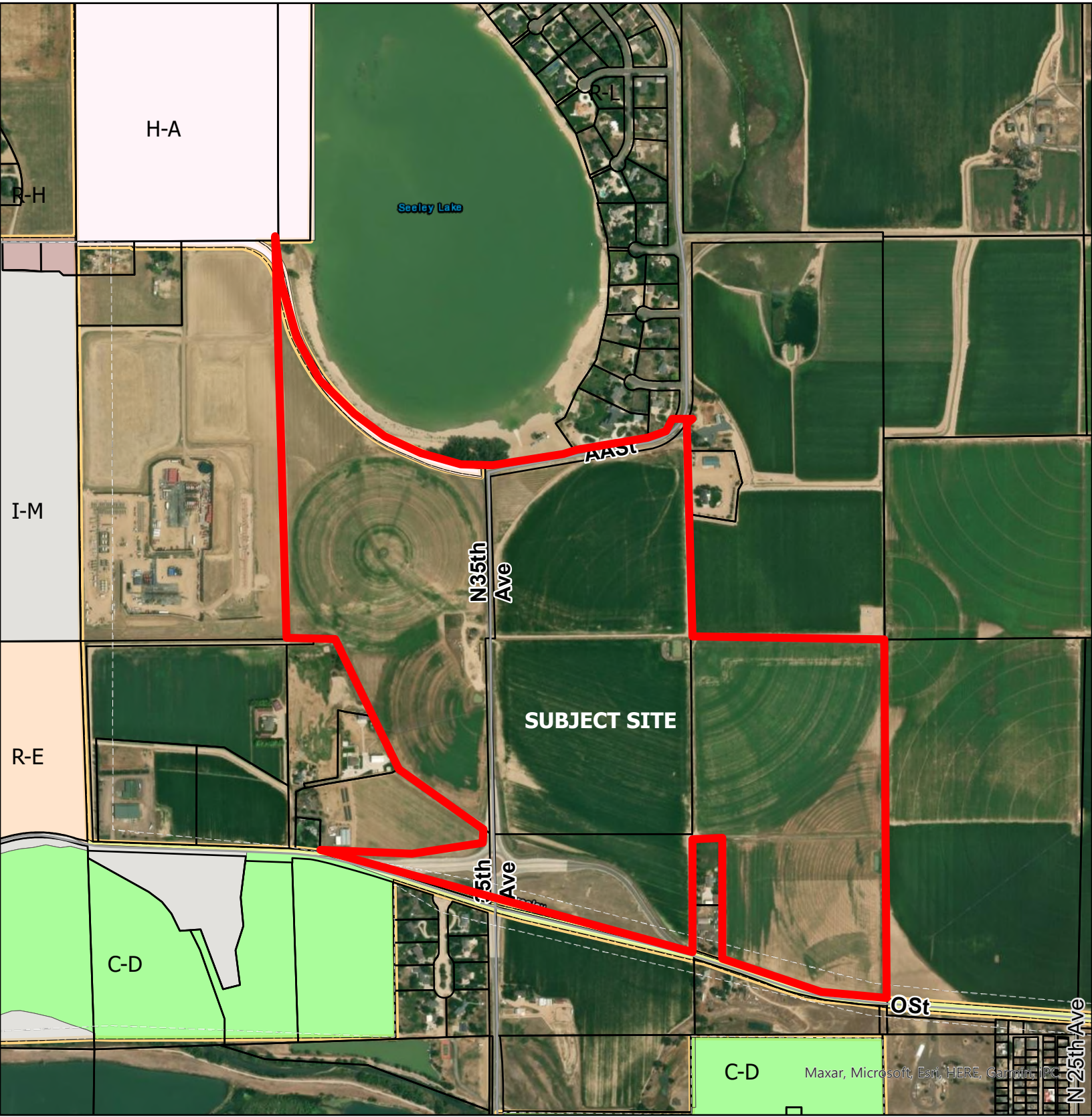
## **I. PLANNING COMMISSION RECOMMENDED MOTION:**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Willow Vista Establishment of Zoning, File number ZON2024-0006 meets the required Development Code criteria of Section 24-204.b.(1-9); and recommend approval of the H-A (Holding Agriculture) zone district to the City Council.

## **J. ATTACHMENTS:**

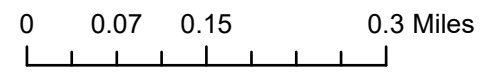
1. Vicinity and Zoning Map
2. Establishment of Zoning and Site Analysis Maps
3. Project Narrative
4. Legal Description
5. Adjacent Property Owners Notice Boundary
6. List of Allowed Land Uses in H-A Zoning
7. Letter of Opposition





Legend

- |                                               |                                            |
|-----------------------------------------------|--------------------------------------------|
| <div></div> Greeley Parcels                   | <div></div> Planned Unit Development (PUD) |
| <div></div> Conservation District (C-D)       | <div></div> Residential Estate (R-E)       |
| <div></div> Holding Agriculture (H-A)         | <div></div> Residential High Density (R-H) |
| <div></div> Industrial Medium Intensity (I-M) |                                            |





WILLOW VISTA ZONING

PART OF SECTIONS 25 & 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO

222.40 ACRES

PROJECT NUMBER: ZON2024-0006

PROPERTY DESCRIPTION – WILLOW VISTA ZONING

AN AREA OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) OF SECTION TWENTY-SIX (26) TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-SIX WEST (R.66W.), TOGETHER WITH A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER (W1/2NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FIVE (25) TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26 AND ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26 AS MONUMENTED BY A #6 REBAR WITH A 3.25"ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5"ALUMINUM CAP STAMPED LS 19858 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERE TO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 01°01'18" EAST ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 26 A DISTANCE OF 1745.20 TO THE POINT OF BEGINNING;

THENCE NORTH 70°33'44" WEST A DISTANCE OF 32.03 FEET TO THE SOUTH LINE OF THAT AREA OF LAND DESCRIBED IN RIGHT-OF-WAY DEDICATION RECORDED SEPTEMBER 8, 2021 AT RECEPTION NUMBER 4753766 IN THE RECORDS OF WELD COUNTY;

THENCE ALONG THE SOUTHERLY AND NORTHERLY LINES OF SAID RIGHT-OF-WAY DEDICATION BY THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

THENCE NORTH 72°16'19" WEST A DISTANCE OF 666.69 FEET TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 202.00 FEET, SAID CURVE HAS A RADIUS OF 3436.95 FEET, A DELTA ANGLE OF 03°22'03", AND IS SUBTENDE BY A CHORD BEARING NORTH 74°01'46" WEST A DISTANCE OF 201.97 FEET;

THENCE NORTH 75°30'21" WEST A DISTANCE OF 185.48 FEET TO A POC;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 115.09 FEET, SAID CURVE HAS A RADIUS OF 1421.58 FEET, A DELTA ANGLE OF 04°38'18", AND IS SUBTENDE BY A CHORD BEARING NORTH 78°07'58" WEST A DISTANCE OF 115.06 FEET;

THENCE SOUTH 83°21'20" EAST A DISTANCE OF 369.32 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 141.63 FEET, SAID CURVE HAS A RADIUS OF 880.00 FEET, A DELTA ANGLE OF 09°13'17", AND IS SUBTENDE BY A CHORD BEARING SOUTH 87°57'59" EAST A DISTANCE OF 141.48 FEET;

THENCE NORTH 87°25'23" EAST A DISTANCE OF 279.38 FEET;  
THENCE NORTH 88°57'02" EAST A DISTANCE OF 148.75 FEET;  
THENCE NORTH 01°02'58" WEST A DISTANCE OF 10.00 FEET TO A POC;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 143.51 FEET, SAID CURVE HAS A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 45°40'49", AND IS SUBTENDE BY A CHORD BEARING NORTH 66°06'37" EAST A DISTANCE OF 139.74 FEET TO A POINT OF COMPOUND CURVE (PCC);

THENCE ALONG THE ARC OF A COMPOUND CURVE CONCAVE TO THE WEST A DISTANCE OF 61.37 FEET, SAID CURVE HAS A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 50°14'00", AND IS SUBTENDE BY A CHORD BEARING NORTH 18°09'12" EAST A DISTANCE OF 59.42 FEET;

THENCE NORTH 06°57'48" WEST A DISTANCE OF 70.73 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 27.87 FEET, SAID CURVE HAS A RADIUS OF 380.00 FEET, A DELTA ANGLE OF 04°12'09", AND IS SUBTENDE BY A CHORD BEARING NORTH 04°51'43" WEST A DISTANCE OF 27.87 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS TRACT 4 IN QUIT CLAIM DEED RECORDED DECEMBER 30, 1999 AT RECEPTION NO. 2741416 IN THE RECORDS OF WELD COUNTY;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT 4 BY THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE NORTH 57°29'03" WEST A DISTANCE OF 666.88 FEET;  
THENCE NORTH 23°58'11" WEST A DISTANCE OF 932.62 FEET TO THE SOUTH LINE OF THE E1/2NE1/4 OF SAID SECTION 26;  
THENCE SOUTH 89°37'51" WEST ALONG SAID SOUTH LINE A DISTANCE OF 353.20 FEET TO THE SOUTHWEST CORNER SAID E1/2NE1/4;  
THENCE NORTH 01°12'41" WEST ALONG THE WEST LINE OF SAID E1/2NE1/4 A DISTANCE OF 2378.57 FEET TO THE SOUTHERLY LINE OF SEELEY LAKE ANNEXATION NO. 3 RECORDED SEPTEMBER 22, 2023 AT RECEPTION NO. 4922120 AND TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE ALONG THE SOUTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 BY THE FOLLOWING NINE (9) COURSES AND DISTANCES:

THENCE SOUTH 11°12'34" EAST A DISTANCE OF 229.40 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 293.19 FEET, SAID CURVE HAS A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 17°40'57", AND IS SUBTENDE BY A CHORD BEARING SOUTH 20°03'02" EAST A DISTANCE OF 292.02 FEET;

THENCE SOUTH 28°53'31" EAST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 91.07 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 324.93 FEET, SAID CURVE HAS A RADIUS OF 1175.00 FEET, A DELTA ANGLE OF 15°50'39", AND IS SUBTENDE BY A CHORD BEARING SOUTH 36°48'51" EAST A DISTANCE OF 323.89 FEET;

THENCE SOUTH 44°44'09" EAST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 129.26 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 375.75 FEET, SAID CURVE HAS A RADIUS OF 980.00 FEET, A DELTA ANGLE OF 21°58'05", AND IS SUBTENDE BY A CHORD BEARING SOUTH 55°43'12" EAST A DISTANCE OF 373.45 FEET;

THENCE SOUTH 66°42'15" EAST A DISTANCE OF 174.76 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 351.84 FEET, SAID CURVE HAS A RADIUS OF 1230.00 FEET, A DELTA ANGLE OF 16°23'22", AND IS SUBTENDE BY A CHORD BEARING SOUTH 74°53'56" EAST A DISTANCE OF 350.64 FEET;

THENCE SOUTH 83°05'37" EAST A DISTANCE OF 57.54 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 35;

THENCE NORTH 01°22'10" WEST ALONG THE NORTHERLY PROLONGATION OF THE SAID WEST LINE A DISTANCE OF 60.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 35;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 35 BY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE SOUTH 86°02'39" EAST A DISTANCE OF 30.04 FEET;  
THENCE NORTH 79°22'13" EAST A DISTANCE OF 611.56 FEET;  
THENCE NORTH 35°40'36" WEST A DISTANCE OF 53.88 FEET;  
THENCE NORTH 79°22'13" EAST A DISTANCE OF 476.27 FEET TO A POINT OF CURVATURE (PC)  
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 225.52 FEET, SAID CURVE HAS A RADIUS OF 265.00 FEET, A DELTA ANGLE OF 48°45'33", AND IS SUBTENDE BY A CHORD BEARING NORTH 54°59'27" EAST A DISTANCE OF 218.77 FEET;

THENCE SOUTH 59°23'19" EAST A DISTANCE OF 80.00 FEET TO THE EAST LINE OF THE W1/2NW1/4 OF SAID SECTION 25;

THENCE SOUTH 00°36'40" EAST ALONG SAID EAST LINE A DISTANCE OF 1419.27 FEET TO THE SOUTHEAST CORNER OF SAID W1/2NW1/4;

THENCE NORTH 89°48'54" EAST ALONG THE NORTH LINE OF THE E1/2SW1/4 OF SAID SECTION 25 A DISTANCE OF 1292.55 FEET TO THE EAST LINE OF THE E1/2SW1/4 OF SAID SECTION 25;

THENCE SOUTH 00°09'33" WEST ALONG SAID EAST LINE A DISTANCE OF 2384.66 FEET TO THE NORTHERLY LINE OF NORTH POUDRE THIRD ANNEXATION RECORDED JUNE 1, 1982 AT RECEPTION NO. 1893288;

THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING TEN (10) COURSES AND DISTANCES:

THENCE NORTH 84°11'41" WEST A DISTANCE OF 140.20 FEET;  
THENCE NORTH 83°41'51" WEST A DISTANCE OF 117.83 FEET;  
THENCE NORTH 82°40'36" WEST A DISTANCE OF 53.88 FEET;  
THENCE NORTH 81°34'50" WEST A DISTANCE OF 44.11 FEET;  
THENCE NORTH 79°31'53" WEST A DISTANCE OF 99.29 FEET;  
THENCE NORTH 76°43'57" WEST A DISTANCE OF 39.23 FEET;  
THENCE NORTH 74°22'29" WEST A DISTANCE OF 40.06 FEET;  
THENCE NORTH 72°18'17" WEST A DISTANCE OF 116.09 FEET;  
THENCE NORTH 70°55'50" WEST A DISTANCE OF 226.98 FEET;  
THENCE NORTH 70°54'29" WEST A DISTANCE OF 229.11 FEET TO THE EAST LINE OF LOT A, RE-4865 RECORDED JANUARY 14, 2009 AT RECEPTION NO. 3599465;

PROPERTY DESCRIPTION CONTINUED – WILLOW VISTA ZONING

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID LOT A, RE-4865 BY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

THENCE NORTH 01°07'12" EAST A DISTANCE OF 781.84 FEET;  
THENCE SOUTH 89°29'42" WEST A DISTANCE OF 167.62 FEET;  
THENCE SOUTH 01°09'18" EAST A DISTANCE OF 735.78 FEET TO THE NORTHERLY LINE OF SAID NORTH POUDRE THIRD ANNEXATION;

THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING SIX (6) COURSES AND DISTANCES:

THENCE NORTH 75°15'33" WEST A DISTANCE OF 221.20 FEET;  
THENCE NORTH 76°37'18" WEST A DISTANCE OF 1157.63 FEET TO THE WEST LINE OF THE SW1/4 OF SAID SECTION 25 AND TO THE POINT OF BEGINNING.

TOGETHER WITH AN AREA OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFORESAID POINT "A";  
THENCE NORTH 01°12'41" WEST ALONG THE WEST LINE OF SAID E1/2NE1/4 OF SECTION 26 A DISTANCE OF 157.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°12'41" WEST ALONG SAID WEST LINE A DISTANCE OF 97.26 FEET TO THE NORTHWEST CORNER OF SAID E1/2NE1/4;

THENCE NORTH 89°28'28" EAST ALONG THE NORTH LINE OF SAID E1/2NE1/4 A DISTANCE OF 30.01 FEET;

THENCE SOUTH 01°46'31" EAST A DISTANCE OF 150.17 FEET THE NORTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 AND TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 61.97 FEET, SAID CURVE HAS A RADIUS OF 318.00 FEET, A DELTA ANGLE OF 11°09'54", AND IS SUBTENDE BY A CHORD BEARING NORTH 31°48'04" WEST A DISTANCE OF 61.87 FEET TO THE POINT OF BEGINNING;

SAID AREAS OF LAND CONTAIN 222.40 ACRES (+/-9,687,666 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

OWNER

BY: \_\_\_\_\_ AS: \_\_\_\_\_

NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_ AS: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION, THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_\_.

CITY COUNCIL APPROVAL

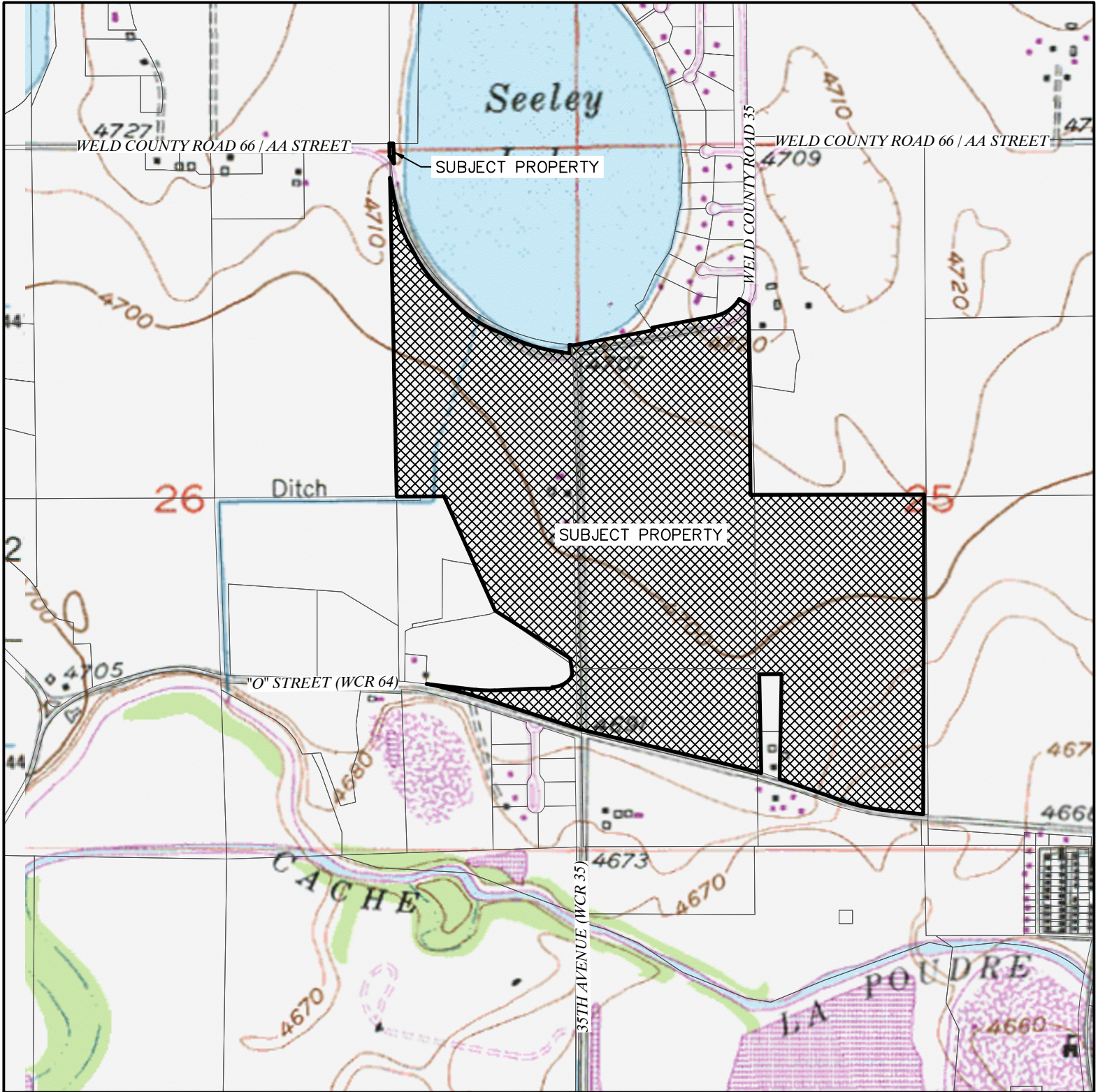
APPROVED BY THE GREELEY CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

INTENT STATEMENT:

THE INTENT OF THIS REZONING IS TO TRANSFER THE EXISTING WELD COUNTY R-1 (LOW-DENSITY RESIDENTIAL) ZONE DISTRICT TO CITY OF GREELEY H-A (HOLDING-AGRICULTURE) ZONE DISTRICT.

REZONING DEVELOPMENT STANDARD NOTES:

- APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 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).
- ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.



VICINITY MAP  
SCALE - 1"=1000'

VICINITY LEGEND

|  |                  |
|--|------------------|
|  | GIS PARCEL LINES |
|  | SUBJECT PROPERTY |

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LANDOWNER:

UNION COLONY INVESTORS LLC  
C/O COTTONWOOD MANAGEMENT  
2313 17TH STREET  
GREELEY, CO 80634

DEVELOPER

BAESSLER HOMES  
ATTN: MELISSA WHEELER  
33105 COUNTY ROAD 33  
GREELEY, CO 80634  
970.702.2012

SURVEYOR

LAT40, INC.  
ATTN: BRIAN BRINKMAN  
6250 W. 10TH STREET, UNIT 2  
GREELEY, CO 80634  
970.515.5294



LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

| REVISIONS                             |            | COVER SHEET                                       |                    |                 |
|---------------------------------------|------------|---------------------------------------------------|--------------------|-----------------|
| DESCRIPTION:                          | DATE:      | WILLOW VISTA REZONING<br>S.25 & 26, T.6N., R.66W. |                    |                 |
| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 12/20/2024 | BAESSLER DEVELOPMENT, LLC                         |                    |                 |
| UPDATE TOPO SURFACE SR                | 01/08/2025 |                                                   |                    |                 |
| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 04/15/2025 |                                                   |                    |                 |
|                                       |            |                                                   |                    |                 |
|                                       |            |                                                   |                    |                 |
|                                       |            | DRAWN BY: BTB                                     | SCALE: AS SHOWN    | DATE: 9/18/2024 |
|                                       |            | CHECKED BY: BTB                                   | PROJECT #: 2024160 | SHEET: 1 OF 15  |



# WILLOW VISTA ZONING

PART OF SECTIONS 25 & 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO

222.40 ACRES

PROJECT NUMBER: ZON2024-0006

## PROPERTY DESCRIPTION — WILLOW VISTA ZONING

AN AREA OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) OF SECTION TWENTY-SIX (26) TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-SIX WEST (R.66W.), TOGETHER WITH A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER (W1/2NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FIVE (25) TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 26 AND ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26 AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19858 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 01°01'18" EAST ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 26 A DISTANCE OF 1745.20 TO THE **POINT OF BEGINNING**;

THENCE NORTH 70°33'44" WEST A DISTANCE OF 32.03 FEET TO THE SOUTH LINE OF THAT AREA OF LAND DESCRIBED IN RIGHT-OF-WAY DEDICATION RECORDED SEPTEMBER 8, 2021 AT RECEPTION NUMBER 4753766 IN THE RECORDS OF WELD COUNTY;

THENCE ALONG THE SOUTHERLY AND NORTHERLY LINES OF SAID RIGHT-OF-WAY DEDICATION BY THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

THENCE NORTH 72°16'19" WEST A DISTANCE OF 666.69 FEET TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 202.00 FEET, SAID CURVE HAS A RADIUS OF 3436.95 FEET, A DELTA ANGLE OF 03°22'03", AND IS SUBTENDED BY A CHORD BEARING NORTH 74°01'46" WEST A DISTANCE OF 201.97 FEET;

THENCE NORTH 75°30'21" WEST A DISTANCE OF 185.48 FEET TO A POC;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 115.09 FEET, SAID CURVE HAS A RADIUS OF 1421.58 FEET, A DELTA ANGLE OF 04°38'18", AND IS SUBTENDED BY A CHORD BEARING NORTH 78°07'58" WEST A DISTANCE OF 115.06 FEET;

THENCE SOUTH 83°21'20" EAST A DISTANCE OF 369.32 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 141.63 FEET, SAID CURVE HAS A RADIUS OF 880.00 FEET, A DELTA ANGLE OF 09°13'17", AND IS SUBTENDED BY A CHORD BEARING SOUTH 87°57'59" EAST A DISTANCE OF 141.48 FEET;

THENCE NORTH 87°25'23" EAST A DISTANCE OF 279.38 FEET;

THENCE NORTH 88°57'02" EAST A DISTANCE OF 148.75 FEET;

THENCE NORTH 01°02'58" WEST A DISTANCE OF 10.00 FEET TO A POC;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 143.51 FEET, SAID CURVE HAS A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 45°40'49", AND IS SUBTENDED BY A CHORD BEARING NORTH 66°06'37" EAST A DISTANCE OF 139.74 FEET TO A POINT OF COMPOUND CURVE (POC);

THENCE ALONG THE ARC OF A COMPOUND CURVE CONCAVE TO THE WEST A DISTANCE OF 61.37 FEET, SAID CURVE HAS A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 50°14'00", AND IS SUBTENDED BY A CHORD BEARING NORTH 18°09'12" EAST A DISTANCE OF 59.42 FEET;

THENCE NORTH 06°57'48" WEST A DISTANCE OF 70.73 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 27.87 FEET, SAID CURVE HAS A RADIUS OF 380.00 FEET, A DELTA ANGLE OF 04°12'09", AND IS SUBTENDED BY A CHORD BEARING NORTH 04°51'43" WEST A DISTANCE OF 27.87 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS TRACT 4 IN QUIT CLAIM DEED RECORDED DECEMBER 30, 1999 AT RECEPTION NO. 2741416 IN THE RECORDS OF WELD COUNTY;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT 4 BY THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE NORTH 57°29'03" WEST A DISTANCE OF 666.88 FEET;

THENCE NORTH 23°58'11" WEST A DISTANCE OF 932.62 FEET TO THE SOUTH LINE OF THE E1/2NE1/4 OF SAID SECTION 26;

THENCE SOUTH 89°37'51" WEST ALONG SAID SOUTH LINE A DISTANCE OF 353.20 FEET TO THE SOUTHWEST CORNER SAID E1/2NE1/4;

THENCE NORTH 01°12'41" WEST ALONG THE WEST LINE OF SAID E1/2NE1/4 A DISTANCE OF 2378.57 FEET TO THE SOUTHERLY LINE OF SEELEY LAKE ANNEXATION NO. 3 RECORDED SEPTEMBER 22, 2023 AT RECEPTION NO. 4922120 AND TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE ALONG THE SOUTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 BY THE FOLLOWING NINE (9) COURSES AND DISTANCES:

THENCE SOUTH 11°12'34" EAST A DISTANCE OF 229.40 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 293.19 FEET, SAID CURVE HAS A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 17°40'57", AND IS SUBTENDED BY A CHORD BEARING SOUTH 20°03'02" EAST A DISTANCE OF 292.02 FEET;

THENCE SOUTH 28°53'31" EAST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 91.07 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 324.93 FEET, SAID CURVE HAS A RADIUS OF 1175.00 FEET, A DELTA ANGLE OF 15°50'39", AND IS SUBTENDED BY A CHORD BEARING SOUTH 36°48'51" EAST A DISTANCE OF 323.89 FEET;

THENCE SOUTH 44°44'09" EAST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 129.26 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 375.75 FEET, SAID CURVE HAS A RADIUS OF 980.00 FEET, A DELTA ANGLE OF 21°58'05", AND IS SUBTENDED BY A CHORD BEARING SOUTH 55°43'12" EAST A DISTANCE OF 373.45 FEET;

THENCE SOUTH 66°42'15" EAST A DISTANCE OF 174.76 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 351.84 FEET, SAID CURVE HAS A RADIUS OF 1230.00 FEET, A DELTA ANGLE OF 16°23'22", AND IS SUBTENDED BY A CHORD BEARING SOUTH 74°53'56" EAST A DISTANCE OF 350.64 FEET;

THENCE SOUTH 83°05'37" EAST A DISTANCE OF 57.54 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 35;

THENCE NORTH 01°22'10" WEST ALONG THE NORTHERLY PROLONGATION OF THE SAID WEST LINE A DISTANCE OF 60.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 35;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 35 BY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE SOUTH 86°02'39" EAST A DISTANCE OF 30.04 FEET;

THENCE NORTH 79°22'13" EAST A DISTANCE OF 611.56 FEET;

THENCE NORTH 35°40'39" WEST A DISTANCE OF 22.08 FEET;

THENCE NORTH 79°22'13" EAST A DISTANCE OF 476.27 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 225.52 FEET, SAID CURVE HAS A RADIUS OF 265.00 FEET, A DELTA ANGLE OF 48°45'33", AND IS SUBTENDED BY A CHORD BEARING NORTH 54°59'27" EAST A DISTANCE OF 218.77 FEET;

THENCE SOUTH 59°23'19" EAST A DISTANCE OF 80.00 FEET TO THE EAST LINE OF THE W1/2NW1/4 OF SAID SECTION 25;

THENCE SOUTH 00°36'40" EAST ALONG SAID EAST LINE A DISTANCE OF 1419.27 FEET TO THE SOUTHEAST CORNER OF SAID W1/2NW1/4;

THENCE NORTH 89°48'54" EAST ALONG THE NORTH LINE OF THE E1/2SW1/4 OF SAID SECTION 25 A DISTANCE OF 1292.55 FEET TO THE EAST LINE OF THE E1/2SW1/4 OF SAID SECTION 25;

THENCE SOUTH 00°09'33" WEST ALONG SAID EAST LINE A DISTANCE OF 2384.66 FEET TO THE NORTHERLY LINE OF NORTH POUDRE THIRD ANNEXATION RECORDED JUNE 1, 1982 AT RECEPTION NO. 1893288;

THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING TEN (10) COURSES AND DISTANCES:

THENCE NORTH 84°11'41" WEST A DISTANCE OF 140.20 FEET;

THENCE NORTH 83°41'51" WEST A DISTANCE OF 117.83 FEET;

THENCE NORTH 82°40'36" WEST A DISTANCE OF 53.88 FEET;

THENCE NORTH 81°54'50" WEST A DISTANCE OF 44.11 FEET;

THENCE NORTH 79°31'53" WEST A DISTANCE OF 99.29 FEET;

THENCE NORTH 76°43'57" WEST A DISTANCE OF 39.23 FEET;

THENCE NORTH 74°22'29" WEST A DISTANCE OF 40.06 FEET;

THENCE NORTH 72°18'17" WEST A DISTANCE OF 116.09 FEET;

THENCE NORTH 70°55'50" WEST A DISTANCE OF 226.98 FEET;

THENCE NORTH 70°54'29" WEST A DISTANCE OF 229.11 FEET TO THE EAST LINE OF LOT A, RE-4865 RECORDED JANUARY 14, 2009 AT RECEPTION NO. 3599465;

## PROPERTY DESCRIPTION CONTINUED — WILLOW VISTA ZONING

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID LOT A, RE-4865 BY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

THENCE NORTH 01°07'12" EAST A DISTANCE OF 781.84 FEET;

THENCE SOUTH 89°29'42" WEST A DISTANCE OF 167.62 FEET;

THENCE SOUTH 01°09'18" EAST A DISTANCE OF 735.78 FEET TO THE NORTHERLY LINE OF SAID NORTH POUDRE THIRD ANNEXATION;

THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING SIX (6) COURSES AND DISTANCES:

THENCE NORTH 75°15'33" WEST A DISTANCE OF 221.20 FEET;

THENCE NORTH 76°37'18" WEST A DISTANCE OF 1157.63 FEET TO THE WEST LINE OF THE SW1/4 OF SAID SECTION 25 AND TO THE **POINT OF BEGINNING**;

**TOGETHER WITH AN AREA OF LAND DESCRIBED AS FOLLOWS:**

COMMENCING AT THE AFORESAID POINT "A";

THENCE NORTH 01°12'41" WEST ALONG THE WEST LINE OF SAID E1/2NE1/4 OF SECTION 26 A DISTANCE OF 157.79 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 01°12'41" WEST ALONG SAID WEST LINE A DISTANCE OF 97.26 FEET TO THE NORTHWEST CORNER OF SAID E1/2NE1/4;

THENCE NORTH 89°28'28" EAST ALONG THE NORTH LINE OF SAID E1/2NE1/4 A DISTANCE OF 30.01 FEET;

THENCE SOUTH 01°46'31" EAST A DISTANCE OF 150.17 FEET THE NORTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 AND TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 61.97 FEET, SAID CURVE HAS A RADIUS OF 318.00 FEET, A DELTA ANGLE OF 11°09'54", AND IS SUBTENDED BY A CHORD BEARING NORTH 31°48'04" WEST A DISTANCE OF 61.87 FEET TO THE **POINT OF BEGINNING**;

SAID AREAS OF LAND CONTAIN 222.40 ACRES (+/-9,687,666 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE NORTH 89°28'28" EAST ALONG THE NORTH LINE OF SAID E1/2NE1/4 A DISTANCE OF 30.01 FEET;

THENCE SOUTH 01°46'31" EAST A DISTANCE OF 150.17 FEET THE NORTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 AND TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 61.97 FEET, SAID CURVE HAS A RADIUS OF 318.00 FEET, A DELTA ANGLE OF 11°09'54", AND IS SUBTENDED BY A CHORD BEARING NORTH 31°48'04" WEST A DISTANCE OF 61.87 FEET TO THE **POINT OF BEGINNING**;

SAID AREAS OF LAND CONTAIN 222.40 ACRES (+/-9,687,666 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE NORTH 89°28'28" EAST ALONG THE NORTH LINE OF SAID E1/2NE1/4 A DISTANCE OF 30.01 FEET;

THENCE SOUTH 01°46'31" EAST A DISTANCE OF 150.17 FEET THE NORTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 AND TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 61.97 FEET, SAID CURVE HAS A RADIUS OF 318.00 FEET, A DELTA ANGLE OF 11°09'54", AND IS SUBTENDED BY A CHORD BEARING NORTH 31°48'04" WEST A DISTANCE OF 61.87 FEET TO THE **POINT OF BEGINNING**;

SAID AREAS OF LAND CONTAIN 222.40 ACRES (+/-9,687,666 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

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THENCE NORTH 89°28'28" EAST ALONG THE NORTH LINE OF SAID E1/2NE1/4 A DISTANCE OF 30.01 FEET;

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THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 61.97 FEET, SAID CURVE HAS A RADIUS OF 318.00 FEET, A DELTA ANGLE OF 11°09'54", AND IS SUBTENDED BY A CHORD BEARING NORTH 31°48'04" WEST A DISTANCE OF 61.87 FEET TO THE **POINT OF BEGINNING**;

SAID AREAS OF LAND CONTAIN 222.40 ACRES (+/-9,687,666 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

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THENCE NORTH 89°28'28" EAST ALONG THE NORTH LINE OF SAID E1/2NE1/4 A DISTANCE OF 30.01 FEET;

THENCE SOUTH 01°46'31" EAST A DISTANCE OF 150.17 FEET THE NORTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 AND TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 61.97 FEET, SAID CURVE HAS A RADIUS OF 318.00 FEET, A DELTA ANGLE OF 11°09'54", AND IS SUBTENDED BY A CHORD BEARING NORTH 31°48'04" WEST A DISTANCE OF 61.87 FEET TO THE **POINT OF BEGINNING**;

SAID AREAS OF LAND CONTAIN 222.40 ACRES (+/-9,687,666 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE NORTH 89°28'28" EAST ALONG THE NORTH LINE OF SAID E1/2NE1/4 A DISTANCE OF 30.01 FEET;

THENCE SOUTH 01°46'31" EAST A DISTANCE OF 150.17 FEET THE NORTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 AND TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 61.97 FEET, SAID CURVE HAS A RADIUS OF 318.00 FEET, A DELTA ANGLE OF 11°09'54", AND IS SUBTENDED BY A CHORD BEARING NORTH 31°48'04" WEST A DISTANCE OF 61.87 FEET TO THE **POINT OF BEGINNING**;

SAID AREAS OF LAND CONTAIN 222.40 ACRES (+/-9,687,666 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

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THENCE NORTH 89°28'28" EAST ALONG THE NORTH LINE OF SAID E1/2NE1/4 A DISTANCE OF 30.01 FEET;

THENCE SOUTH 01°46'31" EAST A DISTANCE OF 150.17 FEET THE NORTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 AND TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 61.97 FEET, SAID CURVE HAS A RADIUS OF 318.00 FEET, A DELTA ANGLE OF 11°09'54", AND IS SUBTENDED BY A CHORD BEARING NORTH 31°48'04" WEST A DISTANCE OF 61.87 FEET TO THE **POINT OF BEGINNING**;

SAID AREAS OF LAND CONTAIN 222.40 ACRES (+/-9,687,666 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

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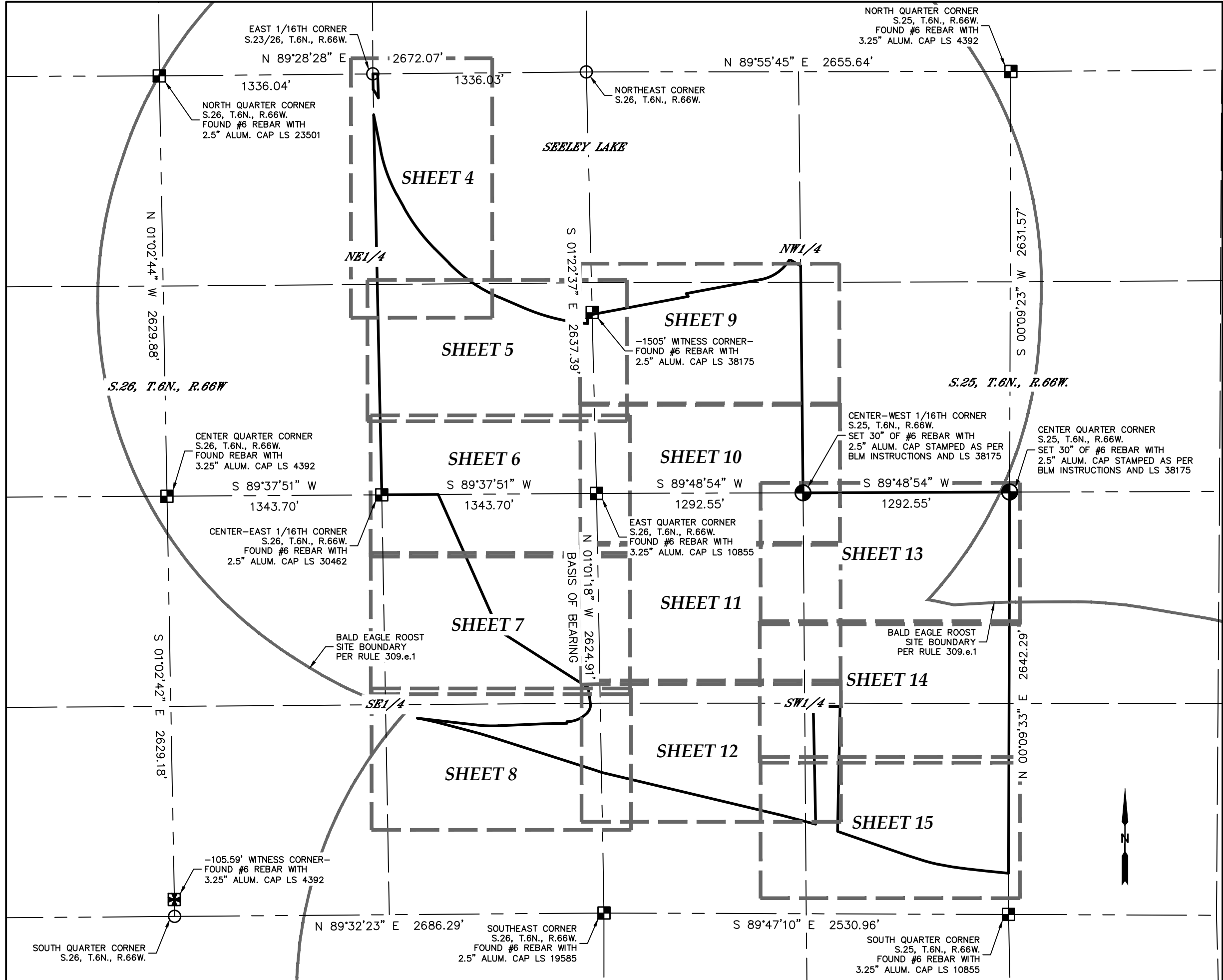


# WILLOW VISTA ZONING

PART OF SECTIONS 25 & 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
222.40 ACRES  
PROJECT NUMBER: ZON2024-0006

## LEGEND

|  |                                               |  |                                               |
|--|-----------------------------------------------|--|-----------------------------------------------|
|  | SECTION LINE                                  |  | ALIQUOT MONUMENT AS DESCRIBED                 |
|  | SECTION LINE FRACTIONAL                       |  | FOUND MONUMENT AS DESCRIBED                   |
|  | PROJECT BOUNDARY AREA                         |  | FOUND #4 REBAR WITH BLUE PLASTIC CAP LS 38175 |
|  | ADJACENT PARCEL LINE                          |  | CALCULATED POSITION                           |
|  | RIGHT-OF-WAY LINE                             |  | CLEAN OUT                                     |
|  | EASEMENT LINE                                 |  | STORM DRAIN MANHOLE                           |
|  | EXISTING CONTOUR                              |  | WATER VALVE                                   |
|  | EXISTING CONTOUR INDEX                        |  | SPIGOT                                        |
|  | WATER LINE                                    |  | WATER WELL                                    |
|  | GAS LINE                                      |  | IRRIGATION VALVE                              |
|  | TELEPHONE LINE                                |  | IRRIGATION MANHOLE                            |
|  | UNDERGROUND ELECTRIC                          |  | TELEPHONE PEDESTAL                            |
|  | OVERHEAD UTILITY                              |  | TELEPHONE MANHOLE                             |
|  | FIBER OPTIC LINE                              |  | TELEPHONE MARKER                              |
|  | FENCE                                         |  | FIBER OPTIC PEDESTAL                          |
|  | FLOWLINE                                      |  | FIBER OPTIC MARKER                            |
|  | FLOOD ZONE BOUNDARY                           |  | FIBER OPTIC VAULT                             |
|  | BALD EAGLE ROOST SITE BOUNDARY (RULE 309.e.1) |  | ELECTRIC PEDESTAL                             |
|  | CURRENT LIMITS OF THE CITY OF GREELEY         |  | ELECTRIC METER                                |
|  | CONCRETE                                      |  | ELECTRIC MANHOLE                              |
|  | ASPHALT                                       |  | ELECTRIC SERVICE                              |
|  | GRAVEL                                        |  | POWER POLE                                    |
|  | BUILDING                                      |  | GUY WIRE                                      |
|  | WALL                                          |  | LIGHT POLE                                    |
|  | BRIDGE                                        |  | PROPANE TANK                                  |
|  | WETLANDS LAKE (USFWS GIS)                     |  | WELL HEAD                                     |
|  | WETLANDS RIVERINE (USFWS GIS)                 |  | PLUGGED & ABANDONED WELL                      |
|  |                                               |  | STEEL POST                                    |
|  |                                               |  | BOLLARD                                       |
|  |                                               |  | GATE                                          |
|  |                                               |  | SIGN                                          |
|  |                                               |  | REFLECTOR POST                                |
|  |                                               |  | SLOPE ARROW                                   |
|  |                                               |  | CONIFEROUS TREE                               |
|  |                                               |  | DECIDUOUS TREE                                |
|  |                                               |  | TREE CLUSTER                                  |



EXISTING CONDITIONS & SITE ANALYSIS MAP  
SHEET INDEX

SCALE - 1"=600'

| CURVE TABLE |            |          |             |               |
|-------------|------------|----------|-------------|---------------|
| CURVE       | ARC LENGTH | RADIUS   | DELTA ANGLE | CHORD BEARING |
| C1          | 202.00'    | 3436.95' | 03°22'03"   | N 74°01'46" W |
| C2          | 115.09'    | 1421.58' | 04°38'19"   | N 78°07'59" W |
| C3          | 141.63'    | 880.00'  | 09°13'17"   | S 87°57'59" E |
| C4          | 143.51'    | 180.00'  | 45°40'49"   | N 66°06'37" E |
| C5          | 61.37'     | 70.00'   | 50°14'00"   | N 18°09'12" E |
| C6          | 27.87'     | 380.00'  | 04°51'43"   | N 04°51'43" W |
| C7          | 293.19'    | 950.00'  | 17°40'57"   | S 20°03'02" E |
| C8          | 324.93'    | 1175.00' | 15°50'39"   | S 36°48'51" E |
| C9          | 375.75'    | 980.00'  | 21°58'05"   | S 55°43'12" E |
| C10         | 351.94'    | 1230.00' | 16°23'22"   | S 74°53'56" E |
| C11         | 225.52'    | 265.00'  | 48°45'33"   | N 54°59'27" E |
| C12         | 61.97'     | 318.00'  | 11°09'54"   | N 31°48'04" W |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 70°33'44" W | 32.03'   |
| L2         | N 75°30'21" W | 185.48'  |
| L3         | S 83°21'20" E | 369.32'  |
| L4         | N 87°25'23" E | 279.38'  |
| L5         | N 88°57'02" E | 148.75'  |
| L6         | N 01°02'58" W | 10.00'   |
| L7         | N 06°57'48" W | 70.73'   |
| L8         | S 11°12'34" E | 229.40'  |
| L9         | S 28°53'31" E | 91.07'   |
| L10        | S 44°44'09" E | 129.26'  |
| L11        | S 66°42'15" E | 174.76'  |
| L12        | S 83°05'02" E | 57.54'   |
| L13        | N 01°22'10" W | 60.63'   |
| L14        | S 86°02'39" E | 30.04'   |
| L15        | N 35°40'39" W | 22.08'   |
| L16        | N 79°42'13" E | 476.27'  |
| L17        | S 59°23'19" E | 80.00'   |
| L18        | N 84°11'41" W | 140.20'  |
| L19        | N 83°41'51" W | 117.83'  |
| L20        | N 82°40'36" W | 53.88'   |
| L21        | N 81°34'50" W | 44.11'   |
| L22        | N 79°31'53" W | 99.29'   |
| L23        | N 76°43'53" W | 39.23'   |
| L24        | N 74°22'29" W | 40.06'   |
| L25        | N 72°18'17" W | 116.09'  |
| L26        | N 70°35'50" W | 226.98'  |
| L27        | N 70°54'29" W | 229.11'  |
| L28        | S 89°29'42" W | 167.62'  |
| L29        | N 75°15'33" W | 221.20'  |
| L30        | N 01°12'41" W | 97.26'   |
| L31        | N 89°28'28" E | 30.01'   |
| L32        | S 01°46'31" E | 150.17'  |

## SURVEYOR'S NOTES

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S.)

2. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, T.6., R.66W., AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19585 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."



LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

| REVISIONS                             |            |
|---------------------------------------|------------|
| DESCRIPTION:                          | DATE:      |
| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 12/20/2024 |
| UPDATE TOPO SURFACE SR                | 01/08/2025 |
| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 04/15/2025 |
|                                       |            |
|                                       |            |

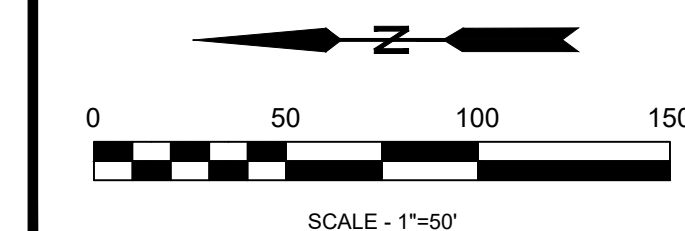
EXISTING CONDITIONS & SITE ANALYSIS MAP  
INDEX SHEET  
WILLOW VISTA REZONING  
S.25 & 26, T.6N., R.66W.  
BAESSLER DEVELOPMENT, LLC

|                 |                    |                 |
|-----------------|--------------------|-----------------|
| DRAWN BY: BTB   | SCALE: AS SHOWN    | DATE: 9/18/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 3 OF 15  |

SHEET SIZE: 24X36



PART OF SECTIONS 25 & 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
222.40 ACRES  
PROJECT NUMBER: ZON2024-0006



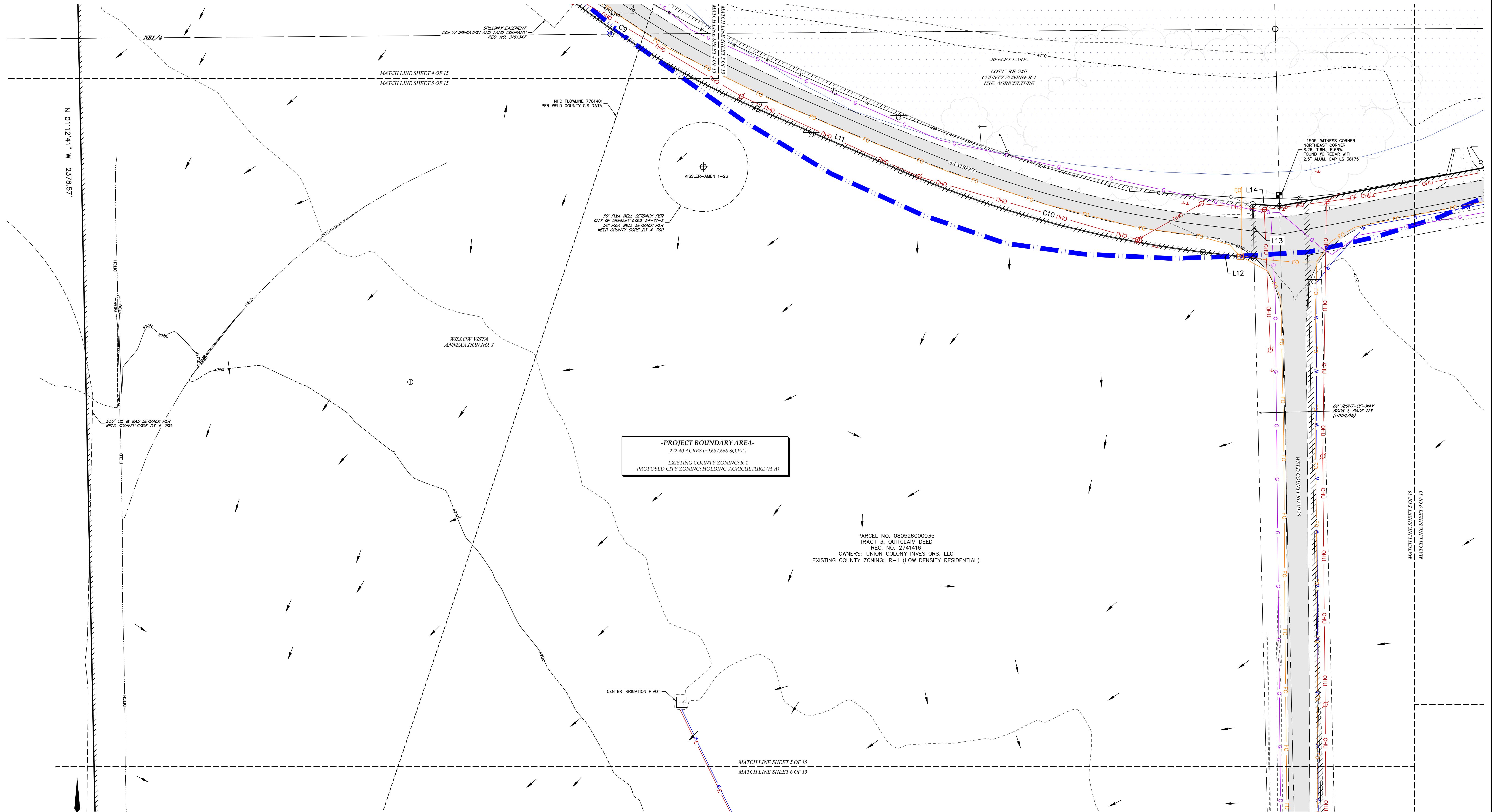
EXISTING CONDITIONS & SITE ANALYSIS MAP  
WILLOW VISTA REZONING  
S.25 & 26, T.6N., R.66W.

|                 |                    |                 |
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| DRAWN BY: BTB   | SCALE: AS SHOWN    | DATE: 9/18/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 4 OF 15  |

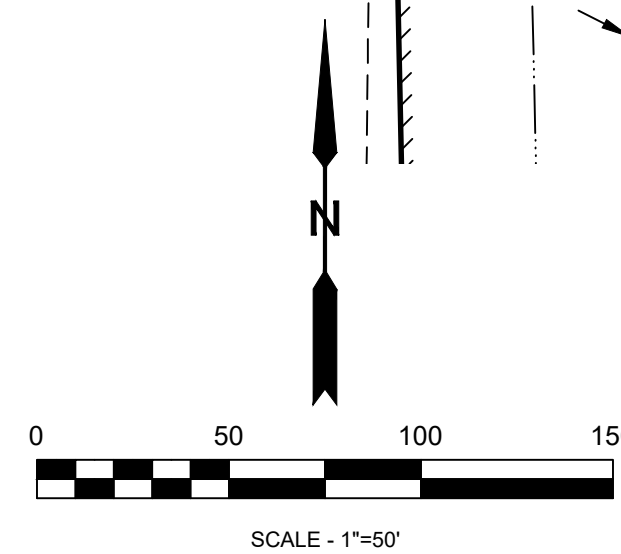


# WILLOW VISTA ZONING

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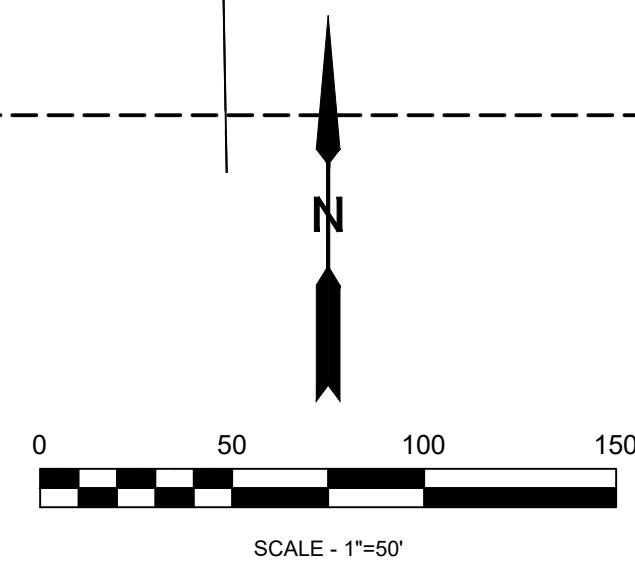
LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

| REVISIONS                             |            |
|---------------------------------------|------------|
| DESCRIPTION:                          | DATE:      |
| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 12/20/2024 |
| UPDATE TOPO SURFACE SR                | 01/08/2025 |
| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 04/15/2025 |
|                                       |            |
|                                       |            |

| EXISTING CONDITIONS & SITE ANALYSIS MAP |                    |                 |
|-----------------------------------------|--------------------|-----------------|
| WILLOW VISTA REZONING                   |                    |                 |
| S.25 & 26, T.6N., R.66W.                |                    |                 |
| BAESSLER DEVELOPMENT, LLC               |                    |                 |
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| CHECKED BY: BTB                         | PROJECT #: 2024160 | SHEET: 5 OF 15  |



PART OF SECTIONS 25 & 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
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| ADDRESS COMMENTS & UPDATE BOUNDARY | SR | 04/15/2025 |
|                                    |    |            |
|                                    |    |            |
|                                    |    |            |

## EXISTING CONDITIONS & SITE ANALYSIS MAP

WILLOW VISTA REZONING  
S.25 & 26, T.6N., R.66W.

BAESSLER DEVELOPMENT, LLC

|                 |                    |                 |
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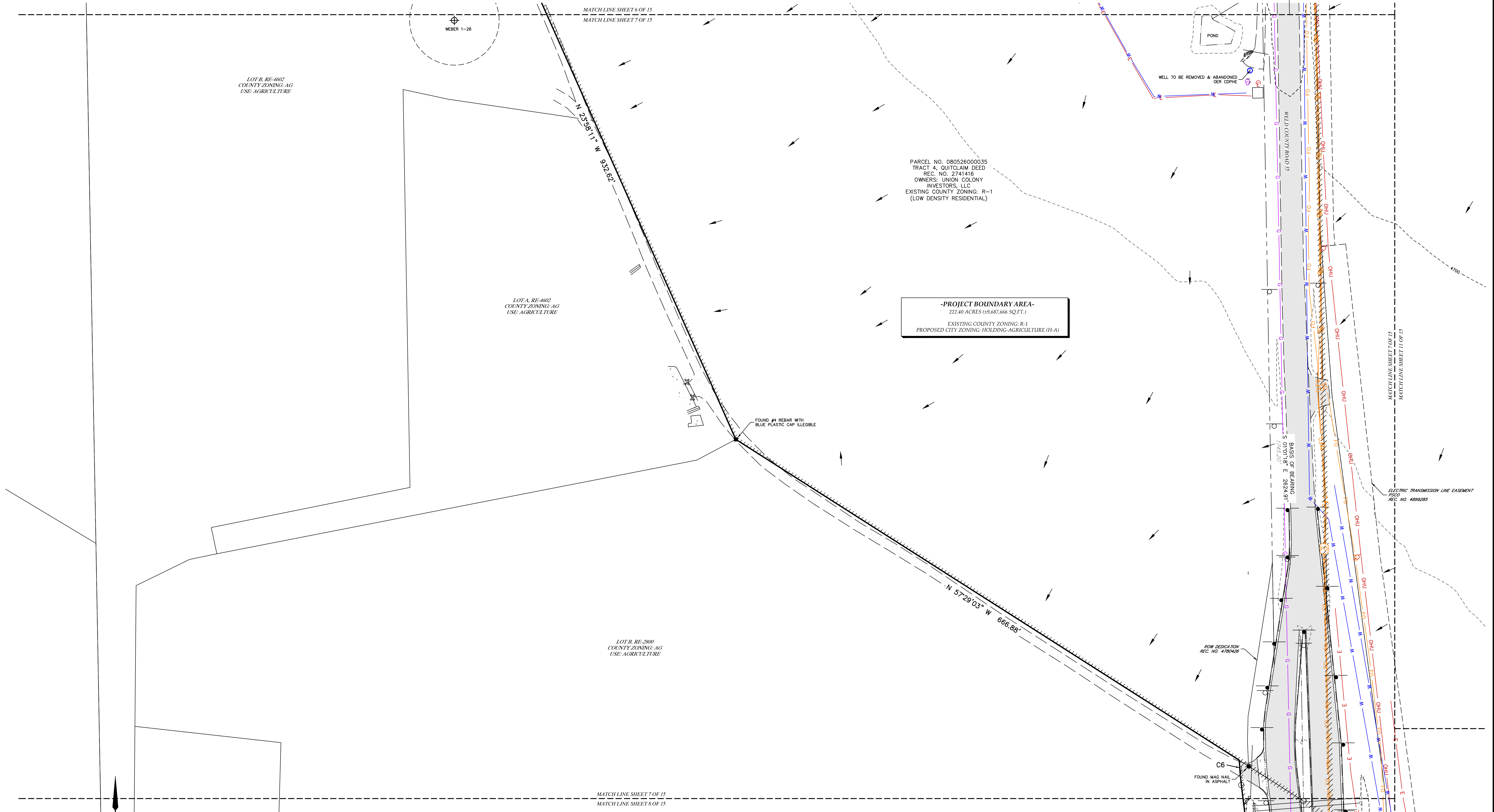


# WILLOW VISTA ZONING

PART OF SECTIONS 25 & 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO

222.40 ACRES

PROJECT NUMBER: ZON2024-0006



SHEET SIZE: 24X36



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EXISTING CONDITIONS & SITE ANALYSIS MAP  
WILLOW VISTA REZONING  
S.25 & 26, T.6N., R.66W.

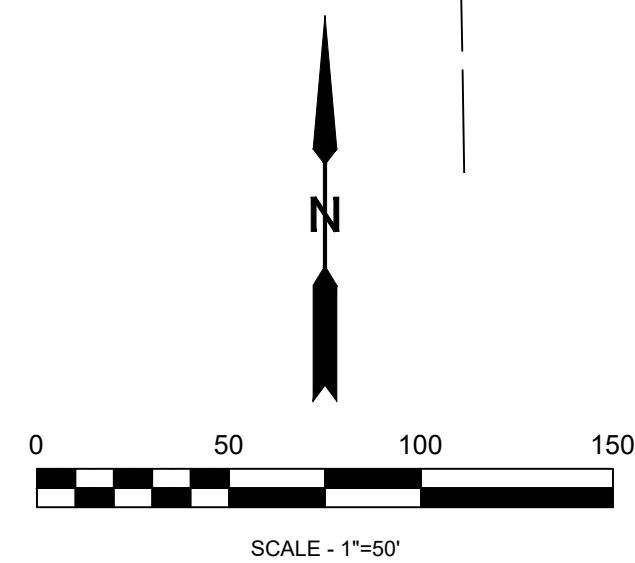
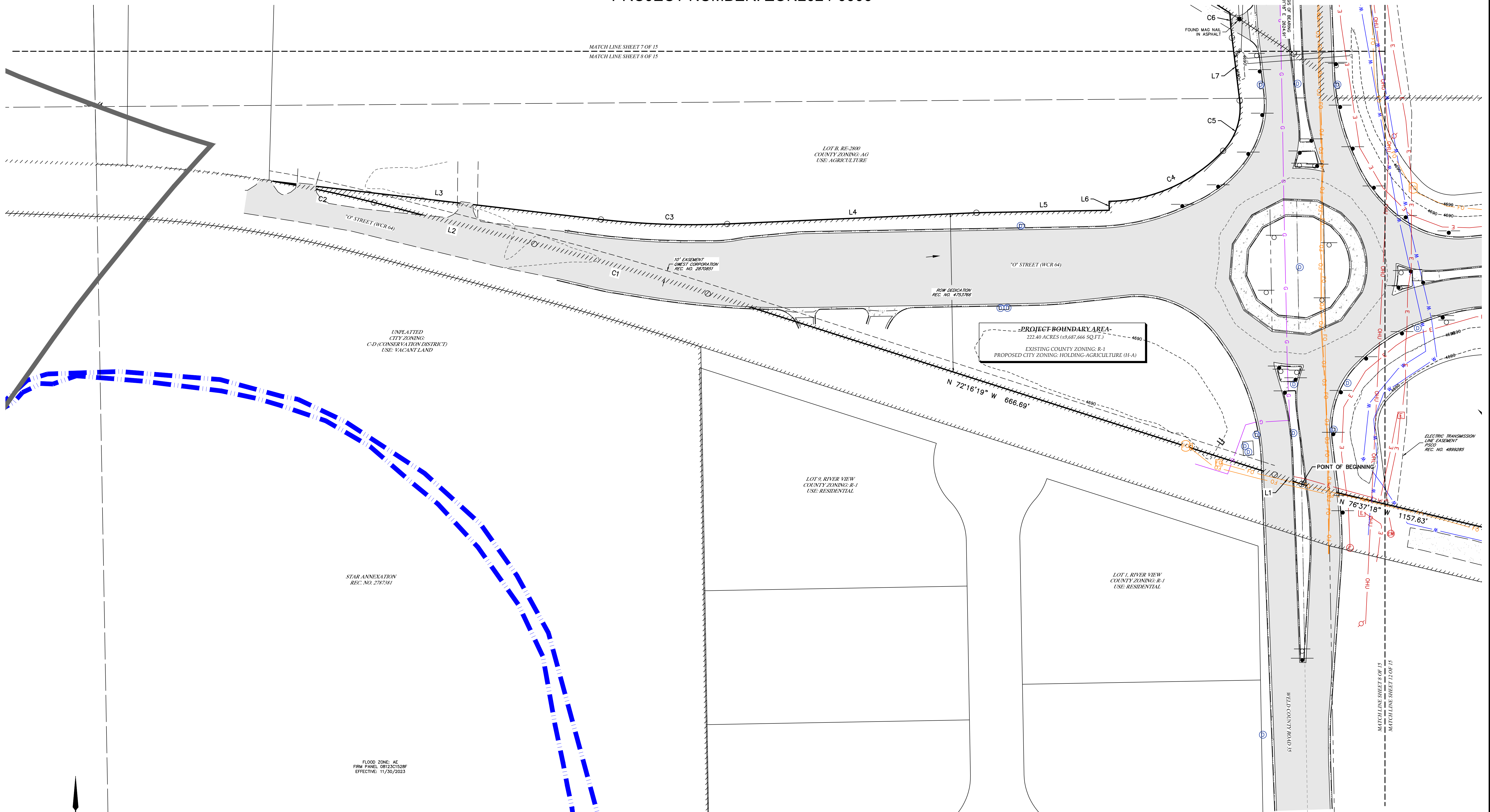
BAESSLER DEVELOPMENT, LLC

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222.40 ACRES  
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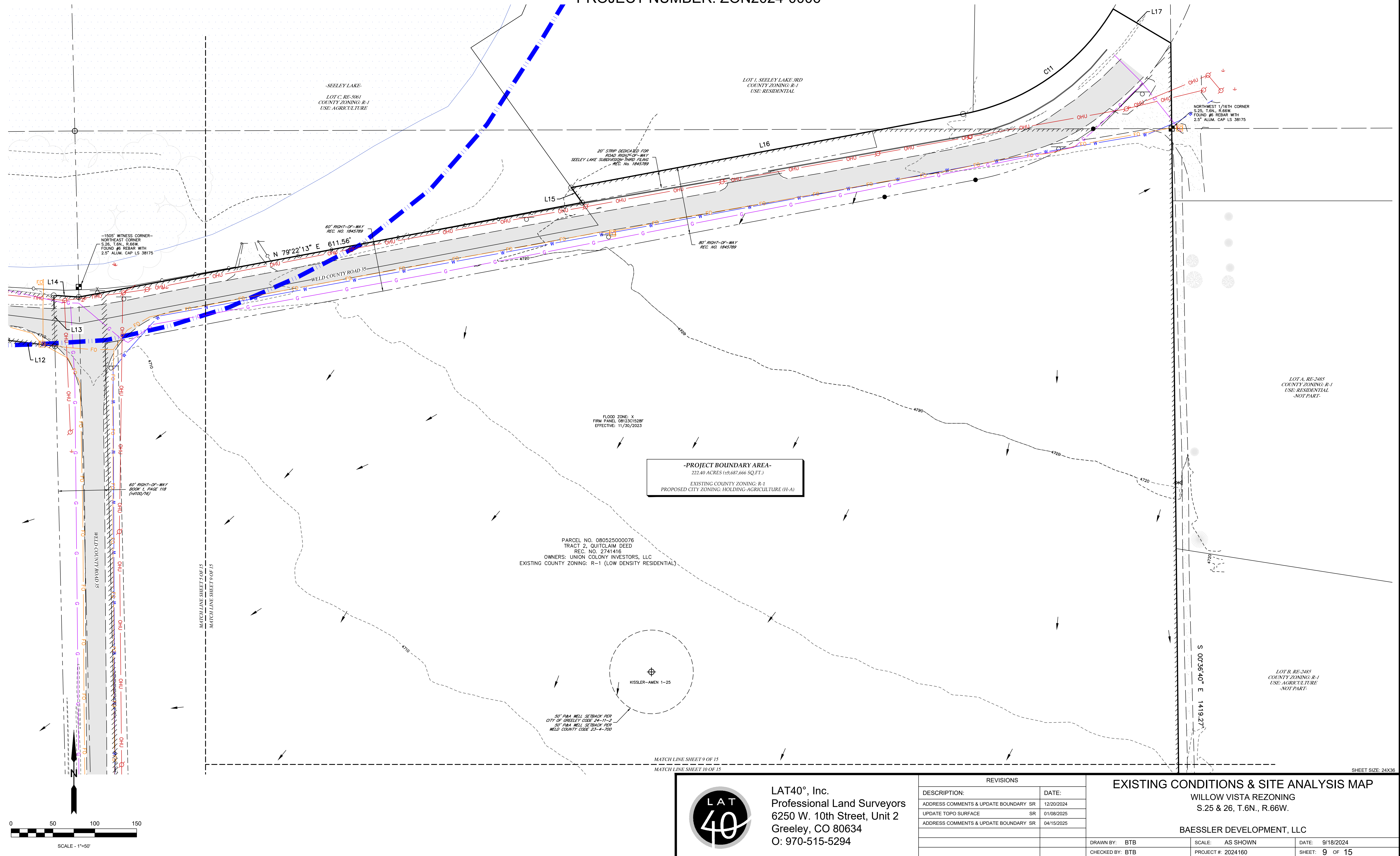
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|-----------------------------------------|--------------------|-----------------|
| WILLOW VISTA REZONING                   |                    |                 |
| S.25 & 26, T.6N., R.66W.                |                    |                 |
| BAESSLER DEVELOPMENT, LLC               |                    |                 |
| DRAWN BY: BTB                           | SCALE: AS SHOWN    | DATE: 9/18/2024 |
| CHECKED BY: BTB                         | PROJECT #: 2024160 | SHEET: 8 OF 15  |



PART OF SECTIONS 25 & 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
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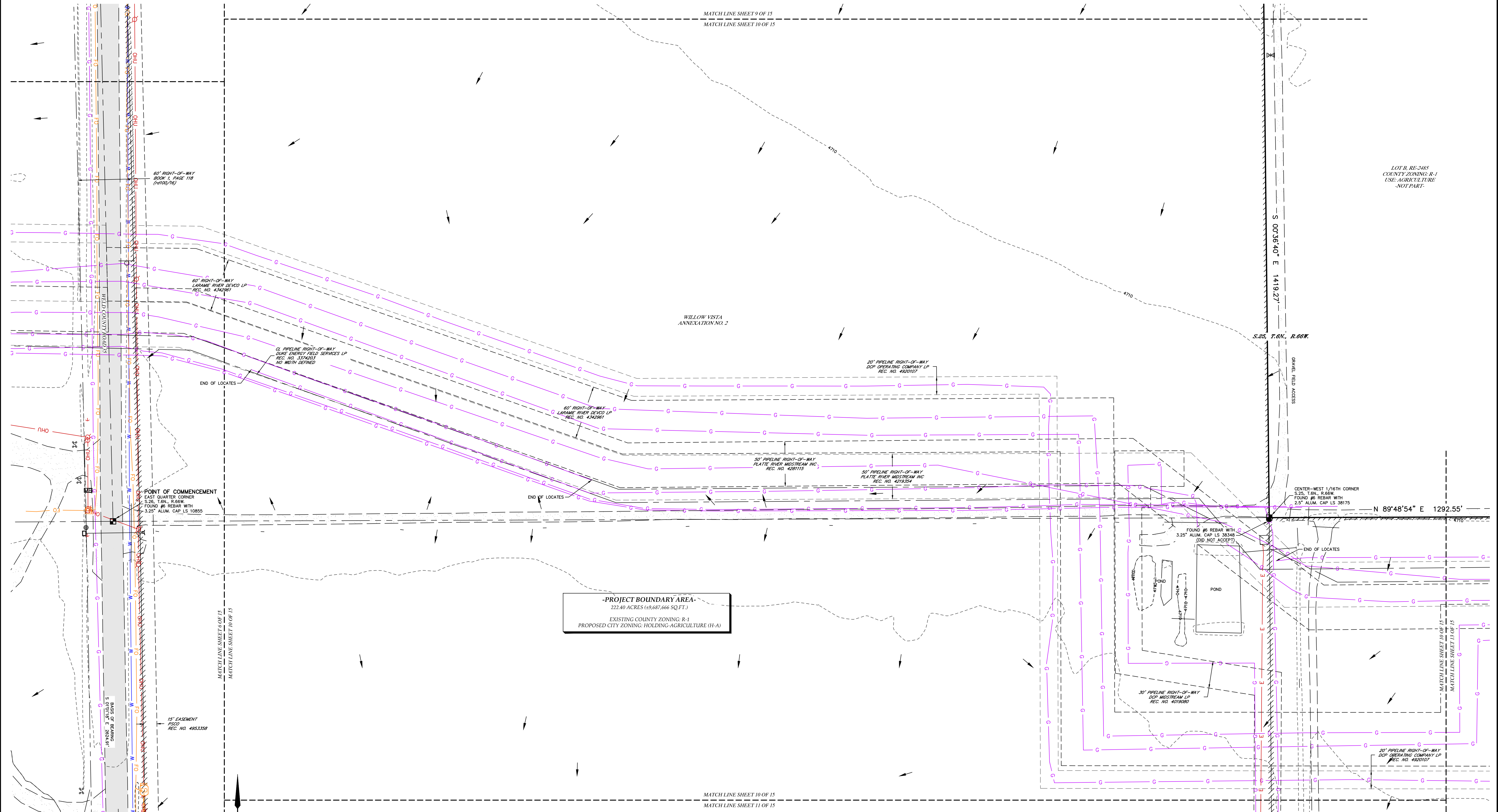


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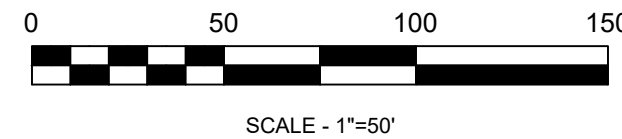
222.40 ACRES

PROJECT NUMBER: ZON2024-0006



**-PROJECT BOUNDARY AREA-**  
222.40 ACRES (±9,687,666 SQ.FT.)  
EXISTING COUNTY ZONING: R-1  
PROPOSED CITY ZONING: HOLDING-AGRICULTURE (H-A)

SOUTHWEST CORNER  
S.25, T.6N., R.66W.  
FOUND #6 REBAR WITH  
2.5" ALUM. CAP LS 19585



LAT40°, Inc.  
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| WILLOW VISTA REZONING                   |                    |                 |
| S.25 & 26, T.6N., R.66W.                |                    |                 |
| BAESSLER DEVELOPMENT, LLC               |                    |                 |
| DRAWN BY: BTB                           | SCALE: AS SHOWN    | DATE: 9/18/2024 |
| CHECKED BY: BTB                         | PROJECT #: 2024160 | SHEET: 10 OF 15 |



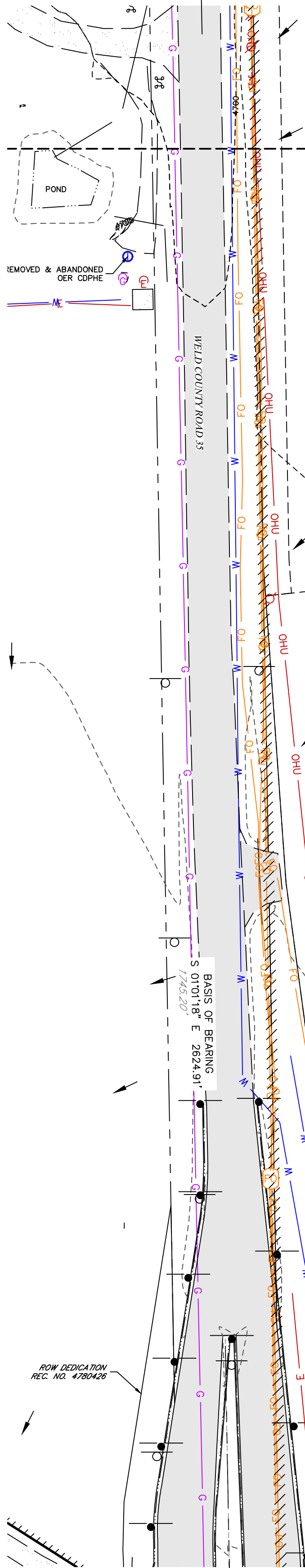
# WILLOW VISTA ZONING

PART OF SECTIONS 25 & 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO

222.40 ACRES

PROJECT NUMBER: ZON2024-0006

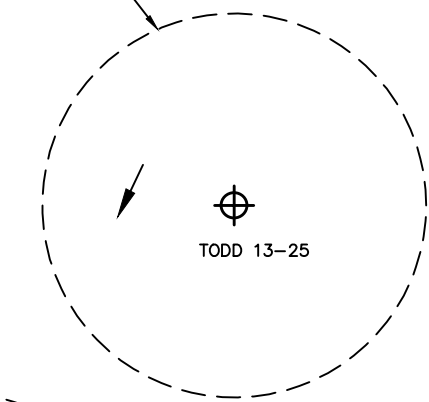
POINT OF COMMENCEMENT  
EAST QUARTER CORNER  
S.26, T.6N., R.66W.  
FOUND #6 REBAR WITH  
3.25" ALUM. CAP LS 10855



**-PROJECT BOUNDARY AREA-**  
222.40 ACRES (+9,687,666 SQ.FT.)  
EXISTING COUNTY ZONING: R-1  
PROPOSED CITY ZONING: HOLDING-AGRICULTURE (H-A)

PARCEL NO. 080525000076  
TRACT 1, QUITCLAIM DEED  
REC. NO. 2741416  
OWNERS: UNION COLONY INVESTORS, LLC  
EXISTING WELD COUNTY ZONING: R-1 (LOW DENSITY RESIDENTIAL)

50' P&M WELL SETBACK PER  
CITY OF GREELEY CODE 24-11-2  
50' P&M WELL SETBACK PER  
WELD COUNTY CODE 23-4-700



ELECTRIC TRANSMISSION LINE EASEMENT  
REC. NO. 4899285

30' PIPELINE RIGHT-OF-WAY  
DCP MIDSTREAM LP  
REC. NO. 4218080

DIRT FIELD ACCESS

MATCH LINE SHEET 10 OF 15  
MATCH LINE SHEET 11 OF 15

MATCH LINE SHEET 10 OF 15  
MATCH LINE SHEET 11 OF 15

MATCH LINE SHEET 10 OF 15  
MATCH LINE SHEET 11 OF 15

MATCH LINE SHEET 11 OF 15  
MATCH LINE SHEET 12 OF 15

SHEET SIZE: 24X36



LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

| REVISIONS                             |            |
|---------------------------------------|------------|
| DESCRIPTION:                          | DATE:      |
| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 12/20/2024 |
| UPDATE TOPO SURFACE SR                | 01/08/2025 |
| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 04/15/2025 |
|                                       |            |
|                                       |            |

**EXISTING CONDITIONS & SITE ANALYSIS MAP**  
WILLOW VISTA REZONING  
S.25 & 26, T.6N., R.66W.

BAESSLER DEVELOPMENT, LLC

|                 |                    |                 |
|-----------------|--------------------|-----------------|
| DRAWN BY: BTB   | SCALE: AS SHOWN    | DATE: 9/18/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 11 OF 15 |



PART OF SECTIONS 25 & 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
222.40 ACRES  
PROJECT NUMBER: ZON2024-0006



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| REVISIONS                          |    |            |
|------------------------------------|----|------------|
| DESCRIPTION:                       |    | DATE:      |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR | 12/20/2024 |
| UPDATE TOPO SURFACE                | SR | 01/08/2025 |
| ADDRESS COMMENTS & UPDATE BOUNDARY | SR | 04/15/2025 |
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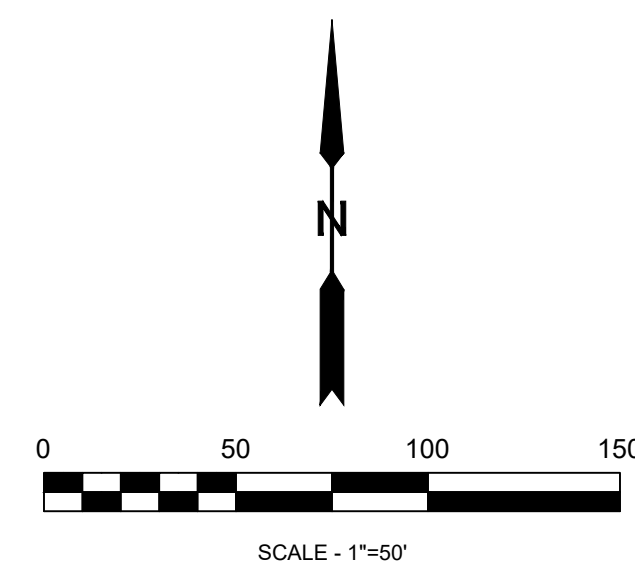
WILLOW VISTA REZONING  
S.25 & 26, T.6N., R.66W.

BAESSLER DEVELOPMENT, LLC

|                 |                    |                 |
|-----------------|--------------------|-----------------|
| DRAWN BY: BTB   | SCALE: AS SHOWN    | DATE: 9/18/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 12 OF 15 |



PART OF SECTIONS 25 & 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
222.40 ACRES  
PROJECT NUMBER: ZON2024-0006

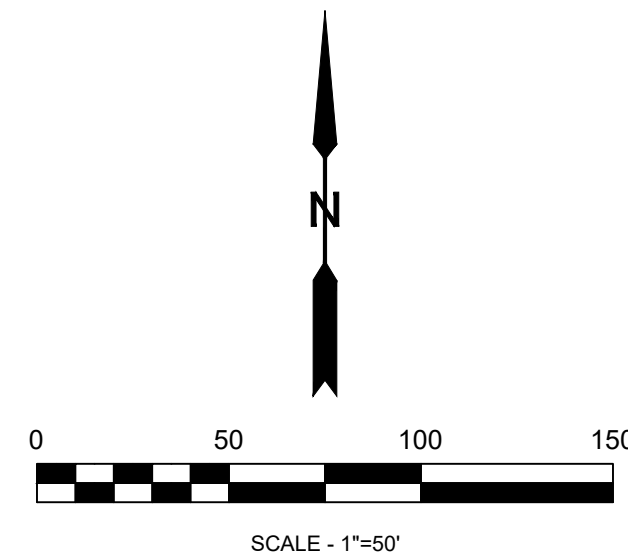
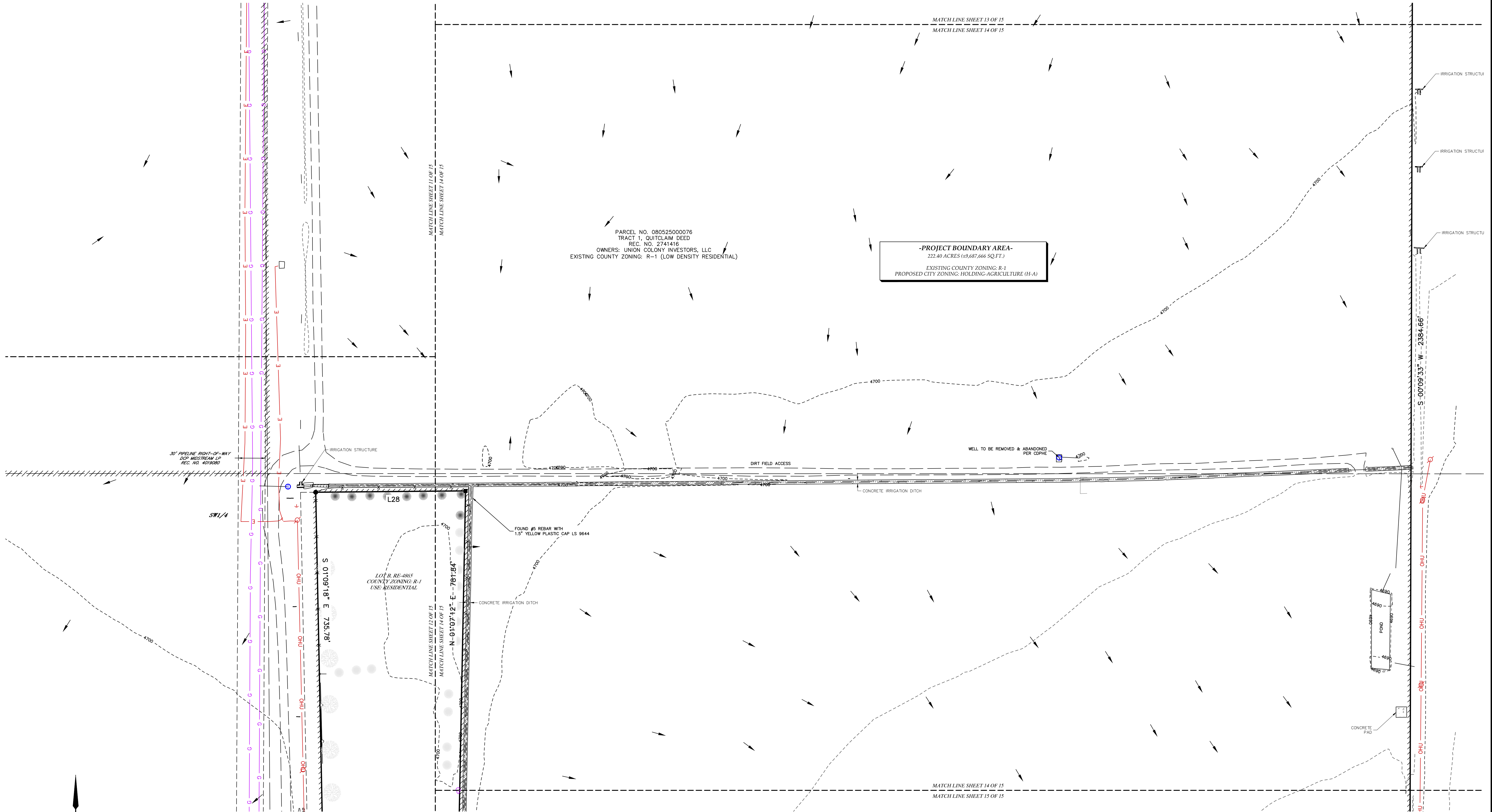


|                                                                                                                                                                                                                                                                              |  |                    |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------|--|
| <h1 style="text-align: center;">EXISTING CONDITIONS &amp; SITE ANALYSIS MAP</h1> <h2 style="text-align: center;">WILLOW VISTA REZONING</h2> <h3 style="text-align: center;">S.25 &amp; 26, T.6N., R.66W.</h3> <h3 style="text-align: center;">BAESSLER DEVELOPMENT, LLC</h3> |  |                    |  |
| DRAWN BY: BTB                                                                                                                                                                                                                                                                |  | SCALE: AS SHOWN    |  |
| CHECKED BY: BTB                                                                                                                                                                                                                                                              |  | DATE: 9/18/2024    |  |
|                                                                                                                                                                                                                                                                              |  | PROJECT #: 2024160 |  |
|                                                                                                                                                                                                                                                                              |  | SHEET: 13 OF 15    |  |



# WILLOW VISTA ZONING

PART OF SECTIONS 25 & 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
222.40 ACRES  
PROJECT NUMBER: ZON2024-0006



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Greeley, CO 80634  
O: 970-515-5294

| REVISIONS                             |            |
|---------------------------------------|------------|
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| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 12/20/2024 |
| UPDATE TOPO SURFACE SR                | 01/08/2025 |
| ADDRESS COMMENTS & UPDATE BOUNDARY SR | 04/15/2025 |
|                                       |            |
|                                       |            |

EXISTING CONDITIONS & SITE ANALYSIS MAP  
WILLOW VISTA REZONING  
S.25 & 26, T.6N., R.66W.

BAESSLER DEVELOPMENT, LLC

|                 |                    |                 |
|-----------------|--------------------|-----------------|
| DRAWN BY: BTB   | SCALE: AS SHOWN    | DATE: 9/18/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 14 OF 15 |



PART OF SECTIONS 25 & 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO  
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| ADDRESS COMMENTS & UPDATE BOUNDARY | SR | 04/15/2025 |
|                                    |    |            |
|                                    |    |            |
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WILLOW VISTA REZONING  
S.25 & 26, T.6N., R.66W.

BAESSLER DEVELOPMENT, LLC

|                 |                    |                 |
|-----------------|--------------------|-----------------|
| DRAWN BY: BTB   | SCALE: AS SHOWN    | DATE: 9/18/2024 |
| CHECKED BY: BTB | PROJECT #: 2024160 | SHEET: 15 OF 15 |



## **Project Narrative | Willow Vista**

### **Pre-Application**

December 18, 2024

### **How this project meets the review criteria found in Sec 24-204 – Rezoning**

- 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.**

Imagine Greeley the City's Comprehensive Plan was adopted on 2/6/18. In that plan it lays out the framework for the community's shared vision for the future. Imagine Greeley lists out goals and objectives that are reflective of the core values shared by the community. The proposed project not only adheres to these goals but also furthers the visions set forth in the plan. Please see analysis below.

#### Land Use Guidance Map

Analysis: The area of the proposed project sits comfortably and entirely inside the Long Range Expected Growth Area (LREGA) as identified in the Comprehensive Plan. The project site currently borders current municipal boundaries at its location just north of the 35<sup>th</sup> Ave and the O Street intersection. Additionally, as depicted in the Land Use Guidance Map, a planned transit (multimodal) corridor also borders the southern edge of the proposed project which would further support growth and potential economic development in the area when fully built out.

#### Land Available for Future Growth

Analysis: As depicted in the Land Available For Future Growth Map in the Imagine Greeley Comprehensive Plan the proposed project area is identified as "Land Suitable for Future Development" and has been contemplated and designated to be developed within the City of Greeley.

#### Imagine Greeley Identified Goal: Growth & City Form

Analysis: Imagine Greeley identifies that growth is expected in the area of the proposed project. Imagine Greeley states that there is a, "growing support in the community to accommodate future growth with higher-density, mixed use" development. As proposed the project is a mixed-used development with a variety of housing types promoting a higher density.



Objective GC 1.4 further encourages growth north of the Cache La Poudre River stating that growth in this area is desirable and efforts to pursue this are encouraged. The proposed project aligns directly with this goal as it is located north of the Cache La Poudre River.

Objective GC 2.1 also states to maintain compliance with the Land Use Guidance Map, as stated above the proposed project aligns with and further enhances this goal as set by the plan.

Objective GC 2.4 supports mixed-use developments that integrate a variety of housing, commercial, employment, and recreational uses. As proposed this project will feature a variety of housing types, potential commercial areas, as well as recreational uses throughout to create a micro-community located within the larger community.

Objective GC 6.1-3 is to foster the development of “Complete Neighborhoods” that prioritize connectivity and character. The project as proposed will feature mixed-use development that incorporates multimodal connectivity with the extension of planned corridors and roadway networks as depicted in the City of Greeley Master Street Plan. Mixed-uses that allow people to live, work, and play in their own neighborhood.

### **Imagine Greeley Identified Goal: Housing**

Analysis: Imagine Greeley confirms that the City has continued to champion its original settlers as a community that actively works to improve housing access for all people while supporting housing diversity.

Objective HO 2.1 sets the vision to encourage a variety of housing types to ensure that the City has neighborhoods that attract all residents. The project as proposed will feature multiple housing types, sizes, styles, and price-points to attract a wide variety of residents and create a stronger community.

### **Imagine Greeley Identified Goal: Infrastructure**

Analysis: Imagine Greeley outlines the importance of infrastructure as the City continues to grow, this includes public facilities, parks, and transportation. As proposed, this project will help to extend and create new roads as identified in the Master Street Plan Map. This project will design and construct additional water, sanitary, storm water, and parks facilities.



Imagine Greeley Identified Goal: Parks & Recreation

Analysis: Imagine Greeley identifies the goal to expand parks and recreation services and facilities. The project as proposed is over 200 acres of land that will feature additional green spaces, common areas, parks, and trail systems while connecting to established networks while championing native landscape plantings that prioritize water conservation as identified in the Comprehensive Plan.

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

Along with the annexation application, the applicant is looking to place the properties within the HA- Holding Agriculture District. Per Section 24-401 of the Greeley Development Code the purpose and intent for the H-A district as follows:

**Sec. 24-401 Table 24-4-1.**

H-A — Holding-Agriculture. The H-A district is intended for **properties which have been annexed to the city** and are either **being used for agricultural purposes** or have little or no immediate development potential. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a "pre-development" district to either preserve open and rural lands and agriculture uses, or **hold areas until more coordinated planning for infrastructure, land uses, and design can occur.**

The annexation includes a total of 3 parcels that encompass just over 218 acres. Aligning with the Greeley Development code the intention is, upon annexation to initially zone the properties as H-A Holding Agriculture, which allows for additional coordinated planning with the City of Greeley and its stakeholders for infrastructure, land uses, and design. This approach is specifically taken to allow for the project team along with the City of Greeley to ensure that these parcels are developed, designed, and delivered with consideration to its relationship with surrounding areas and City guiding documents.



**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.**

The collective of properties that make up this annexation and associated rezone are generally located just north of the 35<sup>th</sup> Ave and the O Street intersection, an area that is depicted and envisioned to have development per Imagine Greeley the City's Comprehensive Plan as outlined above in Section 1. This area which is wholly placed inside of the Long Range Expected Growth Area (LREGA) for the City of Greeley is changing, these changes encourage the development of the area.

Recent infrastructure improvements to the intersection stated above, paired with annexations (Seeley Lake Annexation No. 1 -5) in 2023 border the proposed site. As infrastructure improvements to the area, and annexed land to the west and north of the subject site come into the City of Greeley, it hints that these changes to the area provide reason enough that it is in the best interest of the public to rezone and develop the subject property. This will eliminate any potential gaps in roadway, pedestrian, and infrastructure networks and allow the visions and goals of the guiding City documents to be realized. Additionally, market demand indicates a desire for development in this area of additional housing, amenities, and commercial north of the Cache La Poudre River, all making this an ideal location for a new community in the City of Greeley.

**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.**

These properties are currently undeveloped; however the properties have been active as agricultural land in unincorporated Weld County. During this time, lands around the subject site have been annexed and developed in the City of Greeley, or developed in unincorporated Weld County. These changes mark trends in the area that not only align with the City's vision but suggest that these subject properties are ready to develop as well. In every case land that is annexed and developed, is zoned to a zoning district aligned with its development goals and vision. The suggested zoning of H-A Holding Agriculture is aligned and appropriate with the trends in the vicinity as it will allow for a more coordinated planning effort for infrastructure, land uses,





and design with the City of Greeley and its stakeholders.

**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.**

As stated above the intention is upon annexation to initially zone the properties as H-A Holding Agriculture to allow for additional coordinated planning with the City of Greeley and its stakeholders for infrastructure, land uses, and design. This approach is specifically taken to allow for the project team along with the City of Greeley to ensure that these parcels are developed, designed, and delivered while considering the relationship to surrounding areas and City guiding documents. This includes but is not limited to the design of streets, civic and open spaces as applicable, the pattern, scale, and transitions. This method will not just enable but ensure development to occur in character with existing and other anticipated development.

**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.**

The project team will continue to coordinate with the City of Greeley and its stakeholders to ensure that the project is designed, developed, and delivered with adequate services and facilities necessary to for anticipated uses. The project team has had preliminary conversations with applicable departments and stakeholders and to our knowledge adequate facilities can be provided. Our team will continue to work with and coordinate with stakeholders during the development process.

**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.**

As the properties currently sit inside unincorporated Weld County, the first step would be to annex into the City of Greeley. The methodology of initially zoning to H-A Holding Agriculture will allow for additional coordination



paving the way for proposed future zonings to be more appropriate than the properties current zoning, which is Agriculture in Unincorporated Weld County.

The development of these parcels will serve a community need. At Home in Greeley: Housing Needs Assessment is clear. The City of Greeley needs housing. The Assessment determined that the City needs an additional 19,400 housing units by 2042 on top of already approved units. The annexation and initial zoning of the property allows for a mixed-use development that will include residential, commercial, and recreational uses. Residential uses are contemplated to feature a variety of housing types. This not only envisions the goals set forth in Imagine Greeley the City's Comprehensive Plan, it also fills a market need for additional housing of different types, sizes, and price points. The Housing Needs Assessment also identifies that the City of Greeley, "needs all types of housing at all price points..." As the City of Greeley continues to attract residents and grow the need for housing increases with it, the proposed project fills this community need.

**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.**

The project team does not currently anticipate any negative impacts on the area or adjacent properties. Through the development process, if any impacts are identified the project team is committed to mitigating said impacts as applicable.

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

The project will continue to work with all applicable review bodies through the development process.

**The applicant's vision and understanding of the market for the proposed project.**

As the City of Greeley continues to grow and create a unique, united, and vibrant community where people want to live, work, learn, grow, and play, a desire for additional housing has been identified. As proposed this development will feature a mixed-use development that will include residential, commercial, and recreational uses. Residential uses are contemplated to feature a variety of housing types. This not only envisions the



goals set forth in Imagine Greeley the City's Comprehensive Plan, but also fills a market need for additional housing of different types, sizes, and price points. As the City of Greeley continues to attract residents a market need for new "Complete Neighborhoods" that incorporate mixed-uses and housing diversity is created. This project helps to fill that market need and desire as it works to further the goals to promote a healthy and diverse economy and quality of life for all residents.

**The proposed uses, general site layout, and conceptual or anticipated design of buildings, including how the project relates to surrounding sites and public spaces.**

Included with this pre-application submittal is a bubble diagram that shows anticipated planning areas that feature a variety of housing, commercial, and recreational uses. The bubble diagram also outlines the expansion of the larger roadway network as set forth in the Master Street Plan Map within the annexed area. With over 200 acres of annexed land and seven planning areas, the following uses that align with established zoning districts are proposed.

- R-L — Residential Low Density
- R-M — Residential Medium Density
- R-H — Residential High Density
- C-L — Commercial Low Intensity
- C-H — Commercial High Intensity
- MU-L — Mixed Use Low Intensity
- MU-H — Mixed Use High Intensity

**How the project will fit in and contribute to the area and further the intent of the existing or proposed zoning district.**

As proposed this project will look to annex over 200 acres of land within the identified Long Range Expected Growth Area and utilize a planned unit development (PUD) to establish land uses and zoning that contributes to and furthers the intent, vision, and goals set forth in the City's Comprehensive Plan and Development Code. As a mixed-use development the project looks to foster growth within the framework of the City's long range planning documents. Creating a vibrant, pedestrian friendly, unique, and community-based development.

**Planning and infrastructure impacts, including timing, phasing, or the need for any technical studies or outside agency coordination and review.**

The applicant will continue to work with City staff and stakeholders to ensure that any questions or coordination regarding timing, phasing, or the need for any technical studies are provided as necessary and applicable as the project continues to develop.



**Development review processes and review criteria, and in particular whether any special public information and outreach or specific agency or department reviews are necessary.**

The applicant is committed to partnering with City staff and stakeholders to ensure that any necessary and/or applicable outreach, reviews, or coordination is taken care of and completed.

**Opportunities to improve designs or coordinate the preliminary concepts with other private or public investments in the area.**

As this project develops the applicant is open to opportunities not only to improve designs but also coordinate with City staff and stakeholders in the area to develop an attractive rewarding place in which residents want to live, work, learn, grow and play.





**EXHIBIT A**

**PROPERTY DESCRIPTION – WILLOW VISTA REZONE**

AN AREA OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) OF SECTION TWENTY-SIX (26) TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-SIX WEST (R.66W.), TOGETHER WITH A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER (W1/2NW1/4) AND THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FIVE (25) TOWNSHIP SIX NORTH (T.6N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 26 AND ASSUMING THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26 AS MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED LS 10855 AT THE NORTH END AND A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 19858 AT THE SOUTH END, AS BEARING SOUTH 01°01'18" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2624.91 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 01°01'18" EAST ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 26 A DISTANCE OF 1745.20 TO THE **POINT OF BEGINNING**;

THENCE NORTH 70°33'44" WEST A DISTANCE OF 32.03 FEET TO THE SOUTH LINE OF THAT AREA OF LAND DESCRIBED IN RIGHT-OF-WAY DEDICATION RECORDED SEPTEMBER 8, 2021 AT RECEPTION NUMBER 4753766 IN THE RECORDS OF WELD COUNTY;

THENCE ALONG THE SOUTHERLY AND NORTHERLY LINES OF SAID RIGHT-OF-WAY DEDICATION BY THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

THENCE NORTH 72°16'19" WEST A DISTANCE OF 666.69 FEET TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 202.00 FEET, SAID CURVE HAS A RADIUS OF 3436.95 FEET, A DELTA ANGLE OF 03°22'03", AND IS SUBTENDED BY A CHORD BEARING NORTH 74°01'46" WEST A DISTANCE OF 201.97 FEET;

THENCE NORTH 75°30'21" WEST A DISTANCE OF 185.48 FEET TO A POC;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 115.09 FEET, SAID CURVE HAS A RADIUS OF 1421.58 FEET, A DELTA ANGLE OF 04°38'18", AND IS SUBTENDED BY A CHORD BEARING NORTH 78°07'58" WEST A DISTANCE OF 115.06 FEET;

THENCE SOUTH 83°21'20" EAST A DISTANCE OF 369.32 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 141.63 FEET, SAID CURVE HAS A RADIUS OF 880.00 FEET, A DELTA ANGLE OF 09°13'17", AND IS SUBTENDED BY A CHORD BEARING SOUTH 87°57'59" EAST A DISTANCE OF 141.48 FEET;

THENCE NORTH 87°25'23" EAST A DISTANCE OF 279.38 FEET;

THENCE NORTH 88°57'02" EAST A DISTANCE OF 148.75 FEET;

THENCE NORTH 01°02'58" WEST A DISTANCE OF 10.00 FEET TO A POC;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 143.51 FEET, SAID CURVE HAS A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 45°40'49", AND IS SUBTENDED BY A CHORD BEARING NORTH 66°06'37" EAST A DISTANCE OF 139.74 FEET TO A POINT OF COMPOUND CURVE (PCC);

THENCE ALONG THE ARC OF A COMPOUND CURVE CONCAVE TO THE WEST A DISTANCE OF 61.37 FEET, SAID CURVE HAS A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 50°14'00", AND IS SUBTENDED BY A CHORD BEARING NORTH 18°09'12" EAST A DISTANCE OF 59.42 FEET;

THENCE NORTH 06°57'48" WEST A DISTANCE OF 70.73 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 27.87 FEET, SAID CURVE HAS A RADIUS OF 380.00 FEET, A DELTA ANGLE OF 04°12'09", AND IS SUBTENDED BY A CHORD BEARING NORTH 04°51'43" WEST A DISTANCE OF 27.87 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS TRACT 4 IN QUIT CLAIM DEED RECORDED DECEMBER 30, 1999 AT RECEPTION NO. 2741416 IN THE RECORDS OF WELD COUNTY;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT 4 BY THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE NORTH 57°29'03" WEST A DISTANCE OF 666.88 FEET;  
THENCE NORTH 23°58'11" WEST A DISTANCE OF 932.62 FEET TO THE SOUTH LINE OF THE E1/2NE1/4 OF SAID SECTION 26;  
THENCE SOUTH 89°37'51" WEST ALONG SAID SOUTH LINE A DISTANCE OF 353.20 FEET TO THE SOUTHWEST CORNER SAID E1/2NE1/4;  
THENCE NORTH 01°12'41" WEST ALONG THE WEST LINE OF SAID E1/2NE1/4 A DISTANCE OF 2378.57 FEET TO THE SOUTHERLY LINE OF SEELEY LAKE ANNEXATION NO. 3 RECORDED SEPTEMBER 22, 2023 AT RECEPTION NO. 4922120 AND TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE ALONG THE SOUTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 BY THE FOLLOWING NINE (9) COURSES AND DISTANCES:

THENCE SOUTH 11°12'34" EAST A DISTANCE OF 229.40 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 293.19 FEET, SAID CURVE HAS A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 17°40'57", AND IS SUBTENDED BY A CHORD BEARING SOUTH 20°03'02" EAST A DISTANCE OF 292.02 FEET;

THENCE SOUTH 28°53'31" EAST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 91.07 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 324.93 FEET, SAID CURVE HAS A RADIUS OF 1175.00 FEET, A DELTA ANGLE OF 15°50'39", AND IS SUBTENDED BY A CHORD BEARING SOUTH 36°48'51" EAST A DISTANCE OF 323.89 FEET;

THENCE SOUTH 44°44'09" EAST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 129.26 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 375.75 FEET, SAID CURVE HAS A RADIUS OF 980.00 FEET, A DELTA ANGLE OF 21°58'05", AND IS SUBTENDED BY A CHORD BEARING SOUTH 55°43'12" EAST A DISTANCE OF 373.45 FEET;

THENCE SOUTH 66°42'15" EAST A DISTANCE OF 174.76 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 351.84 FEET, SAID CURVE HAS A RADIUS OF 1230.00 FEET, A DELTA ANGLE OF 16°23'22", AND IS SUBTENDED BY A CHORD BEARING SOUTH 74°53'56" EAST A DISTANCE OF 350.64 FEET;

THENCE SOUTH 83°05'37" EAST A DISTANCE OF 57.54 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 35;

THENCE NORTH 01°22'10" WEST ALONG THE NORTHERLY PROLONGATION OF THE SAID WEST LINE A DISTANCE OF 60.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 35;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 35 BY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

THENCE SOUTH 86°02'39" EAST A DISTANCE OF 30.04 FEET;  
THENCE NORTH 79°22'13" EAST A DISTANCE OF 611.56 FEET;  
THENCE NORTH 35°40'39" WEST A DISTANCE OF 22.08 FEET;  
THENCE NORTH 79°22'13" EAST A DISTANCE OF 476.27 FEET TO A POINT OF CURVATURE (PC)  
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 225.52 FEET, SAID CURVE HAS A RADIUS OF 265.00 FEET, A DELTA ANGLE OF 48°45'33", AND IS SUBTENDED BY A CHORD BEARING NORTH 54°59'27" EAST A DISTANCE OF 218.77 FEET;

THENCE SOUTH 59°23'19" EAST A DISTANCE OF 80.00 FEET TO THE EAST LINE OF THE W1/2NW1/4 OF SAID SECTION 25;

THENCE SOUTH 00°36'40" EAST ALONG SAID EAST LINE A DISTANCE OF 1419.27 FEET TO THE SOUTHEAST CORNER OF SAID W1/2NW1/4;

THENCE NORTH 89°48'54" EAST ALONG THE NORTH LINE OF THE E1/2SW1/4 OF SAID SECTION 25 A DISTANCE OF 1292.55 FEET TO THE EAST LINE OF THE E1/2SW1/4 OF SAID SECTION 25;

THENCE SOUTH 00°09'33" WEST ALONG SAID EAST LINE A DISTANCE OF 2384.66 FEET TO THE NORTHERLY LINE OF NORTH POUDRE THIRD ANNEXATION RECORDED JUNE 1, 1982 AT RECEPTION NO. 1893288;

THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING TEN (10) COURSES AND DISTANCES:

THENCE NORTH 84°11'41" WEST A DISTANCE OF 140.20 FEET;  
THENCE NORTH 83°41'51" WEST A DISTANCE OF 117.83 FEET;  
THENCE NORTH 82°40'36" WEST A DISTANCE OF 53.88 FEET;  
THENCE NORTH 81°34'50" WEST A DISTANCE OF 44.11 FEET;  
THENCE NORTH 79°31'53" WEST A DISTANCE OF 99.29 FEET;  
THENCE NORTH 76°43'57" WEST A DISTANCE OF 39.23 FEET;  
THENCE NORTH 74°22'29" WEST A DISTANCE OF 40.06 FEET;  
THENCE NORTH 72°18'17" WEST A DISTANCE OF 116.09 FEET;  
THENCE NORTH 70°55'50" WEST A DISTANCE OF 226.98 FEET;  
THENCE NORTH 70°54'29" WEST A DISTANCE OF 229.11 FEET TO THE EAST LINE OF LOT A, RE-4865 RECORDED JANUARY 14, 2009 AT RECEPTION NO. 3599465;

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID LOT A. RE-4865 BY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

THENCE NORTH 01°07'12" EAST A DISTANCE OF 781.84 FEET;  
THENCE SOUTH 89°29'42" WEST A DISTANCE OF 167.62 FEET;

THENCE SOUTH 01°09'18" EAST A DISTANCE OF 735.78 FEET TO THE NORTHERLY LINE OF SAID NORTH POUDRE THIRD ANNEXATION;

THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING SIX (6) COURSES AND DISTANCES:

THENCE NORTH 75°15'33" WEST A DISTANCE OF 221.20 FEET;

THENCE NORTH 76°37'18" WEST A DISTANCE OF 1157.63 FEET TO THE WEST LINE OF THE SW1/4 OF SAID SECTION 25 AND TO THE **POINT OF BEGINNING**.

**TOGETHER WITH** AN AREA OF LAND DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE AFORESAID **POINT "A"**:

THENCE NORTH 01°12'41" WEST ALONG THE WEST LINE OF SAID E1/2NE1/4 OF SECTION 26 A DISTANCE OF 157.79 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 01°12'41" WEST ALONG SAID WEST LINE A DISTANCE OF 97.26 FEET TO THE NORTHWEST CORNER OF SAID E1/2NE1/4;

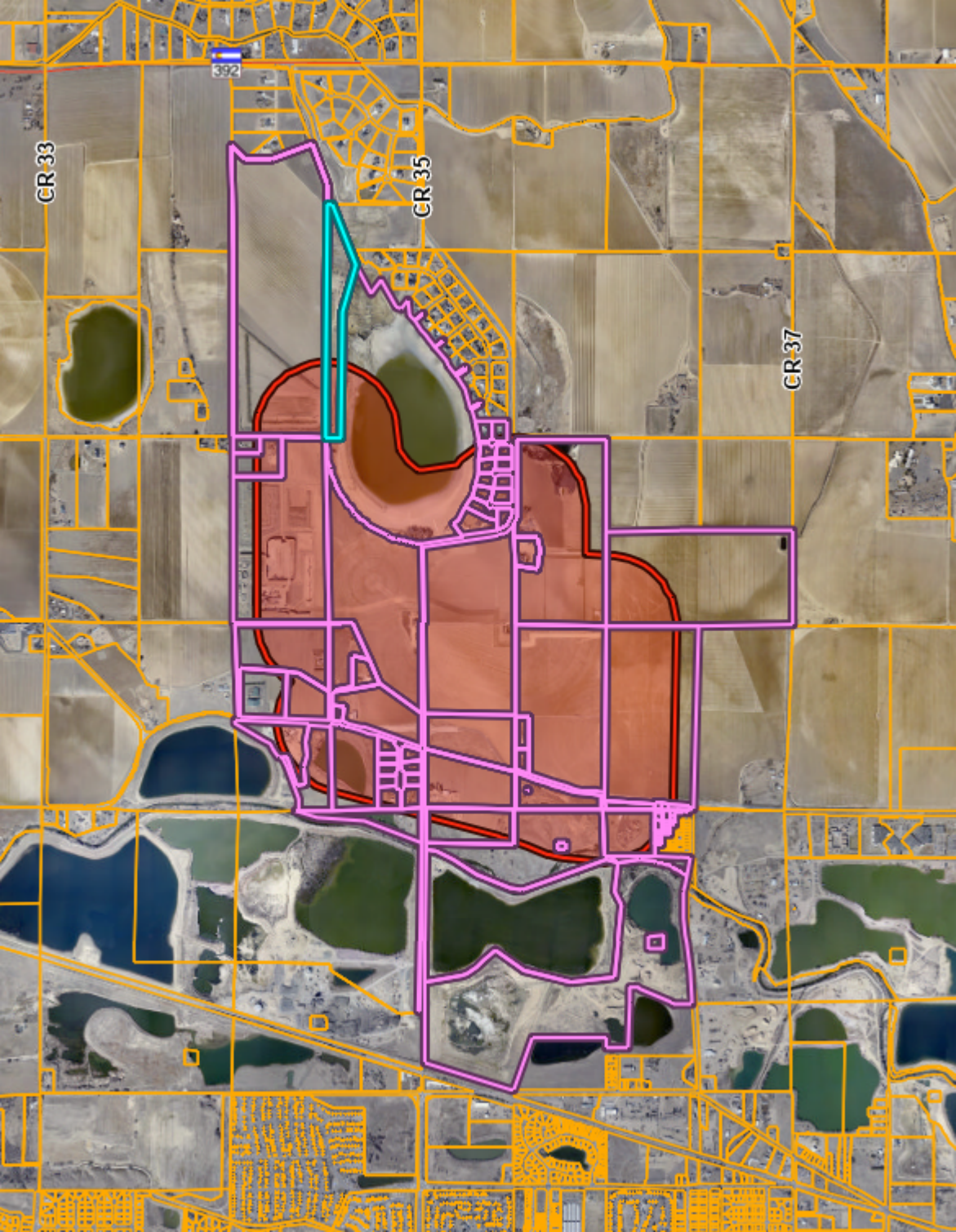
THENCE NORTH 89°28'28" EAST ALONG THE NORTH LINE OF SAID E1/2NE1/4 A DISTANCE OF 30.01 FEET;

THENCE SOUTH 01°46'31" EAST A DISTANCE OF 150.17 FEET THE NORTHERLY LINE OF SAID SEELEY LAKE ANNEXATION NO. 3 AND TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 61.97 FEET, SAID CURVE HAS A RADIUS OF 318.00 FEET, A DELTA ANGLE OF 11°09'54", AND IS SUBTENDED BY A CHORD BEARING NORTH 31°48'04" WEST A DISTANCE OF 61.87 FEET TO THE **POINT OF BEGINNING**;

SAID AREAS OF LAND CONTAIN 222.40 ACRES (+/-9,687,666 SQ.FT.) AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.





CR 33

CR 35

CR 37

392

# ZONING DISTRICTS & LAND USES

## District Intent & Applicability

**Intent.** To carry out the purposes of this code, the following districts are established, with the intent given for the context and character of specific areas, the development patterns, and the types or intensity of uses and buildings.

## Zoning Districts & Intent

Permitted Uses are subject to staff review and/or Site Plan Review approval to confirm compliance with general district and building standards applicable throughout the City of Greeley Development Code.

Use by special review uses are subject to the review process and criteria in Section 24-206 of the City of Greeley Development Code.

## H-A – Holding-Agriculture

The H-A district is intended for properties which have been annexed to the City and are either being used for agricultural purposes or have little or no immediate development potential. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.

## Permitted Uses

Permitted uses in this district include:

- Single family dwellings
- Established residential
- Farming
- Lodging short term rental
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

## Use by Special Review Uses

Use by special review uses in this district include:

- Utilities such as lines over 33 KVA, overhead

**Aaron & Amy Pagel - Pagel Farms LLC**

2730 West O Street

Greeley, CO 80631

aaronpagel@hotmail.com

(970) 652-9164

**07/15/2025**

**Planning Commission**

1001 11<sup>th</sup> Avenue

Greeley, CO 8063

**Subject: Opposition to Proposed Land Use Change – Willow Vista Annexation No. 1, No. 2, and No. 3 and Willow Vista Establishment of Zoning**

Dear Members of the Planning Commission,

I am writing to formally express my strong opposition to the proposed land use change and annexation of 222 acres into the City of Greeley currently under review for Baessler Homes/Meissa Wheeler.

As a resident of this rural community, I am deeply concerned about the far-reaching and irreversible impacts this proposal would have on our quality of life, safety, and traditional land uses. This development threatens to significantly alter the character of the area in the following ways:

**1. Increased Traffic Congestion**

This area is not designed to handle high volumes of traffic. The proposed development will bring in significantly more vehicles, increasing the risk of accidents and reducing the overall safety and livability of our rural roads. It will also degrade the peaceful and quiet environment that current residents deeply value.

**2. Loss of Traditional Land Uses (Hunting and Shooting)**

Many residents, myself included, value the ability to safely hunt and engage in responsible shooting on private land. The increased population density and development would place serious restrictions on these lawful, longstanding practices that are an integral part of our rural heritage and lifestyle.

**3. Reduction in Productive Farmland**

This project would remove a significant amount of land from agricultural use. As the region continues to lose farmland to development, we risk undermining local food systems and eroding our farming traditions. Once the land is developed, it cannot be restored to its original agricultural use.

#### **4. Anticipated Noise Complaints and Legal Conflicts**

With an influx of new residents unfamiliar with rural life, we expect to see a rise in complaints about common and accepted rural sounds—such as livestock, tractors, and legal gunfire. This not only puts pressure on existing residents but also risks imposing unfair legal burdens on those simply going about daily life in accordance with rural norms.

#### **5. Destruction of Rural Lifestyle**

One of the primary reasons people choose to live outside city limits is for the quiet, self-reliant, and spacious lifestyle. This proposed development threatens to turn our rural area into a suburban extension of the city, with all the accompanying noise, restrictions, and density that residents moved here to avoid.

#### **6. Decreased Property Values**

The introduction of high-density housing or incompatible land uses can lower the property values of existing homes. Increased traffic, loss of rural views, noise concerns, and uncertainty about future development often make nearby properties less attractive to buyers who seek a quiet, country lifestyle.

I urge the Planning Commission to consider the long-term consequences of this proposal. Approving this land use change would irreparably alter the character of our community and undermine the values that define rural living.

Thank you for your time and thoughtful consideration. I respectfully request that you reject the proposed land use change.

Sincerely,

**Aaron & Amy Pagel – Pagel Farms LLC**

**2730 West O Street**

**Greeley, CO 80631**





# **Willow Vista No 1. No 2. No 3. Annexations & Zoning Establishment ANX2024-0001, ANX2024-0002, ANX2024-0003, ZON2024-0006**

**Katelyn Puga, Planner III**

**[Katelyn.puga@greeleygov.com](mailto:Katelyn.puga@greeleygov.com) (970) 336-4050**

**Planning Commission – July 22, 2025**



**Community Vitality**

# Agenda



- **Request:**
  - Request to annex a total of 222 acres through a series of annexations.
    - ANX2024-0001 – 63.29 acres
    - ANX2024-0002 – 74.71 acres
    - ANX2024-0003 – 84.40 acres
  - Request to establish zoning as H-A (Holding Agriculture) – ZON2024-0006
- **Background:**
  - Parcel is currently undeveloped & zoned in unincorporated Weld County as R-1 and Ag.
- **Planning Commission Decision**

# Annexation Location

- AA Street to the north, heading south along County Road 35 to O Street at the south boundary.
- Includes O Street roundabout in ROW & Detention Pond at south end
- Surrounding Zoning and Land Uses:
  - North (AA Street): H-A (Holding Agriculture – City); R-1 (County)
  - South: PUD (Planned Unit Development - City)
  - East: AG (Agriculture - County)
  - West: AG (County); R-1 (County)

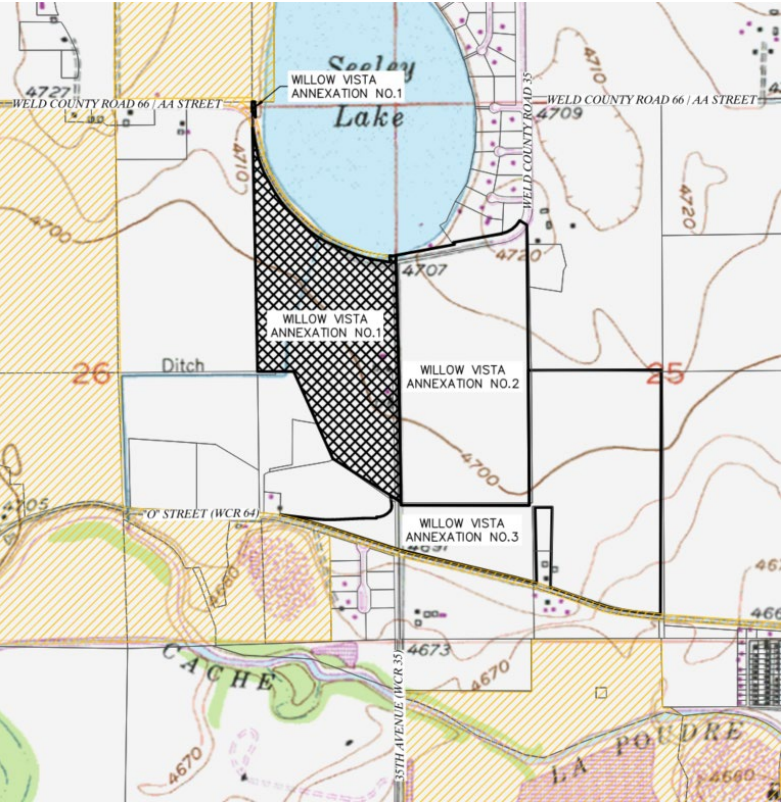




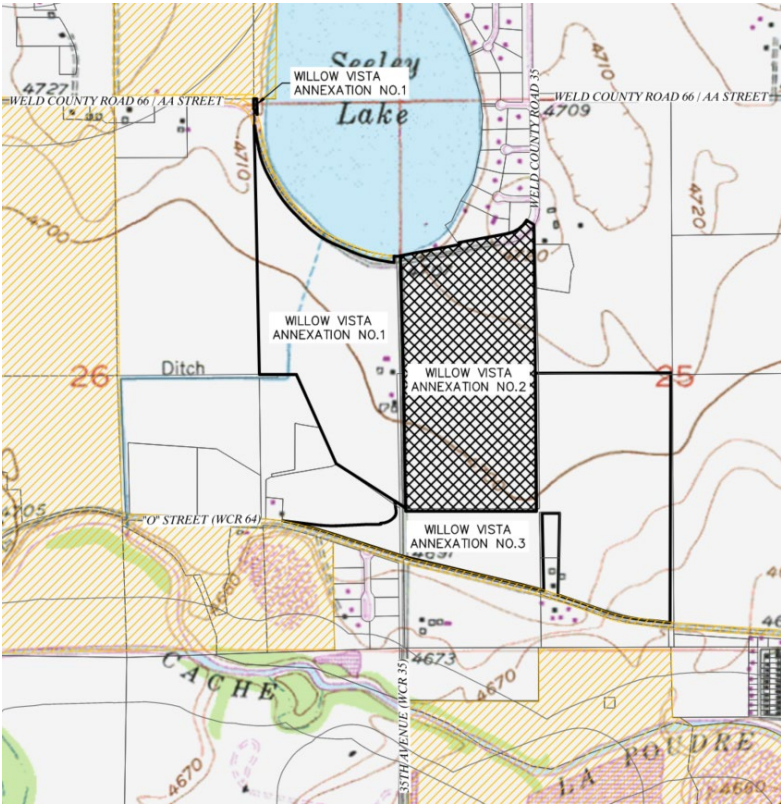
# Annexation Location



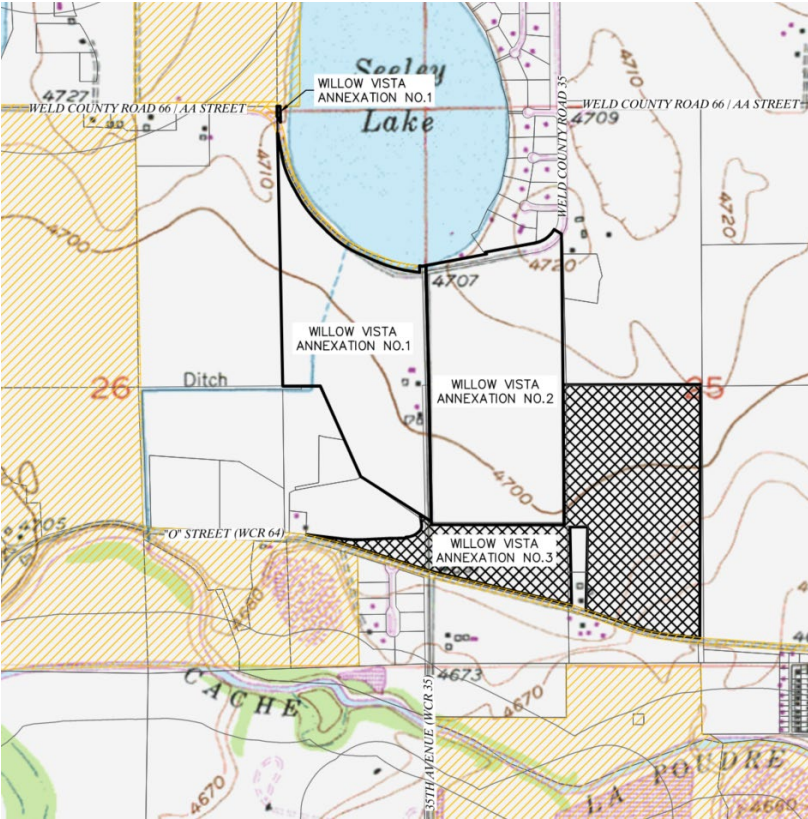
ANX2024-0001



ANX2024-0002

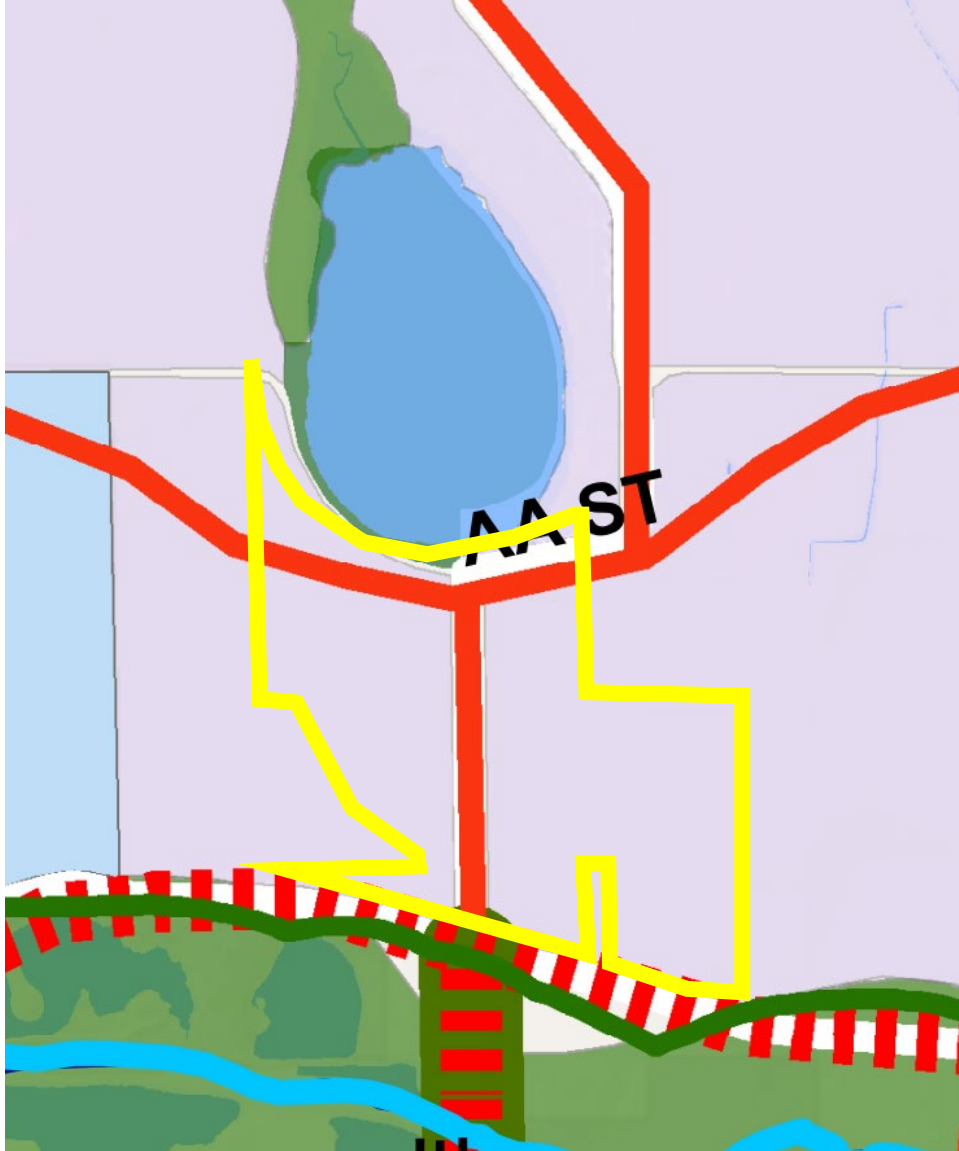


ANX2024-0003





# Annexation Considerations



## Greeley Comprehensive Plan

 Urban Reserve

- Identifies that the possibility for such development exists and is not precluded by this designation.
- More coordinated planning efforts required for development

# 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

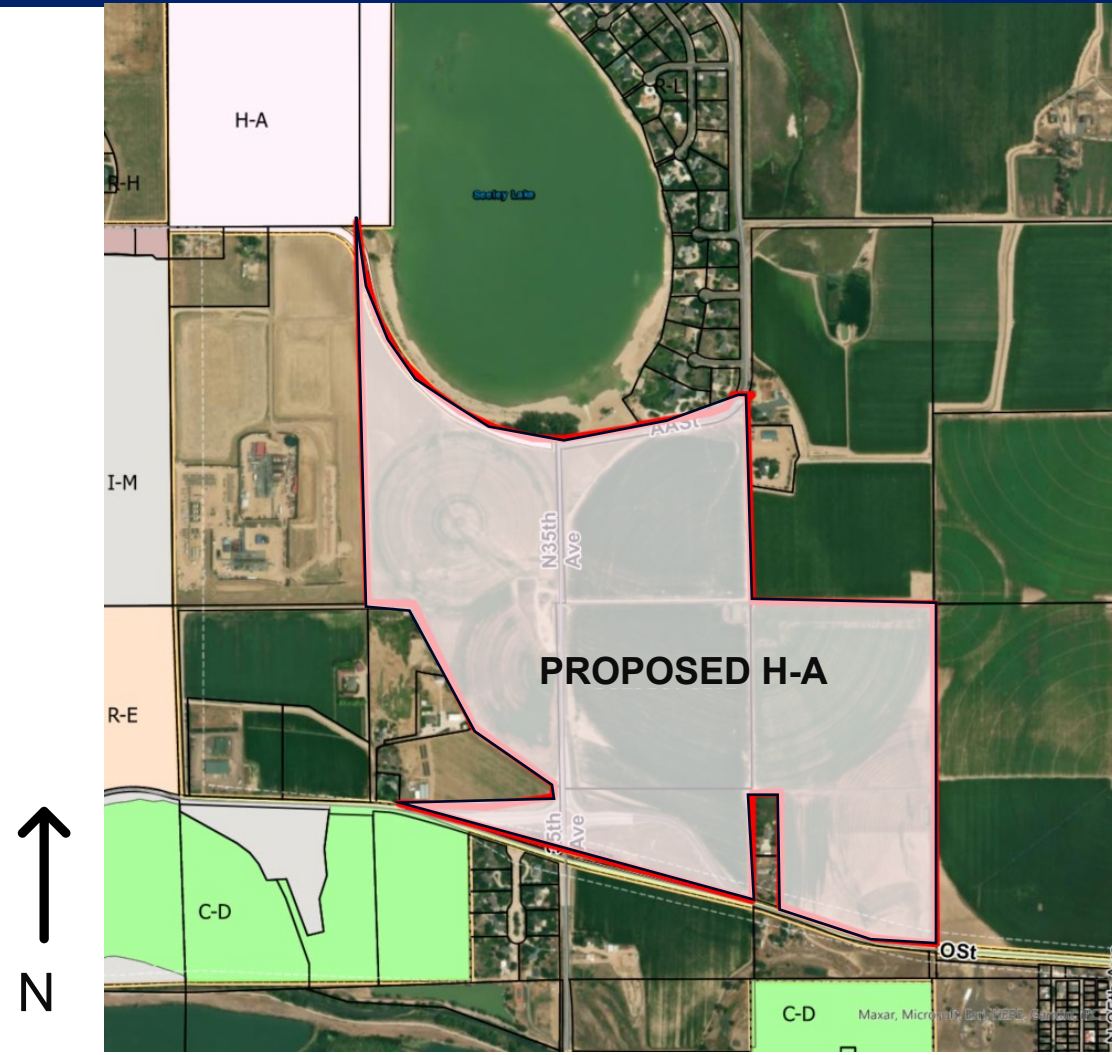
## Notification

- 68 notice letters to properties within 1000'
- Public hearing signs posted on the property
- Received one letter of opposition from nearby property owner (included in attachments)

## Recommendation

- Community Development recommends approval

# Proposed Zoning



# Establishment of Zoning Considerations

## Approval Criteria

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

## Notification

- 68 notice letters sent to properties within 1000'
- Public hearing signs posted on the property
- Received one letter of opposition from nearby property owner (included in attachments)

## Recommendation

- Community Development recommends approval



# Motions

## Recommended

- 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 Willow Vista Annexation No. 1, File number **ANX2024-0001**, meets State statutory requirements. And, therefore, **recommend approval** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 2, File number **ANX2024-0002**, meets State statutory requirements. And, therefore, **recommend approval** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 3, File number **ANX2024-0003**, meets State statutory requirements. And, therefore, **recommend approval** of the annexation to the City Council.
- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Willow Vista Establishment of Zoning, File number **ZON2024-0006** meets the required Development Code criteria of Section 24-204.b.(1-9); and **recommend approval** of the H-A (Holding Agriculture) zone district to the City Council.

# Motions

## Alternative

- 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 Willow Vista Annexation No. 1, File number **ANX2024-0001**, meets State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 2, File number **ANX2024-0002**, meets State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- 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 Willow Vista Annexation No. 3, File number **ANX2024-0003**, meets State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Willow Vista Establishment of Zoning, File number **ZON2024-0006** meets the required Development Code criteria of Section 24-204.b.(1-9); and **recommend denial** of the H-A (Holding Agriculture) zone district to the City Council.

# Thank you

---



# Review Criteria



## Annexation Review Criteria

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

#### Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:

The proposed annexation meets state requirements for annexations.

The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.

The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.

The proposed annexation promotes a geographic balance of land uses.

The proposed annexation increases the City's supply of developable employment land or other future land use requirements.

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

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.

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.

The subject properties are primarily agricultural and undeveloped except for five plugged and abandoned oil and gas well pads dispersed throughout the annexation area. The area is anticipated to develop with a mix of residential and commercial uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as Urban Reserve. While this classification does not anticipate immediate development, it does not preclude it. Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided. Because full urban services are not currently available at the site, any development proposal must demonstrate how the area will be fully serviced.

This request complies with this criterion.



# Review Criteria



## Annexation Review Criteria

### 2. **The proposed annexation promotes geographical balance of the City's land use pattern.**

The proposed annexations provide growth in the north part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth 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.**

If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. The areas of Annexation No. 1 and Annexation No. 2 would be served by Eaton RE-2 School District, and Annexation No. 3 would be served by Greeley/Evans District 6.

Currently no City-level utilities are needed at the site. The extension of services is not required for this annexation and would be required to be evaluated and provided with any future development proposal.

This request complies with this criterion.

# Review Criteria



## Annexation Review Criteria

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

As proposed, the serial annexation would exceed the State's one-sixth contiguity requirements, with a combined total contiguity of 36% (16% minimum required). 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 and between two areas that have already been annexed (area between O Street and AA Street).

This request complies with this criterion.

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

Since the site is located between existing City of Greeley Boundary to the north and south, it will close an existing gap in the city boundary. Any future development of the area will require additional development review depending on the proposal. While anticipated that future plans for a mix of housing and commercial uses, it is not proposed with the H-A zoning, 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 H-A (Holding-Agriculture) zoning is being considered as a request to annex into the City of Greeley until further master plans are submitted for future development of the area.

This request complies with this criterion.

# Review Criteria



## Zoning Review Criteria

**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 Imagine Greeley Comprehensive Plan's Land Use Guidance Map, adopted in 2018, envisions the subject area as a 'Urban Reserve'.

The proposed H-A (Holding Agriculture) zoning district is appropriate for this area. The H-A district has limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals.

*The request complies with this criterion.*

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

There is currently no development proposal for this area, however, the property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A zone district, these uses would be permitted to continue.

*The request complies with this criterion.*

# Review Criteria



## Zoning Review Criteria

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.**

The area is undergoing change as it is being annexed into the City of Greeley. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation.

*The request 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.**

The subject area is currently located in unincorporated Weld County and is primarily zoned R-1 (Residential), with a small portion in the southwest corner zoned A (Agriculture). Since the property is proposed for annexation into the City of Greeley, City zoning must be established as outlined above.

*The request complies with this criterion.*



# Review Criteria



## Zoning Review Criteria

- |    |                                                                                                                                                                                                                                                                                                                                       |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. | <b>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.</b> |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A zone district allows uses limited to agriculture, which is the current use of the property. Any proposed development would require the rezone of the subject area to a zone district that allows for the proposal.

*The request complies with this criterion.*

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

The H-A zone district does not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water and sanitary sewer service is requested for this region as part of a development proposal, significant 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 request complies with this criterion.*

# Review Criteria



## Zoning Review Criteria

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.**

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 H-A zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur.

*The request 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.**

There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A zone district's allowed uses are limited to agriculture. Any 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 request complies with this criterion.*

9. **The recommendations of professional staff or advisory review bodies.**  
City staff recommends approval of this establishment of zoning request.



Your Community  
Builder Since 1968



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July 2025





# Baessler Homes

- 3<sup>rd</sup> Generation Family Company Founded in Greeley in 1968
- Became 100% Employee Owned in 2023
- Since 2012, transitioned from building custom homes to focusing on **creating homeownership opportunities** with attainable homes
- Began shift toward Community Building (Development and Home Building) in 2017
- Numerous completed communities in Ault, Evans, Fort Lupton, Johnstown and Hudson
- Built 1,300 homes over the past 5 years





## OUR VISION

WE WILL BUILD THE MOST VALUABLE  
HOMES IN OUR MARKETPLACE



# WILLOW VISTA

- 35<sup>TH</sup> Avenue and O Street
- 3 separate properties- Serial Annexation
- Entire site is within the Long Range Expected Growth Area in Greeley's Comprehensive Plan
- HA Zoning requested





&





JULY 22, 2025



KICKOFF WITH STEERING COMMITTEE

# East Greeley Community Subarea Plan





# Introductions



# Project Process and Schedule

|                                                       | 2025 |     |     |     |     |     |     |     |     | 2026 |     |     |     |     |     |     |
|-------------------------------------------------------|------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
|                                                       | APR  | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN  | FEB | MAR | APR | MAY | JUN | JUL |
| <b>Task 1: Project Management</b>                     |      |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
| <b>Task 2: Public Engagement and Outreach</b>         |      |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
| <b>Task 3: Existing Conditions</b>                    |      |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
| <b>Task 4: Round 1 Community Engagement</b>           |      |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
| <b>Task 5: Conceptual Alternatives and Approaches</b> |      |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
| <b>Task 6: Round 2 Community Engagement</b>           |      |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
| <b>Task 7: Creation of Preferred Plan Elements</b>    |      |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
| <b>Task 8: Round 3 Community Engagement</b>           |      |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
| <b>Task 9: Draft Implementation Plan</b>              |      |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
| <b>Task 10: Draft Version of Subarea Plan</b>         |      |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
| <b>Task 11: Finalizing the Subarea Plan</b>           |      |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
|                                                       |      |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
| <b>Steering Committee Meetings</b>                    |      |     |     | *   |     | *   |     | *   |     | *    |     | *   |     | *   |     | *   |



# Engagement Strategy

- ▶ Coordination with Steering Committee
- ▶ Project Contact Database
- ▶ Project Website (Speak Up Greeley)
- ▶ Social Media Engagement
- ▶ Online Mapping Engagement Tools (Speak Up Greeley)



¿Habla español? Haga clic aquí

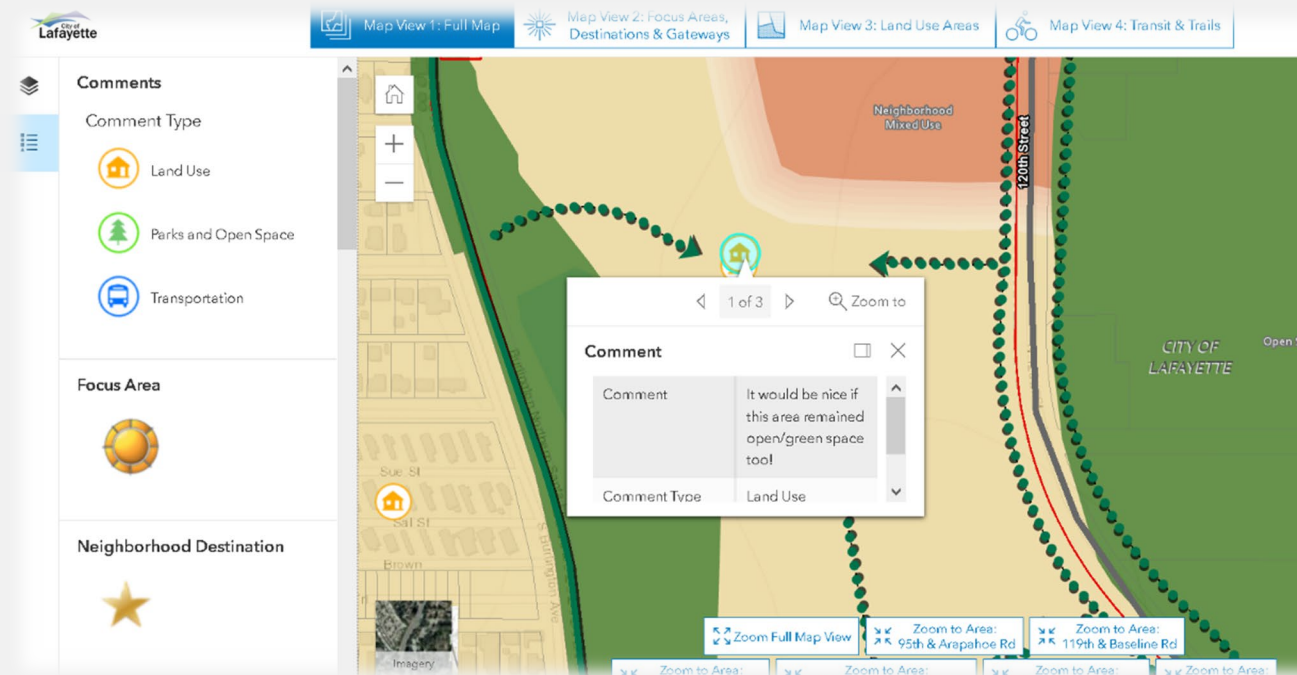
## Third and Final Community Survey Results

Drawing from input from nearly 1,500 community members in two surveys during 2024, the third and final survey for Building Burlington gathered input on the draft direction for both the Comprehensive Plan and the Parks & Recreation Plan. The survey focused in part on prioritizing the action items coming out of both plans.

Please click the link below to see the final results from this final survey for Building Burlington. The



## Who's Listening?



# Engagement Strategy

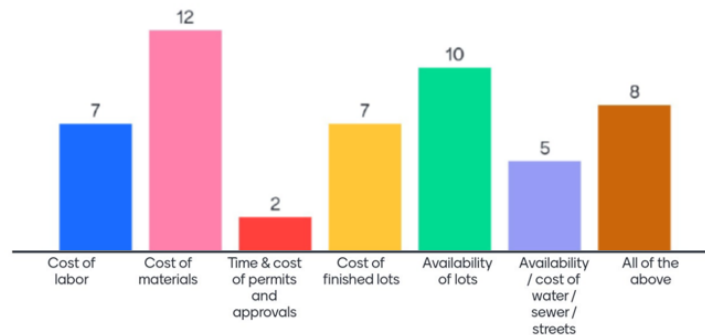
- ▶ Stakeholder Meetings
- ▶ Community Events
- ▶ Pop-Up Outreach
- ▶ “Meetings in a Box”



## Stakeholder Meeting – Builders / Realtors

What are the biggest impediments to housing construction in town?

Mentimeter





# Engagement Strategy

- ▶ Focused Outreach
  - ▶ Youth
  - ▶ Seniors
  - ▶ Foreign Language Speakers
- ▶ Community Ambassadors





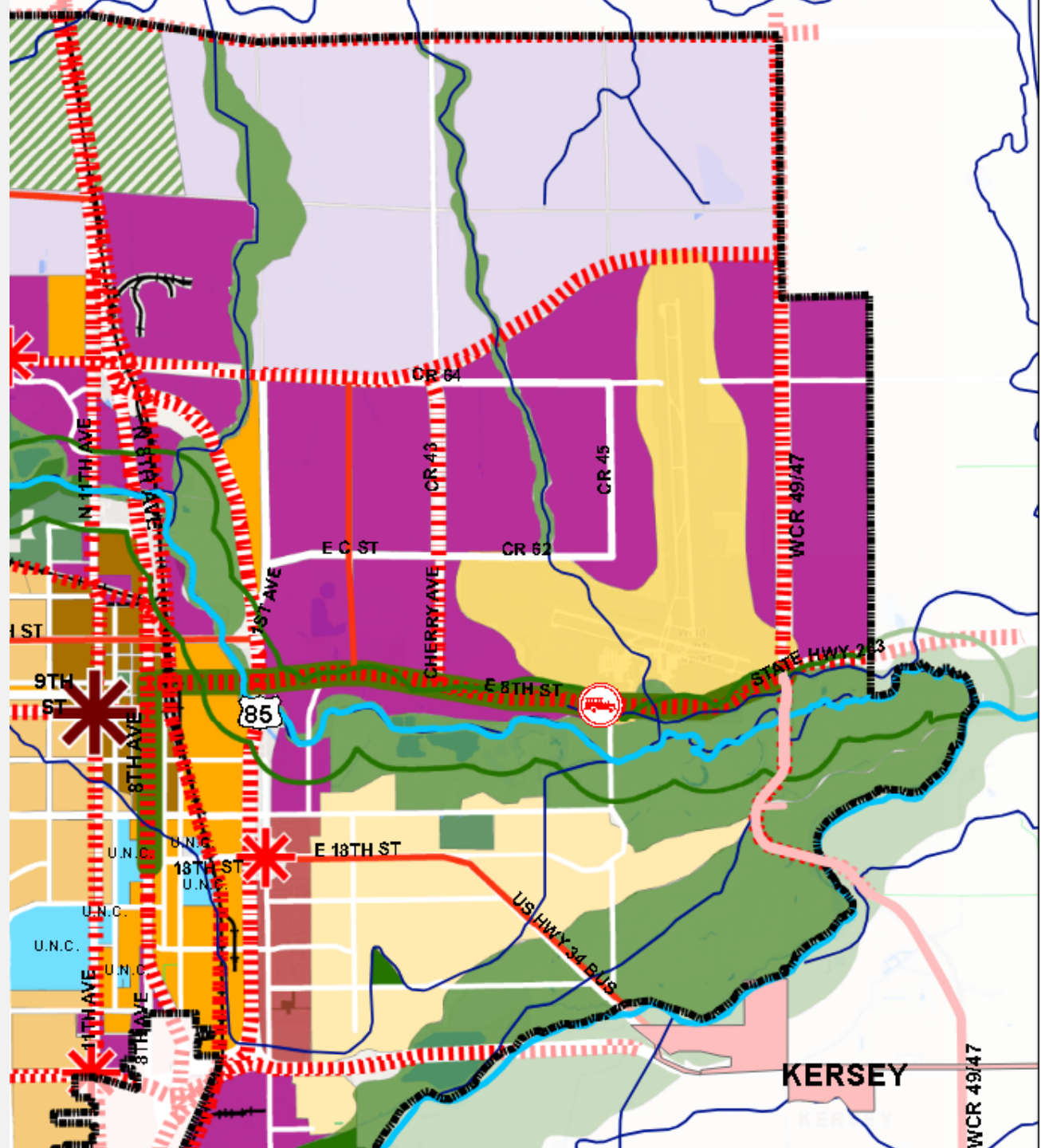






# Land Use Guidance Map

- ▶ Potential Opportunities to Diversify Housing Categories
- ▶ Placemaking Opportunities in Key Locations
- ▶ Explore Changes to Land Use Guidance Around Airport
- ▶ Explore Agricultural Preservation Possibilities
- ▶ Explore Areas of Distinct Character





# Arts, Culture and History

- ▶ Draw from Cultural Resources of Downtown, UNC
- ▶ Draw from Historic Character of Existing Neighborhoods and Surrounding Fabric (outside City Limits)
- ▶ Draw from Agricultural & Manufacturing Culture and History
- ▶ Explore Opportunities for Art & Artistic Expression
- ▶ Leverage Cultural Focus on Outdoor Recreation





# Economic Development & Housing

- ▶ Opportunities for Housing Diversity
- ▶ Need for Affordable Housing City-Wide
- ▶ Focus on Strategies to Leverage Economic Potential of the Airport
- ▶ Leverage Access via Weld County Parkway, US 85, US 34



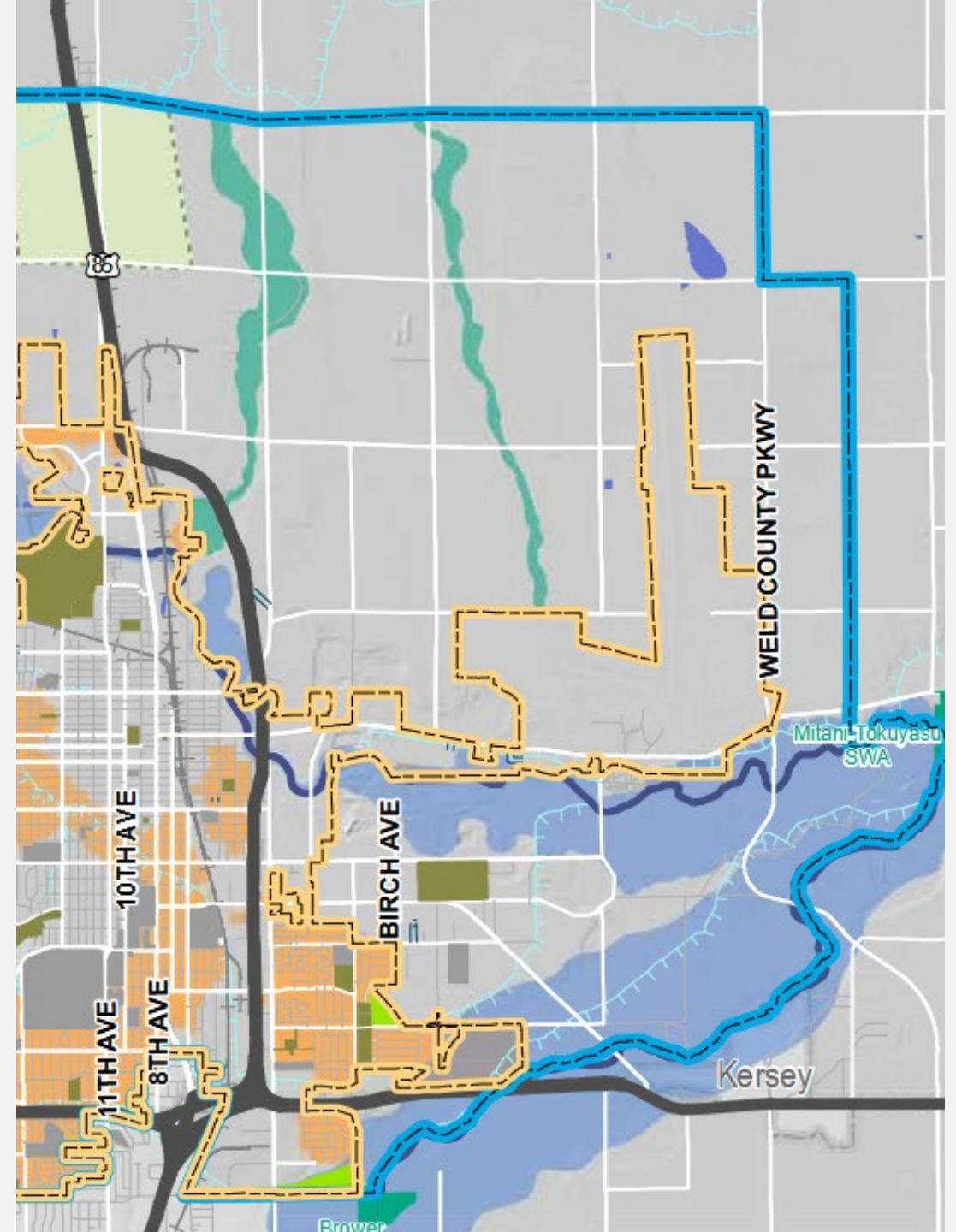


# Parks and Recreation

- ▶ Overall area underserved (in terms of acres per person)
- ▶ Significant areas lack easy access to parks facilities (10 minute walk)
- ▶ Significant opportunities along the river corridors, various amenities
- ▶ Lack of connectivity to regional parks facilities elsewhere in the city

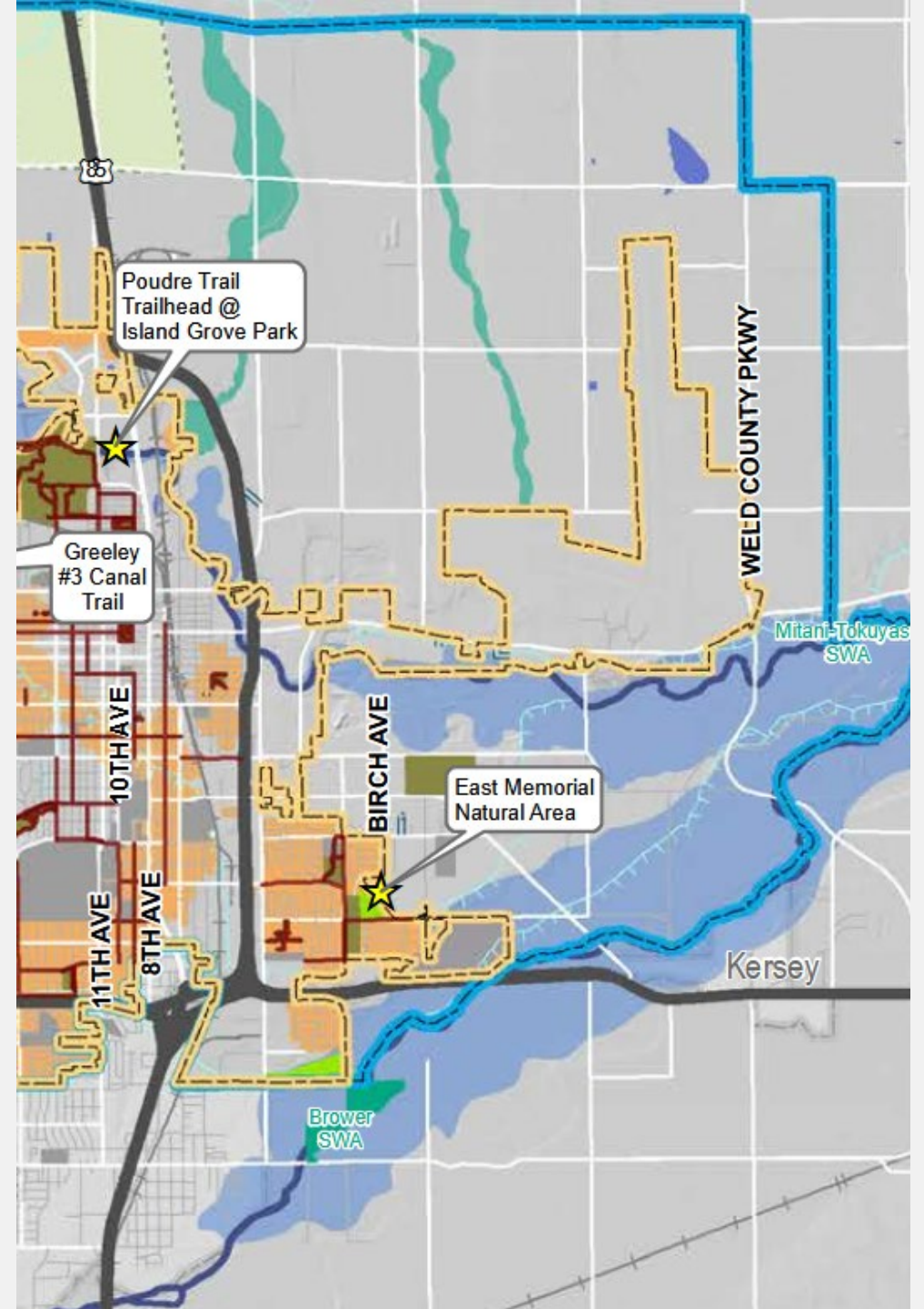


# Priority Conservation Areas (Get Outdoors Greeley Plan)





# Action Plan Map (Get Outdoors Greeley Plan)





# Environmental Stewardship, Biophilic Principles, Urban Landscapes





# Transportation and Mobility

- ▶ Significant number of street, transit, & bike projects proposed or planned in study area
- ▶ Only 6 connections on street network across 85 and railroad to central Greeley
- ▶ Two fixed bus routes in study area, with very low ridership
- ▶ Only 6 miles of bike infrastructure, with very little in oldest part of the study area
- ▶ Sidewalk network is disconnected, in need of upgrades throughout





# Infrastructure and Community Facilities

- ▶ Water and Sewer
  - ▶ City projects 10% demand growth by 2040
  - ▶ City has outlined capital projects to serve existing and projected capacities
- ▶ Natural gas and electricity utilities in place to serve the East Greeley subarea
- ▶ Floodplain regulations manage potential development in subarea





JULY 22, 2025



KICKOFF WITH STEERING COMMITTEE

# East Greeley Community Subarea Plan

